

IEA, INC.

2022 - 2023 IAQ Walkthrough



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Saint Paul Public Schools Rondo Education Center

Walkthrough Date:
Tuesday, December 13, 2022
Retest Date: January 26, 2023

Project Description

IEA conducted an Indoor Air Quality (IAQ) walkthrough at Rondo Education Center by IEA representative, Nick Lundgren & Brian Bergstrom. This walkthrough was conducted with the intent of gathering basic air quality and visual observations which will assist the District in making informed and proactive decisions to improve and maintain acceptable air quality in the building. This walkthrough is based upon the Environmental Protection Agency's (EPA's) Tools for Schools IAQ guidelines.

Some observations gathered during the walkthrough may identify issues which may require additional testing, evaluation or further investigation.

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

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 during the walkthrough. 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 walkthrough:

- The building has two (2) floors.
- The building has not had recent construction.
- There are inoperable windows in the exterior rooms within the building.
- The building was originally constructed in 1978.
- There are additions to the building, in the following year(s): 1991.
- The building does utilize walk-off mats.
- There are below grade floors.
- There are no tunnels under portions of the building.

Observations Summary and Air Quality Measurements

Room / Location	Number of Occupants	Odor Present	Observations	Dust Accumulation	CO ₂ (ppm)	CO (ppm)	RH (%)	Temp (°F)
OUTDOORS					466	0.6	78.0	32.0
2001	2	No		No	575	0.1	30.9	72.0
2002	3	No	Plants	No	856	0.1	27.0	68.9
2003	3	Yes Fragrance		No	640	0.1	26.0	71.1
2016	1	No		No	504	0.2	23.4	72.5
2004	1	Yes Fragrance		No	574	0.3	25.2	71.1
2005	1	No		No	487	0.2	23.1	72.5
2211	0	No		No	480	0.3	22.8	72.5
2212	0	No		No	468	0.3	22.9	71.8
2012	0	No		No	504	0.3	23.4	71.4
2010	1	No		No	515	0.2	23.9	71.1
2013	0	Yes Fragrance		No	495	0.2	23.8	71.8
2009	0	No		No	480	0.2	23.1	71.6
2015	1	No		No	495	0.2	23.0	72.3
2007	2	No	Stained Ceiling Tiles	No	499	0.2	22.7	72.5
2201	1	No		No	497	0.2	22.4	73.4
2203	0	No	- Moisture Impacted Materials: See Appendix A - Stained Ceiling Tiles	No	491	0.3	22.0	73.4
2204	0	No		No	481	0.3	22.1	73.2
2206	0	No		No	494	0.2	22.7	72.3

Room / Location	Number of Occupants	Odor Present	Observations	Dust Accumulation	CO ₂ (ppm)	CO (ppm)	RH (%)	Temp (°F)
2202	1	No	• Housekeeping: IT storage and repair	No	530	0.2	23.5	72.7
2243	0	No		Yes Ceiling Tiles Around Air Supply	494	0.2	22.9	72.5
2246	1	No		No	554	0.2	23.2	72.9
2214	0	No	• Stained Ceiling Tiles	Yes Ceiling Tiles Around Air Supply	507	0.2	22.4	73.4
2215	0	No		No	526	0.2	22.5	73.0
2216	1	No		No	537	0.1	21.0	75.9
2217	0	No		No	526	0.2	21.5	75.0
2218	0	No		No	610	0.2	23.6	72.5
2219	0	No		No	577	0.1	23.8	72.1
2220	8	No		No	681	0.1	23.8	72.1
2232	0	No		No	584	0.1	23.4	72.5
2236	1	Yes Dirty or Dusty Carpet		No	633	0.1	23.8	72.7
2235	0	No	• Stained Ceiling Tiles	No	585	0.1	23.4	72.7
2602	28	No		No	777	0.2	26.3	71.2
2601	0	No	• Stained Ceiling Tiles	No	542	0.1	25.0	70.2
LIBRARY SOUTHEAST CORNER	10	No		No	646	0.1	25.3	71.1
LIBRARY ENTRANCE	4	No		Yes Ceiling Tiles Around Air Supply	660	0.1	25.3	71.8
2605	0	No	• Stained Ceiling Tiles	No	526	0.1	23.3	72.7
2104	15	No		No	858	0.2	26.3	72.7
2103	0	No	• Stained Ceiling Tiles	No	540	0.2	24.5	70.7

