

managing risk with responsibility

Aston A. Henry, Director Risk Management Department			elephone: ax:	754 321-1900 754 321-1917
September 22, 2	2014 Signature on File	For	Custodial S	upervisor Use Only
TO:	Jeanette Johnson, Principal McFatter Technical College			ues Addressed ues Not Addressed
FROM:	Richard Rosa, Project Manager Risk Management Department	_		
SUBJECT:	Indoor Air Quality (IAQ) Assessment			

On September 8, 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 not identify any existing conditions significantly impacting IAQ or presenting immediate health and safety concerns 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 allergens and / or conditions noted 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 any item/s identified and noted 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 Techr	ical College Evaluation Da	te September 8, 2014	Time of Day	9:30				
Outdoor Conditions Tempera	ature 78.6 Relative	e Humidity 74.8	Ambient CO2 4	47				
		Range <u>CO</u> % - 60% 114		ccupants 18				
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	5 ceiling stains					
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	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 PestsNoRoom ClutteredNo	Drain Traps Wet Food if Stored in Room is in Sealed Containers	N/A	Air Fresheners in Room	Yes				
Mechanical Equipment Location	FISH 321		Mechanical Room Clean	Yes				
Filters Installed Properly Yes		Yes	Inside of HVAC Unit Clean	Yes				
Condensate Pan Clean Yes	Cooling Coil Clean	Yes						
Fresh Air Intake Location	Roof top	▼	Fresh Air Intake Free of Obstruction	Yes				
Pollutant Sources Near Air Intake	Νο	▼						
Observations								
On site repair person states the new.	stained ceiling tiles are from o	ver watering when cle	aning the second floor. R	oofing is				

Corrective Actions to be Completed by Site Based Staff

i	
Replace stained ceiling tiles	▼
Use less water when stripping and cleaning floors	
Clean ceilings around HVAC supply grills	▼
Thoroughly clean elevated surfaces	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

▼
▼
▼
▼
▼
▼
▼
▼