

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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April 3, 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 March 31, 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 31, 2017

Time of Day 1:30 PM

Outdoor Conditions Temperature 84.4 Relative Humidity 64.1 Ambient CO2 429

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
227	72.3	72 - 78	57.5	30% - 60%	944	MAX 700 > Ambient	13
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling		Ceiling		Ceiling		Ceiling	
No		No		No		Bowed CT throughout	
Walls		Walls		Walls		Walls	
Plaster		No		No			
Floor		Floor		Floor		Floor	
12" x 12" Vinyl		No		No			
Ceiling Clean		HVAC Supply Grills Clean		HVAC Return Grills Clean			
Yes		Yes		Yes			
Walls Clean		Inside of Supply Duct Clean		Inside of Return Duct Clean			
No		Yes		N/A			
Flooring Clean		Ceiling at Supply Grills Clean					
Yes		Yes					
Room Surfaces Clean							
No							
Trash Removed		Exhaust Fans Working		Unapproved Chemicals / Cleaners in Room			
Yes		N/A		No			
Signs of Pests		Drain Traps Wet		Air Fresheners in Room			
No		No		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 224		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

Cabinets/shelves and lab tops/desks throughout. Small area of tackboard wall at back corner of room. Dust on elevated surfaces/cabinets. Wall near entrance door and trash can stained/dirty. Storage closet (227A) cluttered, dust of shelves, cardboard boxes.

- Corrective Actions to be Completed by Site Based Staff**
- Thoroughly clean elevated & horizontal surfaces ▼
 - Clean dust/dirt from wall surfaces ▼
 - Remove cardboard boxes (227A) ▼
 - Store items in plastic containers with lids (227A) ▼
 - Encourage occupant to reduce clutter (227A) ▼
 - Date the filters properly ▼
 - Run water in sinks and floor drains monthly ▼

- Corrective Actions to be Completed by PPO**
- Set Temperature to 72 - 78 degrees ▼
 - Evaluate and repair cause of bowed ceiling tile ▼
 - Repair HVAC to Reduce Humidity Levels ▼
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IAQ Assessment

McFatter, William T. Tech Cntr.

Evaluation Date March 31, 2017

Time of Day 1:30 PM

Outdoor Conditions Temperature 84.4 Relative Humidity 63.9 Ambient CO2 428

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
228	66.9	72 - 78	58.2	30% - 60%	606	MAX 700 > Ambient	0
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		No		No		Bowed CT throughout	
Ceiling	2' X 4' Lay in		No	No			
Walls	Plaster		No	No			
Floor	12" x 12" Vinyl		No	No			
Ceiling Clean	Yes	HVAC Supply Grills Clean	No	HVAC Return Grills Clean	Yes		
Walls Clean	No	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	N/A		
Flooring Clean	Yes	Ceiling at Supply Grills Clean	Yes				
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	No	Air Fresheners in Room	No		
Room Cluttered	No	Food if Stored in Room is in Sealed Containers	N/A				
Mechanical Equipment Location	FISH 224				Mechanical Room Clean	Yes	
Filters Installed Properly	Yes	Filters Clean	Yes	Inside of HVAC Unit Clean	Yes		
Condensate Pan Clean	Yes	Cooling Coil 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

Cabinets/shelves and lab tops/desks throughout. Small area of tackboard wall at back corner of room. Dust on elevated surfaces/cabinets. Wall near entrance door and trash can stained/dirty. Storage closet (228A) stained ceiling tile.

Adjacent hallway areas have stained ceiling tiles, FISH 024 (1), 234 (1), 024A/236 (3), 020B (1)

Corrective Actions to be Completed by Site Based Staff

Thoroughly clean elevated & horizontal surfaces	▼
Date the filters properly	▼
Remove & Clean Supply Grills with Wexcide	▼
Remove and replace stained ceiling tile	▼
If stains return, contact COMPASS for work order	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Set Temperature to 72 - 78 degrees	▼
Evaluate and repair cause of bowed ceiling tile	▼
Repair HVAC to Reduce Humidity Levels	▼
Evaluate and repair cause of stained ceiling tile	▼
Install new ceiling tile upon repair, cuts needed	▼
	▼
	▼
	▼

IAQ Assessment

McFatter, William T. Tech Cntr.

Evaluation Date March 31, 2017

Time of Day 1:30 PM

Outdoor Conditions Temperature 84.4

Relative Humidity 64.1

Ambient CO2 429

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
229	65.0	72 - 78	64.2	30% - 60%	634	MAX 700 > Ambient	0
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		No		No		Bowed CT throughout	
Ceiling	2' X 4' Lay in		No	No			
Walls	Plaster		No	No			
Floor	12" x 12" Vinyl		No	No			

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

Mechanical Equipment Location	FISH 224	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

Cabinets/shelves and lab tops/desks throughout. Dust on elevated surfaces/cabinets. Wall at baseboard stained/dirty. Ceiling tile grid is rusty indicating signs of previous moisture/humidity issue. Occupants reported mold growth on the walls when returned from summer (cleaned appropriately). Storage closet (229A) water heater; historical water damage to plaster.

Adjacent hallway areas have stained ceiling tiles, FISH 024 (1), 234 (1), 024A/236 (3), 020B (1)

Corrective Actions to be Completed by Site Based Staff

Thoroughly clean elevated & horizontal surfaces	▼
Clean wall surfaces at baseboard	▼
Date the filters properly	▼
Remove and replace stained ceiling tiles	▼
If stains return, contact COMPASS for work order	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Set Temperature to 72 - 78 degrees	▼
Evaluate and repair cause of bowed ceiling tile	▼
Repair HVAC to Reduce Humidity Levels	▼
Evaluate and repair cause of water damaged wall material	▼
	▼
	▼
	▼

IAQ Assessment

McFatter, William T. Tech Cntr.

Evaluation Date March 31, 2017

Time of Day 1:30 PM

Outdoor Conditions Temperature 83.4 Relative Humidity 62.2 Ambient CO2 433

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
359	67.8	72 - 78	54.2	30% - 60%	935	MAX 700 > Ambient	0
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling 2' X 4' Lay in		Walls Drywall		Floor 12" x 12" Vinyl		Bowed CT throughout	
No		No		No			

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

Mechanical Equipment Location	FISH 368	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

Cabinets/shelves and lab tops/desks throughout. Dust on elevated surfaces/cabinets, top of refrigerator. Very cluttered with papers, books, cardboard boxes, equipment, items for disposal. New cardboard boxes staged for use.

Corrective Actions to be Completed by Site Based Staff

Thoroughly clean elevated & horizontal surfaces	▼
Encourage occupant to reduce clutter	▼
Remove cardboard boxes	▼
Store items in plastic containers with lids	▼
Date the filters properly	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Set Temperature to 72 - 78 degrees	▼
Evaluate and repair cause of bowed ceiling tile	▼
Remove and replace bowed ceiling tiles	▼
	▼
	▼
	▼
	▼