Room / Location	Number of Occupants	Odor Present	Observations	Dust Accumulation	CO ₂ (ppm)	CO (ppm)	RH (%)	Temp (°F)
2102	4	No	Stained Ceiling Tiles	Yes Ceiling Tiles Around Air Supply	741	0.3	26.0	71.6
2101	17	No		No	977	0.3	28.8	71.2
2607	3	No		No	595	0.1	24.9	71.2
2608	8	No		No	607	0.1	24.4	71.2
2220B	0	No	Plants	No	569	0.2	23.9	71.6
2223	31	No	Stained Ceiling Tiles	No	904	0.1	29.3	72.7
2237	34	No		No	842	0.1	24.8	74.7
2240	1	No		No	741	0.2	24.0	74.5
2241	0	No		No	631	0.2	22.8	73.9
2239	0	No		No	597	0.2	22.9	73.6
2224	31	No		No	1,135	0.3	26.3	74.3
RETEST 2224	30	No		No	990	0.9	16.8	72.9
2225	32	No		No	911	0.2	25.5	74.7
2226	25	No		No	1,040	0.3	30.2	75.0
2227	30	No	Plants	No	811	0.3	25.3	73.4
2301	0	No	- Stained Ceiling Tiles - Plants	No	610	0.1	24.0	72.5
KITCHEN	1	No		No	585	0.1	27.0	72.0
CAFETERIA	85	No		No	1,243	0.3	30.6	73.2
RETEST CAFETERIA	3	No		No	1,044	0.5	21.0	67.5
2614	23	No		No	989	0.2	28.8	71.6
2614A	3	No		No	734	0.2	25.8	70.9
2611	24	No		No	861	0.2	28.6	70.0
2611A	0	No		No	830	0.2	27.9	69.8
2613	24	No	Stained Ceiling Tiles: See Appendix A	No	710	0.1	26.5	70.2
2612	0	No		No	581	0.1	24.6	70.0
2707	16	No	Stained Ceiling Tiles	No	787	0.1	28.7	71.1

Room / Location	Number of Occupants	Odor Present	Observations	Dust Accumulation	CO ₂ (ppm)	CO (ppm)	RH (%)	Temp (°F)
2706	0	No		No	729	0.2	26.9	70.3
2714	13	No		No	848	0.3	29.3	70.7
2711	0	No		No	539	0.1	24.9	70.0
2710	20	No		No	1,006	0.3	28.4	71.6
2709	4	No		Yes Air Return	624	0.2	27.0	69.6
2708	0	No		No	511	0.1	25.4	69.4
2108	25	No		No	860	0.2	27.9	68.9
2107	23	No		No	807	0.2	30.2	69.3
2106	0	No		No	561	0.1	25.8	69.4
2105	18	No		No	1,079	0.2	31.3	71.8
2704	3	No		No	585	0.3	25.2	71.1
2705	0	No	• Stained Ceiling Tiles	No	549	0.2	24.9	71.1
2523	0	No		No	784	0.2	27.1	70.0
2524	29	No		No	942	0.3	28.3	70.5
2525	29	No		No	1,116	0.2	37.1	70.7
2525	33	No		No	1,039	0.3	31.5	71.6
RETEST 2525	14	No		No	682	0.7	13.4	70.5
2501	0	No	• Stained Ceiling Tiles	No	712	0.2	26.8	69.6
2502	0	Yes Fragrance	• Stained Ceiling Tiles	No	775	0.2	27.1	70.0
2515	30	No		No	1,078	0.2	29.9	70.9
2516	27	No	• Stained Ceiling Tiles	No	1,138	0.2	30.2	72.5
RETEST 2516	18	No		No	839	0.4	14.7	72.0
2518	25	No		No	833	0.3	26.0	72.1
2517	30	No		No	995	0.3	28.0	72.0
2514	29	No		No	991	0.2	28.4	71.8
2511	24	No		No	953	0.3	28.4	71.8
2512	27	No		No	775	0.2	27.4	72.9
2504	0	No		No	540	0.1	26.4	68.2

