

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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October 24, 2017

Signature on File

TO: Jeanette Johnson, Principal
McFatter Technical College

FROM: Alison Witoshynsky, Project Manager
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 October 20, 2017, 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.

AW:smn

Enc.

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

IAQ Assessment

McFatter, William T. Tech Cntr.

Evaluation Date October 20, 2017

Time of Day 130

Outdoor Conditions Temperature 84.3 Relative Humidity 80.7 Ambient CO2 464

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
141/141B	68.0	72 - 78	62.6	30% - 60%	518	MAX 700 > Ambient	1
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 4' Lay in		No		No		
Walls	Plaster		No		Yes		
Floor	Carpet		No		No		
Ceiling Clean		No	HVAC Supply Grills Clean		No	HVAC Return Grills Clean	
Walls Clean		No	Inside of Supply Duct Clean		N/A	Inside of Return Duct Clean	
Flooring Clean		Yes	Ceiling at Supply Grills Clean		No		
Room Surfaces Clean		No					
Trash Removed		Yes	Exhaust Fans Working		N/A	Unapproved Chemicals / Cleaners in Room	
Signs of Pests		No	Drain Traps Wet		Yes	Air Fresheners in Room	
Room Cluttered		No	Food if Stored in Room is in Sealed Containers		N/A		
Mechanical Equipment Location			FISH 140			Mechanical Room Clean	
Filters Installed Properly		Yes	Filters Clean		Yes	Inside of HVAC Unit Clean	
Condensate Pan Clean		Yes	Cooling Coil Clean		Yes		
Fresh Air Intake Location			Roof top ▼			Fresh Air Intake Free of Obstruction	
Pollutant Sources Near Air Intake			Not readily accessible ▼			N/A	

Observations

Closest for computer lab with lots of monitoring, computer, and accessory storage. Adjacent computer lab room is FISH 141. Pleater walls throughout 141 and 141B are dirty/dusty. Spotty growth on monitors and fabric. Cardboard boxes stored in closet. Ceiling tiles dusty on surface and edges and/or sagging throughout space, FISH 141. Medium dust load on elevated surfaces and light dust load on all horizontal surfaces.

Corrective Actions to be Completed by Site Based Staff

Thoroughly clean ALL surfaces	▼
Thoroughly clean all equipment with wexcide	▼
Wipe wall/ceiling with Wexcide	▼
Clean Supply Grills with Wexcide	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair HVAC system as needed	▼
Set Temperature to 72 - 78 degrees	▼
Repair HVAC to Reduce Humidity Levels	▼
Install new ceiling tiles throughout, cuts needed	▼
	▼
	▼
	▼
	▼

IAQ Assessment

McFatter, William T. Tech Cntr.

Evaluation Date October 20, 2017

Time of Day 130

Outdoor Conditions Temperature 84.3

Relative Humidity 80.7

Ambient CO2 464

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
202	70.5	72 - 78	61.3	30% - 60%	523	MAX 700 > Ambient	2
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling		Walls		Floor			
No		Yes		No		5 stained CT & bowed	
2' X 4' Lay in		Yes		No		~ 6' x 6' area under window	
Plaster / Drywall		Yes		No			
Carpet		No		No			

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

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

Mechanical Equipment Location	FISH 207	Mechanical Room Clean	<input type="checkbox"/> N/A
Filters Installed Properly	<input type="checkbox"/> N/A	Filters Clean	<input type="checkbox"/> N/A
Condensate Pan Clean	<input type="checkbox"/> N/A	Cooling Coil Clean	<input type="checkbox"/> N/A
		Inside of HVAC Unit Clean	<input type="checkbox"/> N/A

Fresh Air Intake Location	Roof top	Fresh Air Intake Free of Obstruction	<input type="checkbox"/> N/A
Pollutant Sources Near Air Intake	Not readily accessible		

Observations

Pharmacy classroom. Lots of cardboard boxes on shelves and behind refrigerator. Need to remove all cardboard and replace with plastic boxes. Lower portion of wall dirty/stained, behind equipment/desks & near floor drain. Dust on elevated (window sill) and all horizontal surfaces (book shelves/counter tops).

Corrective Actions to be Completed by Site Based Staff

Thoroughly clean elevated surfaces	▼
Thoroughly clean horizontal surfaces	▼
Clean dust from wall surfaces	▼
Remove cardboard boxes	▼
Store items in plastic containers with lids	▼
Remove tape from supply vent in center of room	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair HVAC system as needed	▼
Set Temperature to 72 - 78 degrees	▼
Repair HVAC to Reduce Humidity Levels	▼
Evaluate and repair cause of water damaged wall material, under SE window	▼
Remove and replace wall material as needed	▼
	▼
	▼