# THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

#### **TELEPHONE (754) 321-4200**

FACSIMILE: (754) 321-4285

August 26	5, 2015 Signature on File	For Custodial Supervisor Use Only
TO:	Jeanette Johnson, Principal McFatter Technical College	Custodial Issues Addressed
FROM:	Robert Krickovich, Coordinator, LEA Environmental Health & Safety Department	Custodial Issues Not Addressed
SUBJECT:	Indoor Air Quality (IAQ) Assessment	

On August 18, 2015, 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 754-321-4200.

cc: Shelley Meloni, Director, Pre-Construction Mark Dorsett, Manager, Zone 1, Physical Plant Operations Division Broward Teachers Union Federation of Public Employees Gerald Devio, Supervisor II Custodial Benjamin Osborne, Supervisor II Custodial Rich Volipi, Supervisor II Custodial Mark Murray, Supervisor II Custodial Sam Bays, Director, Maintenance Operations Kurt Wirz, Area Manager Trades

IAQ Assessment				
McFatte	r Vocational Evaluation Date	e August 18, 2015	Time of Day 1:0	00 PM
Outdoor Conditions Tempera	ature 90.3 Relative	Humidity 68.4	Ambient CO2 4	20
		Range         CO <sup>2</sup> % - 60%         453	Range # Oo MAX 700 > Ambient	2
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling     2' X 4' Lay in       Walls     Drywall       Floor     12" x 12" Vinyl	Yes No	No No	1 tile	
Ceiling Clean Yes Walls Clean Yes Flooring Clean Yes Room Surfaces Yes	HVAC Supply Grills Clean Inside of Supply Duct Clean Ceiling at Supply	No Yes	HVAC Return Grills Clean Inside of Return Duct Clean	Yes N/A
Clean Trash Removed Yes	Grills Clean 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	No
Mechanical Equipment Location	FISH 421		Mechanical Room Clean	Yes
Filters Installed Properly Yes Condensate Pan Clean Yes		Yes	Inside of HVAC Unit Clean	Yes
Fresh Air Intake Location Pollutant Sources Near Air Intake	Roof top None	▼	Fresh Air Intake Free of Obstruction	Yes
Observations One stained ceiling tile - humidit	ty slightly elevated. (plenum ret	urn)		

### Corrective Actions to be Completed by Site Based Staff

_
▼
▼
▼
▼
▼
▼
▼
▼

## Corrective Actions to be Completed by PPO

\$

Evaluate and repair cause of stained ceiling tile	▼
Repair HVAC to Reduce Humidity Levels	▼
	▼
	▼
	▼
	▼
	▼
	▼

	IAQ Assessi	ment	
McFatter	Vocational Evaluation Dat	te August 18, 2015	Time of Day 1:00 PM
Outdoor Conditions Temperat	ure 90.3 Relative	e Humidity 68.4	Ambient CO2 420
FishTemperatureRar42272 -		Range <u>CO</u> <sup>2</sup> % - 60%	Range# OccupantsMAX 700 >1Ambient
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected
Ceiling Tectum	No	No	
Walls concrete / drywall	No	No	
Floor concrete	No	No	
Ceiling Clean	HVAC Supply Grills Clean		HVAC Return Grills Clean
Flooring Clean	Inside of Supply Duct Clean		Inside of Return Duct Clean
Room Surfaces Clean	Ceiling at Supply Grills Clean		
Trash Removed	Exhaust Fans Working		Unapproved Chemicals /
Signs of Pests	Drain Traps Wet		Air Fresheners
Room Cluttered	Food if Stored in Room is in Sealed Containers		in Room
Mechanical Equipment Location			Mechanical Room Clean
Filters Installed Properly	Filters Clean		Inside of HVAC Unit Clean
Condensate Pan Clean	Cooling Coil Clean		
Fresh Air Intake Location		▼	Fresh Air Intake Free
Pollutant Sources Near Air Intake		▼	of Obstruction
Observations			
Auto shop - no air conditioning - perform IAQ Assessment of this r		ws open - room being	used as designed. Can not

Corrective Actions to be Completed by Site Based Staff

▼
▼
▼
▼
▼
▼
▼
▼

## Corrective Actions to be Completed by PPO

▼
▼
▼
▼
▼
▼
▼
▼