Room / Location	Number of Occupants	Odor Present	Observations	Dust Accumulation	CO ₂ (ppm)	CO (ppm)	RH (%)	Temp (°F)
2505	24	No		No	925	0.1	28.6	69.3
2507	28	No		No	935	0.2	28.0	72.9
2508	37	No	• Plants	No	1,524	0.3	34.1	73.4
RETEST 2508	33	No		No	806	0.8	13.8	73.6
2305	25	No		No	842	0.3	27.0	73.0
2302	0	No		No	621	0.3	24.8	71.8
2303	0	No		No	606	0.2	25.0	71.6
2304A	1	No	• Stained Ceiling Tiles	No	611	0.2	24.8	71.8
2304	26	No	• Stained Ceiling Tiles	Yes Air Return	802	0.2	27.0	72.3
2506	39	No	• Stained Ceiling Tiles	No	1,025	0.3	29.5	71.6
2306	0	No		No	599	0.3	24.1	72.7
2307	28	No		No	938	0.3	27.2	72.9
2308	27	No		No	1,003	0.2	24.6	72.5
2309	32	No		No	991	0.3	28.9	72.5
2310	17	No	• Plants	No	773	0.3	26.5	73.0
2311	0	No	• Stained Ceiling Tiles	No	588	0.3	24.4	72.7
2312	27	No	• Stained Ceiling Tiles	No	770	0.3	26.7	69.4
2313	20	No		No	1,226	0.2	30.9	70.7
RETEST 2313	20	No		No	848	0.9	14.8	72.5
2314	33	No		No	979	0.2	29.4	70.7
2315	29	No		No	860	0.2	28.3	70.7
2317	9	No		Yes Air Return	733	0.3	26.3	72.1
2320	29	No	• Stained Ceiling Tiles	No	673	0.2	25.5	72.5
1234	2	No		No	304	0.2	24.1	72.5
1235 OFFICE	0	No		No	323	0.4	22.8	74.3
1229	1	No	• Stained Ceiling Tiles	No	364	0.4	22.8	74.7
1233	0	No	• Stained Ceiling Tiles	No	324	0.3	22.2	74.5
1232	1	No		No	384	0.3	22.6	74.8

Room / Location	Number of Occupants	Odor Present	Observations	Dust Accumulation	CO ₂ (ppm)	CO (ppm)	RH (%)	Temp (°F)
1231	1	No	Housekeeping: Many toys and items on floor	No	376	0.3	22.8	75.0
1230	0	No	Stained Ceiling Tiles	No	378	0.3	21.9	75.7
1203	19	No		No	467	0.3	24.6	72.7
1202	0	No	Stained Ceiling Tiles	No	400	0.3	23.9	72.9
1201	1	No	Plants	No	366	0.2	23.5	72.7
1228	0	No		No	375	0.2	23.5	73.2
1101	15	No		No	513	0.3	24.1	73.6
1102	18	Yes Musty		No	699	0.3	26.0	73.0
1227	0	No		No	381	0.2	23.4	73.8
1103	9	No	Stained Ceiling Tiles	No	513	0.3	24.4	73.0
1104	8	No		No	560	0.2	24.9	73.2
1115	1	No		No	370	0.2	24.0	72.1
1116	1	No		No	393	0.2	23.9	72.3
1117	0	No		No	326	0.2	23.6	71.8
1108	15	No		No	600	0.2	26.1	71.1
1107	14	No		No	550	0.2	25.8	71.2
1106	20	No		No	620	0.2	26.5	71.4
1105	15	No		No	689	0.2	27.2	71.2
1118 GYM	4	No		No	590	0.2	28.0	70.9
1119	1	No		No	444	0.2	25.2	71.2
1801	17	No		No	546	0.2	26.4	71.6
1718	6	No		No	409	0.3	25.5	69.6
1717	19	No		No	650	0.2	27.9	70.7
1716	10	No		No	498	0.2	25.7	71.2
1707	0	No		No	350	0.2	24.1	71.2
1707A	0	No		No	348	0.2	23.7	71.4
1706	1	No		No	392	0.2	24.5	71.1
1705	0	No		No	391	0.2	24.9	70.7

