

Q&A from Informational Air Quality Meeting 8-17-17

CHS West Library

Questions:

1. Who did the moisture test in the gym and was there a report? Have people been trained on how to use and when?

A: Jesse Bath, Jesse has been trained on how to use the testing interments. There is not a report but the readings were between 17% and 44%. Anything below 58% is considered an environment that does not allow mold growth.

2. In the 30's building - Was there a pesticide connection (crop dusting) and multiple myeloma found? Could or was the air be checked in the 30's building? How often did they or do we change the filters?

A: Air samples were not taken for the 30's building. No connection between crop dusting and multiple myeloma was identified. The samples indicated no organic or inorganic compounds consistent with pesticides. Below is the preventative maintenance schedule for all heating and ventilation systems (HVAC) within the district:

PM Schedule for HVAC units

- Filters changed every 3 months for all district sites
 - The summer date will set the schedule for the upcoming school year.
 - Site map will be used for record keeping
- Chillers
 - Chillers are PM'd every year prior to the switch from heating to cooling, typically 1 month prior to the anticipated switch over date (late February Early March)
 - Chiller are also looked at every summer for minor PM
 - Every chiller has had its yearly PM done by a contractor with maintenance staff present for training purposes.
- Boilers
 - Boilers are PM'd every year prior to the switch from cooling to heating (late September early October)
 - Every boiler has had its yearly PM done by a contractor with maintenance staff present for training purposes.
- Unit Ventilators
 - Coil cleaning on a Bi annual basis. Every site gets cleaned every other year
 - Coil cleaning is also done on a as needed basis since coil cleaning was not done regularly prior to 2015
 - Each unit ventilator in the district gets looked at for its PM in the summer.
 - Site maps will be used to record keeping
- Package Units/Bards/Mini Splits
 - Package units get PM every summer
 - Units are replaced when older R-22 refrigerant units need major repairs, newer R-412 units with the same tonnage are used as replacement

- Swamp Coolers/MUA
 - Units are PM'd every year prior to the switch from heating to cooling, typically 1 month prior to the anticipated switch over date (late February Early March)
 - Units are also looked at every summer for minor PM

3. Status of Asbestos Management plan?

A: In progress, the district is required to perform an asbestos/lead survey every 3 years. If a hazardous condition exists, the district is required to remediate immediately.

4. If swamp cooler is evaporative where is the water coming from? How long have the ultraviolet scrubbers been in the coolers?

A: The schools water source. The UV scrubbers have been in the units a little over a year.

5. List of and status of work orders in the gym. How to obtain a copy?

A: Site Admin can provide the contact for the Work Order system at your site and a report can be provided.

6. Sewer smell in the gym. Is ventilation sufficient?

A: Plumbers replaced a broken vent and confirmed that all drain traps have water in them.

7. What is the process for upkeep to ensure facilities are maintained adequately?

A: We have multiple systems. Every year around May and June we have a third party provide a Facilities Inspection Tool (FIT) that generates a report on any deficiencies and work orders are generated from this report. Every August and September the County Office of Education conducts inspections using the same FIT report at various sites. Our Work Order system is the primary system that tracks requested repairs at each site and is maintained by designated individuals at each site.

8. Can we get a report on the water? New and old well.

A: The report is on the Facilities web page, in addition a copy of the report is sent to West Campus for public posting.

http://www.centralunified.org/apps/pages/index.jsp?uREC_ID=741479&type=d&pREC_ID=1255189

9. How is the process for work order applied on a school basis? Who generates the CIS report resultant work orders?

A: M&O generates the W/O for the CIS report.

10. Can HMS be trusted as a consultant? Second opinion?

A: HMS is a statewide reputable company, and is a recognized advocate for K-12 education in keeping students/staff safe. All reports are provided by an independent lab not affiliated with HMS. No second opinion is required because the lab results are definitive.