

IEA, INC.

2023 - 2024 Ventilation Assessment



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Saint Paul Public Schools Central Senior High School

Assessment Date:
4/7/2023 - 4/10/2023

Project Description

IEA conducted a ventilation inspection in Central Senior High School by IEA representative, Eddie Anderson, with the intent of gathering visual observations and overall ventilation information which will assist the District in making informed and proactive decisions to improve and maintain acceptable air quality in the building. This inspection is based upon the Environmental Protection Agency's (EPA's) Tools for Schools IAQ guidelines and the recommended Minnesota Department of Education (MDE) portion of a school district's IAQ management plan. Ventilation verification is also recommended by American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE).

Some observations gathered during the inspection may identify issues which may require additional testing, evaluation, further investigation, or maintenance on the ventilation systems.

The findings, conclusions and recommendations presented herein are believed to be accurate and representative of the building on the date and time of the inspection.

GENERAL COMMENTS

The analysis and opinions expressed in this report are based upon data obtained from Saint Paul Public Schools at the indicated locations. This report does not reflect variations in conditions that may occur across the site, property, or facility. Actual conditions may vary and may not become evident without further assessment.

The report is prepared for the exclusive use of our client for specific application to the project discussed and has been prepared in accordance with generally accepted indoor air quality practices. Other than as provided in the preceding sentence, no warranties are extended or made.

Building Information

General information regarding the building was collected by IEA during an interview with building maintenance staff. The information gathered during this process is a vital component, as it is helpful in determining how these items may play a role in possible IAQ related issues.

Below is a summary of the information gathered during the interview:

- Automation controls are managed internally.
- A Building Automation System is present. The automation control software program is Tridium and controls can not be accessed remotely.
- Schedules:

Ventilation operation:

Day:	Occupied?	Start Time:	End Time:
Monday-Friday	Yes	5:30 AM	11:00 PM
Saturday	Yes	7:00 AM	11:00 PM
Sunday	No		

Typical occupancy:

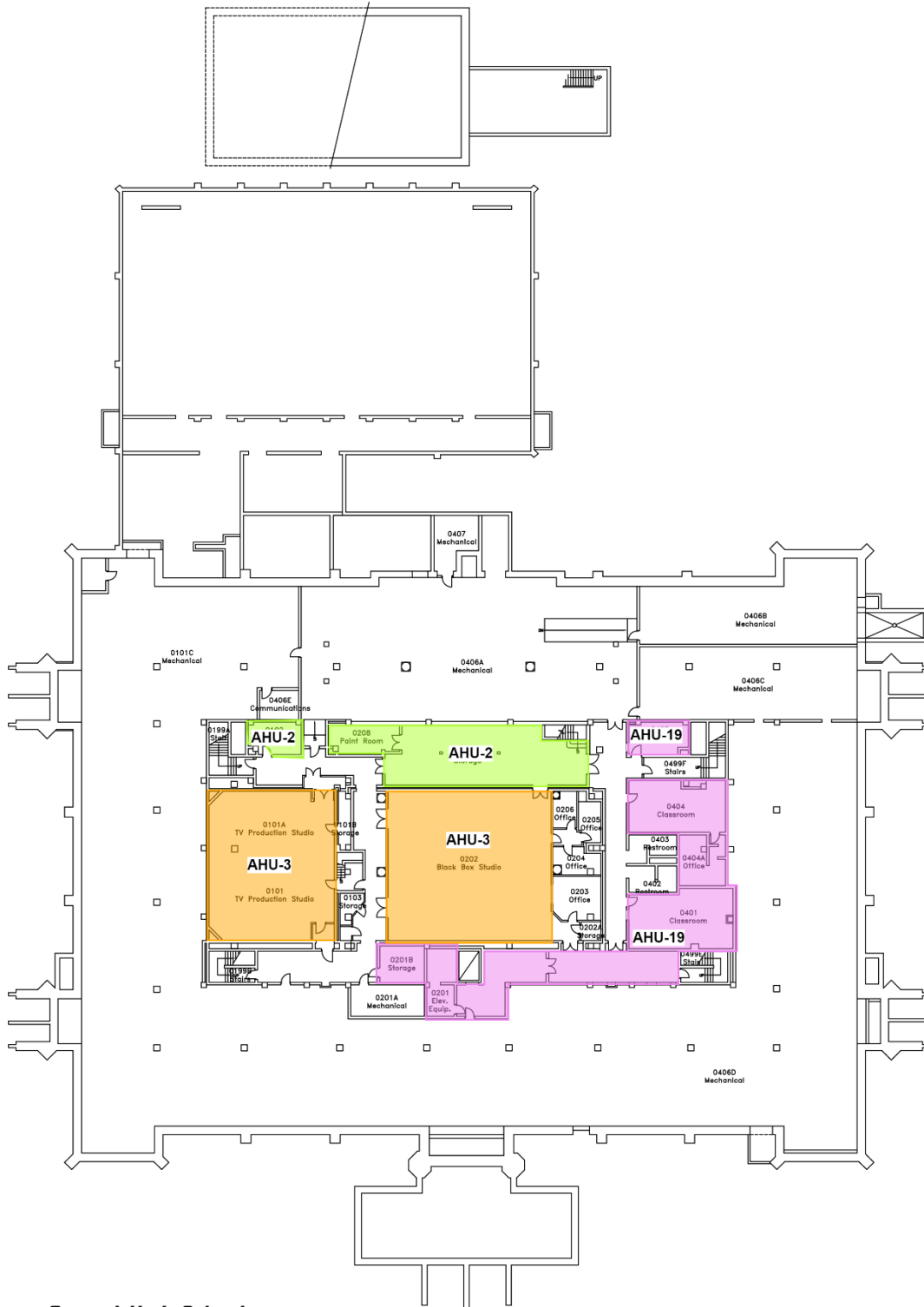
Day:	Occupied?	Start Time:	End Time:
Monday-Friday	Yes	8:30 AM	3:00 PM
Saturday	Yes	7:00 AM	11:00 PM
Sunday	No		
Holiday	No		

- It is not known whether or not CO2 sensors are associated with the ventilation system.
- VAVs are present. They are not fan powered.
- Building has variable frequency drives (VFD).
- The heating system is electric.
- A cooling system is present and is a Dx type system.
- Filters used are:

Filter Type	MERV Rating
Pleated	MERV 11

- Filters are changed quarterly.
- Energy Recovery Units are present.
- Units do not contain system Enhancements.
- Personal air purifiers are supplied for individual rooms. They are of unknown make or model.
- It is not known whether or not the building was commissioned during the original construction.