Room / Location	Number of Occupants	Odor Present	Observations	Dust Accumulation	CO ₂ (ppm)	CO (ppm)	RH (%)	Temp (°F)
1704	1	No		No	376	0.2	24.8	70.3
1712	18	No		No	620	0.2	27.4	70.7
1714	20	No		No	611	0.2	27.5	72.0
1715	16	No		No	619	0.2	27.1	71.8
1724	4	No		No	533	0.3	25.9	71.6
1722	0	No		No	479	0.2	26.1	70.5
1720	11	No		No	661	0.2	27.6	70.5
1719	1	Yes Fragrance	Stained Ceiling Tiles	No	403	0.2	25.4	70.0
1711	0	No		No	402	0.2	25.1	69.6
1710	0	No		No	415	0.2	25.4	69.8
1112	6	No		No	404	0.2	25.9	70.0
1113	3	No		No	442	0.2	26.7	70.0
1246	0	Yes Fragrance		No	369	0.2	25.5	70.0
1242	2	No		No	452	0.2	25.1	72.3
1243	2	No		No	450	0.2	25.3	72.3
1319	3	No	Plants	No	444	0.2	24.7	72.3
1320	0	No	Stained Ceiling Tiles	No	449	0.3	24.6	72.1
1322	2	No	- Stained Ceiling Tiles - Plants	No	450	0.3	24.9	71.8
1318	0	No		No	442	0.2	24.5	72.5
1317	1	No		No	499	0.2	24.9	72.9
1313	0	No		No	450	0.3	24.1	73.0
1316	0	No		No	524	0.3	24.3	73.2
1314	0	No		No	448	0.3	23.7	73.2
1306	0	No		No	463	0.3	23.8	73.4
1307	0	No		No	439	0.3	24.0	72.7
1305	0	No		No	434	0.2	24.3	72.3
1304	0	No		No	445	0.2	24.5	72.1

Room / Location	Number of Occupants	Odor Present	Observations	Dust Accumulation	CO ₂ (ppm)	CO (ppm)	RH (%)	Temp (°F)
1301	1	No		No	453	0.2	24.3	72.5
1303	1	No		No	477	0.2	24.6	72.3
1302	0	No		No	452	0.2	24.5	72.0
1308	0	No		No	445	0.2	24.8	71.2
1323	2	No	Plants	No	478	0.2	25.6	70.9
1324	0	No		No	457	0.2	25.5	70.7
1326	1	No	- Stained Ceiling Tiles - Plants	No	436	0.2	25.8	71.1
1327	0	No		No	451	0.2	25.1	71.4
1328	1	No		No	525	0.2	25.8	71.4
1329	0	No		No	462	0.2	24.9	71.6
1344	0	No		No	450	0.2	25.0	71.6
1344A	2	No		No	560	0.2	26.0	71.4
1344B	0	No		No	502	0.2	25.3	71.2
1331	0	No		No	455	0.2	25.2	71.4
1332	2	No		No	471	0.2	25.2	71.6
1334	6	No		No	524	0.2	26.0	71.4
1335	4	No		No	445	0.2	25.0	71.8
1336	0	No		No	479	0.2	25.7	71.6
1337	4	No		No	486	0.2	26.5	70.9
1339	1	No		No	457	0.2	26.0	70.5
1340	1	No		No	455	0.2	25.3	71.2
1341	1	No		No	447	0.2	25.3	71.1
1343	1	No		No	449	0.2	25.6	70.5
1501	4	No		No	496	0.2	25.9	70.9
1502	0	Yes Fragrance		No	499	0.2	25.6	71.2
1503	1	No		No	591	0.2	28.1	72.0
1504	0	No		No	498	0.2	25.2	72.1
1401 GYM	15	No		No	353	0.3	26.7	68.2

