



**U.S. Army Corps
of Engineers**
Engineering and Support
Center, Huntsville

Pershing Child Development Center

**Building 1140
Fort Eustis, VA**



**POTR – Phase 1
Project No 69811**

DATE: January 15, 2013

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CHAPTER 1 - GENERAL

1-1 Purpose

The intent of this document is to present the findings of the Phase I Post Occupancy Technical Review (POTR) performed on Building 1140 (Pershing Child Development Center) at Fort Eustis, VA. The POTR was performed by the HNC team on January 15, 2013.

1-2 Facility Description

Building 1140 is a standard medium sized (232 children), Child Development Center (CDC) for ages 6 weeks to 5 years that was occupied in February, 2012. Hours of operations for the facility are Monday thru Friday from 5:30 am to 6:00 pm. There are no weekend operations. Janitorial services are performed at night.

The users are overall extremely pleased with the facility.

1-3 POTR Team Members

The following is a list of HNC's team members that participated in the POTR:

- Jay Clark – Architectural
- Robert Jackson – Mechanical
- Jackie White – Electrical

1-4 Meeting Contacts

The roster is attached in Appendix A

1-5 Contract Modifications

The design-build contractor for this project was Homeland Contracting. There were some minor mods for this project, and a large mod. The large mod dealt with the fact that Ft. Eustis underwent Joint Basing during the construction of this facility. The Air Force now "controls" Ft. Eustis. The Air Force and Army do not have the same requirements for CDC. The facility had to be built to pass the Army inspection, since it was originally an Army project and was Army funded. Then things had to be changed in order to pass the Air Force inspection so it could open. Large issues included having to add doors to the alcoves in the corridor as the Air Force considered these to be dead-end corridors, and having to provide a ducted return for the HVAC, which is not required by the Army.

Post Occupancy Technical Review

January, 2013

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Work Order	Description	Location	Asset	Status	Scheduled Start	Priority
323975	change out all motion light switches to reg switches	E01140		COMP	7/25/12 3:17 PM	3
323977	paint fire lane on curb in front of bldg--call fire dept. to find out what they want painted..see in	E01140		COMP	7/25/12 3:18 PM	3
324091	perform landscape maintenance	E01140		COMP	7/26/12 3:13 PM	3
324181	Remove wasp nest on chain link fence to child play ground in rear of bldg.	E01140		COMP	7/27/12 2:23 PM	2
324235	count of equipment for 1140	E01140		INPRG		3
324330	fire alarm horn did not work in test	E01140		COMP	7/30/12 1:43 PM	3
325147	Mech Room, repair/replace electrical panel locking system. Cannot secure.	E01140		COMP	8/7/12 1:59 PM	2
325459	on the shed that needs a latch repair and there is molding that is falling off	E01140		COMP	8/13/12 1:43 PM	3
325590	Toilet will not flush.	E01140		COMP	8/15/12 12:10 PM	2
325766	return fan needs to be replaced	E01140		COMP	8/17/12 10:11 AM	2
325767	repair lock on mechanical room door	E01140		COMP	8/17/12 10:12 AM	2
326049	Using 6-8 blockades, cloae off 4 parking spaces at the far end of the building near the dumpster	E01140		COMP	8/22/12 11:05 AM	3
326070	bldg 1140 there is a sink leaking in rm 117	E01140		COMP	8/22/12 12:37 PM	2
327318	bldg 1140 there is a piece of cement by the infant playground	E01140		COMP	9/5/12 12:48 PM	3
327319	bldg 1140 gate latch on the infant playground is broken	E01140		COMP	9/5/12 12:56 PM	3
327320	bldg 1140 lock on the shed door is inop on the infant playground	E01140		COMP	9/5/12 1:00 PM	3
327381	bldg 1140 the sink in rm 114 the pipes are loose it is leaking from the drain pipe	E01140		COMP	9/5/12 11:08 AM	2
327822	there are gutters that are leaking at the seams at the back door	E01140		COMP	9/11/12 2:23 PM	3
328398	A.C. INOP IN THE VIDEO ROOM 146	E01140		COMP	9/27/12 3:43 PM	2
328399	REMOVE BROKEN PRONG FROM WALL RECEPT. IN THE BATHROOM BY ROOM 134	E01140		COMP	9/19/12 10:40 AM	2
328862	in the kitchen under the refer there is a leaking water pipe	E01140		COMP	9/26/12 2:01 PM	2
328863	in rm 117 the faucet is leaking when turned on at the joint	E01140		COMP	9/26/12 2:00 PM	3
328864	the gutters are leaking on the outside where they are supposed to be sealed over rms 165,168	E01140		COMP	9/26/12 1:58 PM	3
329280	Leak under sink in room 117.	E01140		COMP	10/1/12 11:44 AM	2
329362	Latch to toddler play ground broken.	E01140		COMP	10/1/12 10:40 AM	2
329496	sink faucet came apart & leaking rm 114	E01140		COMP	10/2/12 11:07 AM	1
329634	RM. 129 HAS A STICKING FAUCET	E01140		COMP	10/12/12 8:14 AM	3
329635	LIGHTS INOP IN ROOM 134	E01140		COMP	10/5/12 12:01 PM	3
329935	bldg 1140 one of the4 latches on the kindergarden palyground will not latch needs repair	E01140		COMP	10/10/12 3:55 PM	3
329981	lock will not lock room 117 exterior door	E01140		COMP	10/11/12 12:29 PM	1
329982	door handles sticking room 124 & 168	E01140		COMP	10/11/12 12:32 PM	2
329983	room 122 drawer under changing station not locking	E01140		COMP	10/11/12 2:08 PM	2
329997	replace split system server room	E01140		COMP	10/23/12 9:56 AM	2
330247	there are two restrooms that have a strong sulfur smell in the restrooms	E01140		COMP	10/16/12 4:50 PM	2
330312	Exhaust fan not working in kitchen area.	E01140		COMP	10/17/12 2:15 PM	1
331190	REPAIR DOOR LOCK---SEE OCCUPANT	E01140		COMP	10/25/12 9:08 AM	2
331587	repair steamer bracket in kitchen	E01140		COMP	10/30/12 2:52 PM	2
332599	bldg 1140 there is a lite inop in the staff lounge	E01140		COMP	11/7/12 11:58 AM	3

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332600	bldg 1140 there is something broken off the changing tables	E01140	COMP	11/7/12 11:56 AM	3
332780	bldg 1140 there is a snake in the grass	E01140	COMP	11/9/12 10:11 AM	2
333995	repair cabinet locks in four room, 114,124,168,122	E01140	COMP	11/29/12 10:37 AM	3
333996	laundry room door knob sticking	E01140	COMP	11/29/12 10:34 AM	3
334232	bldg 1140 make 3 keys for room 147	E01140	COMP	12/4/12 2:26 PM	2
334523	bldg 1140 gain enrty to rm 147	E01140	COMP	12/7/12 2:22 PM	1
334810	tighten toilet seats in adult bathroom	E01140	COMP	12/14/12 7:44 AM	3
335193	bldg 1140 there are toilets that are overflowing in the building	E01140	COMP	12/20/12 1:59 PM	2
335951	bldg 1140 there is no heat in the building	E01140	COMP	1/3/13 8:26 AM	1
336006	bldg 1140 the temp in the rooms are still cold	E01140	COMP	1/3/13 12:57 PM	1
336299	the lock broken off to the cabinet doors in the hourly care room needs repair	E01140	COMP	1/9/13 10:43 AM	3
336438	bldg 1140 it needs the front door release on the fire panel fixed	E01140	COMP	1/11/13 11:17 AM	3
336463	bldg 1140 there is a handle that needs to be adj the door is hard to open	E01140	INPRG	1/11/13 2:04 PM	3
336464	bldg 1140 the stairs need to be adj on the table in rm 165	E01140	COMP	1/11/13 2:22 PM	3
336465	bldg 1140 there is a lite inop over the stove in the kitchen	E01140	INPRG	1/11/13 2:23 PM	3
336470	bldg 1140 there is a ceiling leak in rm 114	E01140	INPRG	1/11/13 2:36 PM	3
336650	Check the hot water pump on the right side of the room for a leak	E01140	INPRG	1/15/13 1:38 PM	3
336651	Boiler B-1 "service required" light is on, please check	E01140	INPRG	1/15/13 1:36 PM	3
336652	Hot water tank GWH-1 has a leak	E01140	INPRG	1/15/13 1:36 PM	3
336653	Check the mixing valve joint near TMS-1 as water is dripping from the	E01140	INPRG	1/15/13 1:34 PM	3
336654	Check for a leak in ceiling (water is on the floor between GWH-1 and the	E01140	INPRG	1/15/13 1:33 PM	3
336655	Leak behind B-1 (saw water dripping from the overhead gas vent pipe)	E01140	INPRG	1/15/13 1:31 PM	3
336698	water leaking outside toddler room clogged gutter	E01140	INPRG	1/16/13 9:39 AM	3

1-6 Contractor Feedback

Originally the PM was very concerned when this was awarded to this Contractor based on a current job they were involved with. However, she said that she was pleased with the job they did on this project, and that they did much better. The Contractor was easy to work with, and went out of their way to correct issues. Such as the installation didn't accept the grass for about 6 months, and the Contractor was good with correcting it. The contractor has been out to work on other issues as well, again with no problem. Also, they got the Contractor to provide fencing around the retention ponds. This firm partnered with a larger company, and it was discussed that this was done to enhance performance.

1-7 Construction Issues

- On the doors into the rooms, some of the locks and handles are constantly getting stuck when pushed down to open.



- Some of the faucets on the children's sinks have a defect; they keep running and never shut off.
- Latches on the playground gates get stuck.
- Screens on the outside of the windows are not durable enough. The rubber spline pulls out of the track very easily, and there is not any extra screening material to catch in the groove with the spline.



- The Air Force required all "alcoves" in the hall to be provided with doors.



1-8 Overall Satisfaction

- Overall, everyone is extremely satisfied with the facility.

CHAPTER 2 - ARCHITECTURAL

2-1 General Discussion

- Locks on activity room doors can only be locked by key from the corridor. This becomes a safety issue in an active shooter situation.
- Sink in Infant activity room, outside of the toilet area, is not required and is a safety concern with children bumping their heads, especially when falling. Have had some issues with this already.



- G-9 worked with Ft. Eustis and the contractor during design and construction, so there were very few issues in the G-9 pre-occupancy inspection. The big issues came when the Air Force took control of Ft. Eustis.
- They like the way the furniture is all part of the package; however, it takes a lot more coordination as there are specific dates available to deliver furniture.
- The facility meets the user's needs and expectations. The parents love it because it is so bright and open.
- The users really appreciate the following aspects:
 - The ability to lock down the entire building
 - The fenced area all around the facility so that doors don't have to be buzzed in/alarmed out.
 - The Active Play Room
 - The Training Room
 - The Outdoor Storage Rooms
 - All of the storage within the facility.
- This facility has a Recycling Room, however, it is primarily used for more storage.



- They have a path around the building that is meant for fire truck access; however, it makes a great walking path.
- This facility has a door from the admin area into the main corridor. They like the access and the visibility this door provides; however, they also realize that without the door, there would be more options for arranging the space.



In the administration area, the office space is open. There is no privacy.



- There are a couple of exposed exterior corners in the Active Play Room, to conceal the metal frame.



- Floor in Active Play Room is same sheet vinyl as the Activity Rooms. A more cushioned floor would be good, but must still be able to accommodate trikes and roller skates/blades.
- After the fact sprinkler guards were installed in the Active Play Room.
- The contractor provided a fancier ceiling style in the lounge, training room, and above the reception area (behind the desk).

- They have some issues with the stairs on some of the diaper changing stations. The plastic locks will break, or sometimes not catch, which causes safety concerns with the stairs.



2-2 Feedback/Lessons Learned/Standard Design Impacts

- Would like to have some carpeting in the activity rooms as standard to address safety concerns with children falling, etc.
- They get so much use out of the Active Play Room, they would like to have 2 of them in this size facility.
- Need another private office for the 2nd Assistant Director. Size of open office could be reduced accordingly.
- Would like a door between the waiting area and the admin area to keep children (and parents) from wandering in.
- The training room should have windows in the wall to the corridor/waiting area. Additional windows in the waiting area would help get natural light back into the training room.
- Front doors should be automatic opening. Their front doors are not, and it is a lot more difficult to access the facility with strollers, etc.
- Taller ceilings in the Storage Rooms would be beneficial.
- Need a permanent hook, for the emergency bags, located at exterior door from the activity rooms.



- Dry Storage and Freezer could be larger.
- Cubbies should be provided with a shelf at the top, not 2 shelves at the bottom.



CHAPTER 3 - MECHANICAL

3-1 General Discussion

The user is happy with the HVAC system installed in the facility and feels that it is doing the job of providing a comfortable environment. The user did not have any complaints about the HVAC system. To the best of the user's knowledge maintenance schedules of the HVAC system are being properly followed.

The user is happy with the plumbing system installed and all fixtures are operating properly. Low flow fixtures are being used in the adult bathrooms (1.28 gpf toilets, 0.5 gpm lavatories). The hot water is being stored at 140 deg. F. The user is not experiencing any issues with the plumbing system.

The user does not have any issues with the wet pipe sprinkler system. There have been no issues with performing inspection, testing and maintenance of the fire protection system.

HVAC

- The Activity Rooms have a temperature sensor located 12" AFF, directly below the thermostat. Some of the clear plastic boxes have come off/been broken off.



- The HVAC system installed is chilled water from chillers and hot water from boilers tied to variable air volume (VAV) units.
- The POC for HVAC related issues the user encounters is the service order desk.

PLUMBING

- In the kitchen, the hand-wash sink for the exterior door was not located near the door.



- The POC for plumbing related issues the user encounters is the service order desk.
- The metered sinks in the preschool room appear to be getting stuck or delayed in their timing to shutoff which is wasting water.

FIRE PROTECTION

- The user stated there were no issues with the fire protection system.

3-2 Lessons Learned/ Standard Design Impacts

- None significant at this time.
- Energy usage and service work orders were submitted.

CHAPTER 4 - ELECTRICAL

- Intercom is hard to hear. The speaker is in the wall next to the sign-in desk. In addition, there is a microphone in the ceiling.
- The lighting in child accessible areas is enclosed by lens.



- The lighting is controlled by switches. The lighting controller has been overridden. Switch lighting replaced the motion sensors. The lighting in the communication and video rooms stays on all the time.

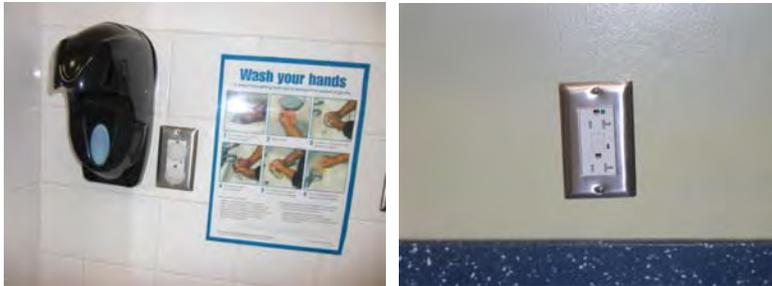


- HOA switch in the reception area.



- There is a time over-ride at the main entrance for the janitorial staff.
- There is multi control in the activity rooms and administration area.

- Child proof receptacles are used in the required areas. Covers were added to the receptacles in the bathrooms.



- No transformers, manholes, hand-holes are located in the playground areas.
- Lightning protection system is installed.



- There was a Service Entrance Panel metering EMS/UMCS connection. The attachments show the report of the monitoring and recording data. The service entrance panel meters at the CDC connect to the Energy Management System/Utility Monitoring Control System. The power, gas and water usage is monitored and tracked for this facility using the monthly bills. The building management system is integrated. The system control, monitoring and alarm points are satisfactorily available. The graphic interface for the system is sufficient.
- Power outlets in the corridors had to be raised to meet Air Force requirements.
- The whole building should be on a lighting schedule. The lights in the electrical and communication rooms located inside could be turned on during the business operating hours and turned off when the CDC is closed.

Item: Energy Meter 1
Current Value: Online Normal
View: Summary

Status	Item	Value	Description
	Volts_BC	480.6 V	Volts_BC
	Volts_AB	479.8 V	Volts_AB
	PF_C	1.0 PF	PF_C
	PF_B	1.0 PF	PF_B
	PF_A	1.0 PF	PF_A
	KW_C	13.7 kW	KW_C
	KW_B	11.3 kW	KW_B
	KW_A	12.3 kW	KW_A
	Current_Avg	46.4 A	Current_Avg
	Volts_LN_Avg	279.9 V	Volts_LN_Avg
	Volts_LL_Avg	472.4 V	Volts_LL_Avg
	PF_Total	1.0 PF	PF_Total
	KVA_Total	38.4 kW	KVA_Total
	KVAR_Total	9.0 kW	KVAR_Total
	KW_Total	37.3 kW	KW_Total
	Current_C	51.2 A	Current_C
	Current_B	41.9 A	Current_B
	Current_A	46.2 A	Current_A
	Volts_CN	276.4 V	Volts_CN
	Volts_BN	276.0 V	Volts_BN
	Volts_AN	275.2 V	Volts_AN
	Volts_AC	481.2 V	Volts_AC
	Device_Instance	5,020.0	Device_Instance
	KWH_Total	605,113...	KWH_Total

Building 1140 Water Usage

<i>Date</i>	<i>Meter Reading</i>	<i>Usage in Gal</i>
11/30/2011	147,619	0
12/30/2011	148,155	536
1/31/2012	149,484	1,329
2/29/2012	165,882	16,398
3/30/2012	189,843	23,961
4/30/2012	220,564	30,721
5/31/2012	251,088	30,524
6/30/2012	283,602	32,514
7/31/2012	310,729	27,127
8/31/2012	342,679	31,950
9/28/2012	379,086	36,407

New meter 11/11

Natural Gas Usage

<i>Date</i>	<i>CCF</i>	<i>Cost</i>
11-Oct	1371	\$1,375.34
11-Nov	1486	\$1,497.43
11-Dec	1792	\$1,683.43
12-Jan	1443	\$1,310.47
12-Feb	1452	\$1,167.95
12-Mar	1238	\$1,106.67
12-Apr	1172	\$738.82
12-May	1004	\$906.52
12-Jun	839	\$762.31
12-Jul	736	\$673.10
12-Aug	866	\$595.72
12-Sep	1070	\$638.35
12-Oct	1070	\$638.35
12-Nov	1067	\$627.85

Fort Eustis

Simple Energy Cost



General

Report Generated By: chaz
Report Generation Date/Time: Tuesday, January 15, 2013 10:53 AM
Time Zone: Eastern Standard Time
Report Path: Standard Reports\Energy Essentials Reports\
Energy Types: Electricity
Duration: 1/1/2013 12:00:00 AM - 1/31/2013 11:59:59 PM
Functional Area (sq ft): 26,296
Locations: Bldg 1140
Items: Bldg-1140-Electric,KWH_Total
By Billing Period: Aggregate on Billing Period End Date
Billing Periods: Electric Bill
Chart Weather Data Type: Outdoor Air Temperature - Average

