

managing risk with responsibility

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September 8	, 2014 Signature on File	For Custodial Supervisor Use Only
TO:	Jeanette Johnson, Principal McFatter Technical College	Custodial Issues Addressed Custodial Issues Not Addressed
FROM:	Richard Rosa, Project Manager Risk Management Department	
SUBJECT:	Indoor Air Quality (IAQ) Assessment	

On August 26, 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 Assessr	nent		
McFatter Technical C	College Evaluation Dat	e August 26, 2014	Time of Day	1:30
Outdoor Conditions Temperature	82.9 Relative	Humidity 70.7	Ambient CO2 4	94
Fish Temperature Range 352 69.0 72 - 78		Range CO % - 60% 837		ccupants
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling2' X 4' Lay inWallsPlasterFloor12" x 12" Vinyl	Yes No No	No No	< 6 sq ft	
Ceiling Clean No Walls Clean Yes Flooring Clean Yes	HVAC Supply Grills Clean Inside of Supply Duct Clean	Yes	HVAC Return Grills Clean Inside of Return Duct Clean	Yes N/A
Room Surfaces No Clean	Ceiling at Supply Grills Clean	Yes		
Trash RemovedYesSigns of PestsNo	Exhaust Fans Working Drain Traps Wet	N/A Yes	Unapproved Chemicals / Cleaners in Room	No
Room Cluttered Yes	Food if Stored in Room is in Sealed Containers	N/A	Air Fresheners in Room	No
Mechanical Equipment Location FIS	H 353		Mechanical Room Clean	Yes
Filters Installed Properly Yes	Filters Clean	Yes	Inside of HVAC Unit Clean	No
Condensate Pan Clean Yes	Cooling Coil Clean	Yes		
Fresh Air Intake Location	of top	▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake		▼	or obstruction	
Observations				
New roof on building. School staff a coordinate a cleaning schedule to pr				ed to

Thoroughly clean horizontal surfaces	▼
Remove and replace stained ceiling tiles	▼
Encourage occupant to reduce clutter	▼
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Clean dirt and debris from inside unit	▼
Ceiling tile cut needed on one stained ceiling tile	▼
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	IAQ Assessr	nent		
McFatter Technical C	ollege Evaluation Dat	e August 26, 2014	Time of Day	2:00
Outdoor Conditions Temperature	82.9 Relative	Humidity 70.7	Ambient CO2 4	94
Fish Temperature Range 355 71.5 72 - 78		Range CC % - 60% 805		ccupants
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling2' X 4' Lay inWallsPlasterFloor12" x 12" Vinyl	Yes	No	< 1 sq ft	
	No	No		
Ceiling Clean No Walls Clean Yes	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean	Yes
Flooring Clean Yes	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	N/A
Room Surfaces No Clean	Ceiling at Supply Grills Clean	Yes		
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	Yes
Mechanical Equipment Location FISH	1 353		Mechanical Room Clean	Yes
Filters Installed Properly Yes	Filters Clean	Yes	Inside of HVAC Unit Clean	No
Condensate Pan Clean Yes	Cooling Coil Clean	Yes		
Fresh Air Intake LocationRooPollutant Sources Near AirNoIntakeNo	f top	▼ ▼	Fresh Air Intake Free of Obstruction	Yes
Observations				
New roof on building. School staff ac of the room.	lvised to replace stained o	ceiling tiles. Two air f	resheners were located in	the back

