

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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November 20, 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 November 16, 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 November 16, 2017

Time of Day 1215

Outdoor Conditions Temperature 75.2

Relative Humidity 77.4

Ambient CO2 431

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
149	67.5	72 - 78	53.2	30% - 60%	680	MAX 700 > Ambient	2-6
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling		Walls		Floor			
No		Yes		No		149D (behind eye wash)	
2' X 4' Lay in		Plaster		12" x 12" Vinyl			
Yes		Yes		No			
Ceiling Clean		Walls Clean		Flooring Clean		Room Surfaces Clean	
Yes		No		No		No	
		HVAC Supply Grills Clean		HVAC Return Grills Clean			
		Yes		No			
		Inside of Supply Duct Clean		Inside of Return Duct Clean			
		N/A		No			
		Ceiling at Supply Grills Clean					
		Yes					
Trash Removed		Exhaust Fans Working		Unapproved Chemicals / Cleaners in Room			
Yes		N/A		Yes			
Signs of Pests		Drain Traps Wet		Air Fresheners in Room			
No		Yes		No			
Room Cluttered		Food if Stored in Room is in Sealed Containers					
No		N/A					
Mechanical Equipment Location		Filters Installed Properly		Filters Clean		Mechanical Room Clean	
FISH 125		Yes		Yes		Yes	
Condensate Pan 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		Not readily accessible		N/A			

Observations

IAQ PROTOCOL WAS NOT PERFORM PRIOR TO OUR ARRIVAL. FISH 149: Spotty growth on vertical surfaces, need cleaning. FISH 149 C/E/D/F : Dark room areas behind classroom. Dirty surfaces, walls, floors, supply and return grills. Water damage on wall from leak at eye wash. Photo developing chemicals in room(s) need to be properly disposed and rooms cleaned if activities not being conducted. FISH 149A: equipment storage with multiple boxes. Keeping boxes for serial numbers. Suggested to document Serial Numbers on spreadsheet then dispose. Any boxes not able to be disposed, suggested storing in plastic.

Corrective Actions to be Completed by Site Based Staff

Ensure ceiling tiles are installed properly	▼
Thoroughly clean dust from all surfaces	▼
Wipe stained wall and desk surfaces with Wexcide	▼
Clean HVAC Return Grill with Wexcide	▼
Remove cardboard boxes	▼
Complete Hazardous Materials Disposal Form for proper disposal of photo developer chemical(s)	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair cause of water damaged wall material (149D)	▼
Clean HVAC return grills and drops	▼
Install new ceiling tiles, cuts needed (149C)	▼
	▼
	▼
	▼
	▼

IAQ Assessment

McFatter, William T. Tech Cntr.

Evaluation Date November 16, 2017

Time of Day 1215

Outdoor Conditions Temperature 75.2

Relative Humidity 77.4

Ambient CO2 431

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
315	74.2	72 - 78	48.9	30% - 60%	872	MAX 700 > Ambient	@6
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		Yes		Yes		2 cut (315) / 2 cut (315A)	
Ceiling	2' X 4' Lay in		Yes	Yes			
Walls	Plaster		Yes	No			
Floor	12" x 12" Vinyl		No	No			

Ceiling Clean	No	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean	No
Walls Clean	No	Inside of Supply Duct Clean	N/A	Inside of Return Duct Clean	N/A
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	Yes	Food if Stored in Room is in Sealed Containers	N/A		

Mechanical Equipment Location	FISH 321	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	N/A
Pollutant Sources Near Air Intake	Not readily accessible ▼		

Observations

IAQ PROTOCOL WAS NOT PERFORM PRIOR TO OUR ARRIVAL

Teacher complaining of vertigo like symptoms. Noticeable vibration/humming/pressure fluctuation likely from HVAC system in adjacent Mechanical Room (321). In addition, room is in need of dusting/cleaning throughout. Bookshelf in (315) and Closet (315A) are cluttered with books and other items, not able to be cleaned adequately.

Corrective Actions to be Completed by Site Based Staff

Clean dust from ceiling tiles or replace	▼
Remove and replace stained ceiling tile	▼
Ensure ceiling tiles are installed properly	▼
Clean drip stain from wall surfaces	▼
Thoroughly sweep dust and debris from flooring	▼
Thoroughly dust elevated/horizontal surfaces	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair cause of stained ceiling tile	▼
Install new ceiling tile upon repair, cuts needed	▼
Evaluate HVAC system, bearings or motor issue, associated with vibration/pressure fluctuation (call Alison for additional information, if needed)	▼
	▼
	▼
	▼