

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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April 21, 2016

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
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On April 21, 2016, 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.

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 Assessment

McFatter Technical College

Evaluation Date April 21, 2016

Time of Day 11:45 AM

Outdoor Conditions Temperature 80.3

Relative Humidity 53.2

Ambient CO2 432

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
311	71.5	72 - 78	50.6	30% - 60%	833	MAX 700 > Ambient	5
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling		Walls		Floor			
No		2' X 4' Lay in		Drywall		12" x 12" Vinyl	
Yes		No		No		No	
Yes		No		No		No	
Yes		No		No		No	
Ceiling Clean		Walls Clean		Flooring Clean		Room Surfaces Clean	
Yes		Yes		Yes		No	
HVAC Supply Grills Clean		Inside of Supply Duct Clean		Ceiling at Supply Grills Clean		HVAC Return Grills Clean	
No		Yes		Yes		Yes	
Trash Removed		Signs of Pests		Room Cluttered		Exhaust Fans Working	
Yes		No		No		N/A	
Drain Traps Wet		Food if Stored in Room is in Sealed Containers		Unapproved Chemicals / Cleaners in Room		Air Fresheners in Room	
N/A		N/A		No		No	
Mechanical Equipment Location		Filters Installed Properly		Condensate Pan Clean		Mechanical Room Clean	
FISH 321		Yes		Yes		Yes	
Filters Clean		Cooling Coil Clean		Inside of HVAC Unit Clean			
Yes		Yes		Yes			
Fresh Air Intake Location		Pollutant Sources Near Air Intake		Fresh Air Intake Free of Obstruction			
Roof top		None		Yes			

Observations

Dust on bookcases and shelving, dust on HVAC Supply grills, 1 stained tile over windows - 1 stained tile near door to room 311A - Splatters on inside and outside of door to room 311A (bottom 18") - 2 stained ceiling tiles in 311A - Water stain on floor in 311A.

Mechanical ROOM 321 - open mop bucket with wax in mechanical room (do not store chemicals in mechanical rooms)

Corrective Actions to be Completed by Site Based Staff

Thoroughly clean horizontal surfaces	▼
Clean splatter from door to 311A	▼
Clean Supply Grills with Wexcide	▼
Remove and replace stained ceiling tile	▼
If stains return, contact COMPASS for work order	▼
Remove items stored in mechanical rooms	▼
Clean floor in 311A	▼
	▼

Corrective Actions to be Completed by PPO

Repair Cause of Stained Ceiling Tiles	▼
Replace Stained Ceiling Tiles in 311 and 311A	▼
	▼
Backlog Work Orders to South Area	▼
	▼
	▼
	▼
	▼

IAQ Assessment

McFatter Technical College

Evaluation Date April 21, 2016

Time of Day 11:45 AM

Outdoor Conditions Temperature 80.3

Relative Humidity 53.2

Ambient CO2 432

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
360	73.7	72 - 78	43.5	30% - 60%	677	MAX 700 > Ambient	14
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling		Walls		Floor			
No		Yes		No		3" spot on 1 tile front of room	
2' X 4' Lay in		Drywall		12" x 12" Vinyl			
No		No		No			
Ceiling Clean		Walls Clean		Flooring Clean		Room Surfaces Clean	
Yes		Yes		Yes		No	
HVAC Supply Grills Clean		Inside of Supply Duct Clean		Ceiling at Supply Grills Clean		HVAC Return Grills Clean	
Yes		Yes		Yes		Yes	
Trash Removed		Signs of Pests		Room Cluttered		Exhaust Fans Working	
Yes		No		Yes		Yes	
Drain Traps Wet		Food if Stored in Room is in Sealed Containers		Unapproved Chemicals / Cleaners in Room		Air Fresheners in Room	
No		N/A		No		No	
Mechanical Equipment Location				Mechanical Room Clean			
FISH 353				Yes			
Filters Installed Properly		Filters Clean		Condensate Pan Clean		Cooling Coil Clean	
Yes		Yes		Yes		Yes	
Fresh Air Intake Location				Fresh Air Intake Free of Obstruction			
Roof top				Yes			
Pollutant Sources Near Air Intake							
None							

Observations

Room to cluttered to clean properly - 8 sinks in room not being used, traps dry - Musical instruments, instrument cases, T shirts hanging on walls, and on counters, all counters covered with stored items - Dried vomit in sink by door - Heavy dust on all surfaces.

Mechanical ROOM 353 - Motor Control Center Exhaust Fan CR #4 and Supply Fan CR #4 in HAND position - marker writing on cabinet says "leave in hand" PPO to repair and correct operation.

Corrective Actions to be Completed by Site Based Staff

Run water in sinks and floor drains monthly	▼
Remove and replace stained ceiling tile	▼
If stains return, contact COMPASS for work order	▼
Encourage occupant to reduce clutter	▼
Thoroughly clean ALL surfaces	▼
Clean sinks and drains	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair Cause of Stained Ceiling Tile	▼
Check all HVAC dampers, fans, & controls	▼
	▼
Backlog Work Orders to South Area	▼
	▼
	▼
	▼