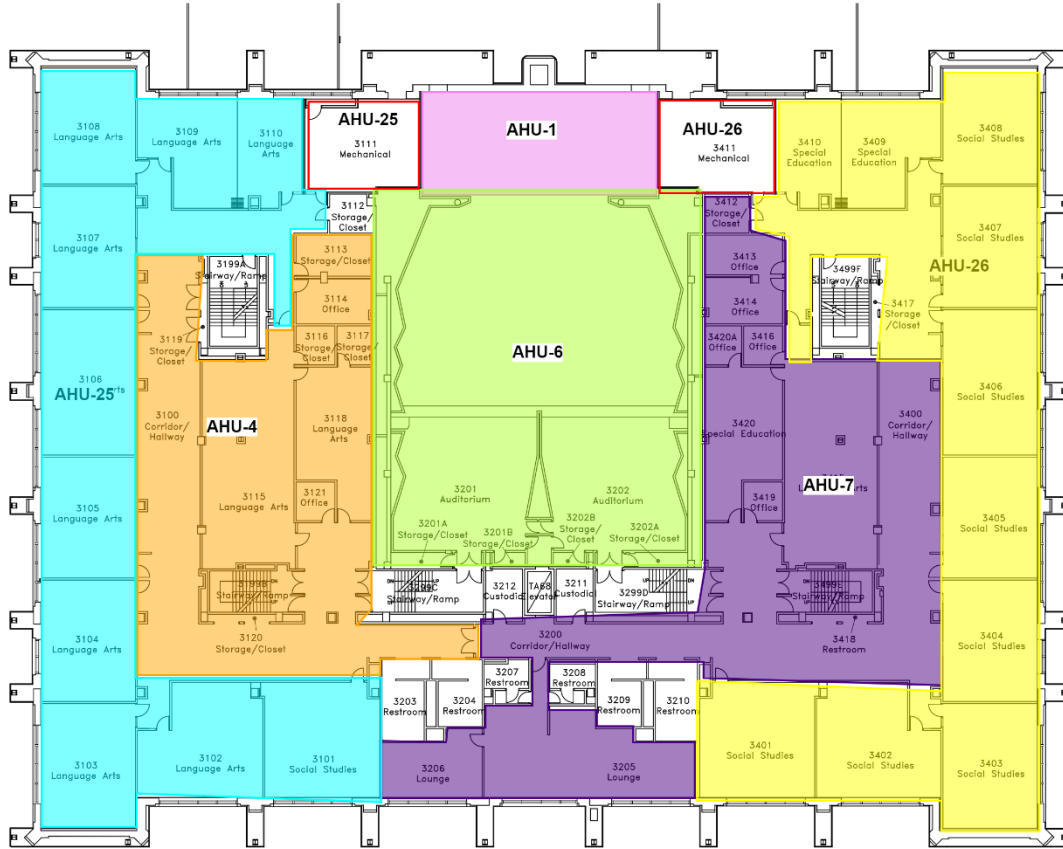
Air Handling Unit Designations & Service Zones: Basement



Central High School
First Floor Plan

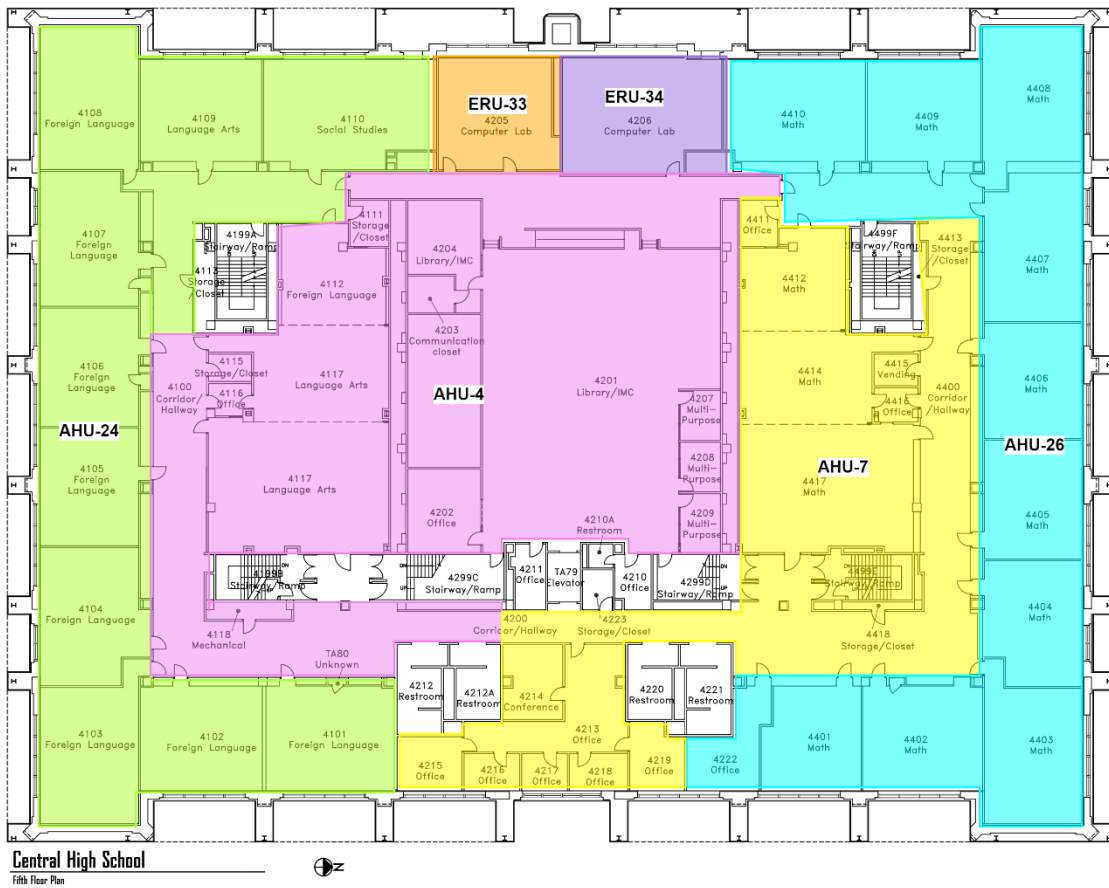


Air Handling Unit Designations & Service Zones: 3rd Floor



Central High School
Fourth Floor Plan

Air Handling Unit Designations & Service Zones: 4th Floor



Assessment

Ventilation System

The following information was gathered by IEA on 4/7/2023 - 4/10/2023 with support from the district building representative during the on-site interview. The type of heating, ventilating and air-conditioning (HVAC) system and its assessment is included for each unit below:

Unit Designation:	AHU_04	
Location of Unit:	Mechanical Room 5101	
Areas Served:	See attached map.	
System Enhancements:	None	
Supply System	Outdoor Air	Cleanliness and Observations
Type <ul style="list-style-type: none"> • Supply System - VAV • Heating - Hot Water • Cooling - None • Energy Recovery Unit (ERU) - None 	<p>Outdoor air intake is accessible</p> <p>Outdoor air intake is located on an exterior wall.</p> <p>No nearby pollution sources were found.</p>	<p>Outdoor air filters are not present.</p> <p>Return air filters are not present.</p> <p>Mixed air pre-filters are not present. Mixed air main filters are clean and not in need of replacement (scoring 2 out of 5) and fit well. Mixed air main filters are installed correctly.</p> <p>Drain pans are not applicable or not present. Drain pan condition is not known.</p>
Filter Type - Mixed <ul style="list-style-type: none"> • Pre-filter: None • Main filter: Pleated, MERV 11 	<p>Outdoor air intake is in good condition.</p>	<p>Heating coils are dirty.</p> <p>Heat wheels are not present.</p> <p>Exterior ducting is visible. Exterior ducting insulation is not present.</p> <p>Interior ducting is visible. Interior ducting insulation is in good condition. Interior ducting is dirty.</p> <p>Air handling room is free of trash/chemicals.</p> <p>Outside damper is open, and its condition is good.</p> <p>Return damper is open, and its condition is good.</p> <p>The general condition of the unit is good.</p>

Unit Designation:	AHU_02	
Location of Unit:	Mechanical room 5101	
Areas Served:	Auditorium Storage and Lower Level See attached map	
System Enhancements:	None	
Supply System	Outdoor Air	Cleanliness and Observations
Type <ul style="list-style-type: none"> Supply System - Constant Volume Heating - Hot Water Cooling - None Energy Recovery Unit (ERU) - None 	<p>Outdoor air intake is inaccessible</p> <p>Outdoor air intake is located on an exterior wall.</p> <p>It is not known if there are nearby pollution sources.</p>	<p>Outdoor air filters are not present.</p> <p>Return air filters are not present.</p> <p>Mixed air pre-filters are not present. Mixed air main filters are somewhat dirty and on the border of needing replacement (scoring 3 out of 5) and fit well. Mixed air main filters are installed correctly.</p> <p>Drain pans are not applicable or not present. Drain pan condition is not known.</p>
Filter Type - Mixed <ul style="list-style-type: none"> Pre-filter: None Main filter: Pleated, MERV 11 	<p>Outdoor air intake is in good condition.</p>	<p>Heating coils are clean.</p> <p>Heat wheels are not present.</p> <p>Exterior ducting is visible. Exterior ducting insulation is not present.</p> <p>Interior ducting is not visible. Interior ducting insulation is in an unknown condition. Interior ducting is of unknown cleanliness.</p> <p>Air handling room is free of trash/chemicals.</p> <p>Outside damper is open, and its condition is good.</p> <p>Return damper is open, and its condition is good.</p> <p>The general condition of the unit is good.</p>