Weather Data

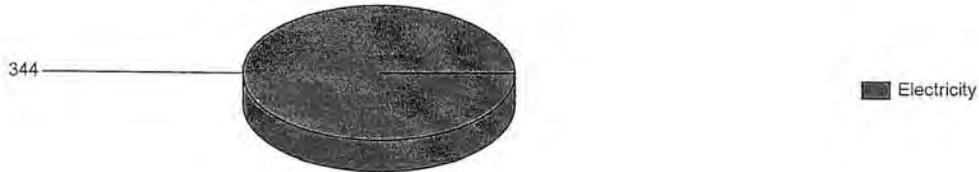
Current Period

Outdoor Air Temp Avg (deg F):	50.47
Outdoor Air Temp High Low (deg F):	71.79 32.38
Outdoor Air Enthalpy Avg (no units):	
Outdoor Air Enthalpy High Low (no units):	
Outdoor Air Humidity Avg (%RH):	80.34
Outdoor Air Humidity High Low (%RH):	89.91 28.81
Heating Degree Days (65.00deg F):	207
Cooling Degree Days (65.00deg F):	0

Sample Data Quality

Total Sample Count:	462
% Unreliable:	0.00
Missing Samples:	

Cost by Energy Type (\$)



Collapse All

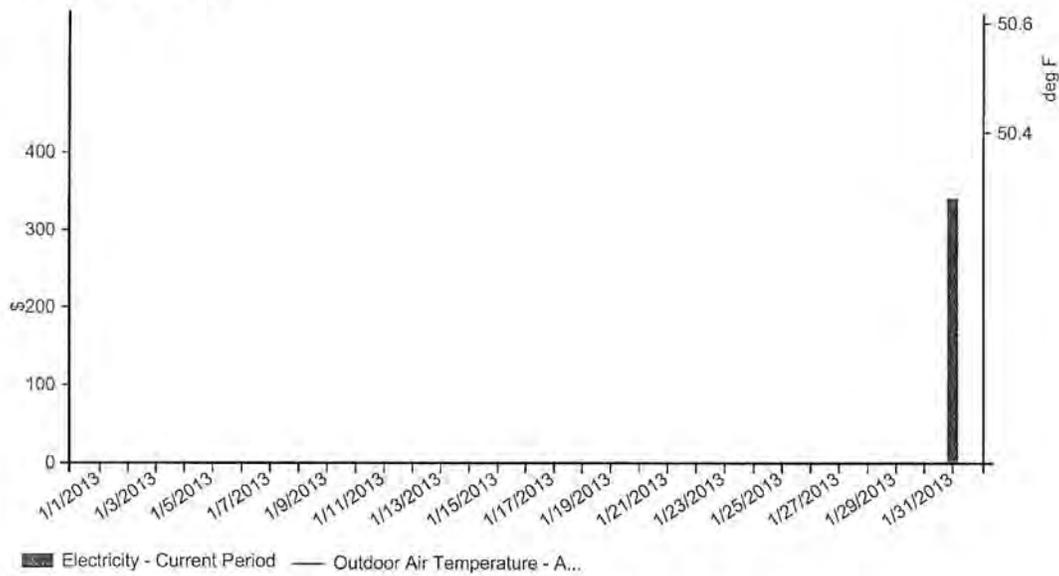
Simple Energy Cost

Location	Meter Name	When		Cost (\$)					Intensity (Cost/sq ft)	
		Month	Day	Base	Consumption	Demand	Rate Identifier	Total		
Total				0	344				344	
Total Bldg 1140				0	344				344	
Bldg 1140	Total Bldg-1140-Electric.KWH_Total			0	344				344	0.01
	Bldg-1140 - Electric.KWH_Total	January, 2013	Total	0	344				344	0.01
			31	0	344		Electric Billing Rate 2013		344	0.01

Rate(s)

Rate Identifier	Date	Base Rate (\$)	Consumption		Demand	
			Rate (\$)	Units	Rate (\$)	Units
Electric Billing Rate 2013	1/1/2013	0.00	0.11058	\$/kWh	0.00000	\$/kWh

Cost by Energy Type



Meter(s)

Location	Full Point Reference	Meter Name	Area (sq ft)	Total Sample Count	% Unreliable	Missing Samples
Bldg 1140	EUSTAP13UMCS:EUSTE N131140033/FC-1.Energy Meter 1.AV-1.Present Value	Bldg-1140-Electric.KWH_Total	26,296	462		
Total:			26,296	462		

- All wiring was concealed from view in finished rooms/areas.
- There is adequate working clearance for electrical and communication panels.



CHAPTER 5 - Communications

- Intercom System announcements are not always understandable due to background noise.
- Intercom is located at the entrance of classroom. When the staff uses the income the children are out of the view due to the location of the intercom system.
- An intercom system with a handheld receiver and microphone is desired. They would like the intercoms in the activity rooms to be a handset located near the storage room door.



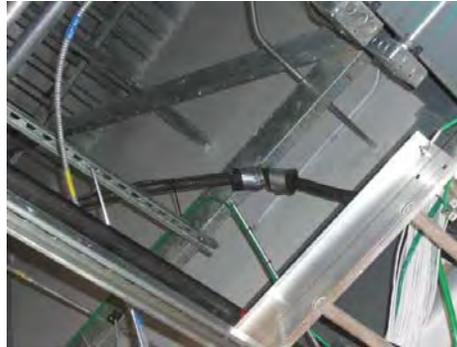
- The intercom system is wall mounted in the activity rooms with the main unit on the reception desk.



- The communications rooms are adequately heated and cooled.



- There is a pipe that passes through the communication room over the data termination racks. It may be the condensate line for the air conditioning unit.



CHAPTER 6 - Security

- The security system is satisfactory.
- The security system has a view of all exits and playgrounds.



- The staff cannot lock doors from inside the classroom.
- The door handles often failed or got stuck and could not be locked.
- The mechanical room door locks had to be repaired.
- MNS is not located behind the desk; it is in the waiting area. It would be better if located behind the reception desk.



- The facility has a duress alarm at the reception desk, and it is connected to the MP Station.



CHAPTER 7 - MISCELLANEOUS

7-1 CIVIL/SITE

- Playground equipment in the toddler playground is too big. Equipment is not age appropriate. Equipment in this playground should accommodate 1 yr – 3 yrs old.



- Need water fountains on the playgrounds. Currently they have to haul a water cooler into each playground, and buy cups, etc.
- Intercoms on the playgrounds would be very helpful.
- Would like shade structures over the swings.



- They feel sandboxes should be provided in each of the playgrounds.

7-2 STRUCTURAL

- Metal beams and columns; metal truss roof.



APPENDIX A - ROSTER

Post Occupancy Technical Review (POTR) - Roster

Installation: FT. EUSTIS, VA		PN: 69811	Bldg:
Name: JAY CLARK		Organization: CEHNC-EDC-A	
Phone: (256) 895 1673	Email: James.f.clark@usace.army.mil		
Professional Responsibility: ARCHITECT - COS			
Name: Kate Johnson		Organization: Pershing CDC	
Phone: (757) 878- 4723 ⁴⁷²³	Email: Kathryn.L.johnson26 ^{nafe} @mad.mil		
Professional Responsibility: Director			
Name: PANDORA HOWELL		Organization: CED EUSTIS	
Phone: (757) 878-3509 x 289	Email: pandora.m.howell@us.army.mil		
Professional Responsibility: Project Manager			
Name: Jackie White		Organization:	
Phone: (256) 895-1742	Email: Jackie.White@usace.army.mil		
Professional Responsibility: Electrical Engineer			
Name: Robert E Jackson, II		Organization: CEHNC-Mechanics	
Phone: (256) 895-1704	Email: Robert.E.Jackson@usace.army.mil		
Professional Responsibility: Mechanical Engineer			
Name:		Organization:	
Phone: ()	Email:		
Professional Responsibility:			
Name:		Organization:	
Phone: ()	Email:		
Professional Responsibility:			



**U.S. Army Corps
of Engineers**
Engineering and Support
Center, Huntsville

East Bliss CDC

Building 20707 Fort Bliss, TX



**POTR – Phase 1
Project No 68814**

DATE: February 28, 2013

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CHAPTER 1 - GENERAL

1-1 Purpose

The intent of this document is to present the findings of the Phase I Post Occupancy Technical Review (POTR) performed on Building 20707 (East Bliss CDC) at Fort Bliss, TX. The POTR was performed by the HNC team on February 28, 2013.

1-2 Facility Description

Building 20707 is a large sized (338 children), Child Development Center (CDC) for ages 6 weeks to 5 years that was occupied April 16, 2012. Hours of operations for the facility are Monday thru Friday from 5:30 am to 6:00 pm. They will open evenings if requested. The facility Director is Elvia Walker.

The users are overall pleased with the facility.

1-3 POTR Team Members

The following is a list of HNC's team members that participated in the POTR:

- Jay Clark – Architectural
- Rod Bridgeman – Mechanical
- Jackie White - Electrical

1-4 Meeting Contacts

The roster is attached in Appendix A

1-5 Feedback on Contractors

The design-build contractor for this project was Atlantic Marine Construction. The installation was overall happy with their work. In fact, they feel that this project has better quality than some of the other new CYS facilities on Ft. Bliss. They feel the countertops in the laundry room, diaper changing stations, HVAC in Comm. Rooms, and durability of the floor installation exceed the quality of other facilities. The exterior of the facility has some very nice detailing that exceeds the minimum. However, the contractor was over a year late in delivering the project. The contractor seemed to get frustrated with a lot of items, and some of the items they became argumentative over. One large issue for Ft. Bliss was that the only person on site was the superintendent who had very little authority. The PM was in North California, and although they had more authority, they were rarely on site. AMC was given a playground report by a playground inspector indicating a lot of issues. Instead of addressing those issues, they hired another playground inspector to obtain a more favorable report. The contractor and designer were not familiar with designing for the conditions in this area.

1-6 Contract Modifications

- There were a total of 7 mods, a couple of which stemmed from the G-9 inspection, which were determined to be unclear in the RFP. The COS needs to ensure these items are clarified in the criteria. The Change Request Register is included in Appendix B. The G-9 pre-occupancy inspection is included in Appendix C.

1-7 Construction Issues

- The recessed pull handles on the cabinetry have been, and continue to be, a safety hazard. There is a sharp edge inside of the pulls which have resulted in cuts on the fingers of both staff and children.
- Doors are not properly sealed; allows sand to blow into the rooms.



- Doors had too much space at the top of the door, and were not sealed. When it is windy and rainy, the water would enter the top of the door and drain through the inside of the door and leak out at windows and at the bottom of the door. They manufactured a solution to solve the water problem, but now they are having issues with being able to close some of the doors.
- Have some serious noise transmission problems, especially through duct work. When there is drumming going on in one room, it is heard throughout the building. Also, the pipe in the wall adjacent to the Training Room has no sound insulation. When the water is turned on in the janitor's closet, it is very loud in the Training Room.
- Playground equipment is not age appropriate.
- Need full screens on the windows because the half screens at the top of the windows keep sliding down.



1-8 Overall Satisfaction

- Overall, everyone is satisfied with the facility.
- They commented how much they love the following: the kitchen, the sign-in desk areas in the rooms; the alcoves to park buggies in the corridor; absolutely love Active Play Room.
- They feel the “cookie-cutter” approach to CDC design does not work. While they understand the flexibility, the different ages have different needs that can’t be addressed with the same room. Initially they were concerned about toilets in the infant room, but they are actually doing some potty training in that age group. They said multi-aging in Infant/Pre-Toddler does NOT work.
- Parents are happy with the facility. They really appreciate the car seat/stroller storage area.

CHAPTER 2 - ARCHITECTURAL

2-1 General Discussion

- There is a duress alarm installed, and it is operational.
- None of the doors are alarmed as all corridor and activity room doors exit into the fenced area.
- They have a door from the open office area into the corridor, and they like it.
- The Director interacts a lot with the children, and lets them play in her office as a reward. She would actually prefer to be in the open office area so that the children have more room.
- They removed the steamer from the kitchen and added a food warmer and griddle. They also added an ice maker in the kitchen.



- Toilet rooms off of the corridor do not have key locks. Instead they have a privacy lock that can be engaged when someone is in the bathroom.



- They would like to have no shelves in the storage room, and use wire shelves instead. The particle board shelves are warping and breaking on the ends when loaded.
- Active Play Room has an athletic type flooring (more padded than sheet vinyl).



- Could use a cabinet door over the stairs in the diaper changing station in the pre-school rooms.



- Recommend not providing kick plates on the doors, as they have sharp edges, and really become a concern if they start to separate from face of door.



- The corner of the ABA toilet stall in the Pre-School rooms is braced in 2 ways.



- The metal plates on the back of some of the cabinet pieces are a safety concern with their sharp edges and ease of coming off.



2-2 Feedback/Lessons Learned/Standard Design Impacts

- Have concerns with the location of the diaper changing station, with the caregiver's back to the activity room.
- Under counter refrigerator is not working. They cannot find a refrigerator that will work. The little refrigerators won't hold enough, and the refrigerators that will just fit into the opening are overheating due to no air circulation. Could look at putting openings in the sides of the cabinets to enhance airflow around the refrigerators.



- Water fountains are mounted too low for pre-school.



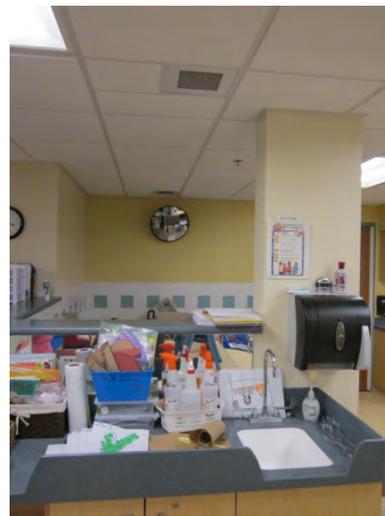
- Water fountains are a safety concern for infants, especially as they try to pull themselves up.
- Reception counter needs to be larger for this size facility.
- Director's office needs a camera as well.
- Need to provide ice maker, griddle, and food warmer in the kitchen. Consider if steamer is really required.

CHAPTER 3 - MECHANICAL

3-1 General Discussion

HVAC

- HVAC system consists of fan coil units above the ceiling and a built-up, dedicated, outside air handling unit. An air-cooled chiller and gas-fired boiler provide heating and cooling.
- System was not providing enough cooling after building became occupied. The chilled and hot water connections to the fan coils were reversed and had to be re-piped. This corrected the problem.
- Sound transmission from classrooms was noticeable while drums were being played loudly. Ceilings and ductwork have no acoustic insulation to provide sound isolation.
- System was able to maintain comfortable indoor temperature and humidity conditions.
- Mechanical Room is oversized.
- Close manual damper in exhaust registers located above diaper changing stations to save energy where classrooms are used for older children and diaper changing stations are not used.



PLUMBING

- The condensing potable water heater was making a loud “popping” sound at the vent terminations when the natural gas-fired burner ignited. The combustion air duct was disconnected from the combustion air fan to correct this problem.



- The kitchen potable water supply needs to be provided with a water softener system during design.
- Metered faucets with horizontal push button instead of vertical push button would be easier for children to actuate. Metered faucets work well for this type of facility.
- No solar hot water or rainwater collection systems were provided.

FIRE PROTECTION

- The pull stations malfunction and were replaced. The occupant felt the pull stations were installed too low. The pull stations were within a child's reach.



3-2 Lessons Learned/ Standard Design Impacts

- Check fan coil piping connections against manufacturer's installation instructions during pre-commissioning phase.
- Do not install drinking fountains in Infant classrooms. Consider adding note to standard design for this.
- Provide water softener where water hardness exceeds a defined level to be determined. Add advisory note to standard design.

CHAPTER 4 - ELECTRICAL

4-1 General Discussion

- The lamps in child accessible areas are enclosed by the lens/shields
- The lighting is controlled by a time clock.
- The emergency lighting switches OFF during unoccupied hours.



- There is a keyed HOA switch at the reception area.



- There is a timed over-ride at main entrance for janitorial staff. The occupant want the timed over-ride to be a keyed switched.



- There is a three lamp, two 3-way switch scheme (or 3-way dimming control) in the activity rooms.



- There are child proof receptacles used in the required areas.



- Lightning Protection System is installed (appear adequate).



- Cathodic Protection System was installed.



- The Service Entrance Panel metering (EMS/UMCS connection) is not connected to EMS.



- Adequate working clearance for electrical and communication panels was provided.

4-2 Lessons Learned/ Standard Design Impacts

- Need double action fire alarms. The single action alarms are too easily pulled. The glass tube type is not the best for CDC due to the pieces of broken glass that occur when the alarm is pulled.
- Need key operated lighting override at the front desk. They have only a button that provides a limited amount of additional time.
- The lighting in the closets and storage areas are controlled by motion sensors. These lights should be on 24 hours a day.
- The electrical room should not have a door with a window.



CHAPTER 5 - COMMUNICATIONS

5-1 General Discussion

- The communication rooms were adequately heated/cooled.



- The security system does not cover the entire playground area and all the exits.



5-2 Lessons Learned/ Standard Design Impacts

- Need to provide phones in the activity rooms. The caregivers need to be able to call out in case of an emergency.
- The occupant is not satisfied with the intercom system. Need the intercom to have an “open mike” when an activity room is called. This would allow the caregiver to speak at a speaker in the ceiling while attending to the children as opposed to having to go over to the intercom, press a button, and speak.



