

STATEMENT OF DEFICIENCIES	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: AL11964789	(X3) DATE SURVEY COMPLETED 02/28/2017
NAME OF PROVIDER OR SUPPLIER BROOKDALE BONITA SPRINGS	STREET ADDRESS, CITY, STATE, ZIP CODE 26850 SOUTH BAY DRIVE BONITA SPRINGS, FL 34134	

SUMMARY STATEMENT OF DEFICIENCIES
(FINDINGS PRECEDED BY TAGS AND REGULATORY IDENTIFYING INFORMATION)

0000 - Initial Comments

An unannounced complaint survey for CCR 2017002110 was conducted at Brookdale Bonita Springs, an assisted living facility (license #9322) in Bonita Springs, Florida.

The complaint complained 4 allegations of which 3 were unsubstantiated and 1 was substantiated.

The following is a description of the deficiency.

0151 - Physical Plant - Existing Facilities - 58A-5.023(2) FAC

Based on interviews, a review of the facility records, and observations made during tour of the facility, the facility failed to maintain all mechanical systems (and Air Conditioning) in reliable operating condition. This is resulting in outbreaks of mold and mildew in various locations in the facility.

The findings included:

On at 10:20 a.m., interview with the administrator revealed that there have been outbreaks of mold in the facility over the last year. The administrator said they have a company that comes in and takes care of these issues as they arise. The post remediation documents were dated , , and . The administrator further said that AHCA has investigated in the past and has cleared all deficiencies as of .

On tour on between 11:00 a.m. and 11:30 a.m., of the 3rd floor revealed an area being remediated for mold but also the observation that the common area was very humid. A corridor window was slightly opened. A distinct influx of outdoor heated air entered the building indicating that the air pressure outside of the building was higher than the inside. Negative indoor air pressure was validated on the 2nd floor at 11:15 a.m. and again at 11:25 a.m., on the 1st floor.

At 11:35 a.m., the administrator contacted the regional director for the facility via telephone conference call. The regional director acknowledged the reoccurring mold issues in the facility and the facility action to remediate. During the regional director's explanation for these issues he said there are four make up air units on the roof of the facility that are currently and the functional units are utilizing 100% outside air. When questioned he acknowledged that these four unit have been out of service for approximately one year. He added that they were in process of spending the money to replace the four units. When questioned the regional director acknowledged that no mechanical engineer of firm is handling this project and that no Test and Balance study has or is being performed. The regional director concluded by saying that his goal was to bring the building back to the original

**AGENCY FOR HEALTH CARE
ADMINISTRATION**

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FORM APPROVED

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approved design. The , make up air units are causing the negative pressure in the building. The functional units are not designed to handle the overload and cannot effectively evaporate the 100% concentration of outside air. This causes damp air to be pumped into the building with no way to evaporate it. The negative air pressure in the building causes humidity (water) to wick (pass through) the walls, but stops in the walls because the inside of the facility is lined with vinyl wall covering which is acting as a vapor barrier. This is supported by mold issues observed on the third floor between the walls and wall covering, and the wall covering itself separating from the walls throughout the building mostly present at the seams of the wall coverings which curl away from the walls. There were many areas where a shiny clear glue was applied to the seams to prevent the peeling, and other areas were observed to have common staples holding the wall covering seams to the walls. Even though the mold locations are being successfully remediated the causes (negative air pressure, humidity, and unbalanced air) have not been mitigated. On at 11:50 a.m., during the final interview with the administrator , she said she was never told that there were 4 units on the roof that are , and would have acted on it if she was aware of the issue. Class III		