Unit Designation:	AHU_03	
Location of Unit:	Mechanical room 5101	
Areas Served:	Black Box Studio 0202 See attached map	
System Enhancements:	None	
Supply System	Outdoor Air	Cleanliness and Observations
Type <ul style="list-style-type: none"> Supply System - Constant Volume Heating - Hot Water Cooling - Dx Energy Recovery Unit (ERU) - None 	Outdoor air intake is inaccessible Outdoor air intake is located on an exterior wall. It is not known if there are nearby pollution sources.	Outdoor air filters are not present. Return air filters are not present. Mixed air pre-filters are not present. Mixed air main filters are somewhat dirty and on the border of needing replacement (scoring 3 out of 5) and fit well. Mixed air main filters are installed correctly. Drain pans are not plugged. Drain pan condition is good.
Filter Type - Mixed <ul style="list-style-type: none"> Pre-filter: None Main filter: Pleated, MERV 11 	Outdoor air intake is in good condition.	Heating coils are clean and cooling coils are clean. Heat wheels are not present. Exterior ducting is visible. Exterior ducting insulation is in good condition. Interior ducting is visible. Interior ducting insulation is not present. Interior ducting is of unknown cleanliness. Air handling room is free of trash/chemicals. Outside damper is open, and its condition is good. Return damper is open, and its condition is good. The general condition of the unit is good.

Unit Designation:	AHU_01	
Location of Unit:	Mechanical Room 5101	
Areas Served:	4FL & 5FL Interior South See attached map	
System Enhancements:	None	
Supply System	Outdoor Air	Cleanliness and Observations
Type <ul style="list-style-type: none"> • Supply System - VAV • Heating - Hot Water • Cooling - None • Energy Recovery Unit (ERU) - None 	<p>Outdoor air intake is inaccessible</p> <p>Outdoor air intake is located on an exterior wall.</p> <p>It is not known if there are nearby pollution sources.</p>	<p>Outdoor air filters are not present.</p> <p>Return air filters are not present.</p> <p>Mixed air pre-filters are not present. Mixed air main filters are somewhat dirty and on the border of needing replacement (scoring 3 out of 5) and fit well. Mixed air main filters are installed correctly.</p> <p>Drain pans are not applicable or not present. Drain pan condition is not known.</p> <p>Heat wheels are not present.</p> <p>Exterior ducting is visible. Exterior ducting insulation is not present.</p> <p>Interior ducting is not visible. Interior ducting insulation is in an unknown condition. Interior ducting is of unknown cleanliness.</p> <p>Air handling room is free of trash/chemicals.</p> <p>Outside damper is open, and its condition is good.</p> <p>Return damper is open, and its condition is good.</p> <p>The general condition of the unit is good.</p>
Filter Type - Mixed <ul style="list-style-type: none"> • Pre-filter: None • Main filter: Pleated, MERV 11 	<p>Outdoor air intake is in good condition.</p>	

Unit Designation:	AHU_05	
Location of Unit:	Stairwell E North Penthouse	
Areas Served:	See attached map.	
System Enhancements:	None	
Supply System	Outdoor Air	Cleanliness and Observations
Type <ul style="list-style-type: none"> Supply System - Unknown Heating - Hot Water Cooling - None Energy Recovery Unit (ERU) - None 	Outdoor air intake is accessible Outdoor air intake is located on the roof. No nearby pollution sources were found.	Outdoor air filters are not present. Return air filters are not present. Mixed air pre-filters are not present. Mixed air main filters are dirty and in need of replacement (scoring 5 out of 5) and fit well. Mixed air main filters are installed correctly. Drain pans are not plugged. Drain pan condition is good. Heating coils are clean. Heat wheels are not present. Exterior ducting is not visible. Exterior ducting insulation is not present. Interior ducting is visible. Interior ducting insulation is in good condition. Interior ducting is dirty. Air handling room is free of trash/chemicals. Outside damper is open, and its condition is good. Return damper is open, and its condition is good. The general condition of the unit is good.
Filter Type - Mixed <ul style="list-style-type: none"> Pre-filter: None Main filter: Pleated, MERV 11 	Outdoor air intake is in good condition.	

Unit Designation:	AHU_06	
Location of Unit:	Mechanical room 5401	
Areas Served:	Auditorium See attached map	
System Enhancements:	None	
Supply System	Outdoor Air	Cleanliness and Observations
Type <ul style="list-style-type: none"> Supply System - Constant Volume Heating - Hot Water Cooling - None Energy Recovery Unit (ERU) - None 	Outdoor air intake is accessible Outdoor air intake is located on an exterior wall. No nearby pollution sources were found.	Outdoor air filters are not present. Return air filters are not present. Mixed air pre-filters are not present. Mixed air main filters are somewhat dirty and on the border of needing replacement (scoring 3 out of 5) and fit well. Mixed air main filters are installed correctly. Drain pan plugged status is not known. Drain pan condition is not known.
Filter Type - Mixed <ul style="list-style-type: none"> Pre-filter: None Main filter: Pleated, MERV 11 	Outdoor air intake is in good condition.	Heating coils are inaccessible. Heat wheels are not present. Exterior ducting is visible. Exterior ducting insulation is not present. Interior ducting is visible. Interior ducting insulation is in good condition. Interior ducting is dirty. Air handling room is free of trash/chemicals. Outside damper is open, and its condition is good. Return damper is inaccessible, and its condition is not known. The general condition of the unit is good.

Unit Designation:	AHU_07	
Location of Unit:	Mechanical room PENTHOUSE B	
Areas Served:	4FL & 5FL Interior North See attached map	
System Enhancements:	None	
Supply System	Outdoor Air	Cleanliness and Observations
Type <ul style="list-style-type: none"> • Supply System - VAV • Heating - Hot Water • Cooling - None • Energy Recovery Unit (ERU) - None 	Outdoor air intake is accessible Outdoor air intake is located on an exterior wall. No nearby pollution sources were found.	Outdoor air filters are not present. Return air filters are not present. Mixed air pre-filters are not present. Mixed air main filters are somewhat dirty and on the border of needing replacement (scoring 4 out of 5) and fit well. Mixed air main filters are installed correctly. Drain pans are not applicable or not present. Drain pan condition is not known.
Filter Type - Mixed <ul style="list-style-type: none"> • Pre-filter: None • Main filter: Pleated, MERV 11 	Outdoor air intake is in good condition.	Heating coils are dirty. Heat wheels are not present. Exterior ducting is visible. Exterior ducting insulation is not present. Interior ducting is visible. Interior ducting insulation is in good condition. Interior ducting is dirty. Air handling room is free of trash/chemicals. Outside damper is open, and its condition is good. Return damper is open, and its condition is good. The general condition of the unit is good.

