

January 24, 2008

managing risk with responsibility

Telephone: 754-321-3200

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sk Management Department Facsimile: 754-321-3290

TO: Mr. Mark Thomas, Principal

McFatter Technical Center

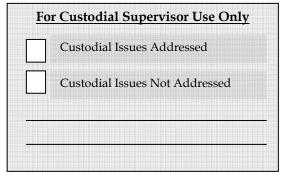
FROM: Robert Krickovich, Coordinator, LEA

Facilities and Construction Management

Signature on File

SUBJECT: Indoor Air Quality (IAQ) Assessment

FISH 850 and 862



On January 15, 2008 I conducted an assessment of FISH 850 and 862 at McFatter Technical Center. This evaluation included observations of the flooring system, ceiling tiles, false ceiling plenum, environmental surfaces, interior and exterior walls, and the accessible ventilation equipment. Additionally, environmental parameter measurements were taken to include temperature, relative humidity, and carbon dioxide. The detailed findings, along with the recommended corrective action can be found on the attached IAQ Assessment Worksheets.

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. Within two weeks a representative from the Custodial/Grounds Department will conduct a follow-up visit to ensure that all 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 me at 754-321-1638.

cc: Dr. Leontine Butler, Area Superintendent
Fran Bolden, Area Director
Jeffrey S. Moquin, Director, Risk Management
Joe DeLillo, Project Manager, Facilities and Construction Management
Dane Ramson, Broward Teachers Union
Roy Jarrett, Federation of Public Employees
Mark Dorsett, Manager 1, Physical Plant Operations Division, Zone 1
Roy Norton, Manager Custodial/Grounds, Physical Plant Operations Division

RK/tc Enc.

			McFatter Te	chnica	l Center				Evaluat	ion Re	eques	ted	Janu	ary '	14, 200)8
Time of Day	10:	45 am							E	Evalua	ation E	Date [Janu	ary	15, 200	8
Outdoor Condi	itions	Te	emperature	64	4.8	Relativ	ve Hui	midity	50.2	2	An	nbien	t CO2		431]
Fish 850	Tempe	rature 6.4	Range 72 - 78	Relat	ive Humidity 41.1	Rar 30% -	_		CO2 541			Rang 700 >	je · Ambi		Occupa 5	ants
Noticeable Oc	dor	No			sible water age / staining			e micro owth?	bial	Amo	ount of		erial			
Ceiling Type		2 x 4 La	ay In		No			No				N	None			
Wall Type		Dryw	all		Yes			No			Un	der ba	ack win	dow		$\Box \mid$
Flooring		12 x 12	Vinyl		No			No				ı	None			
	ı	Clean	Minor / Deb		Needs Cleaning	ı			Correc	ctive .	Actio	n Rec	uired			
Ceiling		Yes	No		No											
Walls		No	Ye	8	Yes			F	Repair/r	eplac	e as a	appro	priate			
Flooring		Yes	No		No											
HVAC Supply	Grills	Yes	No	•	No											
HVAC Return	Grills	Yes	No		No											
Ceiling at Sup Grills	ply	Yes	No		No											
Surfaces in Ro	oom	Yes	No		No											\Box
bservations Findings: - Water damage Elevated moistu - Door sweep de	ure con	itent in v	vall material										ght side	of t	he wind	dow.
Recommendat	ions:															
Site Based Mai - Continue to ma appropriate			tion for any	signs o	f microbial ç	growth a	s well	as dus	t and de	bris a	ıccum	ulatior	n and c	lean	as	
Physical Plant - Evaluate caus - Remove and r	e of wa	ater intru		door ar	nd repair/rep	lace wa	II mate	erial as	appropr	riate (s	see al	oove).				

IAQ Assessment

1291

Location Number

		McFatter Ted	hnical Center		Evaluat	ion Requested	January 14, 2008
Time of Day	10:45 am				ı	Evaluation Date	January 15, 2008
Outdoor Condi	itions -	Temperature	64.8	Relative Humic	lity 50.2	? Ambie	nt CO2 431
Fish	Temperature	Range	Relative Humidit	y Range	CO2	Ran	ge # Occupants
862	77	72 - 78	52.6	30% - 60%	1354	Max 700	> Ambient 33
Noticeable Od	lor No		Visible water damage / staining	Visible m g? grow		Amount of mat affected	terial
Ceiling Type	2 x 4 l	_ay In	No	No			None
Wall Type	Dry	wall	No	No			None
Flooring	12 x 12	2 Vinyl	No	No			None
	Clean	Minor D / Debr		g	Corre	ctive Action Re	equired
Ceiling	Yes	No	No				
Walls	Yes	No	No				
Flooring	Yes	No	No				
HVAC Supply	Grills No	Yes	Yes		Clean wit	h Wexcide disi	infectant
HVAC Return	Grills No	Yes	Yes		Clean wit	h Wexcide disi	infectant
Ceiling at Sup Grills	ply No	Yes	Yes		Cle	an as appropri	ate
Surfaces in Ro	oom Yes	No	No				

IAQ Assessment

1291

Location Number

Observations

Findings:

- Complaint of musty odor whenever HVAC is running was off at the time of the assessment
- Heavy dust build up on HVAC supply and return grills and on ceiling at supply grills.
- Heavy dust build up inside HVAC return boxes and supply grills. Possible duct insulation hanging down from duct inside of supply grills.
- CO2 level was slightly elevated at the time of the assessment

Recommendations:

Site Based Maintenance:

- Clean HVAC supply and return grills with Wexcide disinfectant solution and clean ceiling at supply grills
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

Physical Plant Operations

- Evaluate HVAC for proper operation and repair as appropriate to lower CO2 level. Thoroughly clean HVAC unit.
- Clean inside of return air box and inside of supply grills
- Repair duct work at supply grills