Room / Location	Number of Occupants	Odor Present	Observations	Dust Accumulation	CO ₂ (ppm)	CO (ppm)	RH (%)	Temp (°F)
1406	0	No		No	369	0.2	26.9	68.2
1402	15	No		No	345	0.2	27.5	67.1
1410	20	No		No	377	0.2	26.9	67.8
1412	0	No		No	535	0.2	27.4	68.7
1526	18	No		No	733	0.2	28.3	69.4
1525	25	No		No	1,022	0.2	31.7	70.0
1524	18	No	• Aquariums (fish)	No	796	0.3	29.5	70.0
1523	17	No	• Plants	No	777	0.2	30.2	69.8
1518	20	No		No	788	0.2	29.0	71.2
1517	8	No	• Plants	No	725	0.2	28.0	72.1
1516	20	No	• Plants	No	822	0.3	28.3	71.8
1515	25	No	• Plants	No	828	0.3	28.7	71.2
1413	0	No	• Stained Ceiling Tiles	No	560	0.2	26.7	70.7
1114 CAFETERIA	40	No		No	611	0.2	31.1	70.7
1709 CAFETERIA	70	No		No	582	0.2	28.4	70.9
1507	7	No		No	435	0.4	25.5	71.1
1508	2	No		No	412	0.2	24.9	71.8
1511	10	No		No	415	0.2	25.7	70.7
1224.	0	No		No	469	0.2	24.7	73.2
1226	0	No		No	476	0.2	25.0	73.4
1414	0	No		No	390	0.2	24.8	70.7
1512	22	No	• Plants	No	437	0.3	25.7	71.2
1513	21	No		No	494	0.2	27.2	70.7
1506	23	No		No	505	0.2	26.4	71.8
1514	13	No		No	415	0.2	25.9	70.2
1213	0	No		No	470	0.2	25.9	71.6
1214	0	No		No	475	0.2	26.8	71.4
1217	1	No		No	470	0.2	26.2	71.4
1208	0	No		No	472	0.3	26.0	71.2

Room / Location	Number of Occupants	Odor Present	Observations	Dust Accumulation	CO ₂ (ppm)	CO (ppm)	RH (%)	Temp (°F)
1207	0	No		No	475	0.2	26.2	71.2
1204	0	No		No	474	0.2	25.5	72.3
1205	0	No		No	478	0.2	25.8	72.0
1206	6	No		No	611	0.2	26.6	71.8
1211	0	No		No	477	0.2	26.1	71.6
1212	0	No		No	487	0.3	26.1	71.6
1210	0	No		No	481	0.2	26.3	71.6
1209	0	No		No	479	0.2	25.9	71.6

Summary of Concerns & Recommendations

See below for IEA's list of concern areas and recommendations:

Indoor Air Quality Parameters/Guidelines

IEA recorded area(s) with carbon dioxide measurements above 1,200 ppm in the room(s) listed below. IEA considers carbon dioxide measurements above 1,200 ppm as an indication of a possible ventilation issue. The ventilation system(s) serving the location(s) with these levels should be evaluated.

- 2313 • CAFETERIA
- 2508

After IEA completed the initial IAQ walkthrough, the ventilation system(s) serving rooms with carbon dioxide measurements at or above 1,100 ppm were evaluated by SPPS. After ventilation adjustments or repairs were made, IEA returned to those rooms on January 26, 2023, to repeat the walkthrough. The "retest" data is included in this report for reference.

IEA recorded area(s) with humidity levels outside the ASHRAE recommended range of 30 - 60%. Relative humidity levels identified in area(s) listed below were found to be outside these guidelines. Low humidity levels tend to dry mucous membranes which may result in increased susceptibility to irritation. Elevated humidity levels can lead to condensation and provide conditions conducive to fungal growth. Low relative humidity is common in buildings during the heating season. An evaluation of the ventilation system controls, performance and operation is recommended.