Unit Designation:	AHU_08	
Location of Unit:	Mechanical room 2120	
Areas Served:	Pool See attached map	
System Enhancements:	None	
Supply System	Outdoor Air	Cleanliness and Observations
Type <ul style="list-style-type: none"> Supply System - Constant Volume Heating - Hot Water Cooling - None Energy Recovery Unit (ERU) - None 	<p>Outdoor air intake is inaccessible</p> <p>Outdoor air intake is located on an exterior wall.</p> <p>It is not known if there are nearby pollution sources.</p>	<p>Outdoor air filters are not present.</p> <p>Return air filters are not present.</p> <p>Mixed air pre-filters are not present. Mixed air main filters are somewhat dirty and on the border of needing replacement (scoring 4 out of 5) and fit well. Mixed air main filters are installed correctly.</p> <p>Drain pans are not applicable or not present. Drain pan condition is not known.</p>
Filter Type - Mixed <ul style="list-style-type: none"> Pre-filter: None Main filter: Pleated, MERV 11 	<p>Outdoor air intake is in good condition.</p>	<p>Heating coils are clean.</p> <p>Heat wheels are not present.</p> <p>Exterior ducting is visible. Exterior ducting insulation is not present.</p> <p>Interior ducting is visible. Interior ducting insulation is not present. Interior ducting is of unknown cleanliness.</p> <p>Air handling room is free of trash/chemicals.</p> <p>Outside damper is open, and its condition is good.</p> <p>Return damper is open, and its condition is good.</p> <p>The general condition of the unit is good.</p>

Unit Designation:	AHU_09	
Location of Unit:	Mechanical room 2512	
Areas Served:	Gym West See attached map	
System Enhancements:	None	
Supply System	Outdoor Air	Cleanliness and Observations
Type <ul style="list-style-type: none"> Supply System - Constant Volume Heating - Hot Water Cooling - None Energy Recovery Unit (ERU) - None 	<p>Outdoor air intake is inaccessible</p> <p>Outdoor air intake is located on an exterior wall.</p> <p>It is not known if there are nearby pollution sources.</p>	<p>Outdoor air filters are not present.</p> <p>Return air filters are not present.</p> <p>Mixed air pre-filters are not present. Mixed air main filters are somewhat dirty and on the border of needing replacement (scoring 4 out of 5) and fit poorly. Mixed air main filters are installed correctly.</p> <p>Drain pans are not applicable or not present. Drain pan condition is not known.</p>
Filter Type - Mixed <ul style="list-style-type: none"> Pre-filter: None Main filter: Pleated, MERV 11 	<p>Outdoor air intake is in good condition.</p>	<p>Heating coils are dirty.</p> <p>Heat wheels are not present.</p> <p>Exterior ducting is visible. Exterior ducting insulation is not present.</p> <p>Interior ducting is visible. Interior ducting insulation is in good condition. Interior ducting is clean.</p> <p>Air handling room is free of trash/chemicals.</p> <p>Outside damper is inaccessible, and its condition is not known.</p> <p>Return damper is inaccessible, and its condition is not known.</p> <p>The general condition of the unit is good.</p>

Unit Designation:	AHU_10	
Location of Unit:	Mechanical room 1501	
Areas Served:	Gym East See attached map	
System Enhancements:	None	
Supply System	Outdoor Air	Cleanliness and Observations
Type <ul style="list-style-type: none"> Supply System - Constant Volume Heating - Hot Water Cooling - None Energy Recovery Unit (ERU) - None 	Outdoor air intake is inaccessible Outdoor air intake is located on an exterior wall. It is not known if there are nearby pollution sources.	Outdoor air filters are not present. Return air filters are not present. Mixed air pre-filters are not present. Mixed air main filters are somewhat dirty and on the border of needing replacement (scoring 4 out of 5) and fit well. Mixed air main filters are installed correctly. Drain pans are not applicable or not present. Drain pan condition is not known.
Filter Type - Mixed <ul style="list-style-type: none"> Pre-filter: None Main filter: Pleated, MERV 11 	Outdoor air intake is in good condition.	Heating coils are dirty. Heat wheels are not present. Exterior ducting is visible. Exterior ducting insulation is not present. Interior ducting is not visible. Interior ducting insulation is in good condition. Interior ducting is of unknown cleanliness. Air handling room is free of trash/chemicals. Outside damper is inaccessible, and its condition is not known. Return damper is inaccessible, and its condition is not known. The general condition of the unit is good.

Unit Designation:	AHU_11	
Location of Unit:	Mechanical Room 2512	
Areas Served:	See attached map.	
System Enhancements:	None	
Supply System	Outdoor Air	Cleanliness and Observations
Type <ul style="list-style-type: none"> Supply System - Unknown Heating - Hot Water Cooling - None Energy Recovery Unit (ERU) - None 	<p>Outdoor air intake is inaccessible</p> <p>Outdoor air intake is located on an exterior wall.</p> <p>It is not known if there are nearby pollution sources.</p>	<p>Outdoor air filters are not present.</p> <p>Return air filters are not present.</p> <p>Mixed air pre-filters are not present. Mixed air main filters are somewhat dirty and on the border of needing replacement (scoring 3 out of 5) and fit well. Mixed air main filters are installed correctly.</p> <p>Drain pans are not applicable or not present. Drain pan condition is not known.</p>
Filter Type - Mixed <ul style="list-style-type: none"> Pre-filter: None Main filter: Pleated, MERV 11 	<p>Outdoor air intake is in good condition.</p>	<p>Heating coils are clean.</p> <p>Heat wheels are not present.</p> <p>Exterior ducting is visible. Exterior ducting insulation is not present.</p> <p>Interior ducting is not visible. Interior ducting insulation is in an unknown condition. Interior ducting is of unknown cleanliness.</p> <p>Air handling room is free of trash/chemicals.</p> <p>Outside damper is open, and its condition is good.</p> <p>Return damper is open, and its condition is good.</p> <p>The general condition of the unit is good.</p>

Unit Designation:	AHU_12 (100% RA)	
Location of Unit:	Mechanical room 2512	
Areas Served:	Gym/Varsity Lockerrooms See attached map	
System Enhancements:	None	
Supply System	Outdoor Air	Cleanliness and Observations
Type <ul style="list-style-type: none"> Supply System - Constant Volume Heating - Hot Water Cooling - None Energy Recovery Unit (ERU) - None 	<p>Outdoor air intake is inaccessible</p> <p>Outdoor air intake is located in an unknown location.</p> <p>It is not known if there are nearby pollution sources.</p>	<p>Outdoor air filters are not present.</p> <p>Return air pre-filters are not present. Return air main filters are somewhat dirty and on the border of needing replacement (scoring 3 out of 5) and fit well. Return air main filters are installed correctly.</p> <p>Drain pans are not applicable or not present. Drain pan condition is not known.</p> <p>Heating coils are inaccessible.</p> <p>Heat wheels are not present.</p> <p>Exterior ducting is visible. Exterior ducting insulation is not present.</p> <p>Interior ducting is visible. Interior ducting insulation is in good condition. Interior ducting is dirty.</p> <p>Air handling room is free of trash/chemicals.</p> <p>Outside damper is not present.</p> <p>Return damper is inaccessible, and its condition is not known.</p> <p>The general condition of the unit is good.</p>
Filter Type - Return <ul style="list-style-type: none"> Pre-filter: None Main filter: Pleated 	<p>Condition of the outdoor air intake is not known.</p>	

Unit Designation:	AHU_13	
Location of Unit:	Mechanical Room 2511	
Areas Served:	See attached map. Chorus Room	
System Enhancements:	None	
Supply System	Outdoor Air	Cleanliness and Observations
Type <ul style="list-style-type: none"> • Supply System - Unknown • Heating - Hot Water • Cooling - None • Energy Recovery Unit (ERU) - None 	<p>Outdoor air intake is inaccessible</p> <p>Outdoor air intake is located on an exterior wall.</p> <p>It is not known if there are nearby pollution sources.</p>	<p>Outdoor air filters are not present.</p> <p>Return air filters are not present.</p> <p>Mixed air pre-filters are not present. Mixed air main filters are somewhat dirty and on the border of needing replacement (scoring 4 out of 5) and fit well. Mixed air main filters are installed correctly.</p> <p>Drain pans are not applicable or not present. Drain pan condition is good.</p>
Filter Type - Mixed <ul style="list-style-type: none"> • Pre-filter: None • Main filter: Pleated, MERV 11 	<p>Outdoor air intake is in good condition.</p>	<p>Heating coils are clean.</p> <p>Heat wheels are not present.</p> <p>Exterior ducting is visible. Exterior ducting insulation is not present.</p> <p>Interior ducting is not visible. Interior ducting insulation is in an unknown condition. Interior ducting is of unknown cleanliness.</p> <p>Air handling room is free of trash/chemicals.</p> <p>Outside damper is open, and its condition is good.</p> <p>Return damper is inaccessible, and its condition is not known.</p> <p>The general condition of the unit is good.</p>

