

Aston A. Henry, Director
Risk Management Department

Telephone: 754 321-1900
Fax: 754 321-1917

August 19, 2014

Signature on File

TO: Jeanette Johnson, Principal
McFatter Technical College

FROM: Richard Rosa, Project Manager
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment

For Custodial Supervisor Use Only

- Custodial Issues Addressed
- Custodial Issues Not Addressed

On August 14, 2014, I conducted an assessment at **McFatter Technical College**. 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: Shelley Meloni, Executive Director, Facilities & Construction
Mark Dorsett, Manager, Zone 1, Physical Plant Operations Division
Roy Norton, Manager, Custodial/Grounds, Physical Plant Operations Division
Aston Henry, Director, Risk Management
Sonja Coley, Senior Project Manager, Facilities & Construction
Broward Teachers Union
Federation of Public Employees

RR/tc
Enc.

IAQ Assessment

McFatter Technical College

Evaluation Date August 14, 2014

Time of Day 11:30

Outdoor Conditions Temperature 82.0 Relative Humidity 84.5 Ambient CO2 442

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
411	69.9	72 - 78	50.3	30% - 60%	459	MAX 700 > Ambient	
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 4' Lay in		Yes		No		2 ceiling tiles < 1 sq ft
Walls	Plaster		Yes		Yes		150 sq ft
Floor	12" x 12" Vinyl		No		No		
Ceiling Clean		No	HVAC Supply Grills Clean		Yes		HVAC Return Grills Clean Yes
Walls Clean		No	Inside of Supply Duct Clean		Yes		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			FISH 412			Mechanical Room Clean Yes	
Filters Installed Properly		Yes	Filters Clean		No		Inside of HVAC Unit Clean No
Condensate Pan Clean		No	Cooling Coil Clean		No		
Fresh Air Intake Location			Roof top ▼			Fresh Air Intake Free of Obstruction Yes	
Pollutant Sources Near Air Intake			No ▼				

Observations

The HVAC coil needs cleaning. HVAC department to evaluate the fresh air damper for normal operation. Check to see if the air handler unit turns off with the Energy Management System. The walls have been wiped with Wexcide prior to the assessment, but there are still areas that weren't cleaned completely. Continue to wipe walls with Wexcide until HVAC work is complete.

Corrective Actions to be Completed by Site Based Staff

Replace stained ceiling tiles after repairs	▼
Wipe wall stains with Wexcide and evaluate.	▼
Remove and replace A/C filters	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair cause of stained ceiling tiles	▼
Set temperature to 72 - 78 degrees	▼
Clean the HVAC coil	▼
Clean the supply drops	▼
	▼
	▼
	▼
	▼