

**THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA**

**ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT**

**TELEPHONE (754) 321-4200**

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March 8, 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

**For Custodial Supervisor Use Only**

Custodial Issues Addressed

Custodial Issues Not Addressed

On March 6, 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: 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  
Mark Murray, Supervisor II Custodial  
Sam Bays, Director, Maintenance Operations  
Kurt Wirz, Area Manager Trades



# IAQ Assessment

McFatter, William T. Tech Cntr.

Evaluation Date March 6, 2017

Time of Day 200

Outdoor Conditions    Temperature 76.4    Relative Humidity 53.6    Ambient CO2 436

|   |  |   |  |   |  |  |   |
|---|--|---|--|---|--|--|---|
| Fish  | Temperature  | Range   | Relative Humidity  | Range   | CO <sup>2</sup>  | Range  | # Occupants   |
| <span style="border: 1px solid black; padding: 2px;">860</span> | <span style="border: 1px solid black; padding: 2px;">68.0</span>                               | <span style="border: 1px solid black; padding: 2px;">72 - 78</span> | <span style="border: 1px solid black; padding: 2px;">63.6</span> | <span style="border: 1px solid black; padding: 2px;">30% - 60%</span> | <span style="border: 1px solid black; padding: 2px;">1004</span> | <span style="border: 1px solid black; padding: 2px;">MAX 700 &gt; Ambient</span> | <span style="border: 1px solid black; padding: 2px;">1</span>                     |
| Noticeable Odor   |  | <span style="border: 1px solid black; padding: 2px;">No</span>      | Visible water damage / staining?                                 |   | Visible microbial growth?  |  | Amount of material affected   |
| Ceiling   | <span style="border: 1px solid black; padding: 2px;">2' X 4' Lay in</span>                     |   | <span style="border: 1px solid black; padding: 2px;">No</span>   |   | <span style="border: 1px solid black; padding: 2px;">No</span>   |  | <span style="border: 1px solid black; padding: 2px;">2 old stains, painted</span> |
| Walls   | <span style="border: 1px solid black; padding: 2px;">Drywall</span>                            |   | <span style="border: 1px solid black; padding: 2px;">No</span>   |   | <span style="border: 1px solid black; padding: 2px;">No</span>   |  | <span style="border: 1px solid black; padding: 2px;"></span>                      |
| Floor   | <span style="border: 1px solid black; padding: 2px;">12" x 12" Vinyl</span>                    |   | <span style="border: 1px solid black; padding: 2px;">No</span>   |   | <span style="border: 1px solid black; padding: 2px;">No</span>   |  | <span style="border: 1px solid black; padding: 2px;"></span>                      |
| Ceiling Clean   | <span style="border: 1px solid black; padding: 2px;">No</span>                                 | HVAC Supply Grills Clean  |  | <span style="border: 1px solid black; padding: 2px;">No</span>        | HVAC Return Grills Clean   |  | <span style="border: 1px solid black; padding: 2px;">No</span>                    |
| Walls Clean   | <span style="border: 1px solid black; padding: 2px;">Yes</span>                                | Inside of Supply Duct Clean   |  | <span style="border: 1px solid black; padding: 2px;">Yes</span>       | Inside of Return Duct Clean                                      |  | <span style="border: 1px solid black; padding: 2px;">No</span>                    |
| Flooring Clean  | <span style="border: 1px solid black; padding: 2px;">Yes</span>                                | Ceiling at Supply Grills Clean                                      |  | <span style="border: 1px solid black; padding: 2px;">No</span>        |  |  |   |
| Room Surfaces Clean   | <span style="border: 1px solid black; padding: 2px;">Yes</span>                                |   |  |   |  |  |   |
| Trash Removed   | <span style="border: 1px solid black; padding: 2px;">Yes</span>                                | Exhaust Fans Working  |  | <span style="border: 1px solid black; padding: 2px;">N/A</span>       | Unapproved Chemicals / Cleaners in Room                          |  | <span style="border: 1px solid black; padding: 2px;">No</span>                    |
| Signs of Pests  | <span style="border: 1px solid black; padding: 2px;">No</span>                                 | Drain Traps Wet   |  | <span style="border: 1px solid black; padding: 2px;">N/A</span>       | Air Fresheners in Room   |  | <span style="border: 1px solid black; padding: 2px;">No</span>                    |
| Room Cluttered  | <span style="border: 1px solid black; padding: 2px;">No</span>                                 | Food if Stored in Room is in Sealed Containers                      |  | <span style="border: 1px solid black; padding: 2px;">N/A</span>       |  |  |   |
| Mechanical Equipment Location                                   | <span style="border: 1px solid black; padding: 2px;">Bard like HVAC system in classroom</span> |   |  |   |  | Mechanical Room Clean  | <span style="border: 1px solid black; padding: 2px;">N/A</span>                   |
| Filters Installed Properly                                      | <span style="border: 1px solid black; padding: 2px;">N/A</span>                                | Filters Clean   |  | <span style="border: 1px solid black; padding: 2px;">N/A</span>       | Inside of HVAC Unit Clean  |  | <span style="border: 1px solid black; padding: 2px;">No</span>                    |
| Condensate Pan Clean  | <span style="border: 1px solid black; padding: 2px;">N/A</span>                                | Cooling Coil Clean  |  | <span style="border: 1px solid black; padding: 2px;">N/A</span>       |  |  |   |
| Fresh Air Intake Location                                       | <span style="border: 1px solid black; padding: 2px;">Behind Bard unit/Exterior wall</span> ▼   |   |  |   |  | Fresh Air Intake Free of Obstruction   | <span style="border: 1px solid black; padding: 2px;">Yes</span>                   |
| Pollutant Sources Near Air Intake                               | <span style="border: 1px solid black; padding: 2px;">Not readily accessible</span> ▼           |   |  |   |  |  |   |