Unit Designation:	AHU_15	
Location of Unit:	Mechanical room 2512	
Areas Served:	Gym Hallway See attached map	
System Enhancements:	None	
Supply System	Outdoor Air	Cleanliness and Observations
Type <ul style="list-style-type: none"> Supply System - Constant Volume Heating - Hot Water Cooling - None Energy Recovery Unit (ERU) - None 	Outdoor air intake is inaccessible Outdoor air intake is located on an exterior wall. It is not known if there are nearby pollution sources.	Outdoor air filters are not present. Return air filters are not present. Mixed air pre-filters are not present. Mixed air main filters are somewhat dirty and on the border of needing replacement (scoring 4 out of 5) and fit well. Mixed air main filters are installed correctly. Drain pans are not applicable or not present. Drain pan condition is not known. Heating coils are clean. Heat wheels are not present. Exterior ducting is visible. Exterior ducting insulation is not present. Interior ducting is visible. Interior ducting insulation is in good condition. Interior ducting is dirty. Air handling room is free of trash/chemicals. Outside damper is open, and its condition is good. Return damper is open, and its condition is good. The general condition of the unit is good.
Filter Type - Mixed <ul style="list-style-type: none"> Pre-filter: None Main filter: Pleated, MERV 11 	Outdoor air intake is in good condition.	

Unit Designation:	AHU_16	
Location of Unit:	Mechanical room 2119	
Areas Served:	Aux Gym See attached map	
System Enhancements:	None	
Supply System	Outdoor Air	Cleanliness and Observations
Type <ul style="list-style-type: none"> • Supply System - Constant Volume • Heating - Hot Water • Cooling - None • Energy Recovery Unit (ERU) - None 	<p>Outdoor air intake is inaccessible</p> <p>Outdoor air intake is located on the roof.</p> <p>It is not known if there are nearby pollution sources.</p> <p>Outdoor air intake is in good condition.</p>	<p>Outdoor air filters are not present.</p> <p>Return air filters are not present.</p> <p>Mixed air pre-filters are not present. Mixed air main filters are clean and not in need of replacement (scoring 2 out of 5) and fit well. Mixed air main filters are installed correctly.</p> <p>Drain pans are not applicable or not present. Drain pan condition is not known.</p> <p>Heating coils are clean.</p> <p>Heat wheels are not present.</p> <p>Exterior ducting is visible. Exterior ducting insulation is not present.</p> <p>Interior ducting is not visible. Interior ducting insulation is in an unknown condition. Interior ducting is of unknown cleanliness.</p> <p>Air handling room is free of trash/chemicals.</p> <p>Outside damper is open, and its condition is good.</p> <p>Return damper is open, and its condition is good.</p> <p>The general condition of the unit is good.</p>
Filter Type - Mixed <ul style="list-style-type: none"> • Pre-filter: None • Main filter: Pleated, MERV 11 		

Unit Designation:	AHU_17	
Location of Unit:	Mechanical room 2117	
Areas Served:	1st Floor South See attached map	
System Enhancements:	None	
Supply System	Outdoor Air	Cleanliness and Observations
Type <ul style="list-style-type: none"> • Supply System - VAV • Heating - Hot Water • Cooling - None • Energy Recovery Unit (ERU) - None 	Outdoor air intake is accessible Outdoor air intake is located on an exterior wall. No nearby pollution sources were found.	Outdoor air filters are not present. Return air filters are not present. Mixed air pre-filters are not present. Mixed air main filters are somewhat dirty and on the border of needing replacement (scoring 3 out of 5) and fit well. Mixed air main filters are installed correctly. Drain pans are not applicable or not present. Drain pan condition is not known.
Filter Type - Mixed <ul style="list-style-type: none"> • Pre-filter: None • Main filter: Pleated, MERV 11 	Outdoor air intake is in good condition.	Heating coils are clean. Heat wheels are not present. Exterior ducting is visible. Exterior ducting insulation is not present. Interior ducting is not visible. Interior ducting insulation is in an unknown condition. Interior ducting is of unknown cleanliness. Air handling room is free of trash/chemicals. Outside damper is open, and its condition is good. Return damper is inaccessible, and its condition is not known. The general condition of the unit is good.

Unit Designation:	AHU_18	
Location of Unit:	Mechanical room 2117	
Areas Served:	Administration See attached map	
System Enhancements:	None	
Supply System	Outdoor Air	Cleanliness and Observations
Type <ul style="list-style-type: none"> • Supply System - VAV • Heating - Hot Water • Cooling - None • Energy Recovery Unit (ERU) - None 	Outdoor air intake is accessible Outdoor air intake is located on an exterior wall. No nearby pollution sources were found.	Outdoor air filters are not present. Return air filters are not present. Mixed air pre-filters are not present. Mixed air main filters are somewhat dirty and on the border of needing replacement (scoring 3 out of 5) and fit well. Mixed air main filters are installed correctly. Drain pans are not applicable or not present. Drain pan condition is not known.
Filter Type - Mixed <ul style="list-style-type: none"> • Pre-filter: None • Main filter: Pleated, MERV 11 	Outdoor air intake is in good condition.	Heating coils are dirty. Heat wheels are not present. Exterior ducting is visible. Exterior ducting insulation is not present. Interior ducting is not visible. Interior ducting insulation is in an unknown condition. Interior ducting is of unknown cleanliness. Air handling room is free of trash/chemicals. Outside damper is open, and its condition is good. Return damper is inaccessible, and its condition is not known. The general condition of the unit is good.

Unit Designation:	AHU_20	
Location of Unit:	Mechanical room 2303	
Areas Served:	Cafeteria See Attached Map	
System Enhancements:	None	
Supply System	Outdoor Air	Cleanliness and Observations
Type <ul style="list-style-type: none"> • Supply System - VAV • Heating - Hot Water • Cooling - None • Energy Recovery Unit (ERU) - None 	<p>Outdoor air intake is inaccessible</p> <p>Outdoor air intake is located on an exterior wall.</p> <p>It is not known if there are nearby pollution sources.</p>	<p>Outdoor air filters are not present.</p> <p>Return air filters are not present.</p> <p>Mixed air pre-filters are not present. Mixed air main filters are somewhat dirty and on the border of needing replacement (scoring 4 out of 5) and fit well. Mixed air main filters are installed correctly.</p> <p>Drain pans are not applicable or not present. Drain pan condition is not known.</p> <p>Heating coils are clean.</p> <p>Heat wheels are not present.</p> <p>Exterior ducting is visible. Exterior ducting insulation is not present.</p> <p>Interior ducting is not visible. Interior ducting insulation is in an unknown condition. Interior ducting is of unknown cleanliness.</p> <p>Air handling room is free of trash/chemicals.</p> <p>Outside damper is open, and its condition is good.</p> <p>Return damper is open, and its condition is good.</p> <p>The general condition of the unit is good.</p>
Filter Type - Mixed <ul style="list-style-type: none"> • Pre-filter: None • Main filter: Pleated, MERV 11 	<p>Outdoor air intake is in good condition.</p>	