- IEA identified two hundred and twenty-seven (227) rooms with relative humidity levels below 30%. However, this is common for non-humidified buildings during the heating season and is not considered an issue.

IEA recorded area(s) with temperatures outside the recommended range. During the heating season, ASHRAE recommends that temperatures be between 68°F and 75°F. Evaluation of temperature controls and/or ventilation system performance and operation is recommended.

- 1230 • 2216
- 1402 • RETEST CAFETERIA
- 1410

Odors

Odors were detected during the site visit in the building. If the source of the odor cannot be easily identified, IEA can provide further investigation or recommendations.

- 1102 *Musty* • 2004 *Fragrance*
- 1246 *Fragrance* • 2013 *Fragrance*
- 1502 *Fragrance* • 2236 *Dirty or Dusty Carpet*
- 1719 *Fragrance* • 2502 *Fragrance*
- 2003 *Fragrance*

Moisture-Impacted Building Material Concerns

Moisture-impacted building materials should be repaired or replaced when discoloration or water staining is observed. Moisture-impacted building materials can be a source for microbial growth. The source for the moisture infiltration should be investigated and repaired if not easily identified.

- 2203

Stained Ceiling Tiles

Stained ceiling tiles were found in the room(s) shown below. The impacted ceiling tiles should be removed and replaced, and the cause of the moisture repaired.

- | | |
|--------|---------|
| • 1103 | • 2235 |
| • 1202 | • 2301 |
| • 1229 | • 2304 |
| • 1230 | • 2304A |
| • 1233 | • 2311 |
| • 1320 | • 2312 |
| • 1322 | • 2320 |
| • 1326 | • 2501 |
| • 1413 | • 2502 |
| • 1719 | • 2506 |
| • 2007 | • 2516 |
| • 2102 | • 2601 |
| • 2103 | • 2605 |
| • 2203 | • 2613 |
| • 2214 | • 2705 |
| • 2223 | • 2707 |

Plants

Plants in an occupied location can be a source of allergens to sensitized individuals due to the pollen and soil mold. It is recommended that plants be removed from locations occupied by sensitized individuals. If plants are to remain in the area, IEA recommends that plants should not be placed near air unit ventilators or air supply diffusers. Additionally, plants should be watered from the bottom. These measures will help control pollen and mold spores from becoming airborne.

- | | |
|--------|---------|
| • 1201 | • 1517 |
| • 1319 | • 1523 |
| • 1322 | • 2002 |
| • 1323 | • 2220B |
| • 1326 | • 2227 |
| • 1512 | • 2301 |
| • 1515 | • 2310 |
| • 1516 | • 2508 |

Live Animals / Aquariums

IEA observed live animal(s). Prior to having animals, the Building Principal should be consulted. Consult parents about potential allergies in a take-home note with students or during parent-teacher conferences. IEA recommends that the animal and cages/cases are regularly cleaned/maintained and stored away from air supply and return vents.

- 1524

Poor Housekeeping

Area(s) identified by IEA as having poor housekeeping (excessive clutter, excessive dust/debris on horizontal surfaces, etc.) were documented within the building. Poor housekeeping can limit building maintenance from conducting a proper cleaning of the area. This can result in elevated potential for allergen issues in sensitized individuals due to dirt and debris loading. Poor housekeeping can also allow for pest (insects and rodents) issues in the space.

- 1231 *Many toys and items on floor*
- 2202 *IT storage and repair*

Dust Accumulation

IEA observed dust accumulation in the following room(s) and recommend that the specified area is wiped clean using a damp rag.

- | | |
|---|---|
| • 2102 <i>Ceiling Tiles Around Air Supply</i> | • 2317 <i>Air Return</i> |
| • 2214 <i>Ceiling Tiles Around Air Supply</i> | • 2709 <i>Air Return</i> |
| • 2243 <i>Ceiling Tiles Around Air Supply</i> | • LIBRARY ENTRANCE <i>Ceiling Tiles Around Air Supply</i> |
| • 2304 <i>Air Return</i> | |

Appendix A

Photo Documentation



2203

Moisture-Impacted Materials



2613

Stained Ceiling Tiles