CHAPTER 6 - MISCELLANEOUS

6-1 CIVIL/SITE

- Play equipment is not age appropriate. The following items are in the infant play area:



APPENDIX A - ROSTER

Post Occupancy Technical Review (POTR) - Roster

FT. BLISS

Installation: JAYC		PN: 68814	Bldg: CDC
Name: JAY CLARK		Organization: CEHNC-COS	
Phone: (256) 895 1673	Email: james.t.clark@usace.army.mil		
Professional Responsibility: COS ARCHITECT			
Name: Rose Garrett		Organization: CESWL-EC-D	
Phone: (501) 324-5861	Email: Rose.M.Garrett@usace.army.mil		
Professional Responsibility:			
Name: James Kingwell		Organization: CYSS	
Phone: (915) 568-0834	Email: James.T.Kingwell.civ@mail.mil		
Professional Responsibility: ^{END} USER			
Name: Todd Faulkes		Organization: JSO	
Phone: (915) 568-3772	Email: todd.d.faulkes.civ@mail.mil		
Professional Responsibility:			
Name: Chad Kiddle		Organization: Fire Prevention	
Phone: (915) 744 8194	Email:		
Professional Responsibility:			
Name: CW Hartzel		Organization: USACE	
Phone: (915) 892-4014	Email: Donald.W.Hartzel@USACE.ARMY.MIL		
Professional Responsibility:			
Name: BRAD HARTEN		Organization: USACE	
Phone: (915) 5687854	Email: brad.harten@usace.army.mil		
Professional Responsibility: AREA ENGINEER ✓			

Post Occupancy Technical Review (POTR) - Roster

Installation:	PN:	Bldg:
Name: <i>Rod Bridgeman</i>		Organization: <i>CEHNC</i>
Phone: <i>(256) 895-1727</i>	Email: <i>Rod.C.Bridgeman@usace.army.mil</i>	
Professional Responsibility: <i>Mechanical</i>		
Name: <i>Jackie White</i>		Organization: <i>CEHNC</i>
Phone: <i>(256) 895-1742</i>	Email: <i>Jackie.White@usace.army.mil</i>	
Professional Responsibility: <i>Electrical</i>		
Name: <i>Elvia Walker</i>		Organization: <i>FT. Bliss AMWR-2455 East Bliss OAC Bldg 20707</i>
Phone: <i>(915) 744-2731</i>	Email: <i>elvia-walker.civ@mail.mil</i>	
Professional Responsibility: <i>Facility Director</i>		
Name: <i>J. Colon</i>		Organization: <i>DPW/RP</i>
Phone: <i>(915) 569-8412</i>	Email: <i>jacqueline.g.colon.civ@mail.mil</i>	
Professional Responsibility:		
Name: <i>ANGEL JIMENEZ</i>		Organization: <i>DPW - ESD</i>
Phone: <i>(915) 568-2061</i>	Email: <i>jose.a.jimenez182.civ@mail.mil</i>	
Professional Responsibility: <i>MILCON PM, ANTITERRORISM STRUCTURAL ENGINEER</i>		
Name:		Organization:
Phone: ()	Email:	
Professional Responsibility:		
Name:		Organization:
Phone: ()	Email:	
Professional Responsibility:		

APPENDIX B – CHANGE REQUEST REGISTER



Change Request Register

Change Request No	Change Request Title	Mod Type	Org Agency	Reason	Trans Code	Inception Date		Contractor Proposal	Negotiated	Ref No	Contractor Signature	Stage / Status / Remarks / Necessity for Change	Mod Due Date	Mod Age
						RFP Date	Proposal Date							
Contract No. W912DY-08-D-0029 0005 Child Dev Ctr - Town Center - Fort Bliss Atlantic Marine														
Misc Contract Revisions														
MK001		B	C	1	6	02/02/2010	03/24/2011			R00001	10/26/2010	L - Mod completed, mod package sent to district	03/19/2010	-147
										000501	10/28/2010	Necessity for change: 1. Code C1-Engineering changes All 10 Changes are to correct deficiencies in the Government issued RFP to the Contractor. 10 2 3 4 5 6 7 8 9	JAW	
MK002	Miscellaneous Contract Changes	B	C	1	6	09/20/2010	09/24/2010	\$136,464.61		R00002	01/12/2011	L - Mod completed, mod package sent to district	09/20/2010	119
							11/24/2010			000502	01/21/2011	Necessity for change: 1. Provide communication wiring to new facility. Requirement erroneously excluded in RFP. 2. Work will be installed under separate Government contract. 3. Gas Appliances will provide more economical and energy efficient appliances. 4. User has unit in-stock and will provide to Contractor 5. Requirement erroneously excluded in RFP 6. Solar assisted water heating not required for LEED Certification 7. Requirement erroneously excluded in RFP. 8. Requirement erroneously excluded in RFP. 9. Incorrectly stated in RFP.	JAW/PR	
MK003	FMW/R/C Inspection Changes	B	C	1	6	02/18/2011	03/24/2011	\$30,016.00		R00003	05/17/2011	L - Mod completed, mod package sent to district	02/18/2011	55
							03/24/2011			000503	05/18/2011	Necessity for change: 1. Add Under Cabinet Light Fixtures at Food Prep Areas Code 1 - Engineering Change Subsequent to award of the contract and during design and construction phases, it was discovered that during a facility inspection conducted by FMW/R/C on a similar project it is necessary to add lighting to the "Food Prep" countertop in sent to ACO for signature/release 5/18/11	JAW	

Sort - Change Request No



Change Request Register

Change Request No.	Change Request Title	Mod Type	Org Agency	Reason	Trans Code	Inception Date		Contractor Proposal	Negotiated	Ref		Contractor Signature	Stage / Status / Remarks / Necessity for Change	Mod Due		
						RFP Date	Proposal Date			No	Mod No			Date	Action By	Age
<p>Contract No. W912DY-08-D-0029 0005 Child Dev Ctr - Town Center - Fort Bliss (Continued)</p>																
MK004	Weather time extensions Feb 11	B	C	E	6	05/13/2011	Not Required	Not Required		R00004	000504	07/19/2011	L - Mod completed, mod package sent to district	05/13/2011	PR	69
MK005	FEA - Government Delay	B	C	S	6	06/16/2011	\$37,619.00	68 days	Yes	R00005	000505	07/28/2011	L - Mod completed, mod package sent to district	06/16/2011	DJB	53
MK006	Fire Commissioning Deficiencies	B	C	1	6	07/12/2011	\$4,863.51	4 days	Yes	R00006	000506	09/08/2011	L - Mod completed, mod package sent to district	07/12/2011	JAW	59

Atlantic Marine



Change Request Register

Change Request No	Change Request Title	Mod Type	Org Agency	Reason	Trans Code	Inception Date		Contractor Proposal	Negotiated	Ref No	Contractor Signature	Stage / Status / Remarks / Necessity for Change	Mod Due Date	Mod Age		
						RFP Date	Proposal Date								Mod No	Government Signature
Contract No. W912DY-08-D-0029 0005 Child Dev Ctr - Town Center - Fort Bliss (Continued)																
MK007	Pre-Occupancy Inspection Contract Changes	B	C	1	6	10/12/2011	10/25/2011	\$19,659.23	113 days	Yes	R00007 000507	11/30/2011 12/01/2011	<p>Necessity for change:</p> <p>1. Subsequent to the Government's Fire Commissioning Inspection held on 07 Jul 2011, the quantity and location of Audible Devices for the MNS (Mass Notification System) were determined to be inadequate. Consequently, additional Audible Devices are required to be installed in five locations throughout the facility.</p> <p>L - Mod completed, mod package sent to district</p> <p>Necessity for change:</p> <p>1. Subsequent to the Government's Pre-Occupancy Inspection conducted by Fort Bliss Installation Safety on 06 Oct 2011, it was determined that the Corridor Duplex Outlets did not meet all of the requirements of AR 608-10, C-46, Item 6(b). Namely, when outlets are installed below 54 inches they must be "Tamper Resistant" and be a "Class A" Ground Fault Interrupter device (GFCI). The outlets installed are "Tamper Resistant". The Contractor is given two Options to either change the Circuit Breakers for all Corridor outlets to GFCI, or replace the outlets with GFCI devices.</p> <p>The requirement for conformance with AR 608-10 is not contained within the RFP.</p> <p>2. Subsequent to the Government's Pre-Occupancy Inspection conducted by G9 on 04-06 Oct 2011, one of the 36" wide doors in the toilet partitions in Rooms 133, 138, 144, 145, 152, 154, 160, 162, 168, and 170 requires changing to 24" width. This requirement is vague in the RFP "Room By Room Descriptions" because the dimensions of the required partition doors are specifically stated.</p> <p>3. Subsequent to the Government's Pre-Occupancy Inspection conducted by G9 on 04-06 Oct 2011, it was determined that Phone Jacks were not installed in OPEN OFFICE 108. This is a requirement that is not clearly defined in the RFP "Room By Room Descriptions" criteria and therefore must be added to the Contract.</p> <p>4. Subsequent to the Government's Pre-Occupancy Inspection conducted by G9 on 04-06 Oct 2011, it was determined that there was a privacy issue with the clear glass in the door. The resolution is to add a mini blind unit at the glass area of the door to provide privacy when necessary. This is a requirement that is not clearly defined in the RFP "Room By Room Descriptions" criteria, and the contractor is required to add this to the contract.</p>	10/12/2011	JAW	37
7 Contract Changes																
\$227,622.36 234 days																

APPENDIX C – G-9 PRE-OCCUPANCY INSPECTION REPORT

**Pre-Occupancy Inspection
Child, Youth and School Services
PN68814,
338 Capacity CDC 0-5, 20707 Kasserine Way,
BIGGS TOWN CENTER,
FT. BLISS, TEXAS
3-7 October 2011**

On 3-7 October 2011, the IMCOM G-9, Family and Morale, Welfare and Recreation (MWR) Program, Child, Youth and School (CYS) Services, Center of Expertise Team conducted a pre-occupancy inspection of the newly constructed CYS Services 338 capacity Child Development Center (CDC) at Biggs Field, Ft Bliss, TX. The inspection was performed by Harriett Holley Program Specialist; James Derby Fire Protection Specialist, Marty Schroeder Facilities Specialist, and Ken Hilton, Industrial Hygiene Technician, US Army Public Health Command Region - North.

The specific items identified in **bold** must be resolved prior to children occupying the facility and recommendation for DoD certification. Requests for information/assistance or status of corrective actions should be coordinated through Ms. Tracy Roysdon, IMCOM West Region, Child, Youth and School Services. For maximum visibility and coordination, please also CC the pre-occupancy team listed above in all correspondence.

Facility, Health, Safety, and Program Items:

1. **Adjust the temperature of the water at all diaper changing stations and child accessible lavatories to be between 85-95° F, but not more than 110° F. Refer to the Army Room-By-Room.**
2. **Adjust faucets on all lavatories in the Activity Rooms to operate for 15 seconds when activated, as required in the Army Room-By-Room.**
3. **Provide a duress alarm at the Reception Counter that is directly connected to the Garrison Military Police for use in emergencies and required in the Army Room-By-Room. Coordinate installation location with the local CYSS Staff.**
4. **Secure diaper changing stair units to eliminate excessive movements.**
5. **Ensure that age appropriate labels are installed on all play elements in accordance with ASTM F1487, Paragraphs 5.5 and 15.2 and the RFP, page 1092.**
6. **The exposed threaded ends of bolts on the underside of the composite structures need to be cut down to no more than two exposed threads, and eliminate all sharp ends accessible to children to prevent injury.**

- 7. The fire truck on the Toddler playground has at least 3 head entrapment. 1 behind each driver seat and 1 at the rear entrance that could be eliminated by moving the hand rail to the opposite vertical post.**
- 8. The clear bubble panel on the toddler composite structure was not secured properly.**
- 9. The infant playground was not inspected because it was not finished. The fall surface was not completely installed and there was a piece yet to be installed. The activity maze does not allow for adult access. Adjust the configuration so that adults may access all areas to assist children without reaching over any panels". As it is an adult would have to step over or bend over a panel thus the potential for tripping or back injury.**
- 10. Most of the slides on all of the playgrounds need to be adjusted to eliminate the strangulation hazard at the top where it connects to the platform. The space cannot be greater than 1/8 inch.**
- 11. Provide documentation that all three playground installations are in accordance with the Consumer Products Safety Commission (CPSC) and all applicable American Society for Testing and Materials (ASTM) standards, that all three playgrounds meet these standards and have been inspected by an independent Certified Playground Safety Inspector (CPSI) prior to acceptance by the Government as required in the RFP, page 1093. Ensure the building number, physical location and signature are included. A copy is to be maintained by CYSS at the facility.**
- 12. Provide a "van-accessible" sign below the parking sign on the pole at the front the entry walkway as required in ADAAG Section 502.7.**
- 13. Exterior corridor doors do not meet the 32 inch clearance according to ADAAG and need to have door stops outside to protect the doors from the exterior brick facing.**
- 14. Preschool Room 145 and Active Play Toilet Room 173 both have 15 inch high ADA toilets. These toilets should be 13" high per the Room by Room.**

Fire Protection Items:

1. **Install hold open devices on all exterior doors in infant rooms. The hold open device is required to be part of the self closing device itself.**
2. **The following exterior doors do not open or latch properly; Rooms 167, 169, and 172.**
3. **Rotate exit signs located in the middle of the corridors 90 degrees. Fill in directional arrows.**
4. **Ensure that the ceiling and walls in the laundry room are 1 hour rated.**

General Items for Corrective Action

The items listed below are those that were noted throughout the facility. The areas requiring sealing or caulking are areas where there could be dirt accumulation and insect harborage. Sealing techniques and proper installation workmanship can eliminate cracks and crevices. Typical sealable areas include joints between different elements of construction, expansion joints, foundation cracks, utility runs, wall-floor junctions, door thresholds, window frames, rolled edges of stationary equipment, floor molding, bumper rails, etc.

1. Caulk all plumbing penetrations at walls or inside cabinets; seal all escutcheons to the adjacent surface to prevent insect harborage.
2. Provide larger escutcheons or patch ceramic wall tile at all penetrations so that all openings are covered by the pipe penetration escutcheons. The current openings in the ceramic tile throughout are too large to be covered by the current escutcheons.
3. Provide plastic bumpers on all toilet partition and cabinet doors that hit the walls and/or fixtures.
4. Remove all construction debris, ceiling tile pieces, temporary lighting, wiring, etc from above the suspended ceilings.
5. Ensure all Exterior Storage Room doors close properly.
6. Re-caulk around mirrors in children's toilet areas.
7. Ease the corners and edges of the diaper changing stations and food service counter tops and edges as identified to the contractor representative.
8. Adjust all water streams in drinking fountains to ensure water is not flowing extreme high or low..

9. Eliminate the excessive cord to the lights under the cabinets of the food prep areas that meets the requirements of all proponents.
10. Toilet partition doors in the ADA/ABA stalls of the Preschool Room Toilets include 2 doors that are +/- 3 foot wide, the door openings nearest the child sinks must be changed to a "standard" width, per the Room by Room and the Standard Design Drawings. Many of these doors also hit the toilet fixtures.
11. Exterior- Invert all clean out plugs to eliminate the tripping hazard.
12. Ensure a 1 inch, painted, red line is installed 18 inches below lowest point of sprinkler head (Sprinkler head deflector) in all outdoor storage rooms.
13. Patch or clean around all clean out caps in the exterior storage rooms.

Room by Room Specific Items:

Room 221 – Infant/Pre-Tod/Tod Activity Room

1. Door to storage area does not latch properly.

Room 215 – Infant/Pre-Tod/Tod Activity Room

1. Pipe leaking under diaper changing station sink.

Room 213 – Infant/Pre-Tod/Tod Activity Room

1. Water fountain is rusty/dirty at drain and stream guard.

Room 205 – Infant/Pre-Tod/Tod Activity Room

1. Shelf not secure in closet.

Room 197 – Infant/Pre-Tod/Tod Activity Room

1. Need to caulk around toilet paper dispenser.
2. Several spots need re-grouted in the children's toilet area.

Room 187 –

1. Caulk around mirror in children's toilet area.

Room 181 – Infant/Pre-Tod/Tod Activity Room

1. Adjust water flow on children's toilet.

Room 175

1. Re-grout under water fountain.

Room 145

1. Adjust shelf brackets to permit use of all four shelves.

Room 151

1. Provide a bumper on the storage room door frame.

Room 167

1. Repair vinyl floor damage in front of food prep sink.

Room 169

1. Clean up grout around water fountain.
2. Repair crack in exterior door window.

Room 172 – Active Play Room

1. Repair seams in floor.

Room 137- Pre-school

1. Sign in desk drawer does not operate properly.

Room 120- Kitchen

1. Middle sink of 3 compartment sink leaking at drain.
2. Light fixture cover broken.
3. Hand washing sink near walk-ins is leaking at shut off valve.

Room 126 -Corridor

1. Fountain needs to be water cooler type.

Room 108 Office Area

1. Phone jacks need to be installed, coordinate with Installation proponents, including the NEC

Reception Area

1. Ensure electronic door hardware is operational.
2. The isolation room toilet door has a vision panel that is not required. Recommend door without vision panel or frost the existing vision panel function for child or adult. .
3. Ensure that the finger guard is installed on the entrance door to the isolation room toilet door.

END OF REPORT

DRAFT

APPENDIX D - WORK ORDERS

Town Center work pending

Description / Location of problem	work order #	date
AC not working properly directors office, west wing, and kitchen	250161	4-10-12
	252616	4-26-12
	293484	6-13-12
	7583	6-25-12
	306040	7-2-12
	315742	7-17-12
	323251	7-27-12
	Fixed	September 28
Check AC units for possible condensation rooms 132,137, 183, 197, 199, 205, 207, 221, 172 and 151	313452 Fixed	7-13-12 September 28
Water Heater not working properly Check the exhaust making explosions	302504 323273 326517	6-25-12 7-27-12 9-27-12
Door pull handle all rooms need to be replace	281255 373312	5-23-12 10-10-12
Walk in freezer door seal burning <i>heat tape around door seal to keep it from freezing. Heat tape over heated</i>	293657 Fixed	6-13-12 August 20

Walk in freezer making ice <i>still doing it.</i>	344452 369423	8-27-12 10-3-12
Roof leak room 119 and all rooms back door need to be resealed window and frame	343156 373313	8-24-12 10-10-12
Replace windows screens most of them won't stay in place	365732	9-27-12
Reseal gutters all around bldg most of joins leak	316984	7-18-12
Laundry room and men's restroom Sewer smell <i>Screens punctuate vent pipe</i>	316862	7-18-12
Grease trap smells, <i>plugs were removed. installed new plugs</i>	293487 340115	6-13-12 8-21-12
Sewer smell room 105	372729	10-09-12
Front side walk concrete crack and toddler play ground	310347	7-09-12
Intercom system <i>Need open mike when desk calls.</i>	4523185	5-31-12



**U.S. Army Corps
of Engineers**
Engineering and Support
Center, Huntsville

Alexander CDC

Building L-7221 Fort Bragg, NC



**POTR – Phase 1
Project No 70665**

DATE: April 2, 2013

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CHAPTER 1 - GENERAL

1-1 Purpose

The intent of this document is to present the findings of the Phase I Post Occupancy Technical Review (POTR) performed on Building L-7221 (Alexander CDC) at Fort Bragg, NC. The POTR was performed by the HNC team on April 2, 2013.

1-2 Facility Description

Building L-7221 is a medium sized (232 children), Child Development Center (CDC) for ages 6 weeks to 5 years that was occupied in August 2012. Hours of operations for the facility are Monday thru Friday from 5:30 am to 6:30 pm. Janitorial services are performed at night.

The users are overall pleased with the facility.

1-3 POTR Team Members

The following is a list of HNC's team members that participated in the POTR:

- Jay Clark – Architectural
- Robert Jackson – Mechanical
- Jackie White - Electrical

1-4 Meeting Contacts

The roster is attached in Appendix A. The center director is Evelyn Alston.

1-5 Contract Modifications

The design-build contractor for this project was AMC. The mods are provided in Appendix B. Most mods were site issues or users requested changes.

1-6 Feedback on Contractor

The installation was very pleased with the Contractor. They were very good to work with. The project was completed on schedule. There were some struggles during the design phase, but a lot of that was due to 3 changes in the Project Engineer for the Government.

There was some confusion on codes. This facility is located about 8 – 10 miles from the actual installation and is in a different county. Since it's a different county, and not located on the installation, there were other codes that had to be met.

1-7 G-9 Pre-Occupancy Inspection

There were no major concerns from G-9. In fact, they stated that this was one of the three best facilities they had been through. They also stated that this was one of the most complete facilities they had gone through.

1-8 Construction Issues

- There was manufacturing issues with one of the HVAC units.
- Due to differing codes, they had to reroute the garbage disposal in the kitchen.
- Lighting override button does not work. The morning of the POTR, it was worked on and presumably fixed.
- The contractor was on site installing the video surveillance system during the POTR.
- Some cracks are forming at corners of the doors and one crack in the sidewalk around the perimeter of the building.
- There is one joint in the concrete trike path that the installation safety office feels is a tripping hazard.
- They removed one of the swing gates to the reception counter because it wouldn't close correctly.

1-9 Overall Feedback

- The users were very involved during the entire process which made things go very smoothly.
- Would be good to have G-9 inspection during construction so that any modifications could be made before the building is finished, which results in increased costs.
- Need more performance specifications for the HVAC systems in the RFP that will improve the quality level of the equipment.
- The staff and parents love the facility. Parents love the way the facility is arranged.
- Some COE Districts leave the construction contract open for the last year with money set aside for "warranty performance". This money is given to the Contractor at the end of the warranty period if they perform warranty work in a timely manner. It was recommended that this be considered as standard practice across the COE.
- Ft. Bragg DPW, in agreement with Savannah District COE, has taken over the warranty issues, which causes problems for the COE office at Ft. Bragg, since DPW are not the ACO and do not have authority to direct the Contractor.

CHAPTER 2 - ARCHITECTURAL

2-1 General Discussion

- The reception counter functions well, and there were adequate data and power outlets.