Unit Designation:	AHU_19	
Location of Unit:	Mechanical room 2303	
Areas Served:	Basement Corridor North, 0401/0404 See attached map	
System Enhancements:	None	
Supply System	Outdoor Air	Cleanliness and Observations
Type <ul style="list-style-type: none"> • Supply System - Constant Volume • Heating - Hot Water • Cooling - None • Energy Recovery Unit (ERU) - None 	<p>Outdoor air intake is inaccessible</p> <p>Outdoor air intake is located on an exterior wall.</p> <p>It is not known if there are nearby pollution sources.</p>	<p>Outdoor air filters are not present.</p> <p>Return air filters are not present.</p> <p>Mixed air pre-filters are not present. Mixed air main filters are somewhat dirty and on the border of needing replacement (scoring 3 out of 5) and fit well. Mixed air main filters are installed correctly.</p> <p>Drain pans are not applicable or not present. Drain pan condition is not known.</p>
Filter Type - Mixed <ul style="list-style-type: none"> • Pre-filter: None • Main filter: Pleated, MERV 11 	<p>Outdoor air intake is in good condition.</p>	<p>Heating coils are inaccessible.</p> <p>Heat wheels are not present.</p> <p>Exterior ducting is visible. Exterior ducting insulation is not present.</p> <p>Interior ducting is visible. Interior ducting insulation is in good condition. Interior ducting is dirty.</p> <p>Air handling room is free of trash/chemicals.</p> <p>Outside damper is open, and its condition is good.</p> <p>Return damper is open, and its condition is good.</p> <p>The general condition of the unit is good.</p>

Unit Designation:	AHU_21	
Location of Unit:	Mechanical room 2303	
Areas Served:	Arts & Science See attached map	
System Enhancements:	None	
Supply System	Outdoor Air	Cleanliness and Observations
Type <ul style="list-style-type: none"> Supply System - VAV Heating - Hot Water Cooling - None Energy Recovery Unit (ERU) - None 	<p>Outdoor air intake is inaccessible</p> <p>Outdoor air intake is located on an exterior wall.</p> <p>It is not known if there are nearby pollution sources.</p>	<p>Outdoor air filters are not present.</p> <p>Return air filters are not present.</p> <p>Mixed air pre-filters are not present. Mixed air main filters are dirty and in need of replacement (scoring 5 out of 5) and fit well. Mixed air main filters are installed correctly.</p> <p>Drain pans are not applicable or not present. Drain pan condition is not known.</p>
Filter Type - Mixed <ul style="list-style-type: none"> Pre-filter: None Main filter: Pleated, MERV 11 	<p>Outdoor air intake is in good condition.</p>	<p>Heating coils are clean.</p> <p>Heat wheels are not present.</p> <p>Exterior ducting is visible. Exterior ducting insulation is not present.</p> <p>Interior ducting is not visible. Interior ducting insulation is in an unknown condition. Interior ducting is of unknown cleanliness.</p> <p>Air handling room is free of trash/chemicals.</p> <p>Outside damper is open, and its condition is good.</p> <p>Return damper is open, and its condition is good.</p> <p>The general condition of the unit is good.</p>

Unit Designation:	AHU_22	
Location of Unit:	Mechanical room 2308 (Access through 2307)	
Areas Served:	Wood Shop See attached map	
System Enhancements:	None	
Supply System	Outdoor Air	Cleanliness and Observations
Type <ul style="list-style-type: none"> • Supply System - Constant Volume • Heating - Hot Water • Cooling - None • Energy Recovery Unit (ERU) - None 	<p>Outdoor air intake is inaccessible</p> <p>Outdoor air intake is located on an exterior wall.</p> <p>It is not known if there are nearby pollution sources.</p>	<p>Outdoor air filters are not present.</p> <p>Return air filters are not present.</p> <p>Mixed air pre-filters are not present. Mixed air main filters are clean and not in need of replacement (scoring 2 out of 5) and fit well. Mixed air main filters are installed correctly.</p> <p>Drain pans are not applicable or not present. Drain pan condition is not known.</p>
Filter Type - Mixed <ul style="list-style-type: none"> • Pre-filter: None • Main filter: Pleated, MERV 11 	<p>Outdoor air intake is in good condition.</p>	<p>Heating coils are clean.</p> <p>Heat wheels are not present.</p> <p>Exterior ducting is visible. Exterior ducting insulation is not present.</p> <p>Interior ducting is not visible. Interior ducting insulation is in an unknown condition. Interior ducting is of unknown cleanliness.</p> <p>Air handling room is free of trash/chemicals.</p> <p>Outside damper is open, and its condition is good.</p> <p>Return damper is open, and its condition is good.</p> <p>The general condition of the unit is good.</p>

Unit Designation:	AHU_23	
Location of Unit:	Mechanical room 2308 (Access through 2307)	
Areas Served:	Metal Shop See attached map	
System Enhancements:	None	
Supply System	Outdoor Air	Cleanliness and Observations
Type <ul style="list-style-type: none"> Supply System - Constant Volume Heating - Hot Water Cooling - None Energy Recovery Unit (ERU) - None 	<p>Outdoor air intake is inaccessible</p> <p>Outdoor air intake is located on an exterior wall.</p> <p>It is not known if there are nearby pollution sources.</p>	<p>Outdoor air filters are not present.</p> <p>Return air filters are not present.</p> <p>Mixed air pre-filters are not present. Mixed air main filters are somewhat dirty and on the border of needing replacement (scoring 3 out of 5) and fit well. Mixed air main filters are installed correctly.</p> <p>Drain pans are not applicable or not present. Drain pan condition is not known.</p>
Filter Type - Mixed <ul style="list-style-type: none"> Pre-filter: None Main filter: Pleated, MERV 11 	<p>Outdoor air intake is in good condition.</p>	<p>Heating coils are clean.</p> <p>Heat wheels are not present.</p> <p>Exterior ducting is visible. Exterior ducting insulation is not present.</p> <p>Interior ducting is not visible. Interior ducting insulation is in an unknown condition. Interior ducting is of unknown cleanliness.</p> <p>Air handling room is free of trash/chemicals.</p> <p>Outside damper is open, and its condition is good.</p> <p>Return damper is open, and its condition is good.</p> <p>The general condition of the unit is good.</p>

Unit Designation:	AHU_25	
Location of Unit:	MECH ROOM 3111	
Areas Served:	Pods Exterior See attached map	
System Enhancements:	None	
Supply System	Outdoor Air	Cleanliness and Observations
Type <ul style="list-style-type: none"> • Supply System - VAV • Heating - Hot Water • Cooling - None • Energy Recovery Unit (ERU) - None 	<p>Outdoor air intake is inaccessible</p> <p>Outdoor air intake is located on an exterior wall.</p> <p>It is not known if there are nearby pollution sources.</p>	<p>Outdoor air filters are not present.</p> <p>Return air filters are not present.</p> <p>Mixed air pre-filters are not present. Mixed air main filters are somewhat dirty and on the border of needing replacement (scoring 4 out of 5) and fit well. Mixed air main filters are installed correctly.</p> <p>Drain pans are not applicable or not present. Drain pan condition is not known.</p> <p>Heating coils are dirty.</p> <p>Heat wheels are not present.</p> <p>Exterior ducting is visible. Exterior ducting insulation is not present.</p> <p>Interior ducting is visible. Interior ducting insulation is in good condition. Interior ducting is clean.</p> <p>Air handling room is free of trash/chemicals.</p> <p>Outside damper is open, and its condition is good.</p> <p>Return damper is open, and its condition is good.</p> <p>The general condition of the unit is good.</p>
Filter Type - Mixed <ul style="list-style-type: none"> • Pre-filter: None • Main filter: Pleated, MERV 11 	<p>Outdoor air intake is in good condition.</p>	