**Observations**

**Teacher complains that there is a urine type odor in classroom almost all times. No odor was observed during assessment.**

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**Corrective Actions to be Completed by Site Based Staff**

|   |   |
|---|---|
| Clean dust from ceilings                        | ▼ |
| Thoroughly clean elevated & horizontal surfaces | ▼ |
| Clean Supply & Return Grills with Wexcide       | ▼ |
| Floor needs sweep/vacuum in tight spots         | ▼ |
|   | ▼ |
|   | ▼ |
|   | ▼ |
|   | ▼ |

**Corrective Actions to be Completed by PPO**

|   |   |
|---|---|
| Set Temperature to 72 - 78 degrees                            | ▼ |
| Repair HVAC to Reduce Humidity Levels                         | ▼ |
| Repair HVAC to Reduce CO2 Levels                              | ▼ |
| Evaluate and repair HVAC system as needed                     | ▼ |
| Vacuum the interior HVAC walls at return vent                 | ▼ |
| Check & Replace HVAC interior insulation for microbial growth | ▼ |
|   | ▼ |

# IAQ Assessment

McFatter, William T. Tech Cntr.

Evaluation Date March 6, 2017

Time of Day 200

Outdoor Conditions Temperature 76.4

Relative Humidity 53.6

Ambient CO2 436

|   |   |   |  |   |   |  |  |
|---|---|---|--|---|---|--|--|
| Fish  | Temperature   | Range   | Relative Humidity  | Range   | CO <sup>2</sup>   | Range  | # Occupants  |
| <span style="border: 1px solid black; padding: 2px;">861</span> | <span style="border: 1px solid black; padding: 2px;">71.7</span>            | <span style="border: 1px solid black; padding: 2px;">72 - 78</span> | <span style="border: 1px solid black; padding: 2px;">69.7</span>                               | <span style="border: 1px solid black; padding: 2px;">30% - 60%</span> | <span style="border: 1px solid black; padding: 2px;">766</span> | <span style="border: 1px solid black; padding: 2px;">MAX 700 &gt; Ambient</span> | <span style="border: 1px solid black; padding: 2px;">2</span>                        |
| Noticeable Odor   |   | <span style="border: 1px solid black; padding: 2px;">No</span>      | Visible water damage / staining?   |   | Visible microbial growth?                                       |  | Amount of material affected  |
| Ceiling   | <span style="border: 1px solid black; padding: 2px;">2' X 4' Lay in</span>  |   | <span style="border: 1px solid black; padding: 2px;">No</span>                                 |   | <span style="border: 1px solid black; padding: 2px;">No</span>  |  | <span style="border: 1px solid black; padding: 2px;">1 Ceiling panel @ corner</span> |
| Walls   | <span style="border: 1px solid black; padding: 2px;">Drywall</span>         |   | <span style="border: 1px solid black; padding: 2px;">No</span>                                 |   | <span style="border: 1px solid black; padding: 2px;">No</span>  |  | <span style="border: 1px solid black; padding: 2px;"></span>                         |
| Floor   | <span style="border: 1px solid black; padding: 2px;">12" x 12" Vinyl</span> |   | <span style="border: 1px solid black; padding: 2px;">No</span>                                 |   | <span style="border: 1px solid black; padding: 2px;">No</span>  |  | <span style="border: 1px solid black; padding: 2px;"></span>                         |
