

managing risk with responsibility

Aston A. Henry, Supervisor Telephone: 754 321-1900 Risk Management Department Fax: 754 321-1917

October 19, 2012 Signature on File

TO: Jeanette Johnson, Principal

McFatter Technical Center

FROM: Richard Rosa, Project Manager

Facilities Design and Construction

SUBJECT: Indoor Air Quality (IAQ) Assessment

<u>Fo</u>	or Custodial Supervisor Use Only
	Custodial Issues Addressed
	Custodial Issues Not Addressed

On October 9, 2012, I conducted an assessment at **McFatter Technical Center**. 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 754-321-1907.

cc: Directors, School Performance & Accountability
Shelley Meloni, Executive Director, Facilities Design and Construction
Mark Dorsett, Manager, Zone 1, Physical Plant Operations Division
Roy Norton, Manager, Custodial/Grounds, Physical Plant Operations Division
Aston Henry, Supervisor, Risk Management
Sonja Coley, Senior Project Manager, Facilities Design and Construction
Broward Teachers Union
Federation of Public Employees

RR/tc Enc.

IAQ Assessment

MCFatter, William 1. I	Evaluation Date	October 9, 2012	Time of Day	1.00			
Outdoor Conditions Temperatu	ure 88.5 Relative	e Humidity 61.4	Ambient CO2 40	08			
Fish Temperature Range 355 72.3 72 - 72.3		Range CO ² 624		ccupants			
Noticeable Odor No	Visible water damage / staining?						
Ceiling 2' x 4'	Yes	Yes No		1 sq ft			
Walls Drywall	No						
Floor 12" x 12" Vinyl	No	No					
Ceiling Clean No Walls Clean Yes	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean	No			
Flooring Clean Yes	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	Yes			
Room Surfaces No Clean	Ceiling at Supply Grills Clean	No					
Trash Removed Yes	Exhaust Fans Working	N/A	Unapproved Chemicals / Cleaners in Room	No			
Signs of Pests No Room Cluttered No	Drain Traps Wet Food if Stored in Room is in Sealed Containers	Yes N/A	Air Fresheners in Room	No			
Mechanical Equipment Location FISH 353 Mechanical Room Clean Yes							
Filters Installed Properly Yes	Filters Clean	Yes	Inside of HVAC Unit Clean	Yes			
Condensate Pan Clean Yes	Cooling Coil Clean	Yes					
Fresh Air Intake Location	Roof top	f top ▼		Yes			
Pollutant Sources Near Air Intake	No	▼	of Obstruction				
Observations							
Science Lab							
There is a 30 gallon terrarium (a sealed glass container used for growing ornamental plants that require a high level of humidity). I recommended the removal of the terrarium from the class. There has been a new roof installed within the							
past year. The fresh air duct work that is penetrating the roof has a large quantity of rust settling in the bottom of the							

interior of the duct work. Evaluate and repair/replace rooftop vent cap for possible water intrusion from entering duct work.

Corrective Actions to be Completed by Site Based Staff

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Corrective Actions to be Completed by PPO

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