Unit Designation:	AHU_26	
Location of Unit:	MECH ROOM 3411	
Areas Served:	Pods Exterior See attached map	
System Enhancements:	None	
Supply System	Outdoor Air	Cleanliness and Observations
Type <ul style="list-style-type: none"> • Supply System - VAV • Heating - Hot Water • Cooling - None • Energy Recovery Unit (ERU) - None 	<p>Outdoor air intake is inaccessible</p> <p>Outdoor air intake is located on an exterior wall.</p> <p>It is not known if there are nearby pollution sources.</p>	<p>Outdoor air filters are not present.</p> <p>Return air filters are not present.</p> <p>Mixed air pre-filters are not present. Mixed air main filters are somewhat dirty and on the border of needing replacement (scoring 4 out of 5) and fit well. Mixed air main filters are installed correctly.</p> <p>Drain pans are not applicable or not present. Drain pan condition is not known.</p> <p>Heating coils are dirty.</p> <p>Heat wheels are not present.</p> <p>Exterior ducting is visible. Exterior ducting insulation is not present.</p> <p>Interior ducting is not visible. Interior ducting insulation is in an unknown condition. Interior ducting is of unknown cleanliness.</p> <p>Air handling room is free of trash/chemicals.</p> <p>Outside damper is open, and its condition is good.</p> <p>Return damper is open, and its condition is good.</p> <p>The general condition of the unit is good.</p>
Filter Type - Mixed <ul style="list-style-type: none"> • Pre-filter: None • Main filter: Pleated, MERV 11 	<p>Outdoor air intake is in good condition.</p>	

Unit Designation:	ERU_33	
Location of Unit:	Roof above penthouse mechanical	
Areas Served:	4205 Computer Lab See attached map	
System Enhancements:	None	
Supply System	Outdoor Air	Cleanliness and Observations
Type <ul style="list-style-type: none"> Supply System - Constant Volume Heating - Hot Water Cooling - Dx Energy Recovery Unit (ERU) - Wheel 	Outdoor air intake is accessible	Outdoor air filters are of unknown cleanliness and fit is unknown. Outdoor air filters are installed but it is unknown whether they are installed correctly.
	Outdoor air intake is located on the roof.	Return air filters are not present.
	No nearby pollution sources were found.	Mixed air pre-filters are not present. Mixed air main filters are somewhat dirty and on the border of needing replacement (scoring 3 out of 5) and fit well. Mixed air main filters are installed correctly.
Filter Type - Outdoor <ul style="list-style-type: none"> Pre-filter: Inaccessible Main filter: Inaccessible 	Outdoor air intake is in good condition.	Drain pans are not plugged. Drain pan condition is good.
		Heating coils are clean and cooling coils are clean.
		Heat wheels are inaccessible.
Filter Type - Mixed <ul style="list-style-type: none"> Pre-filter: None Main filter: Pleated, MERV 11 		Exterior ducting is not visible. Exterior ducting insulation is in an unknown condition.
		Interior ducting is not visible. Interior ducting insulation is in an unknown condition. Interior ducting is of unknown cleanliness.
		Air handling room is free of trash/chemicals.
		Outside damper is open, and its condition is good.
		Return damper is open, and its condition is not known.
		The general condition of the unit is good.

Unit Designation:	ERU_34	
Location of Unit:	Roof above penthouse mechanical	
Areas Served:	4206 Computer Lab See attached map	
System Enhancements:	None	
Supply System	Outdoor Air	Cleanliness and Observations
Type <ul style="list-style-type: none"> Supply System - Constant Volume Heating - Hot Water Cooling - Dx Energy Recovery Unit (ERU) - Wheel 	Outdoor air intake is accessible	Outdoor air filters are of unknown cleanliness and fit is unknown. Outdoor air filters are installed but it is unknown whether they are installed correctly.
	Outdoor air intake is located on the roof.	Return air filters are not present.
	No nearby pollution sources were found.	Mixed air pre-filters are not present. Mixed air main filters are somewhat dirty and on the border of needing replacement (scoring 3 out of 5) and fit well. Mixed air main filters are installed correctly.
Filter Type - Outdoor <ul style="list-style-type: none"> Pre-filter: Inaccessible Main filter: Inaccessible 	Outdoor air intake is in good condition.	Drain pans are not plugged. Drain pan condition is good.
		Heating coils are inaccessible and cooling coils are clean.
		Heat wheels are inaccessible.
Filter Type - Mixed <ul style="list-style-type: none"> Pre-filter: None Main filter: Pleated, MERV 11 		Exterior ducting is not visible. Exterior ducting insulation is in an unknown condition.
		Interior ducting is not visible. Interior ducting insulation is in an unknown condition. Interior ducting is of unknown cleanliness.
		Air handling room is free of trash/chemicals.
		Outside damper is open, and its condition is good.
		Return damper is inaccessible, and its condition is good.
		The general condition of the unit is good.

Unit Designation:	AHU_14	
Location of Unit:	Mechanical Room 251w	
Areas Served:	See attached map.	
System Enhancements:	None	
Supply System	Outdoor Air	Cleanliness and Observations
Type <ul style="list-style-type: none"> • Supply System - Unknown • Heating - Hot Water • Cooling - None • Energy Recovery Unit (ERU) - None 	<p>Outdoor air intake is inaccessible</p> <p>Outdoor air intake is located in an unknown location.</p> <p>It is not known if there are nearby pollution sources.</p>	<p>Outdoor air filters are not present.</p> <p>Return air pre-filters are not present. Return air main filters are somewhat dirty and on the border of needing replacement (scoring 4 out of 5) and fit well. Return air main filters are installed correctly.</p> <p>Drain pans are not applicable or not present. Drain pan condition is not known.</p> <p>Heating coils are dirty.</p>
Filter Type - Return <ul style="list-style-type: none"> • Pre-filter: None • Main filter: Pleated, MERV 11 	<p>Condition of the outdoor air intake is not known.</p>	<p>Heat wheels are not present.</p> <p>Exterior ducting is visible. Exterior ducting insulation is not present.</p> <p>Interior ducting is not visible. Interior ducting insulation is in an unknown condition. Interior ducting is of unknown cleanliness.</p> <p>Air handling room is free of trash/chemicals.</p> <p>Outside damper is not present.</p> <p>Return damper is inaccessible, and its condition is not known.</p> <p>The general condition of the unit is good.</p>

Recommendations

Dirty Coils were observed on units AHU_04, AHU_07, AHU_09, AHU_10, AHU_14, AHU_18, AHU_25 and AHU_26 during the ventilation inspection.

Recommendation: Impacted/dirty coils can result in poor ventilation air supply as well as be a source for mold and bacterial growth on the coils. Coils should be cleaned annually, or as needed, as identified in the operations and maintenance program.

The accessible ductwork for units AHU_04, AHU_05, AHU_06, AHU_07, AHU_12 (100% RA), AHU_15 and AHU_19 was visibly dirty, damaged, or had evidence of moisture at the time of the site inspection.

Recommendation: IEA recommends further inspection into the overall condition of the interior ductwork and level of dirt/debris quantified. If deemed a concern, it is recommended that the interior ducting be cleaned by a professional contractor to improve the impact on the IAQ for the supply spaces.

Dirty or poorly fitting filters were observed in units AHU_05, AHU_09 and AHU_21 during the ventilation inspection.

Recommendation: The operations and maintenance program for filter changes should be reviewed and revised to ensure proper filter changes to optimize filtration capacity.