| Ceiling Clean   |   | <span style="border: 1px solid black; padding: 2px;">No</span>      | HVAC Supply Grills Clean   |   | <span style="border: 1px solid black; padding: 2px;">No</span>  | HVAC Return Grills Clean   |  |
| Walls Clean   |   | <span style="border: 1px solid black; padding: 2px;">No</span>      | Inside of Supply Duct Clean  |   | <span style="border: 1px solid black; padding: 2px;">Yes</span> | Inside of Return Duct Clean  |  |
| Flooring Clean  |   | <span style="border: 1px solid black; padding: 2px;">No</span>      | Ceiling at Supply Grills Clean   |   | <span style="border: 1px solid black; padding: 2px;">No</span>  |  |  |
| Room Surfaces Clean   |   | <span style="border: 1px solid black; padding: 2px;">No</span>      |  |   |   |  |  |
| Trash Removed   |   | <span style="border: 1px solid black; padding: 2px;">Yes</span>     | Exhaust Fans Working   |   | <span style="border: 1px solid black; padding: 2px;">N/A</span> | Unapproved Chemicals / Cleaners in Room  |  |
| Signs of Pests  |   | <span style="border: 1px solid black; padding: 2px;">No</span>      | Drain Traps Wet  |   | <span style="border: 1px solid black; padding: 2px;">N/A</span> | Air Fresheners in Room   |  |
| Room Cluttered  |   | <span style="border: 1px solid black; padding: 2px;">No</span>      | Food if Stored in Room is in Sealed Containers   |   | <span style="border: 1px solid black; padding: 2px;">N/A</span> |  |  |
| Mechanical Equipment Location                                   |   |   | <span style="border: 1px solid black; padding: 2px;">Bard like HVAC system in classroom</span> |   |   | Mechanical Room Clean  |  |
| Filters Installed Properly                                      |   | <span style="border: 1px solid black; padding: 2px;">N/A</span>     | Filters Clean  |   | <span style="border: 1px solid black; padding: 2px;">N/A</span> | Inside of HVAC Unit Clean  |  |
| Condensate Pan Clean  |   | <span style="border: 1px solid black; padding: 2px;">N/A</span>     | Cooling Coil Clean   |   | <span style="border: 1px solid black; padding: 2px;">N/A</span> |  |  |
| Fresh Air Intake Location                                       |   |   | <span style="border: 1px solid black; padding: 2px;">Behind Bard unit/Exterior wall</span> ▼   |   |   | Fresh Air Intake Free of Obstruction   |  |
| Pollutant Sources Near Air Intake                               |   |   | <span style="border: 1px solid black; padding: 2px;">Not readily accessible</span> ▼           |   |   | <span style="border: 1px solid black; padding: 2px;">Yes</span>                  |  |

**Observations**

The window sills and blinds are dusty. The walls are dirty near the floor and the floor has black marks at chairs/table legs. Dust is present on ceiling tile grid. Dust layer on cabinets and other horizontal surfaces.  
 Historic damaged wall at corner adjacent to 862, stained ceiling panel present above. All materials dry.

**Corrective Actions to be Completed by Site Based Staff**

|   |   |
|---|---|
| Clean dust from ceilings                        | ▼ |
| Thoroughly clean elevated & horizontal surfaces | ▼ |
| Clean Supply & Return Grills with Wexcide       | ▼ |
| Thoroughly clean and sanitize flooring          | ▼ |
| Floor needs sweep/vacuum in tight spots         | ▼ |
|   | ▼ |
|   | ▼ |
|   | ▼ |

**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         | ▼ |
| Vacuum the interior HVAC walls at return vent | ▼ |
|   | ▼ |
|   | ▼ |
|   | ▼ |

