

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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October 10, 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 9, 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

Multiple Room IAQ Assessment

McFatter Technical School

Evaluation Date October 9, 2017

Time of Day 1235

Outdoor Conditions Temperature 89.7

Relative Humidity 70.1

Ambient CO2 457

Fish # of rooms assessed

FISH 142, 145A, 146

Reports of Stained Carpet and marks on walls previously cleaned.

Temperature Range in the Rooms Assessed was Between	70.7	And	73.0	Acceptable Range	72 - 78
Relative Humidity Range in the Rooms Assessed was Between	60.2	And	62.5	Acceptable Range	30% - 60%
Co ² Range in the Rooms Assessed was between	637	And	670	Acceptable Range	MAX 700 > Ambient

Noticeable Odor	Visible water damage / staining?	Visible microbial growth?	Amount of material affected
Yes			
Ceiling 2' X 4' Lay in	Yes	No	FISH 145A(1), 146(6)
Walls Plaster / Drywall	No	Yes	FISH 142
Floor Carpet	Yes	No	FISH 142, 145A

FISH 142: Occupant not present. Slightly musty.

Ceiling Clean	No	HVAC Supply Grills Clean	No	HVAC Return Grills Clean	No
Walls Clean	No	Inside of Supply Duct Clean	N/A	Inside of Return Duct Clean	Yes
Flooring Clean	No	Ceiling at Supply Grills Clean	No		
Room Surfaces Clean	No				
Trash Removed	Yes	Exhaust Fans Working	N/A	Unapproved Chemicals / Cleaners in Room	No
Signs of Pests	No	Drain Traps Wet	N/A	Air Fresheners in Room	No
Room Cluttered	No	Food if Stored in Room is in Sealed Containers	N/A		

FISH 142: Office with three desks, reportedly one occupant. Extra office chairs and other items in office. Visible spotty growth on office chairs(2) and bag in the corner of the room. Fan and dehumidifier present, but not operating. Two walls in office have spotty growth above plastic wall/panel. Cardboard boxes present in corner. Large desktop printer and other items as well as desks have medium dust load. Dust present on CT grid near supply register.

Multiple Room IAQ Assessment

McFatter Technical School

Evaluation Date October 9, 2017

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Relative Humidity 70.1

Ambient CO2 457

HVAC System

Mechanical Equipment Location FISH 140

Mechanical Room Clean Yes

Filters Installed Properly Yes

Filters Clean Yes

Inside of HVAC Unit Clean No

Condensate Pan Clean Yes

Cooling Coil Clean Yes

N/A in this section = Not Accessible

Fresh Air Intake Location Roof top ▼

Fresh Air Intake Free of Obstruction N/A

Pollutant Sources Near Air Intake Not Readily Accessible ▼

Observations

FISH 145A: Office/printer room adjacent to 146. Lots of paper and other paper office supplies. Large dark stain in carpet near desk. Large printer/copier in room, but occupant generally keeps door open. No complaint with temperature in room. Complaint of elevated humidity and envelopes sticking. Previously had a dehumidifier, but not present during assessment.

FISH 146: Large machining room with a smaller carpeted area for computer lab. Minor rips and stains. Dusty/cobwebs in lower corners. Computer desks are clean.

Corrective Actions to be Completed by Site Based Staff

Clean dust from ceiling tiles or replace (142/146)	▼
Remove and replace stained ceiling tile	▼
Thoroughly clean horizontal/elevated surfaces	▼
Room too cluttered to clean properly	▼
Encourage occupant to reduce clutter (145A)	▼
Clean cobwebs from low corners	▼
Remove cardboard boxes (142/145A)	▼
Wipe wall with Wexcide and monitor (142)	▼
Remove Dirty Office Chairs/items (142)	▼
Clean Supply Grills With Wexcide (142/146)	▼
	▼
	▼
	▼

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 carpet for replacement	▼
	▼
	▼
	▼
	▼
	▼
	▼