

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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September 11, 2015 *Signature on File*

TO: Jeanette Johnson, Principal
 McFatter Technical College

FROM: Robert Krickovich, Coordinator, LEA
 Environmental Health & Safety Department

SUBJECT: Indoor Air Quality (IAQ) Assessment

<u>For Custodial Supervisor Use Only</u>	
<input type="checkbox"/>	Custodial Issues Addressed
<input type="checkbox"/>	Custodial Issues Not Addressed
<hr/>	
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On September 3, 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

RK/je
Enc.

IAQ Assessment

McFatter Technical College

Evaluation Date

Time of Day

Outdoor Conditions Temperature Relative Humidity Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
<input type="text" value="411"/>	<input type="text" value="70.5"/>	<input type="text" value="72 - 78"/>	<input type="text" value="53.8"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="669"/>	<input type="text" value="MAX 700 > Ambient"/>	<input type="text" value="3"/>
Noticeable Odor		<input type="text" value="No"/>	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	<input type="text" value="2' X 4' Lay in"/>		<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text" value=""/>
Walls	<input type="text" value="Plaster"/>		<input type="text" value="Yes"/>		<input type="text" value="Yes"/>		<input type="text" value="Spotty on all walls"/>
Floor	<input 12"="" type="text" value="12" vinyl"="" x=""/>		<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text" value=""/>

Ceiling Clean	<input type="text" value="Yes"/>	HVAC Supply Grills Clean	<input type="text" value="No"/>	HVAC Return Grills Clean	<input type="text" value="Yes"/>
Walls Clean	<input type="text" value="No"/>	Inside of Supply Duct Clean	<input type="text" value="Yes"/>	Inside of Return Duct Clean	<input type="text" value="N/A"/>
Flooring Clean	<input type="text" value="Yes"/>	Ceiling at Supply Grills Clean	<input type="text" value="No"/>		
Room Surfaces Clean	<input type="text" value="Yes"/>				

Trash Removed	<input type="text" value="Yes"/>	Exhaust Fans Working	<input type="text" value="N/A"/>	Unapproved Chemicals / Cleaners in Room	<input type="text" value="No"/>
Signs of Pests	<input type="text" value="No"/>	Drain Traps Wet	<input type="text" value="N/A"/>	Air Fresheners in Room	<input type="text" value="No"/>
Room Cluttered	<input type="text" value="No"/>	Food if Stored in Room is in Sealed Containers	<input type="text" value="N/A"/>		

Mechanical Equipment Location	<input type="text" value="FISH 412"/>			Mechanical Room Clean	<input type="text" value="Yes"/>
Filters Installed Properly	<input type="text" value="Yes"/>	Filters Clean	<input type="text" value="Yes"/>	Inside of HVAC Unit Clean	<input type="text" value="Yes"/>
Condensate Pan Clean	<input type="text" value="Yes"/>	Cooling Coil Clean	<input type="text" value="No"/>		

Fresh Air Intake Location	<input type="text" value="Roof top"/>	Fresh Air Intake Free of Obstruction	<input type="text" value="Yes"/>
Pollutant Sources Near Air Intake	<input type="text" value="None"/>		

Observations

Water damaged walls under windows and corridor wall - spotty microbial growth on all walls dust on all walls - Coils on A/C unit in 412 severely deteriorated - HVAC controls in HAND position.

Corrective Actions to be Completed by Site Based Staff

Make sure ALL HVAC systems remain in Automatic	<input type="text" value="▼"/>
Clean dust from wall surfaces	<input type="text" value="▼"/>
Clean ceilings around HVAC supply grills	<input type="text" value="▼"/>
Clean HVAC supply grills with Wexcide	<input type="text" value="▼"/>
	<input type="text" value="▼"/>
	<input type="text" value="▼"/>
	<input type="text" value="▼"/>
	<input type="text" value="▼"/>

Corrective Actions to be Completed by PPO

Evaluate and repair HVAC system as needed	<input type="text" value="▼"/>
Repair controls for Automatic operation	<input type="text" value="▼"/>
Instruct school based staff on HVAC operation	<input type="text" value="▼"/>
	<input type="text" value="▼"/>
	<input type="text" value="▼"/>
	<input type="text" value="▼"/>
	<input type="text" value="▼"/>

IAQ Assessment

McFatter Technical College

Evaluation Date September 3, 2015

Time of Day 12:45 PM

Outdoor Conditions Temperature 94.0

Relative Humidity 59.2

Ambient CO2 459

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
360	75.8	72 - 78	48.3	30% - 60%	859	MAX 700 > Ambient	2
Noticeable Odor		Yes	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 4' Lay in		Yes		No		8 stained ceiling tiles
Walls	Drywall		No		No		
Floor	12" x 12" Vinyl		No		No		

Ceiling Clean	No	HVAC Supply Grills Clean	No	HVAC Return Grills Clean	Yes
Walls Clean	No	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	No
Flooring Clean	No	Ceiling at Supply Grills Clean	Yes		
Room Surfaces Clean	No				

Trash Removed	No	Exhaust Fans Working	N/A	Unapproved Chemicals / Cleaners in Room	No
Signs of Pests	Yes	Drain Traps Wet	No	Air Fresheners in Room	No
Room Cluttered	Yes	Food if Stored in Room is in Sealed Containers	N/A		

Mechanical Equipment Location	FISH 368	Mechanical Room Clean	Yes
Filters Installed Properly	Yes	Filters Clean	Yes
Condensate Pan Clean	Yes	Cooling Coil Clean	Yes
		Inside of HVAC Unit Clean	Yes

Fresh Air Intake Location	Roof top ▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	None ▼		

Observations

Musty odor in room - Dust, spiders and spider webs in fixture lenses, on walls and ceilings - Dust / debris on floor - 9 sinks in room mostly used for storage three traps dry - floor drain if full of slime - 8 stained ceiling tiles in this room and 5 more in adjacent prep room 359.

Chilled water control valve in 368 disconnected/damaged/bypassed

Corrective Actions to be Completed by Site Based Staff

Clean dust and debris from ceilings	▼
Remove and replace stained ceiling tile	▼
If stains return, contact COMPASS for work order	▼
Thoroughly clean ALL surfaces	▼
Thoroughly clean and sanitize flooring	▼
Encourage occupant to reduce clutter	▼
Clean HVAC supply grills with Wexcide	▼
Run water in sinks and floor drains monthly	▼

Corrective Actions to be Completed by PPO

Evaluate and repair cause of stained ceiling tile	▼
Remove and replace stained ceiling tiles	▼
Remove and replace water damaged material above ceiling	▼
Evaluate and repair HVAC system as needed	▼
Repair HVAC Controls	▼
Clean Floor drain	▼
Clean inside of return duct in room 360	▼