- A duress alarm was not provided, as it was not part of the contract.
- They do not have a door from the open admin area to the corridor. They like not having the door as it allows them to have 2 nice size offices in that area. They felt that it was not that much farther to walk around the reception desk.
- They would not like to have taller ceilings in the storage rooms as it would just encourage collecting more stuff.
- Ceilings in the outdoor storage rooms are high.
- There is one exposed corner in the Active Play Room. It is protected with a corner guard, but is not padded. The flooring in the Active Play Room is a faux wood athletic type flooring.



- Door into the toilet area and into the Storage Room in the Active Play Room are less than 36" wide.



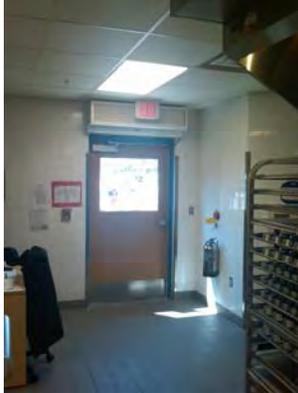
- The corner of the handicap toilet stalls in the Pre-School/Pre-K/Kindergarten rooms are overhead braced.



- None of the doors are alarmed as all doors from activity rooms exit into playgrounds, and all corridor doors exit into fenced area.
- The laundry room has quarry tile floor, painted gyp. bd. walls, vinyl coated acoustical tile ceiling, and an extra-wide door.



- The kitchen has quarry tile floor, full height ceramic tile walls, vinyl coated acoustical tile ceiling, and a higher ceiling.



- In a couple areas room signs are stacked one above the other which does not comply with ABA/ADA. The sign for one of the storage rooms was not provided.



- The flooring is 2' x 2' vinyl tile in the corridors/lobby.

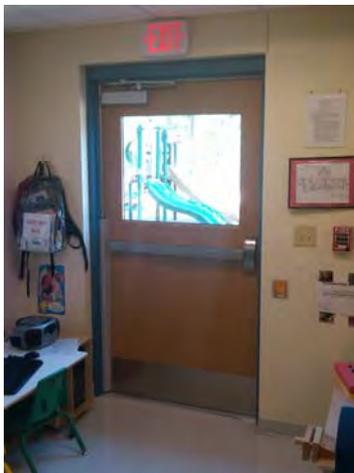


- Door hardware into toilets do not comply with ABA/ADA. Lever hardware was not provided – these are

actual door knobs.



- Doors from Activity Rooms to playgrounds are wider than 36".



- The storage room in the base of the "T" was not recessed like shown in the standard. While this provided a slightly larger storage room, it impacted the alcove and requires the door to swing into the storage room.



2-2 Lessons Learned/ Standard Design Impacts

- The janitor closet is too small.



CHAPTER 3 - MECHANICAL

3-1 General Discussion

The user is not happy with the HVAC system installed in the facility and feels that it is doing the job of providing a comfortable environment only when it is actually working. The user did have some complaints about the HVAC system. The user stated that sometimes the HVAC unit worked and sometimes it did not. Numerous work orders have been called in by the user in regards to the HVAC unit. The user stated the kitchen stays too cold. The user informed us that they are not aware if the maintenance schedules are being properly followed. The user occupied the facility in September of 2012 and has not yet experienced a full cooling (summer) season yet.

The user is happy with the plumbing system installed and all fixtures are operating properly. Low flow fixtures are being used in the adult bathrooms (1.28 gpf toilets, 0.5 gpm lavatories). The hot water is being stored at 136 deg. F. at the time of our visit. I suggested to them that 140 deg. Temp is a preferred temperature to store the hot water. The user is not experiencing any issues with the plumbing system.

The user does not have any issues with the wet pipe sprinkler system. There have been no issues with performing inspection, testing and maintenance of the fire protection system.

HVAC

- The HVAC system installed are water source heat pumps
- Sometimes the HVAC unit works sometimes it doesn't.
- In the winter time some rooms are too cold, such as the Pre-Toddler room which was said to be experiencing temperatures of 60 deg F.
- The video Monitor Room does not have a cooling unit in it.
- The equipment often failed because of its low quality. When minimum requirements are met a lower grade of equipment is purchased. Often times this is not the best deal for the user. The RFP specifications should specify a higher grade of equipment.
- The POC for HVAC related issues the user encounters is the service order desk.

PLUMBING

- The facility is experiencing odor issues (likely sewer gases) in the Isolation Room bathroom. To help decrease the problem a cup of water is poured down the drain. This bathroom isn't often used. They said that they last experienced this problem was late December-early January.
- Solar hot water is used for domestic hot water heating.
- The POC for plumbing related issues the user encounters is the service order desk.

FIRE PROTECTION

- The user stated there were no issues with the fire protection system.

3-2 Lessons Learned/ Standard Design Impacts

- None significant at this time.
- It was stated during our visit that the building was not being energy monitored.

CHAPTER 4 - ELECTRICAL

- Intercom is wall mounted in the activity room, with an open mic that is engaged when the room is called from the control desk.
- Lamps in child accessible areas are enclosed by the lens/shields. There is a three-way switching scheme in the activity rooms.



- The lighting is controlled IAW ASHARE 90.1 (time clock and switches).



- There is an HOA switch at the reception area.



- There is a time over-ride at main entrance for janitorial staff. The over-ride does not work because it is not programmed.



- There is multi-level switching or dimming in the admin and/or other areas.
- Child proof receptacles are used in the required areas.



- There are no transformers, manholes, hand-holes located in the playground areas. There is a roof drain clean out in this area.



- Lightning Protection System is installed.



- Cathodic Protection System was installed.



- There is no Service Entrance Panel metering (EMS/UMCS connection).



- The wiring was concealed from view in finished rooms/areas.



- Concealed/flush boxes are used for devices in finished areas and on exterior walls.
- There is adequate working clearance for electrical and communication panels.



CHAPTER 5 - COMMUNICATIONS

5-1 General Discussion

- The occupant is satisfied with the intercom system. The announcements are understandable.



- The telephone/data/power outlets do meet the needs at the reception and admin areas.
- The communication rooms are adequately heated/cooled.



- There is no prohibited equipment/system passed through communication rooms.
- The metering logs of the facility (peak demand, monthly usage) have been requested.

CHAPTER 6 - MISCELLANEOUS

6-1 CIVIL/SITE

- There is one crack in the sidewalk around the perimeter of the building.



- There is one joint in the concrete trike path that the installation safety office feels is a tripping hazard.



- Rumble strips on the trike paths are applied, not cut in concrete.



APPENDIX A - ROSTER

Post Occupancy Technical Review (POTR) - Roster

Installation: FT BRAGG		PN: 70665	Bldg: 0-5 CDC
Name: JAY CLARK		Organization: COS - HUNTSVILLE	
Phone: (256) 895 1673	Email: james.f.dark@usace.army.mil		
Professional Responsibility: ARCHITECT			
Name: Jackie White		Organization: CEHMC	
Phone: (256) 895-1742	Email: Jackie.White@USACE.army.mil		
Professional Responsibility: Electrical Engineer			
Name: LARRY BOSTON		Organization: USACE	
Phone: (910) 308-8590	Email: larry.d.boston@usace.army.mil		
Professional Responsibility: QUALITY ASSURANCE			
Name: Dottie Carter		Organization: CVSS	
Phone: (910) 907-5049	Email: dottie.f.carter.naf@mail.mil		
Professional Responsibility:			
Name: Evelyn Eiggins Alston		Organization: CVSS	
Phone: (910) 908-3902	Email: evelyn.e.alston.naf@mail.mil		
Professional Responsibility: Director of Center			
Name: GREGORY H. BEERS		Organization: USACE - POPE AAF OFF	
Phone: (910) 907-3130	Email: gregory.h.beers@usace.army.mil		
Professional Responsibility: COE RESIDENT ENGINEER			
Name: IFFORD TAYLOR		Organization: USACE - POPE AAF	
Phone: (910) 907 3130	Email: IFFORD.B.TAYLOR@USACE.ARMY.MIL		
Professional Responsibility: MECHANICAL			

Post Occupancy Technical Review (POTR) - Roster

Installation:	PN:	Bldg:
Name: <i>Robert E. Jackson, II</i>		Organization: <i>COS - Huntsville CEHMC</i>
Phone: <i>(256) 895-1704</i>	Email: <i>Robert.E.Jackson@usace.army.mil</i>	
Professional Responsibility: <i>Mechanical Engineer</i>		
Name: <i>SEYED H. KAMALBAK</i>		Organization: <i>SAVANNAH DIST. CD-PEPE OFFICE</i>
Phone: <i>(910) 907-3130</i>	Email: <i>SEYED.H.KAMALBAK@USACE.ARMY.MIL</i>	
Professional Responsibility: <i>CIVIL ENGINEER</i>		
Name:		Organization:
Phone: ()	Email:	
Professional Responsibility:		
Name:		Organization:
Phone: ()	Email:	
Professional Responsibility:		
Name:		Organization:
Phone: ()	Email:	
Professional Responsibility:		
Name:		Organization:
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Professional Responsibility:		
Name:		Organization:
Phone: ()	Email:	
Professional Responsibility:		

APPENDIX B – MODS

AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT				1. CONTRACT ID CODE J	PAGE OF PAGES 1 3
2. AMENDMENT/MODIFICATION NO. 01	3. EFFECTIVE DATE SEE BLOCK 16C	4. REQUISITION/PURCHASE REQ. NO. W33SJG93288070	5. PROJECT NO. (If Applicable)		
6. ISSUED BY SAS Execution Branch USAED Savannah 100 West Oglethorpe Avenue/POB 889 Savannah, GA 31402-0889	CODE K6P0B00	7. ADMINISTERED BY (If other than item 6) Medical Resident Office Bldg 3-2716 Alpha Street P.O. Box 71729 Fort Bragg, NC 28307 (28310 FedEx)		CODE K6M1KD0	
8. NAME AND ADDRESS OF CONTRACTOR (No., Street, County, State and Zip Code) Atlantic Marine Construction Company, Inc 3465 Chandler Creek Road Virginia Beach VA 23453-2885 USA				9A. AMENDMENT OF SOLICITATION NO.	
				9B. DATED (SEE ITEM 11)	
				10A. MODIFICATION OF CONTRACT/ORDER X W912DY-08-D-0029 0004	
				10B. DATED (SEE ITEM 13) 21 Sep 2009	
CODE	FACILITY CODE				

11. THIS ITEM APPLIES ONLY TO AMENDMENTS OF SOLICITATIONS

The above numbered solicitation is amended as set forth in Item 14. The hour and date specified for receipt of Offers is extended, is not extended.

Offers must acknowledge receipt of this amendment prior to the hour and date specified in the solicitation or as amended, by one of the following methods:
 (a) By completing items 8 and 15, and returning _____ copies of the amendment; (b) By acknowledging receipt of this amendment on each copy of the offer submitted; or (c) By separate letter or telegram which includes a reference to the solicitations and amendment numbers. FAILURE OF YOUR ACKNOWLEDGMENT TO BE RECEIVED AT THE PLACE DESIGNATED FOR THE RECEIPT OF OFFERS PRIOR TO THE HOUR AND DATE SPECIFIED MAY RESULT IN REJECTION OF YOUR OFFER. If by virtue of this amendment you desire to change an offer already submitted, such change may be made by telegram or letter, provided each telegram or letter makes reference to the solicitation and this amendment, and is received prior to the opening hour and date specified.

12. ACCOUNTING AND APPROPRIATION DATA
 21-NA-2009-2051-0000 DLHLJL
 Contract Amount Increased \$39,718.66.

**13. THIS ITEM APPLIES ONLY TO MODIFICATIONS OF CONTRACTS/ORDERS
 IT MODIFIES THE CONTRACT/ORDER NO. AS DESCRIBED IN ITEM 14.**

A. THIS CHANGE ORDER IS ISSUED PURSUANT TO: (Specify Authority) TRACT ORDER NO. IN ITEM 10A.	THE CHANGES SET FORTH IN ITEM 14 ARE MADE IN THE CON-
B. THE ABOVE NUMBERED CONTRACT/ORDER IS MODIFIED TO REFLECT THE ADMINISTRATIVE CHANGES (Such as changes in paying office, appropriation date, etc.) SET FORTH IN ITEM 14, PURSUANT TO THE AUTHORITY OF FAR 43.103(B).	
C. THIS SUPPLEMENTAL AGREEMENT IS ENTERED INTO PURSUANT TO AUTHORITY OF: X FAR 52.243-4 CHANGES	
D. OTHER (Specify type of modification and authority)	

E. IMPORTANT: Contractor is not, is required to sign this document and return original and 1 copies to the issuing office.

14. DESCRIPTION OF AMENDMENT/MODIFICATION (Organized by UCF section headings, including solicitation/contract subject matter where feasible.)

Contract for TO#04-Child Development Center - 70665 ARRA
 LD's : \$2,152.96 at Fort Bragg, NC.

Reference No. R00001
 PP002 Re-Design Parking
 See Page 2.

Except as provided herein, all terms and conditions of the document referenced in Item 9A or 10A, as heretofore changed, remains unchanged and in full force and effect.

15A. NAME AND TITLE OF SIGNER (Type or print)		16A. NAME AND TITLE OF CONTRACTING OFFICER (Type or print) Crudup, Vernon B. Administrative Contracting Officer	
15B. CONTRACTOR/OFFEROR (Signature of person authorized to sign)	15C. DATE SIGNED 11/10/2010	16B. UNITED STATES OF AMERICA BY _____ (Signature of Contracting Officer)	16C. DATE SIGNED 11/14/2010

MODIFICATION OF CONTRACT

DATE SIGNED

PAGE OF PAGES

See Block 16C

2 | 3

Contract No: W912DY-08-D-0029 0004
 Modification No: 01
 Contractor: Atlantic Marine Construction Company, Inc
 Contract Title: TO#04-Child Development Ctr - 70665 ARRA
 Location: Fort Bragg, NC

Reference No. R00001

14. DESCRIPTION OF MODIFICATION (Continued)

A. SCOPE OF WORK**PP002 Re-Design Parking**

Re-design patron and staff parking in front of building to reflect concept sketch SK-01. Final design shall meet applicable requirements in Base Contract and Task Order RFP.

B. CHANGE IN CONTRACT DRAWINGS

Drawing CS-100 Revise Sheet CS-100 in accordance with Sketch SK-01 dated 26 Aug 2010.

It is understood and agreed that the contract drawings affected by this Modification will be updated to reflect as-built conditions necessitated by this change, and that cost for such updates are included within this Modification amount.

C. CHANGE IN CONTRACT SPECIFICATIONS

Specification Section 00800, Attachment 1, Paragraph 1 shall be revised to include the referenced drawing changes.

Specification Section 00800, Special Contract Requirements, FAR Clause 52.211-10, entitled "Commencement, Prosecution, and Completion of Work", shall be revised to include the additional time granted as stated in block 14 of the Standard Form 30 in the paragraph entitled "Change in Contract Time".

D. CHANGE IN CONTRACT PRICE

Total contract price is increased by \$39,718.66.

Lump Sum Changes

CLIN No.	DESCRIPTION	CHANGE AMOUNT
7002	Design & Construct Child Development Center	\$39,718.66

Total Change Amount \$39,718.66

E. CHANGE IN CONTRACT TIME

The contract completion date shall be extended by 45 calendar days by reason of this modification.

F. CHANGE IN CONTRACT SCHEDULE

Add Activity Number - PP002
 Description - Redesign Parking Lot
 Amount - \$ 39,718.66
 Duration - 45 Days
 Predecessor - DN02060 Issue 100% Civil Documents for Construction
 Successor - SI02060 Install Site Strom

G. CLOSING STATEMENT

It is understood and agreed that pursuant to the above, the contract

MODIFICATION OF CONTRACT

DATE SIGNED

PAGE OF PAGES

See Block 16C

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3

Contract No: W912DY-08-D-0029 0004

Reference No. R00001

Modification No: 01

Contractor: Atlantic Marine Construction Company, Inc

Contract Title: TO#04-Child Development Ctr - 70665 ARRA

Location: Fort Bragg, NC

time is extended the number of calendar days stated, and the contract price is increased as indicated above, which reflects all credits due the Government and all debits due the Contractor. It is further understood and agreed that this adjustment constitutes compensation in full on behalf of the Contractor and its Subcontractors and Suppliers for all costs and markups directly or indirectly attributable for the change ordered, for all delays related thereto, for all extended overhead costs, and for performance of the change within the time frame stated. Contracting Officer Email: Russette.F.Hazelwood@usace.army.mil. Phone: 912-652-5619

AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT			1. CONTRACT ID CODE J	PAGE OF PAGES 1 2
2. AMENDMENT/MODIFICATION NO. 02	3. EFFECTIVE DATE SEE BLOCK 16C	4. REQUISITION/PURCHASE REQ. NO.	5. PROJECT NO. (If Applicable)	
6. ISSUED BY SAS Execution Branch USAED Savannah 100 West Oglethorpe Avenue/POB 889 Savannah, GA 31402-0889	CODE K6P0B00	7. ADMINISTERED BY (If other than item 6) Medical Resident Office Bldg 3-2716 Alpha Street P.O. Box 71729 Fort Bragg, NC 28307 (28310 FedEx)		CODE K6M1KD0
8. NAME AND ADDRESS OF CONTRACTOR (No., Street, County, State and Zip Code) Atlantic Marine Construction Company, Inc 3465 Chandler Creek Road Virginia Beach VA 23453-2885 USA			9A. AMENDMENT OF SOLICITATION NO.	
CODE			9B. DATED (SEE ITEM 11)	
FACILITY CODE			10A. MODIFICATION OF CONTRACT/ORDER X W912DY-08-D-0029 0004	
			10B. DATED (SEE ITEM 13) 21 Sep 2009	

11. THIS ITEM APPLIES ONLY TO AMENDMENTS OF SOLICITATIONS

The above numbered solicitation is amended as set forth in Item 14. The hour and date specified for receipt of Offers is extended, is not extended.
Offers must acknowledge receipt of this amendment prior to the hour and date specified in the solicitation or as amended, by one of the following methods:
(a) By completing items 8 and 15, and returning _____ copies of the amendment; (b) By acknowledging receipt of this amendment on each copy of the offer submitted; or (c) By separate letter or telegram which includes a reference to the solicitations and amendment numbers. FAILURE OF YOUR ACKNOWLEDGMENT TO BE RECEIVED AT THE PLACE DESIGNATED FOR THE RECEIPT OF OFFERS PRIOR TO THE HOUR AND DATE SPECIFIED MAY RESULT IN REJECTION OF YOUR OFFER. If by virtue of this amendment you desire to change an offer already submitted, such change may be made by telegram or letter, provided each telegram or letter makes reference to the solicitation and this amendment, and is received prior to the opening hour and date specified.

12. ACCOUNTING AND APPROPRIATION DATA

Contract Amount Unchanged

**13. THIS ITEM APPLIES ONLY TO MODIFICATIONS OF CONTRACTS/ORDERS
IT MODIFIES THE CONTRACT/ORDER NO. AS DESCRIBED IN ITEM 14.**

A. THIS CHANGE ORDER IS ISSUED PURSUANT TO: (Specify Authority) THE CHANGES SET FORTH IN ITEM 14 ARE MADE IN THE CONTRACT ORDER NO. IN ITEM 10A.	
B. THE ABOVE NUMBERED CONTRACT/ORDER IS MODIFIED TO REFLECT THE ADMINISTRATIVE CHANGES (Such as changes in paying office, appropriation date, etc.) SET FORTH IN ITEM 14, PURSUANT TO THE AUTHORITY OF FAR 43.103(B).	
C. THIS SUPPLEMENTAL AGREEMENT IS ENTERED INTO PURSUANT TO AUTHORITY OF: X FAR 52.249-10 DEFAULT (FIXED-PRICE CONSTRUCTION)	
D. OTHER (Specify type of modification and authority)	

E. IMPORTANT: Contractor is not, is required to sign this document and return original and 1 copies to the issuing office.