Appendix A

Photo Documentation



AHU_04
Heating Coils



AHU_04
Interior Ducting



AHU_02
Mixed Main Filter Cleanliness

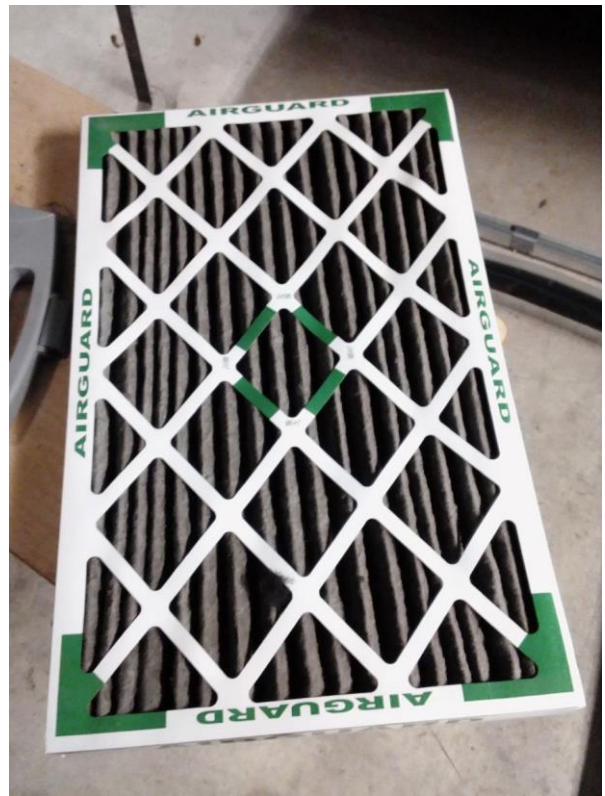


AHU_03
Mixed Main Filter Cleanliness



AHU_01

Mixed Main Filter Cleanliness



AHU_05

Mixed Main Filter Cleanliness



AHU_06

Mixed Main Filter Cleanliness



AHU_06

Interior Ducting



AHU_06
Interior Ducting



AHU_07
Mixed Pre-Filter Cleanliness



AHU_07
Mixed Main Filter Cleanliness



AHU_07
Heating Coils



AHU_07
Interior Ducting



AHU_07
Interior Ducting



AHU_08
Mixed Main Filter Cleanliness



AHU_09
Mixed Main Filter Cleanliness



AHU_09
Mixed Main Filter Fit



AHU_09
Heating Coils



AHU_10
Mixed Main Filter Cleanliness



AHU_10
Heating Coils



AHU_11
Mixed Main Filter Cleanliness



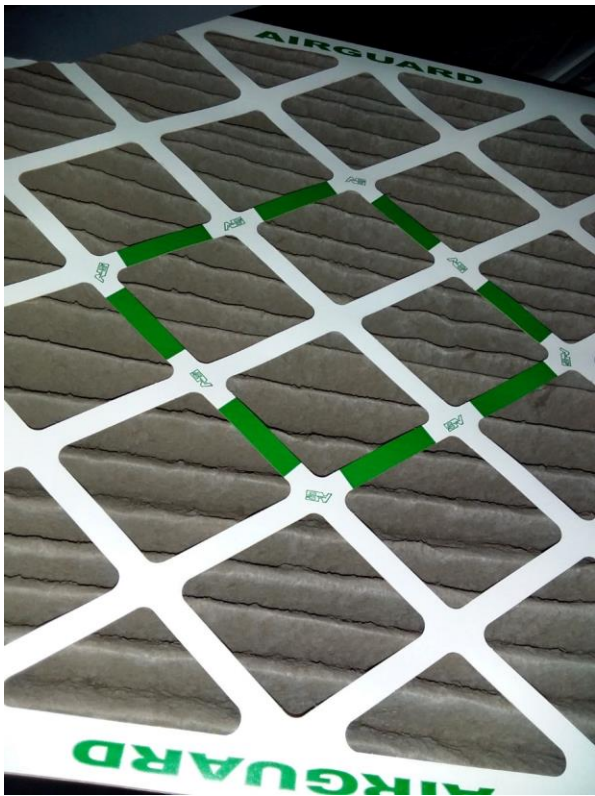
AHU_12 (100% RA)
Return Main Filter Cleanliness



AHU_12 (100% RA)
Interior Ducting



AHU_13
Mixed Main Filter Cleanliness



AHU_15

Mixed Main Filter Cleanliness



AHU_17

Mixed Main Filter Cleanliness



AHU_18

Mixed Main Filter Cleanliness



AHU_18

Heating Coils



AHU_20

Mixed Main Filter Cleanliness



AHU_19

Mixed Main Filter Cleanliness



AHU_19

Interior Ducting



AHU_21

Mixed Main Filter Cleanliness



AHU_23

Mixed Main Filter Cleanliness



AHU_25

Mixed Main Filter Cleanliness



AHU_25

Heating Coils



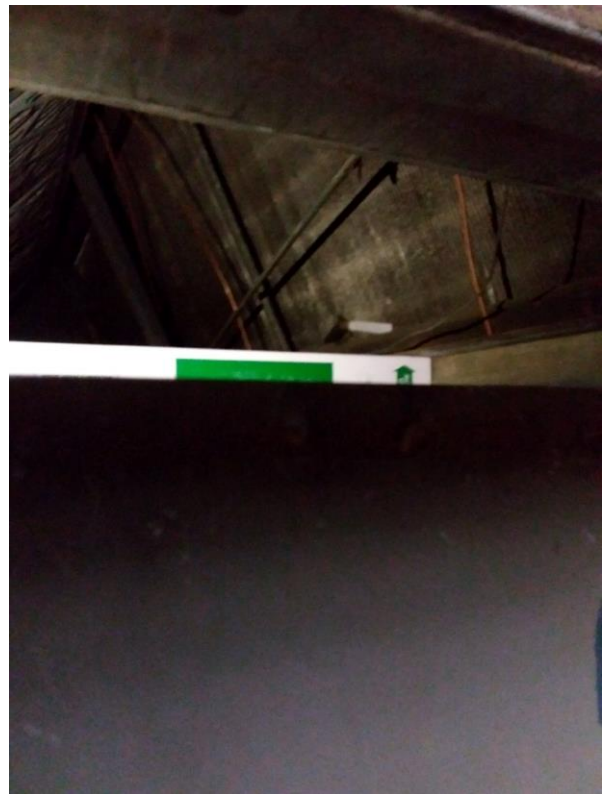
AHU_26

Mixed Pre-Filter Cleanliness



AHU_26

Mixed Main Filter Cleanliness



AHU_26

Heating Coils



ERU_33

Mixed Pre-Filter Cleanliness



ERU_33

Mixed Main Filter Cleanliness



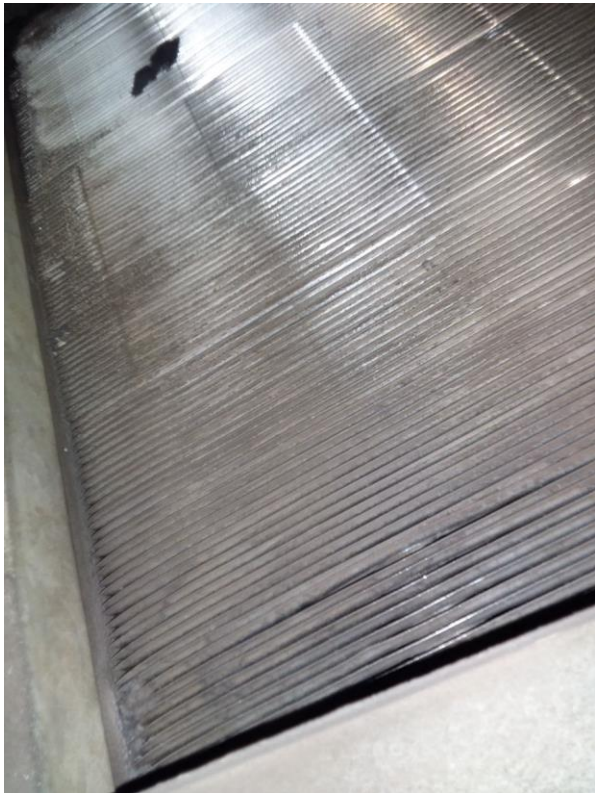
ERU_34

Mixed Main Filter Cleanliness



AHU_14

Return Main Filter Cleanliness



AHU_14

Heating Coils