Corrective Actions to be Completed by Site Based Staff

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Clean dirt and debris from inside unit	▼
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	IAQ Assess	ment		
McFatter Technical C	College Evaluation Dat	te August 26, 2014	Time of Day 2:15	
Outdoor Conditions Temperature	82.9 Relative	e Humidity 70.7	Ambient CO2 494]
Fish Temperature Range 358 71.0 72 - 78		Range CC % - 60% 68		ants
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling2' X 4' Lay inWallsPlasterFloor12" x 12" Vinyl	Yes No No	No No	11 ceiling tile stains	
Ceiling Clean No Walls Clean Yes Flooring Clean Yes	HVAC Supply Grills Clean Inside of Supply Duct Clean	Yes	HVAC Return Grills Clean Inside of Return Duct Clean	
Room Surfaces No Clean	Ceiling at Supply Grills Clean	Yes		
Trash RemovedYesSigns of PestsNoRoom ClutteredYes	Exhaust Fans Working Drain Traps Wet Food if Stored in Room is in Sealed Containers	N/A Yes N/A	Unapproved Chemicals / Cleaners in Room Air Fresheners in Room	
Mechanical Equipment Location FIS	H 353 Filters Clean	Yes	Mechanical Room Clean Ye	=1
Condensate Pan Clean Yes	Cooling Coil Clean	Yes		
Fresh Air Intake Location Roo Pollutant Sources Near Air No	of top	▼	Fresh Air Intake Free Ye	¥S
Observations New roof on building. School staff a	dvised to replace stained	ceiling tiles.		

Thoroughly clean horizontal surfaces	▼
Remove and replace stained ceiling tiles	▼
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Clean dirt and debris from inside unit	▼
Ceiling tile cut needed on one stained ceiling tiles	▼
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	IAQ Assessi	ment		
McFatter Techr	nical College Evaluation Dat	August 26, 2014	Time of Day	2:30
Outdoor Conditions Temper	ature 82.9 Relative	Humidity 70.7	Ambient CO2 49	94
		Range CO ² % - 60% 849		cupants
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling2' X 4' Lay inWallsPlasterFloor12" x 12" Vinyl	Yes No No	No No	3 ceiling tile stains	
Ceiling Clean No Walls Clean Yes Flooring Clean Yes	HVAC Supply Grills Clean Inside of Supply Duct Clean	Yes	HVAC Return Grills Clean Inside of Return Duct Clean	Yes N/A
Room Surfaces No Clean	Ceiling at Supply Grills Clean	Yes		
Trash RemovedYesSigns of PestsNoRoom ClutteredYes	Exhaust Fans Working Drain Traps Wet Food if Stored in Room is in Sealed Containers	N/A Yes N/A	Unapproved Chemicals / Cleaners in Room Air Fresheners in Room	No No
Mechanical Equipment Location Filters Installed Properly Yes Condensate Pan Clean Yes		Yes	Mechanical Room Clean Inside of HVAC Unit Clean	Yes No
Fresh Air Intake Location Pollutant Sources Near Air Intake	Roof top	▼ ▼	Fresh Air Intake Free of Obstruction	Yes
Observations New roof on building. School s	taff advised to replace stained o	ceiling tiles.		

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Thoroughly clean horizontal surfaces	▼
Remove and replace stained ceiling tiles	▼
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Clean dirt and debris from inside unit	▼
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	IAQ Assessi	ment	
McFatter Techn	ical College Evaluation Dat	e August 26, 2014	Time of Day 3:00
Outdoor Conditions Tempera	ture 82.9 Relative	Humidity 70.7	Ambient CO2 494
		Range CO % - 60% 826	
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected
Ceiling2' X 4' Lay inWallsPlasterFloor12" x 12" Vinyl	Yes No No	No No	8 ceiling tile stains
Ceiling Clean No Walls Clean Yes Flooring Clean Yes	HVAC Supply Grills Clean Inside of Supply Duct Clean	Yes	HVAC Return Grills Clean Yes Inside of Return Duct Clean N/A
Room Surfaces No Clean	Ceiling at Supply Grills Clean	Yes	
Trash RemovedYesSigns of PestsNoRoom ClutteredYes	Exhaust Fans Working Drain Traps Wet Food if Stored in Room is in Sealed Containers	N/A Yes N/A	Unapproved Chemicals / Cleaners in Room Air Fresheners in Room
Mechanical Equipment Location	FISH 353		Mechanical Room Clean Yes
Filters Installed Properly Yes Condensate Pan Clean Yes		Yes	Inside of HVAC Unit Clean No
Fresh Air Intake Location Pollutant Sources Near Air Intake	Roof top No	▼ ▼	Fresh Air Intake Free Yes Yes
Observations New roof on building. School st	aff advised to replace stained o	ceiling tiles.	

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Thoroughly clean horizontal surfaces	▼
Remove and replace stained ceiling tiles	▼
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Clean dirt and debris from inside unit	▼
Ceiling tile cut needed on one stained ceiling tile	▼
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