14. DESCRIPTION OF AMENDMENT/MODIFICATION (Organized by UCF section headings, including solicitation/contract subject matter where feasible.)

Contract for TO#04-Child Development Center - 70665 ARRA
LD's : \$2,152.96 at Fort Bragg, NC.

Reference No. R00002

PP004 Weather Time Extension Sep 09 - Dec 10

See Page 2.

Except as provided herein, all terms and conditions of the document referenced in Item 9A or 10A, as heretofore changed, remains unchanged and in full force and effect.

15A. NAME AND TITLE OF SIGNER (Type or print) Bruce W. Exum Jr. President	16A. NAME AND TITLE OF CONTRACTING OFFICER (Type or print) Gregory H. Beers Administrative Contracting Officer
15B. CONTRACTOR/OFFEROR (Signature of person authorized to sign)	15C. DATE SIGNED 03/23/2011
16B. UNITED STATES OF AMERICA BY _____ (Signature of Contracting Officer)	16C. DATE SIGNED 03/30/2011

MODIFICATION OF CONTRACT

DATE SIGNED

PAGE OF PAGES

See Block 16C

2

2

Contract No: W912DY-08-D-0029 0004

Reference No. R00002

Modification No: 02

Contractor: Atlantic Marine Construction Company, Inc

Contract Title: TO#04-Child Development Ctr - 70665 ARRA

Location: Fort Bragg, NC

14. DESCRIPTION OF MODIFICATION (Continued)

A. SCOPE OF WORK**PP004 Weather Time Extension Sep 09 - Dec 10**

This modification extends the time for performance allowed under Specification Section 00 73 10 para.1.5 (REV 1.1- 15 Jan 2008) for delays caused by adverse weather in excess of anticipated during the period 21 September 2009 through 31 December 2010. The following table summarizes adverse weather days:

Month & Year	Days Weather Caused Critical Delay	Anticipated Weather Delay Days	Work Days Exceeding Anticipated	Calendar Days Due Contractor
Mar 10	0	0	0	0
Apr 10	0	0	0	0
May 10	0	0	0	0
Jun 10	0	0	0	0
Jul 10	0	0	0	0
Aug 10	0	0	0	0
Sep 10	0	0	0	0
Oct 10	0	0	0	0
Nov 10	0	0	0	0
Dec 10	10	6	4	6

B. CHANGE IN CONTRACT SPECIFICATIONS

Specification Section 00 73 10 ,Supplemental Contract Requirements, FAR Clause 52.211-10, entitled "Commencement, Prosecution, and Completion of Work", shall be revised to include the additional time granted as stated in block 14 of the Standard Form 30 in the paragraph entitled "Change in Contract Time".

C. CHANGE IN CONTRACT PRICE

Total contract price is unchanged.

Lump Sum Changes

CLIN No.	DESCRIPTION	CHANGE AMOUNT
7002	Design & Construct Child Development Center	\$0.00

Total Change Amount **D. CHANGE IN CONTRACT TIME**

The contract completion date shall be extended by 6 calendar days by reason of this modification.

Contract Completion date to be extended from Oct 23, 2011 to Oct 29, 2011.

E. CLOSING STATEMENT

The time for completion of all work under this delivery order is hereby extended the number of days indicated for delays caused by weather during the period September 2009 through December 2010 in excess of the anticipated delays set forth in the contract. These delays were beyond the control and without fault or negligence of the contractor.

AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT			1. CONTRACT ID CODE J	PAGE OF PAGES 1 3
2. AMENDMENT/MODIFICATION NO. 03	3. EFFECTIVE DATE SEE BLOCK 16C	4. REQUISITION/PURCHASE REQ. NO. W33SJG93288070	5. PROJECT NO. (If Applicable)	
6. ISSUED BY SAS Execution Branch USAED Savannah 100 West Oglethorpe Avenue/POB 889 Savannah, GA 31402-0889	CODE K6P0B00	7. ADMINISTERED BY (If other than item 6) Medical Resident Office Bldg 3-2716 Alpha Street P.O. Box 71729 Fort Bragg, NC 28307 (28310 FedEx)		CODE K6M1KD0
8. NAME AND ADDRESS OF CONTRACTOR (No., Street, County, State and Zip Code) Atlantic Marine Construction Company, Inc 3465 Chandler Creek Road Virginia Beach VA 23453-2885 USA			9A. AMENDMENT OF SOLICITATION NO.	
			9B. DATED (SEE ITEM 11)	
			10A. MODIFICATION OF CONTRACT/ORDER X W912DY-08-D-0029 0004	
			10B. DATED (SEE ITEM 13) 21 Sep 2009	
CODE	FACILITY CODE			

11. THIS ITEM APPLIES ONLY TO AMENDMENTS OF SOLICITATIONS

The above numbered solicitation is amended as set forth in Item 14. The hour and date specified for receipt of Offers is extended, is not extended.
Offers must acknowledge receipt of this amendment prior to the hour and date specified in the solicitation or as amended, by one of the following methods:
(a) By completing items 8 and 15, and returning _____ copies of the amendment; (b) By acknowledging receipt of this amendment on each copy of the offer submitted; or (c) By separate letter or telegram which includes a reference to the solicitations and amendment numbers. FAILURE OF YOUR ACKNOWLEDGMENT TO BE RECEIVED AT THE PLACE DESIGNATED FOR THE RECEIPT OF OFFERS PRIOR TO THE HOUR AND DATE SPECIFIED MAY RESULT IN REJECTION OF YOUR OFFER. If by virtue of this amendment you desire to change an offer already submitted, such change may be made by telegram or letter, provided each telegram or letter makes reference to the solicitation and this amendment, and is received prior to the opening hour and date specified.

12. ACCOUNTING AND APPROPRIATION DATA
See Page 2.
Contract Amount Increased \$3,627.17.

**13. THIS ITEM APPLIES ONLY TO MODIFICATIONS OF CONTRACTS/ORDERS
IT MODIFIES THE CONTRACT/ORDER NO. AS DESCRIBED IN ITEM 14.**

A. THIS CHANGE ORDER IS ISSUED PURSUANT TO: (Specify Authority) TRACT ORDER NO. IN ITEM 10A.	THE CHANGES SET FORTH IN ITEM 14 ARE MADE IN THE CON-
B. THE ABOVE NUMBERED CONTRACT/ORDER IS MODIFIED TO REFLECT THE ADMINISTRATIVE CHANGES (Such as changes in paying office, appropriation date, etc.) SET FORTH IN ITEM 14, PURSUANT TO THE AUTHORITY OF FAR 43.103(B).	
C. THIS SUPPLEMENTAL AGREEMENT IS ENTERED INTO PURSUANT TO AUTHORITY OF: X FAR 52.243-4 CHANGES	
D. OTHER (Specify type of modification and authority)	

E. IMPORTANT: Contractor is not, is required to sign this document and return original and 1 copies to the issuing office.

14. DESCRIPTION OF AMENDMENT/MODIFICATION (Organized by UCF section headings, including solicitation/contract subject matter where feasible.)
Contract for TO#04-Child Development Center - 70665 ARRA
LD's : \$2,152.96 at Fort Bragg, NC.

Reference No. R00003
PP003 Termite protection
See Page 2.

Except as provided herein, all terms and conditions of the document referenced in Item 9A or 10A, as heretofore changed, remains unchanged and in full force and effect.

15A. NAME AND TITLE OF SIGNER (Type or print)	16A. NAME AND TITLE OF CONTRACTING OFFICER (Type or print) Gregory H. Beers Administrative Contracting Officer
15B. CONTRACTOR/OFFEROR (Signature of person authorized to sign)	15C. DATE SIGNED 04/01/2011
	16B. UNITED STATES OF AMERICA BY _____ (Signature of Contracting Officer)
	16C. DATE SIGNED 04/15/2011

MODIFICATION OF CONTRACT

DATE SIGNED

PAGE OF PAGES

See Block 16C

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Contract No: W912DY-08-D-0029 0004

Reference No. R00003

Modification No: 03

Contractor: Atlantic Marine Construction Company, Inc

Contract Title: TO#04-Child Development Ctr - 70665 ARRA

Location: Fort Bragg, NC

12. ACCOUNTING AND APPROPRIATION DATA (Continued)

APPROPRIATION	WORK ITEM	CONTRACT CHANGE
21-NA-2009-2051-0000	DLHLJL	\$3,627.17
Total		\$3,627.17

21-NA-2009-2051-000 DLHLJL
 Contract Amount Increased \$3,627.17

14. DESCRIPTION OF MODIFICATION (Continued)

A. SCOPE OF WORK**PP003 Termite protection**

Contractor shall apply Soil Treatment for Subterranean Termite Control per attached Spec Section 31 31 16.

B. CHANGE IN CONTRACT DRAWINGS

It is understood and agreed that the contract drawings affected by this Modification will be updated to reflect as-built conditions necessitated by this change, and that cost for such updates are included within this Modification amount.

C. CHANGE IN CONTRACT SPECIFICATIONS

Specification Section 31 31 16 It is understood and agreed that the contract specifications affected by this modification will be updated to reflect revisions included in this modification. The cost for such updates are included within this modification amount.

D. CHANGE IN CONTRACT PRICE

Total contract price is increased by \$3,627.17.

Lump Sum Changes

CLIN No.	DESCRIPTION	CHANGE AMOUNT
7002	Design & Construct Child Development Center	\$3,627.17

Total Change Amount \$3,627.17

E. CHANGE IN CONTRACT TIME

The contract completion date shall remain unchanged by this modification.

F. CHANGE IN CONTRACT SCHEDULE

Add Activity Number PP003
 Description - Termite Protection
 Amount - \$3,627.17
 Duration - 0 days
 Predecessor - CN16010 Underslab Elec/Fire/Comm
 Successor - CN03030 Prep & Place Slab on Grade

MODIFICATION OF CONTRACT

DATE SIGNED

See Block 16C

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Contract No: W912DY-08-D-0029 0004

Reference No. R00003

Modification No: 03

Contractor: Atlantic Marine Construction Company, Inc

Contract Title: TO#04-Child Development Ctr - 70665 ARRA

Location: Fort Bragg, NC

G. CLOSING STATEMENT

It is understood and agreed that pursuant to the above, the contract time is extended the number of calendar days stated, and the contract price is increased as indicated above, which reflects all credits due the Government and all debits due the Contractor. It is further understood and agreed that this adjustment constitutes compensation in full on behalf of the Contractor and its Subcontractors and Suppliers for all costs and markups directly or indirectly attributable for the change ordered, for all delays related thereto, for all extended overhead costs, and for performance of the change within the time frame stated.

Contracting Officer Email: Myra.N.Maack@usace.army.mil Phone:
256-895-1148

AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT			1. CONTRACT ID CODE J	PAGE OF PAGES 1 2
2. AMENDMENT/MODIFICATION NO. 04	3. EFFECTIVE DATE SEE BLOCK 16C	4. REQUISITION/PURCHASE REQ. NO. W33SJJG93288070	5. PROJECT NO. (If Applicable)	
6. ISSUED BY SAS Execution Branch USAED Savannah 100 West Oglethorpe Avenue/POB 889 Savannah, GA 31402-0889	CODE K6P0B00	7. ADMINISTERED BY (If other than item 6) Medical Resident Office Bldg 3-2716 Alpha Street P.O. Box 71729 Fort Bragg, NC 28307 (28310 FedEx)		CODE K6M1KD0
8. NAME AND ADDRESS OF CONTRACTOR (No., Street, County, State and Zip Code) Atlantic Marine Construction Company, Inc 3465 Chandler Creek Road Virginia Beach VA 23453-2885 USA			9A. AMENDMENT OF SOLICITATION NO.	
			9B. DATED (SEE ITEM 11)	
			10A. MODIFICATION OF CONTRACT/ORDER X W912DY-08-D-0029 0004	
			10B. DATED (SEE ITEM 13) 21 Sep 2009	
CODE	FACILITY CODE			

11. THIS ITEM APPLIES ONLY TO AMENDMENTS OF SOLICITATIONS

The above numbered solicitation is amended as set forth in Item 14. The hour and date specified for receipt of Offers is extended, is not extended.
Offers must acknowledge receipt of this amendment prior to the hour and date specified in the solicitation or as amended, by one of the following methods:
(a) By completing items 8 and 15, and returning _____ copies of the amendment; (b) By acknowledging receipt of this amendment on each copy of the offer submitted; or (c) By separate letter or telegram which includes a reference to the solicitations and amendment numbers. FAILURE OF YOUR ACKNOWLEDGMENT TO BE RECEIVED AT THE PLACE DESIGNATED FOR THE RECEIPT OF OFFERS PRIOR TO THE HOUR AND DATE SPECIFIED MAY RESULT IN REJECTION OF YOUR OFFER. If by virtue of this amendment you desire to change an offer already submitted, such change may be made by telegram or letter, provided each telegram or letter makes reference to the solicitation and this amendment, and is received prior to the opening hour and date specified.

12. ACCOUNTING AND APPROPRIATION DATA
21-NA-2009-2051-0000 DLHLJL
Contract Amount Increased \$40,150.00.

**13. THIS ITEM APPLIES ONLY TO MODIFICATIONS OF CONTRACTS/ORDERS
IT MODIFIES THE CONTRACT/ORDER NO. AS DESCRIBED IN ITEM 14.**

A. THIS CHANGE ORDER IS ISSUED PURSUANT TO: (Specify Authority) TRACT ORDER NO. IN ITEM 10A.	THE CHANGES SET FORTH IN ITEM 14 ARE MADE IN THE CON-
B. THE ABOVE NUMBERED CONTRACT/ORDER IS MODIFIED TO REFLECT THE ADMINISTRATIVE CHANGES (Such as changes in paying office, appropriation date, etc.) SET FORTH IN ITEM 14, PURSUANT TO THE AUTHORITY OF FAR 43.103(B).	
C. THIS SUPPLEMENTAL AGREEMENT IS ENTERED INTO PURSUANT TO AUTHORITY OF: X FAR 52.243-4 CHANGES	
D. OTHER (Specify type of modification and authority)	

E. IMPORTANT: Contractor is not, is required to sign this document and return original and 1 copies to the issuing office.

14. DESCRIPTION OF AMENDMENT/MODIFICATION (Organized by UCF section headings, including solicitation/contract subject matter where feasible.)

Contract for TO#04-Child Development Center - 70665 ARRA
LD's : \$2,152.96 at Fort Bragg, NC.

Reference No. R00004

PP005 Design Review Delay

See Page 2.

Except as provided herein, all terms and conditions of the document referenced in Item 9A or 10A, as heretofore changed, remains unchanged and in full force and effect.

15A. NAME AND TITLE OF SIGNER (Type or print)	16A. NAME AND TITLE OF CONTRACTING OFFICER (Type or print) Gregory H. Beers Administrative Contracting Officer
15B. CONTRACTOR/OFFEROR (Signature of person authorized to sign)	16B. UNITED STATES OF AMERICA BY _____ (Signature of Contracting Officer)
15C. DATE SIGNED 10/12/2011	16C. DATE SIGNED 10/13/2011

MODIFICATION OF CONTRACT		DATE SIGNED	PAGE OF PAGES	
		See Block 16C	2	2
Contract No:	W912DY-08-D-0029 0004	Reference No. R00004		
Modification No:	04			
Contractor:	Atlantic Marine Construction Company, Inc			
Contract Title:	TO#04-Child Development Ctr - 70665 ARRA			
Location:	Fort Bragg, NC			

14. DESCRIPTION OF MODIFICATION (Continued)

A. SCOPE OF WORK

PP005 Design Review Delay

The Government review time exceeded the 14 days allowed by the contract. Adjust contract duration by adding justifiable time to compensate for delays in design completion caused by the user/government.

B. CHANGE IN CONTRACT SPECIFICATIONS

Specification Section 00800, Special Contract Requirements, FAR Clause 52.211-10, entitled "Commencement, Prosecution, and Completion of Work", shall be revised to include the additional time granted as stated in block 14 of the Standard Form 30 in the paragraph entitled "Change in Contract Time".

C. CHANGE IN CONTRACT PRICE

Total contract price is increased by \$40,150.00.

Lump Sum Changes

CLIN No.	DESCRIPTION	CHANGE AMOUNT
7002	Design & Construct Child Development Center	\$40,150.00

Total Change Amount \$40,150.00

D. CHANGE IN CONTRACT TIME

The contract completion date shall be extended by 119 calendar days by reason of this modification.

E. CHANGE IN CONTRACT SCHEDULE

Add Activity Number - IM02030
 Description - Design Delay (PP005)
 Amount - \$40,150.00
 Duration - 119 Days
 Predecessor - DN01140 Govt Review 100% Design
 Successor - DN01150 Incorporate Comments 100% Design

F. CLOSING STATEMENT

It is understood and agreed that pursuant to the above, the contract time is extended the number of calendar days stated, and the contract price is increased as indicated above, which reflects all credits due the Government and all debits due the Contractor. It is further understood and agreed that this adjustment constitutes compensation in full on behalf of the Contractor and its Subcontractors and Suppliers for all costs and markups directly or indirectly attributable for the change ordered, for all delays related thereto, for all extended overhead costs, and for performance of the change within the time frame stated.

AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT			1. CONTRACT ID CODE J	PAGE OF PAGES 1 3
2. AMENDMENT/MODIFICATION NO. 05	3. EFFECTIVE DATE SEE BLOCK 16C	4. REQUISITION/PURCHASE REQ. NO. R00005	5. PROJECT NO. (If Applicable)	
6. ISSUED BY SAS Execution Branch USAED Savannah 100 West Oglethorpe Avenue/POB 889 Savannah, GA 31402-0889	CODE K6P0B00	7. ADMINISTERED BY (If other than item 6) Medical Resident Office Bldg 3-2716 Alpha Street P.O. Box 71729 Fort Bragg, NC 28307 (28310 FedEx)		CODE K6M1KD0
8. NAME AND ADDRESS OF CONTRACTOR (No., Street, County, State and Zip Code) Atlantic Marine Construction Company, Inc 3465 Chandler Creek Road Virginia Beach VA 23453-2885 USA			9A. AMENDMENT OF SOLICITATION NO.	
			9B. DATED (SEE ITEM 11)	
			10A. MODIFICATION OF CONTRACT/ORDER X W912DY-08-D-0029 0004	
CODE			10B. DATED (SEE ITEM 13) 21 Sep 2009	
FACILITY CODE				

11. THIS ITEM APPLIES ONLY TO AMENDMENTS OF SOLICITATIONS

The above numbered solicitation is amended as set forth in Item 14. The hour and date specified for receipt of Offers is extended, is not extended.
Offers must acknowledge receipt of this amendment prior to the hour and date specified in the solicitation or as amended, by one of the following methods:
(a) By completing items 8 and 15, and returning _____ copies of the amendment; (b) By acknowledging receipt of this amendment on each copy of the offer submitted; or (c) By separate letter or telegram which includes a reference to the solicitations and amendment numbers. FAILURE OF YOUR ACKNOWLEDGMENT TO BE RECEIVED AT THE PLACE DESIGNATED FOR THE RECEIPT OF OFFERS PRIOR TO THE HOUR AND DATE SPECIFIED MAY RESULT IN REJECTION OF YOUR OFFER. If by virtue of this amendment you desire to change an offer already submitted, such change may be made by telegram or letter, provided each telegram or letter makes reference to the solicitation and this amendment, and is received prior to the opening hour and date specified.

