

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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October 3, 2017

Signature on File

TO: Robert Pappas, Principal
Gulfstream Academy of Hallandale Beach

FROM: Alison Witoshynsky, Project Manager
Environmental Health & Safety Department

SUBJECT: Indoor Air Quality (IAQ) Assessment

For Custodial Supervisor Use Only

Custodial Issues Addressed

Custodial Issues Not Addressed

On September 26, 2017, I conducted an assessment at **Gulfstream Academy of Hallandale Beach School**. Attached are findings and recommendations for further assessment, remediation, or corrective actions needed.

The IAQ assessment did identify one or more existing conditions impacting IAQ and has generated appropriate work orders to correct deficiencies in systems and maintenance that could contribute to decreased indoor air quality. At the time of the assessment, these concerns were not an immediate health or safety concern to building occupants. However, due to individual sensitivities and predisposing health factors, it is possible that some building occupants may elicit a health response to agents and / or conditions identified during the evaluation. Therefore, to further improve IAQ, prevent development of future IAQ-related problems, and to reduce the potential for IAQ-related complaints by building occupants, the IAQ Assessment Team recommends appropriate follow up of each item identified and listed in the attached evaluation.

Please ensure that your Head Facilities Serviceperson receives a copy of this correspondence so that the recommendations requiring their attention can be addressed. In an attempt to separate IAQ issues from general maintenance items, the attached assessment may contain direction for site based staff to generate a work order through COMPASS. Within two weeks a representative from the Custodial/Grounds Department will conduct a follow-up visit to ensure that all site based custodial issues have been appropriately addressed.

Should any questions arise, or if the current concerns continue after the attached recommendations have been addressed, please feel free to contact us at 754-321-4200.

AW:smn

Enc.

cc: Sam Bays, Director, Maintenance Operations
Shelley Meloni, Director, Pre-Construction
Mark Dorsett, Manager, Zone 1, Physical Plant Operations Division
Greg Neiman, Area Supervisor, Zone 1
Kurt Wirz, Area Manager Trades
Gerald Devio, Supervisor II Custodial
Benjamin Osborne, Supervisor II Custodial
Mark Murray, Supervisor II Custodial
Broward Teachers Union
Federation of Public Employees

IAQ Assessment

Gulfstream Academy of Hallandale Beach

Evaluation Date September 26, 2017

Time of Day 12:53 PM

Outdoor Conditions Temperature 89.9 Relative Humidity 71.6 Ambient CO2 450

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants	
7-C	81.1	72 - 78	54.6	30% - 60%	579	MAX 700 > Ambient	0	
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling	2' X 4' Lay in		Yes		Yes		2 stained + 9 missing	
Walls	Plywood/Tackboard		Yes		Yes		plywood behind tackboard	
Floor	12" x 12" Vinyl		Yes		No		puddle	
Ceiling Clean		No	HVAC Supply Grills Clean		Yes	HVAC Return Grills Clean		Yes
Walls Clean		Yes	Inside of Supply Duct Clean		N/A	Inside of Return Duct Clean		Yes
Flooring Clean		Yes	Ceiling at Supply Grills Clean		No			
Room Surfaces Clean		Yes						
Trash Removed		Yes	Exhaust Fans Working		N/A	Unapproved Chemicals / Cleaners in Room		No
Signs of Pests		No	Drain Traps Wet		N/A	Air Fresheners in Room		No
Room Cluttered		No	Food if Stored in Room is in Sealed Containers		N/A			
Mechanical Equipment Location			Bard like HVAC system in classroom			Mechanical Room Clean		N/A
Filters Installed Properly		N/A	Filters Clean		N/A	Inside of HVAC Unit Clean		Yes
Condensate Pan Clean		N/A	Cooling Coil Clean		N/A			
Fresh Air Intake Location			Behind Bard unit/Exterior wall ▼			Fresh Air Intake Free of Obstruction		Yes
Pollutant Sources Near Air Intake			No ▼					

Observations

Two Bard AC units; one operating and one off. Appears to be roof leak on the edge near the A/C. Staining and mold on the plywood deck and wall sheeting. Puddle on the floor near the one AC that is off. Roofing contractor onsite during assessment to evaluate roof (H010653 / JS00962). Dust/staining on metal ceiling tile grid near supply grills.

Corrective Actions to be Completed by Site Based Staff

Thoroughly clean and sanitize flooring	▼
Remove and replace A/C Filters	▼
Clean ceilings around HVAC supply grills	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair cause of stained ceiling /	▼
roof deck (H010653 / JS00962)	▼
Evaluate and repair HVAC system as needed	▼
Set Temperature to 72 - 78 degrees	▼
Install new ceiling tile upon repair, cuts needed	▼
	▼
	▼
	▼