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

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

#### FACSIMILE: (754) 321-4285

July 8, 2016	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 July 7, 2016, Edward See 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.

RK:smn Enc.

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 Volpi, Supervisor II Custodial Mark Murray, Supervisor II Custodial Sam Bays, Director, Maintenance Operations Kurt Wirz, Area Manager Trades

	IAQ Assessi	ment		
McFatter Techn	nical College Evaluation Dat	<b>e</b> July 7, 2016	Time of Day 10:50 AM	
Outdoor Conditions Tempera	ature 85.3 Relative	Humidity 75.3	Ambient CO2 495	
		Range         CO <sup>2</sup> % - 60%         992		nts
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling2' X 4' Lay inWallsPlaster / Drywall	Yes	No	2 stained ceiling tiles less 1SF on N. baseboard	
Floor 12" x 12" Vinyl	No	No		
Ceiling Clean No Walls Clean No	HVAC Supply Grills Clean	No	HVAC Return Grills Clean	
Flooring Clean Yes	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean Yes	\$
Room Surfaces Yes Clean	Ceiling at Supply Grills Clean	Yes		
Trash Removed Yes	Exhaust Fans Working	N/A	Unapproved Chemicals / Cleaners in Room	>
Signs of Pests No Room Cluttered No	Drain Traps Wet Food if Stored in Room is in Sealed Containers	N/A	Air Fresheners No in Room	
Mechanical Equipment Location	BARD Q-Tec in room		Mechanical Room Clean N/A	$\Box$
Filters Installed Properly Yes	s Filters Clean	Yes	Inside of HVAC Unit Clean Yes	5
Condensate Pan Clean Yes	Cooling Coil Clean	Yes		
Fresh Air Intake Location	Outside of Unit	▼	Fresh Air Intake Free of Obstruction Yes	3
Pollutant Sources Near Air Intake	None	▼		
Observations		entrel in ream UEOD	removed	
East wall dry, 1 SF paint peeling	<u>. 1 quart-size can of moisture (</u>	control in room; HESP	removea.	
				1

## Corrective Actions to be Completed by Site Based Staff

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# Corrective Actions to be Completed by PPO

Evaluate and repair two windows	▼
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	IAQ Assess	ment		
McFatter Techni	cal College Evaluation Dat	e July 7, 2016	Time of Day 11:	15 AM
Outdoor Conditions Tempera	ture 89.4 Relative	Humidity 80.9	Ambient CO2 4	63
		Range CO <sup>2</sup> % - 60% 868		ccupants 2
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling 2' X 4' Lay in	No	No		
Walls Plaster / Drywall	Yes	Yes	3 SF; south baseboa	ard
Floor 12" x 12" Vinyl	No	No		
Ceiling Clean Yes Walls Clean No	HVAC Supply Grills Clean	No	HVAC Return Grills Clean	Yes
Flooring Clean Yes	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	No
Room Surfaces Yes 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	Drain Traps Wet	N/A		
Room Cluttered No	Food if Stored in Room is in Sealed Containers	N/A	Air Fresheners in Room	No
Mechanical Equipment Location	BARD Q-Tec in room		Mechanical Room Clean	N/A
Filters Installed Properly Yes	Filters Clean	Yes	Inside of HVAC Unit Clean	Yes
Condensate Pan Clean Yes	Cooling Coil Clean	Yes		
Fresh Air Intake Location	Outside of Unit	▼	Fresh Air Intake Free of Obstruction	No
Pollutant Sources Near Air Intake	None	▼	o. obstruction	
Observations				
All 4 window sills show elevated	moisture levels. Outside of so	uth wall shows signs	of peeling paint and wall	damage

Corrective Actions to be Completed by Site Based Staff

Clean Supply Grills with Wexcide	▼
Clean HVAC Return Grill with Wexcide	▼
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### Corrective Actions to be Completed by PPO

Evaluate and repair cause of water damaged	▼
wall material	▼
	▼
	▼
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	▼
	▼
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