12. ACCOUNTING AND APPROPRIATION DATA

Contract Amount Unchanged

**13. THIS ITEM APPLIES ONLY TO MODIFICATIONS OF CONTRACTS/ORDERS
IT MODIFIES THE CONTRACT/ORDER NO. AS DESCRIBED IN ITEM 14.**

A. THIS CHANGE ORDER IS ISSUED PURSUANT TO: (Specify Authority) TRACT ORDER NO. IN ITEM 10A.	THE CHANGES SET FORTH IN ITEM 14 ARE MADE IN THE CON-
B. THE ABOVE NUMBERED CONTRACT/ORDER IS MODIFIED TO REFLECT THE ADMINISTRATIVE CHANGES (Such as changes in paying office, appropriation date, etc.) SET FORTH IN ITEM 14, PURSUANT TO THE AUTHORITY OF FAR 43.103(B).	
C. THIS SUPPLEMENTAL AGREEMENT IS ENTERED INTO PURSUANT TO AUTHORITY OF: X FAR 52.249-10 DEFAULT (FIXED-PRICE CONSTRUCTION)	
D. OTHER (Specify type of modification and authority)	

E. IMPORTANT: Contractor is not, is required to sign this document and return original and 1 copies to the issuing office.

14. DESCRIPTION OF AMENDMENT/MODIFICATION (Organized by UCF section headings, including solicitation/contract subject matter where feasible.)

Contract for TO#04-Child Development Center - 70665 ARRA
LD's : \$2,152.96 at Fort Bragg, NC.

Reference No. R00005

PP006 Weather Time Extension Jan 11 - Sep 11

See Page 2.

Except as provided herein, all terms and conditions of the document referenced in Item 9A or 10A, as heretofore changed, remains unchanged and in full force and effect.

15A. NAME AND TITLE OF SIGNER (Type or print)		16A. NAME AND TITLE OF CONTRACTING OFFICER (Type or print) Gregory H. Beers Administrative Contracting Officer	
15B. CONTRACTOR/OFFEROR (Signature of person authorized to sign)	15C. DATE SIGNED 11/07/2011	16B. UNITED STATES OF AMERICA BY _____ (Signature of Contracting Officer)	16C. DATE SIGNED 11/10/2011

MODIFICATION OF CONTRACT

DATE SIGNED

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Contract No: W912DY-08-D-0029 0004
 Modification No: 05
 Contractor: Atlantic Marine Construction Company, Inc
 Contract Title: TO#04-Child Development Ctr - 70665 ARRA
 Location: Fort Bragg, NC

Reference No. R00005

14. DESCRIPTION OF MODIFICATION (Continued)

A. SCOPE OF WORK**PP006 Weather Time Extension Jan 11 - Sep 11**

This modification extends the time for performance allowed under Specification Section 00 73 10 para.1.5 (REV 1.1- 15 Jan 2008) for delays caused by adverse weather in excess of anticipated during the period 1 January 2011 through 30 September 2011. The following table summarizes adverse weather days:

Month & Year	Days Weather Caused Critical Delay	Anticipated Weather Delay Days	Work Days Exceeding Anticipated	Calendar Days Due Contractor
Jan 11	0	0	0	0
Feb 11	0	0	0	0
Mar 11	0	0	0	0
Apr 11	0	0	0	0
May 11	0	0	0	0
Jun 11	0	0	0	0
Jul 11	7	5	2	3
Aug 11	0	0	0	0
Sep 11	0	0	0	0

B. CHANGE IN CONTRACT SPECIFICATIONS

Specification Section 00 73 10 Specification Section 00800, Supplemental Contract Requirements, FAR Clause 52.211-10, entitled "Commencement, Prosecution, and Completion of Work", shall be revised to include the additional time granted as stated in block 14 of the Standard Form 30 in the paragraph entitled "Change in Contract Time".

C. CHANGE IN CONTRACT PRICE

Total contract price is unchanged.

Lump Sum Changes

CLIN No.	DESCRIPTION	CHANGE AMOUNT
7002	Design & Construct Child Development Center	\$0.00

Total Change Amount **D. CHANGE IN CONTRACT TIME**

The contract completion date shall be extended by 3 calendar days by reason of this modification.

Contract Completion date to be extended from Feb 25, 2012 to Feb 28, 2012.

E. CHANGE IN CONTRACT SCHEDULE

Add Activity Number - MR00005
 Description - Weather Time Extension Jan 11 - Sep 11 (R00005)
 Amount - \$00.00
 Duration - 3 Days
 Predecessor - CN05040 Install Roof Framing
 Successor - CN05050 Metal Decking

MODIFICATION OF CONTRACT

DATE SIGNED

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Contract No: W912DY-08-D-0029 0004

Reference No. R00005

Modification No: 05

Contractor: Atlantic Marine Construction Company, Inc

Contract Title: TO#04-Child Development Ctr - 70665 ARRA

Location: Fort Bragg, NC

F. CLOSING STATEMENT

The time for completion of all work under this delivery order is hereby extended the number of days indicated for delays caused by weather during the period January 2011 through September 2011 in excess of the anticipated delays set forth in the contract. These delays were beyond the control and without fault or negligence of the contractor.

AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT			1. CONTRACT ID CODE J	PAGE OF PAGES 1 3
2. AMENDMENT/MODIFICATION NO. 06	3. EFFECTIVE DATE SEE BLOCK 16C	4. REQUISITION/PURCHASE REQ. NO. W33SJG93288070	5. PROJECT NO. (If Applicable)	
6. ISSUED BY SAS Execution Branch USAED Savannah 100 West Oglethorpe Avenue/POB 889 Savannah, GA 31402-0889	CODE K6P0B00	7. ADMINISTERED BY (If other than item 6) Medical Resident Office Bldg 3-2716 Alpha Street P.O. Box 71729 Fort Bragg, NC 28307 (28310 FedEx)		CODE K6M1KDO
8. NAME AND ADDRESS OF CONTRACTOR (No., Street, County, State and Zip Code) Atlantic Marine Construction Company, Inc 3465 Chandler Creek Road Virginia Beach VA 23453-2885 USA			9A. AMENDMENT OF SOLICITATION NO.	
			9B. DATED (SEE ITEM 11)	
			10A. MODIFICATION OF CONTRACT/ORDER * W912DY-08-D-0029 0004	
			10B. DATED (SEE ITEM 13) 21 Sep 2009	
CODE	FACILITY CODE			

11. THIS ITEM APPLIES ONLY TO AMENDMENTS OF SOLICITATIONS

The above numbered solicitation is amended as set forth in Item 14. The hour and date specified for receipt of Offers is extended, is not extended.
Offers must acknowledge receipt of this amendment prior to the hour and date specified in the solicitation or as amended, by one of the following methods:
(a) By completing items 8 and 15, and returning _____ copies of the amendment; (b) By acknowledging receipt of this amendment on each copy of the offer submitted; or (c) By separate letter or telegram which includes a reference to the solicitations and amendment numbers. FAILURE OF YOUR ACKNOWLEDGMENT TO BE RECEIVED AT THE PLACE DESIGNATED FOR THE RECEIPT OF OFFERS PRIOR TO THE HOUR AND DATE SPECIFIED MAY RESULT IN REJECTION OF YOUR OFFER. If by virtue of this amendment you desire to change an offer already submitted, such change may be made by telegram or letter, provided each telegram or letter makes reference to the solicitation and this amendment, and is received prior to the opening hour and date specified.

12. ACCOUNTING AND APPROPRIATION DATA
21-NA-2009-2051-0000 DLHLJL
Contract Amount Increased \$9,756.00.

**13. THIS ITEM APPLIES ONLY TO MODIFICATIONS OF CONTRACTS/ORDERS
IT MODIFIES THE CONTRACT/ORDER NO. AS DESCRIBED IN ITEM 14.**

A. THIS CHANGE ORDER IS ISSUED PURSUANT TO: (Specify Authority) TRACT ORDER NO. IN ITEM 10A.	THE CHANGES SET FORTH IN ITEM 14 ARE MADE IN THE CON-
B. THE ABOVE NUMBERED CONTRACT/ORDER IS MODIFIED TO REFLECT THE ADMINISTRATIVE CHANGES (Such as changes in paying office, appropriation date, etc.) SET FORTH IN ITEM 14, PURSUANT TO THE AUTHORITY OF FAR 43.103(B).	
C. THIS SUPPLEMENTAL AGREEMENT IS ENTERED INTO PURSUANT TO AUTHORITY OF: X FAR 52.243-4 CHANGES	
D. OTHER (Specify type of modification and authority)	

E. IMPORTANT: Contractor is not, is required to sign this document and return original and 1 copies to the issuing office.

14. DESCRIPTION OF AMENDMENT/MODIFICATION (Organized by UCF section headings, including solicitation/contract subject matter where feasible.)

Contract for TO#04-Child Development Center - 70665 ARRA
LD's : \$2,152.96 at Fort Bragg, NC.

Reference No. R00006
PP007 Misc. changes
See Page 2.

Except as provided herein, all terms and conditions of the document referenced in Item 9A or 10A, as heretofore changed, remains unchanged and in full force and effect.

15A. NAME AND TITLE OF SIGNER (Type or print)	16A. NAME AND TITLE OF CONTRACTING OFFICER (Type or print) Gregory H. Beers Administrative Contracting Officer
15B. CONTRACTOR/OFFEROR (Signature of person authorized to sign)	15C. DATE SIGNED 05/02/2012
16B. UNITED STATES OF AMERICA BY (Signature of Contracting Officer)	16C. DATE SIGNED 05/02/2012

MODIFICATION OF CONTRACT

DATE SIGNED

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Contract No: W912DY-08-D-0029 0004
 Modification No: 06
 Contractor: Atlantic Marine Construction Company, Inc
 Contract Title: TO#04-Child Development Ctr - 70665 ARRA
 Location: Fort Bragg, NC

Reference No. R00006

14. DESCRIPTION OF MODIFICATION (Continued)

A. SCOPE OF WORK**PP007 Misc. changes**

- A. Remove existing patched asphalt between new asphalt and Rockefeller Boulevard and replace with new pavement per sketch SK-CS-100A, dated 4-2-2012.
- B. Provide and install an emergency egress 4' wide personnel gate from edge of the existing trike path in the two playgrounds at rear the facility in accordance with the Standard Design playground drawings and page 1099 of the Army CDC Room-by-Room Description in the RFP.
- C. Provide and install protective guards for sprinkler heads, smoke detectors, fire alarm/MNS speakers/strobe devices and pull station in Active Play Room 125.
- D. Modify all exterior mechanical equipment enclosure gates to accept lock.
- E. Install rumble strips in the trike paths of all three playgrounds.

B. CHANGE IN CONTRACT DRAWINGS

It is understood and agreed that the contract drawings affected by this Modification will be updated to reflect as-built conditions necessitated by this change, and that cost for such updates are included within this Modification amount.

C. CHANGE IN CONTRACT SPECIFICATIONS

Specification Section 00800, Special Contract Requirements, FAR Clause 52.211-10, entitled "Commencement, Prosecution, and Completion of Work", shall be revised to include the additional time granted as stated in block 14 of the Standard Form 30 in the paragraph entitled "Change in Contract Time".

D. CHANGE IN CONTRACT PRICE

Total contract price is increased by \$9,756.00.

Lump Sum Changes

CLIN No.	DESCRIPTION	CHANGE AMOUNT
7002	Design & Construct Child Development Center	\$9,756.00

Total Change Amount \$9,756.00

E. CHANGE IN CONTRACT TIME

The contract completion date shall be extended by 90 calendar days by reason of this modification.

F. CHANGE IN CONTRACT SCHEDULE

Add Activity Number - PP007
 Description - ST09000 Misc Changes (PP007)

MODIFICATION OF CONTRACT

DATE SIGNED

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See Block 16C

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Contract No: W912DY-08-D-0029 0004

Reference No. R00006

Modification No: 06

Contractor: Atlantic Marine Construction Company, Inc

Contract Title: TO#04-Child Development Ctr - 70665 ARRA

Location: Fort Bragg, NC

Amount - \$9,756.00

Duration - 90 Days

Predecessor - MS01930 COE PreFinal

Successor - MS01995 Demobilization

G. CLOSING STATEMENT

It is understood and agreed that pursuant to the above, the contract time is extended the number of calendar days stated, and the contract price is increased as indicated above, which reflects all credits due the Government and all debits due the Contractor. It is further understood and agreed that this adjustment constitutes compensation in full on behalf of the Contractor and its Subcontractors and Suppliers for all costs and markups directly or indirectly attributable for the change ordered, for all delays related thereto, for all extended overhead costs, and for performance of the change within the time frame stated.



**U.S. Army Corps
of Engineers**
Engineering and Support
Center, Huntsville

JoAnn Blank CDC

**Building 1207
Fort Belvoir, VA**



**POTR – Phase 1
Project No 64148**

DATE: May 23, 2013

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CHAPTER 1 - GENERAL

1-1 Purpose

The intent of this document is to present the findings of the Phase I Post Occupancy Technical Review (POTR) performed on Building 1207 (JoAnn Blanks CDC) at Fort Belvoir, VA. The POTR was performed by the HNC team on May 23, 2013.

1-2 Facility Description

Building 1207 is a standard large sized (338 children), Child Development Center (CDC) for ages 6 weeks to 5 years that was occupied in June 2012. Hours of operations for the facility are Monday thru Friday from 6:00 am to 6:00 pm. There are no weekend operations. Janitorial services start during the day, and continue into the evening.

The users are overall extremely satisfied with the facility.

1-3 POTR Team Members

The following is a list of HNC's team members that participated in the POTR:

- Jay Clark – Architectural
- Robert Jackson – Mechanical
- Jackie White - Electrical

1-4 Meeting Contacts

The roster is attached in Appendix A

1-5 Contractor Feedback

The design-build contractor for this project was VETCO Contracting Services. The contractors were good to work with. They addressed issues quickly. Had a lot of compliance issues from G-9 that they resolved quickly. Good quality construction.

1-6 Construction Modifications

Mods are attached in Appendix B. The recommended change to the standards/lesson learned from the mods is that a griddle needs to be provided in the kitchen. This size facility needs a 36" griddle and 6 burner stove.

1-7 G-9 Issues and Concerns

- Check to make sure G-9 is still OK with solid door into Communications Room located within building.
- Can we develop another solution to the lights staying on all the time in the closets?

- Why require caulking ceiling grid to wall when there are gaps at every tile?
- G-9 wanted glass in the exterior kitchen door so they can see deliveries. Installation resolved issue by installing peepholes in the door.



- Additional gates were required by G-9 in the playgrounds. This had to deal with being 50' away from the building.
- The toddler/pre-school playground was divided into 2 separate playgrounds by fencing, which is not shown in the standard.
- HVAC emergency shut off is located in the vestibule and not behind the desk. Concerns about unhappy people pushing it. It has now been provided with a cover.
- Isolation toilet room security needs to be resolved. Is glass required in the toilet room door or not? Also, should the light switch for this toilet room be located on the outside of the room? Need to determine safest situation for all toilet rooms throughout the facility.



- Changing table - G-9 did not like the model they had specified. Need to specify the size of the drawers to be provided in the diaper changing table. Need to provide core locks on the doors on the diaper changing station.

- Clarify the need for booster fans for dryers. G-9 requires them for 20' or longer runs. Each 90 degree angle counts as 5'. Or locate dryers on exterior wall.
- Does the kitchen need to be ABA compliant? G-9 says is does.

1-8 Overall Satisfaction

Overall, everyone is extremely satisfied with the facility.

CHAPTER 2 - ARCHITECTURAL

2-1 General Discussion

- Need cages over sprinklers, detectors, etc. in Active Play Room. Also need unbreakable lights and a durable ceiling. What about no ceiling (similar to Multi-Purpose Rooms in SAC).
- "Edible" caulk is peeling off of everywhere.
- They would like to have sensor activated faucets in the building. Had them originally, G-9 had them remove them.
- Flooring in activity rooms have welds that were cold welded. Had to be redone as hot welded. Think the issues deal with radiant floor heating.
- Verify if solar panels should be cleaned (to remove dust, debris, bird droppings, etc.)
- The reception desk could be larger for this size of facility.
- There were enough data/electrical outlets provided at the desk.
- There is no duress alarm; they wish they had one.
- They feel a door from the admin area into the main corridor would be useful, but they see the pros and cons of having and not having the door.
- There is enough admin space, and it is being used as originally designed.
- They do not feel the need for more height to allow for more storage in the storage areas.
- Intercom is wall mounted with push button. There is not an open mike within the room, so caregivers must go over to the sign-in desk to communicate.
- There are no exposed corners in the Active Play Room.
- None of the doors are alarmed.
- The laundry room has 2x2 ceramic tile floor; 4x4 ceramic tile wainscot, and vinyl coated lay-in ceiling.
- Ensure the users get their own O&M manuals.
- Finger guards need to be manually attached to the door by screws. Tape does not work.

- The corner of the handicapped stall in the Pre-school/Pre-K/Kinder is overhead braced for rigidity.



- There is no handle on stairs on the diaper changing tables. Diaper changing surface is almost too tall for some care givers. Also has some sharp edges. Had to install vinyl edging on the stair handrails. The bottom step is a concern since it projects past the stair handrails.



- Cannot see into the toileting area when changing diapers; the half wall is too high.
- Active playroom has an athletic type flooring which is more resilient.
- The dishwasher is wrong for this kitchen.
- Kitchen storage is inadequate. Need space to store all of the carts.
- Kitchen equipment that is gas should not be provided with casters. Moving this equipment causes issues with gas connection.
- Men's toilet room in the waiting area does not open into the waiting area; instead it opens into the corridor going into the admin area.



- The lighting in the activity rooms should be impact resistant. The ceiling tiles in the activity rooms should be fastened down.



- The interior Electrical Room is very large.
- If the kitchen door does not have a window or peep-hole then add a monitor that shows a view of the delivery area.
- This restroom is very large. This space could have been used elsewhere in the building.



2-2 Feedback/Lessons Learned/Standard Design Impacts

- Have hookups for ice maker, but no ice maker is provided. There should be an option for a small ice

maker in the standard. The users here do not feel an ice maker is required.

- For the standard, look at continuing the sheet vinyl flooring up the walls as the base. G-9 required caulking of the vinyl base to the sheet vinyl floor, which is a lot of effort, and when the base is hit, the caulking breaks loose.
- The kitchen needs an area to store carts.
- Need to resolve whether or not the Sick/Isolation Toilet must have a window in the door. At this location, a light switch was added on the outside of the room. This might be a good way to determine if someone is in the room if a window is not provided in the door.

CHAPTER 3 - MECHANICAL

3-1 General Discussion

The user is happy with the HVAC system installed in the facility overall and feels that it is doing the job of providing a comfortable environment except for the issues that occur in the summertime. The user did have some complaints about the HVAC system. The user stated that it gets too hot all over the building in the summer. The Camera Equipment Room (video surveillance room) does not have adequate cooling and gets too hot. During our visit we were informed that there was no thermostat inside the VSR at that time because the batteries had died. The user informed us that they really like the heated floor feature in the rooms. The user informed us that they are not aware if the maintenance schedules are being properly followed. DPW was not present at the meeting and therefore did not represent their knowledge of O&M HVAC issues in the facility.

The user is happy with the plumbing system installed and all fixtures are operating properly with exception of the metered faucets. Low flow fixtures are being used in the adult bathrooms (1.28 gpf toilets, 0.5 gpm lavatories). The user is not experiencing any issues with the plumbing system. They like having the trap primers installed and they would prefer to have automatic fixtures installed. DPW was not present at the meeting and therefore did not represent their knowledge of O&M plumbing issues in the facility.

The user does not have any issues with the wet pipe sprinkler system. There have been no issues with performing inspection, testing and maintenance of the fire protection system. DPW was not present at the meeting and therefore did not represent their knowledge of O&M fire protection issues in the facility.

