

IEA, INC.

2023 - 2024 Ventilation Assessment



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Saint Paul Public Schools Early Childhood Hub East

Assessment Date:
Wednesday, April 5, 2023

Project Description

IEA conducted a ventilation inspection in L'etoile Du Nord Lower Campus by IEA representative, Sashya Wandmaker, 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	6:00 AM	10:00 PM
Saturday	No		
Sunday	No		
Holiday	No		

Typical occupancy:

Day:	Occupied?	Start Time:	End Time:
Monday-Friday	Yes	6:00 AM	10:00 PM
Saturday	No		
Sunday	No		
Holiday	No		

- CO2 sensors are not associated with the ventilation system.
- VAVs are present. They are not fan powered.
- Building does not have variable frequency drives (VFD).
- The heating system is a steam boiler.
- A cooling system is not present.
- Filters used are:

Filter Type	MERV Rating
Pleated	MERV 11
- Filters are changed quarterly.
- Energy Recovery Units are not present.
- Units do not contain system Enhancements.
- Personal air purifiers are supplied for individual rooms. They are 3M/Filtrete .
 - Location: All classrooms
- It is not known whether or not the building was commissioned during the original construction.

Assessment

Ventilation System

The following information was gathered by IEA on Wednesday, April 5, 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 1	
Location of Unit:	Mechanical room 1116	
Areas Served:	Admin and library	
System Enhancements:	None	
Supply System	Outdoor Air	Cleanliness and Observations
Type <ul style="list-style-type: none"> • Supply System - VAV • Heating - Steam • 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 clean and not in need of replacement (scoring 1 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 open, and its condition is good. The general condition of the unit is good.

Unit Designation:	AHU 2	
Location of Unit:	Maintenance room on roof	
Areas Served:	Cafeteria	
System Enhancements:	None	
Supply System	Outdoor Air	Cleanliness and Observations
Type <ul style="list-style-type: none"> Supply System - VAV Heating - Steam 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>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 1 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 inaccessible, and its condition is good.</p> <p>Return damper is inaccessible, 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 1116	
Areas Served:	Curved Corridor	
System Enhancements:	None	
Supply System	Outdoor Air	Cleanliness and Observations
Type <ul style="list-style-type: none"> Supply System - VAV Heating - Steam 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>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 1 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 inaccessible, and its condition is good.</p> <p>Return damper is inaccessible, and its condition is good.</p> <p>The general condition of the unit is good.</p>

Unit Designation:	AHU 04	
Location of Unit:	0110 boiler room	
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 - Steam 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 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 05	
Location of Unit:	Boiler Room. 0110	
Areas Served:	Gymnasium	
System Enhancements:	None	
Supply System	Outdoor Air	Cleanliness and Observations
Type <ul style="list-style-type: none"> Supply System - VAV Heating - Steam Cooling - None Energy Recovery Unit (ERU) - None 	Outdoor air intake is inaccessible 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 clean and not in need of replacement (scoring 1 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 inaccessible, and its condition is good. Return damper is inaccessible, and its condition is good. The general condition of the unit is good.

Unit Designation:	UV-02	
Location of Unit:	1309	
Areas Served:	1309	
System Enhancements:	None	
Supply System	Outdoor Air	Cleanliness and Observations
Type <ul style="list-style-type: none"> • Supply System - VAV • Heating - Steam • Cooling - None • Energy Recovery Unit (ERU) - None Filter Type - Mixed <ul style="list-style-type: none"> • Pre-filter: None • Main filter: Pleated, MERV 11 	<p>Outdoor air intake is accessible</p> <p>Outdoor air intake is located on an exterior wall.</p> <p>Outdoor air intake has a nearby pollution source: Near road, busses drop off in that area</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 1 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 in an unknown condition.</p> <p>Interior ducting is not examined.</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>

Recommendations

No recommendations needed.