The user was not 100% sure if the building was being energy monitored.

HVAC

- HVAC is not working in the kitchen.
- The Camera Equipment Room (video surveillance room-VSR) gets too hot. The user has to prop the door open to keep the room from overheating which causes them to get "written up" during "oversight" inspections.
- There is a Sanyo split system air conditioning unit located in the video surveillance room to provide cooling for the space. The air handler is located in video surveillance room and the condensing unit is located in the mechanical room.
- The supply duct to the laundry room had been tapped into and a duct routed to the VSR to help provide supplemental cooling. This feature still does not provide enough cooling to the space to keep it from getting too hot.

- Mechanical room is very hot. Causes issues with condensers located in Mech Room. No place for heat to escape. DPW says these units need to be removed from the Mechanical Room. These are for the supplemental units and the kitchen refrigerator/freezer.
- The kitchen exhaust fan is not sufficient.



- The Video Room does not have an exhaust.
- The POC for HVAC related issues the user encounters is the base maintenance contractor, Aleut.

PLUMBING

- The kitchen cold water comes out hot then turns cold.



- The user stated that the metered faucets are failing; when activated either staying on too long or not staying on long enough.
- Solar hot water is used for domestic hot water heating.
- User likes having trap primers.
- User prefers to have automatic fixtures installed.
- The POC for plumbing related issues the user encounters is the base maintenance contractor, Aleut.

FIRE PROTECTION

- The user stated there were no issues with the fire protection system.

3-2 Lessons Learned/ Standard Design Impacts

- The current situation of the Camera Equipment Room (video surveillance room) getting too hot will be a continual issue for this particular facility if some kind of change is not made. It is possible that the reason this space is too hot could be a combination of two different things. Those two things could be that the existing split system Sanyo equipment could be undersized and that its condensing unit is located in the mechanical room. A condenser loses efficiency if it's located in a mechanical room with a high ambient air temperature because it's rejecting its heat into a high temperature environment. The amount of heat being given off by the racks needs to be compared to the heat rejection capabilities of the condenser unit. If the unit is big enough to accommodate the heat, then the suggestion is made to consider moving the condenser unit out of the mechanical room to the outside. If the unit is not big enough to accommodate the amount of heat given off by the racks, then the suggestion is made to obtain a bigger unit that can accommodate the heat and locate the condensing unit outside.

CHAPTER 4 - ELECTRICAL

4-1 General Discussion

- The lamps in the child accessible areas are enclosed by lens/shields.



- No lighting fixture was damage or hanging open.
- Lighting is controlled by switches and provides multiple level lighting.



- The emergency lighting switches off during unoccupied hours.
- There is not a keyed HOA switch at the reception area. The HOA switch is in the hallway at the main entrance.



- There is no timed over-ride at the main entrance for the janitorial staff.

- There is a 3-way lighting switches in the activity rooms.
- There is multilevel switching or dimming in the administration areas.
- Child proof receptacles are used in the required areas.



- Lightning Protection System is installed.



- There is service entrance panel metering but an EMS/UMCS connection is not confirmed.



- The wiring is concealed from view in finished rooms/areas.
- There is adequate working clearance for electrical and communication panel.



- The occupant is satisfied with the intercom system. It is wall mounted.



- There are enough telephone/data/power outlets at the reception and admin areas.
- The Video Room is not adequately cooled.



- There is no prohibited equipment/systems passing through Communication Rooms.
- The security system does not have a view of all the exits to the playgrounds.
- The security system does have the capability to record.



4-2 Lessons Learned/ Standard Design Impacts

- More power outlets are needed in the staff lounge.
- A 2x2 light fixture was added near the dishwasher area to increase the illumination level.



- There is no duress button at the reception counter.
- The Isolation Room had to add a power outlet.
- Should closet light remain on at all time? No, according to OSHA Standard 29 CFR Part Number 1910.303(g)(1)(v) Illumination shall be provided for all working spaces about service equipment, switchboards, panel boards, and motor control centers installed indoors. Additional lighting fixtures are not required where the working space is illuminated by an adjacent light source. In electric equipment rooms, the illumination may not be controlled by automatic mean only.

CHAPTER 5 - MISCELLANEOUS

5-1 CIVIL/SITE

- On-going issue with playground surfacing. The surfacing is not draining properly. Need drainage under the poured in place surfacing. Recommend putting concrete slab under the surfacing with proper drains.



- Gate hardware is not working well.



- There are pot holes and sewer manholes in the playground areas.





- Some of the swings had to be replaced with bucket swings to be age appropriate.



- The canopies over the playground equipment need not be waterproof.



- ATRP gates are not used as they should be.



APPENDIX A - ROSTER

Post Occupancy Technical Review (POTR) - Roster

Installation: Ft. Belvoir		PN: 64148	Bldg:
Name: JAY CLARK		Organization: COS - HNC	
Phone: (256) 895-1673	Email: james.t.clark@usace.army.mil		
Professional Responsibility: ARCHITECT			
Name: Tony Higgins		Organization: IJFMWR	
Phone: (703) 314-4042	Email: charles.a.higgins6.naf@mail.mil		
Professional Responsibility: Project Manager			
Name: Sherrid Jefferson		Organization: USACE	
Phone: (702) 345-7569	Email: sherrid.t.jefferson@USACE.ARMY.MIL		
Professional Responsibility:			
Name: Robert E. Jackson II		Organization: COS USACE - HNC	
Phone: (256) 895-1704	Email: Robert.E.Jackson@usace.army.mil		
Professional Responsibility: Mechanical Engineer			
Name: Mabley Sumner		Organization: USACE - NAB	
Phone: (703) 1806-3143	Email: mabley.a.sumner@USACE.ARMY.mil		
Professional Responsibility: Resident Engineer			
Name: Jacqueline White		Organization: CEHNC	
Phone: (256) 895-1742	Email: Jackie.white@usace.army.mil		
Professional Responsibility: Electrical Engineer			
Name: Lauren Langhan		Organization: CYSS	
Phone: (703) 805-9145	Email: lauren.m.langhan.naf@mail.mil		
Professional Responsibility:			

APPENDIX B – MODIFICATIONS



Change Request Register

23 May 2013

US Army Corps
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Change Request No.	Change Request Title	Mod Type	Org Agency	Reason	Trans Code	Inception Date		Contractor Proposal	Negotiated	Ref No	Contractor Signature	Stage / Status / Remarks / Necessity for Change	Mod Due Date	Mod Age Days
						RFP Date	Mod No			Government Signature	Action By			
						Proposal Date								
Contract No. W912DS-09-D-0007 DA01 Child Development Center VETCO														
00001	Change NAICS Code	B	C	9	6	11/17/2010 Not Required Not Required	Not Required		N/A	R00009 03	Not Required 11/22/2010	K - Mod completed, mod package needs to be sent to district Admin change issued by CT Necessity for change: 1.	11/17/2010 e1cofmbc	5
00002	Change Baltimore District Address	B	C	9	6	Not Required Not Required	Not Required		N/A	R00010 04	Not Required 11/22/2010	K - Mod completed, mod package needs to be sent to district Admin change issued by CT Necessity for change: 1.	e1cofmbc	0
AA	Revised Jersey Barrier Location	B	U	7	6	03/18/2010 04/05/2010 10/07/2010	\$9,200.00	0 days	Yes	R00002 02	10/20/2010 10/28/2010	L - Mod completed, mod package sent to district mod completed Mod completed Necessity for change: 1. The awarded RFP did not have adequate provisions for the jersey barrier plan. This change is necessary for compliance with the CDC requirements. 2. The awarded RFP did not have adequate provisions for the jersey barrier plan. This change is necessary for compliance with the CDC requirements.	03/18/2010 JB	206
AB	Existing Force Main protection	B	C	7	6	04/16/2010 06/14/2010 08/02/2010	\$46,070.00	0 days	Yes	R00003 05	12/10/2010 01/04/2011	L - Mod completed, mod package sent to district Mod completed on 1/4/2011 Mod completed on 1/4/2011 Necessity for change: 1. The RFP did not show the 36 inch Force Main which according to Fairfax County would spill up to 36 MGD of sewage if broken. The pipe is made out of transite and is fragile. Care must be taken to protect the pipe and avoid catastrophe.	04/16/2010 JB	204
AD	Waterline- Loop Feed (revised)	B	C	1	6	04/30/2010 05/06/2010 11/05/2010	\$21,149.00	0 days	Yes	R00006 07	03/11/2011 03/18/2011	L - Mod completed, mod package sent to district KO signed/SD2 3/18/2011 OK Release Mod/PD2 Necessity for change: 1. According to American Water (the owner/operator of the	04/30/2010 JB	316

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						RFP Date	Mod No			Government Signature	Action By			
						Proposal Date								
Contract No. W912DS-09-D-0007 DA01 Child Development Center (Continued)													VETCO	
AE	Revised Parking Lot Layout	B	C	7	6	06/04/2010 06/14/2010 07/13/2010	\$81,593.00	0 days	Yes	R00001 01	08/05/2010 08/18/2010	L - Mod completed, mod package sent to district mod completed on 8-20-10 PNM given to Gary Williams on 8-4-10 to get approval Necessity for change: 1. Upon further review of change AB, Fairfax County did not approve working over the easement for the existing (fragile) forcemain. The best option was to move the parking lot.	06/04/2010 JB	65
AH	Upgrade to LED Parking Lot Lights	B	U	4	6	09/17/2010 09/24/2010 01/24/2011	\$112,671.00	0 days	Yes	R00005 08	03/08/2011 03/09/2011	L - Mod completed, mod package sent to district Mod completed in RMS/CEFMS/PD2 Mod completed 3-10-11; fwd to Contracting for PD2 input Necessity for change: 1. The RFP does not clearly specify lighting type. However the user specifies the requirements for LED lights in a memo concerning Energy and Water Conservation Design Requirements for Sustainment, Restoration and Modernization (SRM) Projects and MILCON Construction.	10/17/2010 Contract	166
AI	Rehabilitate Sewer Line	B	C	7	6	11/15/2010 11/17/2010 12/22/2010	\$4,705.00	0 days	Yes	R00004 06	01/17/2011 02/11/2011	K - Mod completed, mod package needs to be sent to district 2/24/11: Mod completed in RMS/CEFMS/PD2 2/24/11: Received from KO. Mod Completed Necessity for change: 1. The 36 inch forcemain in the Original RFP is very fragile and not available for construction. 2. 3.	11/15/2010 JCB	86
AJ	Forcemain Time Impact	B	K	7	6	12/20/2010 12/22/2010	\$196,359.00	182 days	Yes	R00007 10	03/16/2011 03/17/2011	L - Mod completed, mod package sent to district mod completed Necessity for change: 1. Background: When the project was awarded Jan, 2010, We did not know about the condition of the existing Force Main shown on the plans as a 36 inch sewer line. In March	12/20/2010 RHONDA	87

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						RFP Date	Mod No			Government Signature	Action By			
						Proposal Date								
Contract No. W912DS-09-D-0007 DA01 Child Development Center (Continued) VETCO														
												<p>of 2010 when confirming a utilities survey, the condition of the Force Main was told by Fairfax County: The Force Main was made of transite and pipes like it have been known to burst when people work on or around the pipes; There is no way to divert the flow if it were to burst; The possible peak flow is 36 MGD. To avoid catastrophic failure we had a series of meetings.</p> <p>This Request for Equitable Adjustment(REA) pays for the delay caused by these meetings and redesign in addition to the affect on construction caused by having to pour concrete in the winter time. The delay claim is 182 days and covers the design impact and review delays caused by the existing Force Main.</p> <p>The design impact includes: impact to the erosion and sediment control plans; impact to the parking lot configuration; impact to the building location; impact to the environmental reviews</p> <p>2. The change of the project schedule changed the season of the foundation work causing the need for winter protection.</p>		
AK	Unsatisfactory Materials	B	C	7	6	01/18/2011 03/07/2011	\$79,238.00	0 days	Yes	R00008 09	03/29/2011 04/04/2011	<p>K - Mod completed, mod package needs to be sent to district</p> <p>Necessity for change: 1. This change is necessary to provide a stable base for the required construction. During excavation for the building foundations and slab, organic materials and old demolition debris were discovered in the subgrade, making it unsatisfactory. 2. (Differing Site Condition) This change is necessary to provide a stable base for the foundation and floor slab. The building rubble did not show up on any of the preliminary drawings and was not apparent on a reasonable site investigation prior to award of the contract. 3. This change is necessary to provide a stable subgrade for the required construction. During excavation for the building foundations abandoned oil tanks were discovered. The oil tanks did not show up on any of the preliminary drawings, and were not reasonably apparent prior to award of the contract. Removal of the tanks was performed by the Government under a separate contract.</p>	01/18/2011 e1cofmdd	76
AL	Revised Sanitary Sewer Alignment	B	C	7	6	06/27/2011 06/27/2011	\$228,654.00	0 days	Yes	R00012 1A	01/20/2012 02/24/2012	<p>L - Mod completed, mod package sent to district</p>	06/27/2011 e1cofmdd	242

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						RFP Date	Mod No			Government Signature	Action By			
						Proposal Date								
Contract No. W912DS-09-D-0007 DA01 Child Development Center (Continued)													VETCO	
AN	Gas Range, 4 Burner w/36" Griddle	B	C	4	6	10/03/2011 10/05/2011 11/16/2011	\$6,865.24	0 days	Yes	R00011 1C	04/11/2012 04/19/2012	L - Mod completed, mod package sent to district Necessity for change: AN. The specified Kitchen Equipment Item # C24 did not meet the requirements of the Directorate of Family and Morale, Welfare and Recreation (DFMWR). DFMWR formally requested that the contract be modified to provide a 4 burner gas range with a 36" griddle and standard oven base by email dated 14 September 2011 from the DFMWR Construction coordinator.	10/31/2011 e1cofmdd	197
AO	Remove Concrete-Asbestos Pipe	B	C	7	6	08/03/2011 08/03/2011 10/27/2011	\$3,200.00	0 days	Yes	R00013 1B	02/13/2012 03/05/2012	L - Mod completed, mod package sent to district Necessity for change: 1. This change is needed to reflect actual conditions found on site. Contract Drawing CD101 requires removal of an 8" ductile iron water line, however when the pipe was uncovered, it was discovered that the existing pipe was actually Asbestos Cement pipe, which requires special handling for demolition and removal from the construction site.	08/03/2011 e1cofmbc	215
AP	Replace Diaper Changing Station Faucets	B	C	4	6	04/23/2012 04/26/2012 05/03/2012	\$15,684.00	0 days	Yes	R00014	05/22/2012 05/31/2012	K - Mod completed, mod package needs to be sent to district PNM Signed (5/11/12) Necessity for change: AP. The faucets installed at the diaper changing stations were approved by the Government, as shown on the	05/21/2012 e1cofmdd	35

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						RFP Date	Mod No			Government Signature	Action By			
						Proposal Date								
Contract No. W912DS-09-D-0007 DA01 Child Development Center (Continued)													VETCO	
												<p>contract plans throughout the design review process, culminating with Submission 4 dated August 26, 2010, Design Complete - Facility Only (For Construction). During the DrChecks design review for the 65% Building submission, Comment ID 3217284 was entered into DrChecks on 21 April 2010 by Mrs. Sheila I. Glaspie, IMCOM G-9, Family and MWR Programs, Child, Youth and School (CYS) Services, Center of Expertise Program Associate. Evaluation Concurred by the Designer of Record on 21 April 2010, clearly stating "The only sensor flush valve or faucets are faucets on the diaper changing stations to be hands free". A Backcheck Recommendation of Close Comment, Closed without comment, was entered by Mrs. Glaspie on 23 April 2010. Following a three day inspection of the facility by the IMCOM G-9 team performed 24-26 January 2012, a final report entitled Pre-Occupancy Inspection was issued to the USACE, Baltimore District, Belvoir IPO. The report contained "11. Provide non-sensored hand washing goose neck faucet, with wrist blades faucet required at sink, for all diaper changing stations per Army CDC Standard as shown on page 16, 31 and 33 of the RFP". Communications to IMCOM G-9 by the USACE and the local Using Agency, expressing acceptance of the hands free faucets, including a formal request for a waiver by the local Using Agency, were denied. The electronic hands free faucets were selected and specified by the Designer of Record in part to comply with the contract requirement for the project to achieve Silver level of Leadership in Energy and Environmental Design (LEED) rating.</p>		
14 Contract Changes						\$805,388.24 182 days			Contract Required Completion Date 02/14/2012					

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APPENDIX C - G-9 PRE-OCCUPANCY REPORT

**Pre-Occupancy Inspection
Child, Youth and School Services
Bldg 1207 – PN 64148
338 Capacity 0-5 CDC
Ft Belvoir, VA
24-26 January 2012**

On 24-26 January 2012, the IMCOM G-9, Family and Morale, Welfare and Recreation (MWR) Program, Child, Youth and School (CYS) Services, Center of Expertise Team conducted a pre-occupancy inspection of the newly constructed CYS Services 338 capacity Child Development Center (CDC) at Bldg 1207, Ft Belvoir, VA. The pre-occupancy team consisted of Sheila Glaspie, Program Specialist; Tom Dolen, Fire Protection Specialist; Terry Williams, Facilities Specialist, and Ken Hilton, Industrial Hygiene Technician, US Army Public Health Command Region - North.

The specific items identified in **bold** must be resolved prior to children occupying the facility and recommendation for DoD certification. Requests for information/assistance or status of corrective actions should be coordinated through Ms. Lorraine Hunt, IMCOM Direct Reporting Garrison, Child, Youth and School Services. For maximum visibility and coordination, please also CC the pre-occupancy team listed above in all correspondence.

NOTE: At the time of this inspection was performed, the playground lawn areas were not complete. It was noted by the team that there were many areas that required additional grading to eliminate the standing water that was observed.

Facility, Health, Safety, and Program Items:

1. **Ensure that age appropriate labels are installed on all outdoor play elements in accordance with ASTM F1487, Paragraphs 5.5 and 15.2 and the RFP, page 90.**
2. **The exposed threaded ends of bolts used in the fencing shall be faced toward the outside of the playground areas or cut down to no more than two exposed threads, and eliminate all sharp ends of fencing fasteners accessible to children to prevent injury in accordance with ASTM F1487, Paragraph 6.2 and the RFP, page 90.**
3. **Remove current fence arrangement outside of infant/ pre-tod/ tod room 106 and 110 and relocate existing gate to provide DIRECT EXIT FROM THE ROOMS TO THE ADJACENT PLAYGROUND AREA as required by Room by room descriptions RFP page 90. Conversations with Mike Dickey, Carl Lawler, VETCO Superintendent and Collin from Long Fence Co., have generated a possible viable solution.**
4. **Provide an emergency egress pathway and gate from the section of playground that has direct access from Activity Rooms 107 - 123. The ability to get the children to the required distance of at least 50' from the building might be accomplished by adding a**

short length of sidewalk and a 4' personnel gate from edge of the existing trike path. Conversations with Mike Dickey, Carl Lawler, VETCO Superintendent and Collin from Long Fence Co., have generated a possible viable solution.

5. The three spring rockers do not comply with the ASTM F-1487, Section 8.11.5. They exceed the allowable height above the playground surfacing for this age group of children.
6. In addition to the non-compliant use zone cited on the playground audit, re-measure all use zones in all playgrounds to ensure compliance with ASTM 1487 and CPSC 325.
7. Provide documentation that all playground installations are in accordance with the Consumer Products Safety Commission (CPSC) and all applicable American Society for Testing and Materials (ASTM) standards, that all playgrounds meet these standards and have been inspected by an independent Certified Playground Safety Inspector (CPSI) prior to acceptance by the Government as required in the RFP. Ensure the building number, physical location and signature are included. A copy is to be maintained by CYS Services staff at the facility per the RFP, page 90.
8. The playgrounds have been audited and inspected by a Certified Playground Safety Inspector (CPSI), with the report submitted to Mike Dickey, USACE, Belvoir District Project Engineer. The IMCOM G-9 team has reviewed and concurs with finding of this audit and inspection. The Hazards identified as a level 1 and 2 shall be remedied prior to children using the equipment or area as applicable. Once these items have been brought into compliance, the playground will need to be re-inspected by a CPSI. This inspection and the original audit shall be provided and maintained by CYS Services staff at the facility per the RFP, page 90.
9. Provide a copy of the Test and Balance Report upon completion to Kenneth.hilton@us.army.mil.
10. Provide finger guards on all doors with child access IAW page 22, of the RFP. This includes the Exterior Storage rooms. Finger guards are not required on the inside of storage rooms.
11. Provide non-sensored hand washing goose neck faucet, with wrist blades faucet required at sink, for all diaper changing stations per Army CDC Standard as shown on page 16, 31 and 33 of the RFP.
12. Provide a locking mechanism on all activity room storage room doors and central storage room doors as required in the Room by Room description page 51, 56 and 66 of the RFP.

- 13. The areas requiring sealing or caulking are areas where there could be dirt accumulation and insect harborage. Sealing techniques and proper installation, workmanship can eliminate cracks and crevices. Typical sealable areas include joints between different elements of construction, expansion joints, foundation cracks, utility runs, wall-floor junctions, door thresholds, window frames, rolled edges of stationary equipment, floor molding, bumper rails, etc. This would include, but is not limited to the areas on both sides of the transition strip between the toilet area ceramic tile, top of cove base to the wall and sheet vinyl, the door frames at the floor joints, door frames at the wall joints, around all mirrors and under the ½ wall caps around the toilet areas. TB Med 530 and the Integrated Pest Management In and Around Buildings, Technical Guide 29 and the Room Finish Schedule, page 36 Note at bottom of page.**
- 14. Caulk/seal at all pipe penetrations within cabinetry and provide properly sized escutcheons at all locations. Seal all escutcheons to the adjacent surface.**
- 15. Seal all water closets to the floor as required by the International Plumbing Code per the IPC section 405.5.**
- 16. Provide a manual override on the sensed lights in the activity room storage rooms to have the ability to leave the light ON as required in the room by room description page 31 of the RFP.**
- 17. Automatic light sensor switches (which must be provided with a manual override) are only permitted in activity room storage rooms. Disable existing sensed light switches in all activity rooms, training room, staff lounge and any other staff accessible space (except adult toilets) per the Room by Room General Description page 31.**
- 18. Eliminate the burrs on the underside of all exterior window lower sashes and edges and the undersides of all view window frames. These burrs and sharp points will slice young children's tongues and fingers.**
- 19. Re-weld the seams of the sheet vinyl flooring in all child activity rooms so seams are completely sealed.**
- 20. Caulk around the edge of the sinks and at the counter tops in all child activity room food prep sinks as required in the IPC section 405.5.**
- 21. Ensure all exterior exit doors close not more quickly than a minimum of a 5 second duration as required in ANSI A-117.1 section 404.2.7**

- 22. Eliminate all sharp edges at the cubbies, diaper changing stations, and other cabinetry as required in the Room by Room description page 30 and the Army Standard Guidance page 22.**
- 23. Adjust all diaper changing station stairs to reduce lateral instability to the extent shown by the unit in Activity Room 116.**
- 24. Seal the underside of the food prep counter tops to the base cabinets. Caulk all the joints of the solid surface counter tops. TB MED 530**
- 25. Provide ADA protective coverings under both hand-washing sinks in Kitchen 145 as required in ANSI A-117.1, Section 606.6.**
- 26. The sanitary waste line from the garbage grinder in Kitchen 145 shall either bypass the grease trap or shall be first routed through a solids separator before going to the grease trap IAW IPC Section 1003.3.2 and the RFP, page 9.**
- 27. Provide GFCI-protected electrical receptacles at each Electrical Water Cooler location as required by NFPA 70, National Electric Code, Section 422.52.**
- 28. Ensure the water temperature in all specialty areas (Kitchen, Laundry Room, and Janitor's Closet) reaches at least 140 degrees in order to perform the assigned duties per RFP page 31.**
- 29. Provide dryer vent booster fans on all three dryer vent ducts as required in the International Mechanical Code, Section 504.7 and the RFP, page 79 and 130. Fans shall be non-inline fans as required for commercial installations.**
- 30. Raise the higher Electric Water Cooler in Lobby 102 so that the spout outlet is between 38" to 43" as required in the International Building Code, Section 1109.5.1 and ANSI A-117.1 Section 602.4 and as required in the RFP, page 130.**
- 31. Replace all closed-front water closet seats in this facility with open-front seats as required in the International Plumbing Code, Section 420.3. IPC 420.3 Water closet seats. Water closets shall be equipped with seats of smooth, nonabsorbent material. All seats of water closets provided for public or employee toilet facilities shall be of the hinged open-front type. Integral water closet seats shall be of the same material as the fixture. Water closet seats shall be sized for the water closet bowl type.**

Fire Protection Items

- 1. Perform final inspection and testing of the Fire Alarm System to include test of 100% of the fire alarm devices. This test shall also include proper change over from fire alarm to MNS and back to fire alarm during activation of both systems and it transmits a signal to the fire department fire alarm control center.**
- 2. Conduct a Fire Alarm System 48 hour battery test as noted in the specifications.**
- 3. Conduct a 90 minute test on the emergency and exit lighting system batteries.**
- 4. Provide protective guards for the sprinkler heads, smoke detectors, and fire alarm/MNS speaker/strobe devices in Active Play Rooms 132 & 152.**
- 5. Move all smoke detectors that are less than 3 feet from a supply or return diffuser. This also includes the exhaust diffusers over the diaper changing station.**
- 6. Ensure that all fire alarm junction box covers above the ceiling are marked as required. There was no consistency in how they were marked. Either mark them all the same or paint all of the covers red for consistent identification.**
- 7. Fire caulk all penetrations in the four walls (both sides) of Laundry Room 146. Penetration were filled with drywall compound not fire caulk as required.**
- 8. Conduct final inspection and test of the kitchen hood fire suppression system.**
- 9. Remove the hold open function of the self closing devices on the corridor doors of the Training Room 124, Staff Lounge 143, TR-COMM Room 129, and the Electrical Room 130. These doors are required to remain closed.**
- 10. Replace the sprinkler head in the Janitors Closet due to being painted. Also replace the escutcheon plate so that it extends to the ceiling to cover the hole.**
- 11. Repair the emergency lights that were not working in room 117 and the outside emergency lights over the exterior doors of Room 123 and the Kitchen 145.**
- 12. Replace the rollers on the Kitchen stove with stationary legs and permanently mount the stove to the floor. Ensure the stove is properly positioned under the Fire Suppression System. Ensure that proper clearance (6") is provided under the stove to allow for proper cleaning per TB MED 530, section 4-35.**
- 13. Fire caulk the sprinkler pipe penetration between the mechanical room and the exterior electrical room.**

- 14. Install a smoke detector in the ceiling over the reception desk due to the soffit around this area.**
- 15. Drop the sprinkler heads in the outside Electrical Room 165 so that the discharge of the sprinkler is not blocked by the duct work.**
- 16. Reinstall both of the new hydrants located by the access roads IAW UFC 3-600-01, chapter 3, Paragraph 3-7.3.3. The front hydrant is too close to the access road and the suction connection (4 1/2" out let) for both hydrants is not perpendicular to the access road as required.**

General Items for Corrective Action

The items listed below are those that were noted throughout the facility.

1. Provide and install the 14 individual child storage trays within the base cabinet of the diaper changing station per the Room by Room Description pg 31 and as shown on the photograph on page 22, 32 and 33 of the RFP.
2. Provide base cabinet locks of the diaper changing station per the Room by Room Description pg 31 and as shown on the photograph on page 32 and 33 of the RFP.
3. Provide a metal transition strip between the dissimilar flooring at all activity room storage room doors.
4. Caulk and paint the underside of the view window frames and under the window sill aprons.
5. Ensure all the locks of all the individually keyed staff lockers are functioning properly. The lockers were spot checked during the G-9 inspection.
6. Caulk all electric water coolers to the adjacent walls.
7. Properly anchor all plumbing supply lines at child lavatories and within cabinetry.
8. Provide missing water closet bolt caps.
9. Patch/repair all portions of missing grout in the ceramic wall tiles throughout the facility.
10. Replace the wall angle of the acoustical ceiling system with the proper angle type for the ceiling tile used above the child toilet areas or using the proper ceiling tiles.
11. Verify that the light switches at the exterior exit doors are installed properly.
12. Replace all damaged ceiling tiles.
13. Ensure all exterior exit doors close and latch properly.
14. Replace all cracked or broken sections of sidewalks, including playground areas.
15. Adjust/replace all top and bottom bolts in the inactive leaf of the Exterior Storage Rooms to function properly.
16. Eliminate all sharp edges on the downspouts and down spout brackets up to at least 48" above grade.
17. To prevent further damage to the exterior storage room doors due to striking the brick face of the building, recommend a bumper be added on the facility or the sidewalk. The bumper locations shall be coordinated with the Ft Belvoir Safety office.
18. Adjust pencil drawers at sign in desks within numerous activity rooms so they clear the molding and each other when opening and closing.

19. Caulk the wall joint below the sign in desk at the coat closet in all activity rooms.
20. Adjust the pressure and/or flow of the trap primer feed line to reduce the amount of water wasted with each flush AND keep the water from creating a geyser that causes the floor around the drain to become wet and slippery.
21. Re-install the exterior door threshold and panic hardware keeper so that the door aligns and closes properly in rooms 123 and 107.
22. Provide the red lines over the shelves in all of the Central Storage Rooms leading into the corridor and in the Stroller/Car Seat Storage as required in RFP page 31 and 22.
23. Remove coat hooks on all toilet partition doors in child activity rooms. These are installed at a level that pose a safety hazard to children's eyes and temples. Fill holes.
24. Ensure all transition strips in child activity rooms between the ceramic tile and sheet vinyl are complete, have no sharp edges and do not pose a tripping hazard.
25. Provide a min. of 5 blank electrical outlet covers for EACH child activity room per the Room by Room Description in the RFP pages 39, 54 and 81.
26. Ensure ALL vinyl cove base is fully adhered and firmly attached as required per manufactures installation instruction.

Exterior

1. Caulk the joint between the front canopy soffit and the face brick wall. Caulk similar joints at the corridor exit canopies.
2. Seal around all exterior water hydrant.
3. Recommend exterior hardware be added to the corridor exit doors to allow for re-entry.
4. Noted during the IMCOM G-9 inspection that the rubber boots at the bottom of the downspouts are not sealed and could allow debris to fill the pipe and plug up the drainage.
5. Grout and fill inside of the vertical joint between the face-brick and concrete block walls at both sides of the opening to the exterior electrical enclosure.
6. Drill out adequate hole to accept the vertical gate rod of the dumpster enclosure.
7. Complete the installation of the ATFP device at the access drive.
8. Seal around the pipe penetrations at the gas meter.
9. Paint the steel cover and frame in the brick wall at the sprinkler emergency discharge line.
10. Install the missing electrical base covers on 3 parking lot light standards.
11. Repair cracked floors in all Exterior Storage rooms.

Exterior Storage Room 161

Ensure the light works.

Exterior Storage Room 155

Provide final coat of paint on door frame.

Exterior Electrical Room 165

Provide vinyl cove base.

Paint walls. Pg 36 Room Finish Schedule.

Seal hole in floor behind transformer.

Mechanical Room 164

Seal sprinkler riser penetration and all other floor penetrations.

Individual Rooms

Room 106

Provide missing cubbie coat hook.

Room 116

Correct water hammer in the left water closet.

Room 118

Provide missing cubbie coat hooks.

Repair leak in left water closet.

Room 122

Repair holes in last cubbie on left.

Room 123

Repair hole in last cubbie.

Ensure the water supply to the diaper changing station is provided.

Staff Toilet Room 121

Reset sprinkler head flush with the ceiling tile.

Room 119

Provide missing ceramic floor tile behind the left water closet.

Room 113

Ensure ceiling light at the sign in desk is operable.

Correct the vibration in the flush valve on the right water closet.

Room 111

Tighten both water closet seats.

Correct leak at right water closet.

Room 107

Caulk wall joint above and below the sign in desk at the coat closet.

Janitor Closet 127

Provide adjustable shelves, a red line, a mop rack and a 180 degree open door swing IAW the Room by Room Description page 61 and 142 of the RFP.

Caulk mop basin to floor.

Paint exposed condensate line.

Electrical Room 130

Seal holes in floor.

Patch floor to eliminate insect harborage.

Install transition strip at entry.

Room 132

Install transition strip at entry.

Correct light switch at entry.

Room 137

Ensure entry door latches properly.

Repair numerous nail pops and blemishes in the storage room walls.

Room 141

Correct location of door bumpers and ADA stall.

Provide missing cap on flush valve.

Room 142

Patch holes in lower left staff locker.

Re-adjust lower bank of staff lockers to reduce binding.

Room 138

Provide escutcheon plate on the sprinkler head in the storage room.

Room 136

Patch holes in two upper staff lockers.

Room 129

Provide a transition strip at the entry door.

Seal all open conduit stub-ups at the completion of the work.

Staff Lounge 143

Caulk the Z lockers to the wall and floor.

Provide minimum 2 electrical duplex receptacles above the counter-tops as required by the room by room description page 65.

Room 152

Tighten light switches at the exterior exit door.

Provide documentation that the ceiling tiles are sufficiently durable to withstand impact from balls per the room by room description page 85.

Securely anchor and caulk around the electric water cooler at the entry door.

Room 147

Paint the exposed condensate line.

Room 146- Laundry Room

Provide vinyl cove base on 2 sides of the base cabinet.

Secure the laundry basin to the wall and caulk.

Properly finish the exposed dryer vent piping.

Kitchen

Replace the current exterior door with door with a vision panel per the Army Standard page 18 of the RFP. Personnel must be able to be identified before they are granted access to the kitchen using this door (deliveries).

Finish grouting behind and around all fixed equipment.

Seal walk-ins at the top, bottom, and sides.

Grout around the pipe penetration on the floor behind the dishwasher.

Seal around condensation hood and the disconnect switch box.

Seal center island at stainless steel and quarry tile floor.

Seal top of quarry tile cove base in the dry goods storage room.

Provide adequate lighting at the exterior door of the kitchen.

Verify trap for condensation line from the walk-ins.

Vestibule

Relocate HVAC master shut off switch from this area to behind the Reception Counter to help prevent the switch from being tampered with by children and adults causing the HVAC system to be shut down entirely.

Reception Counter

Provide vinyl cove base on inside and outside of counter.

Caulk underside of both high and low counter tops.

Provide missing pencil draws as shown on page 43 of the Room by Room Description in the RFP.

Provide missing grommets in both levels of the counter top as shown on page 43 of the Room by Room Description in the RFP.

Raise the height of the electrical outlet across from the reception counter in the entry from 18" AFF to 54" AFF per page 42 of the Room by Room Description in the RFP.

Ensure the intercom system works properly so that the room indicator buttons correspond to the correct room.

Isolation Toilet

This door is to be a solid door, with no vision light. Army Standard, Vision Panels, pg 18 of the Room by Room in the RFP.

Repair leaking water closet.

Corridor

Electrical outlets are installed at 54" AFF. Per page 89 of the Room by Room Description in the RFP, these outlets are required to be at 18" AFF.

Ensure Exit doors in Corridors B and C are closing and latching properly.

END OF REPORT



**U.S. Army Corps
of Engineers**
Engineering and Support
Center, Huntsville

Meadows CDC

**Building 333
Fort Hood, TX**



**POTR – Phase 1
Project No 19480**

DATE: June 4, 2013

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CHAPTER 1 - GENERAL

1-1 Purpose

The intent of this document is to present the findings of the Phase I Post Occupancy Technical Review (POTR) performed on Building 333 (Meadows CDC) at Fort Hood, TX. The POTR was performed by the HNC team on June 4, 2013.

1-2 Facility Description

Building 333 is a standard medium sized (232 children), Child Development Center (CDC) for ages 6 weeks to 5 years that was occupied August 20, 2012. Hours of operations for the facility are Monday thru Friday from 5:30 am to 6:00 pm. In addition, the facility is open the 2nd Saturday of the month from 12:00 pm to 6:00 pm. Also they are open the 4th Friday of the month from 7:00 pm to 11:00 pm. The facility director is Sadie Collins. Janitorial services start during the day, and continue into the evening.

The users are overall satisfied with the facility.

1-3 POTR Team Members

The following is a list of HNC's team members that participated in the POTR:

- Jay Clark – Architectural
- Jackie White - Electrical

1-4 Meeting Contacts

The roster is attached in Appendix A

1-5 Contractor Feedback

The design-build contractor for this project was AMC. Comments on the Contractor follow.

- Contractor was very late (over a year).
- Very painful process dealing with the Contractor on any issue.
- Installation states this was the worst contractor they ever worked with.
- Wasted numerous months after notice to proceed.
- On-site personnel could not make decisions that involved any cost.
- Overall quality of product, however, is pretty good.

1-6 Construction Modifications

Mods are attached in Appendix B. The two largest mods were the result of the G-9 Pre-occupancy inspection, and changes that HNC sent out to all facilities under design and construction dealing with issues such as removal of motion sensor lights throughout the facility.

1-7 Overall Satisfaction

Overall, everyone is satisfied with the facility. Parents have provided positive feedback. They are very satisfied with the facility. The only concern early on was due to their children being muddy which was caused from over sprinkling the grounds. The users have since turned off the sprinkler system.

CHAPTER 2 - ARCHITECTURAL

2-1 General Discussion

- Flooring in corridor is 2'x2' squares of sheet vinyl with welded seams.



- Need a larger canopy at front door. There is no shelter or protection from the weather.



- There are a couple of door frames where you can lock the door, but you can still pull the door open. In the end infant/pre-toddler room, the exterior door is inoperable because of the locking issue.
- Duress alarm had to be added by mod.
- Windows are hard to open.



- Desk drawers and coat closet at sign-in desk do not have locks; have to utilize child safety locks.
- Lever door handles are easy for children to open. Have installed alarms on each door so that care givers know when the door is opened.



- Some interior doors do not close completely. This is either a closer or an alignment issue. The doors have been looked at several times, but there are still problems.
- There is no open mike on the intercoms. The caregivers must go over to the intercom location by the sign-in desk to communicate.
- Kitchen was provided with full-height ceramic tile walls.
- Reception counter is not big enough. There are no under counter cabinets which leads to a lot of make shift items to accommodate printers, storage, etc. No cash drawer - users have to use bank bags in the pencil drawer. Need 2 Point of Sale computers.
- The director would like to have a door between the open admin area and the corridor to allow for ease of access into the facility to respond to issues.
- There is not enough admin space, but they make it work. The director and asst. director offices have been switched so that 2 desks can be provided for the 2 asst. directors. Typically in this facility, one asst. director and one SPS are in the facility while the other asst. director and SPS are at their desks.
- The director indicated it would be beneficial to have higher ceilings in the storage areas to allow for more vertical storage.
- The director feels that windows between the training room and the corridor would be a distraction.
- The corners of the ABA toilet stalls in the Pre-school/Pre-K/Kinder rooms are not braced overhead, but they have been firmly attached to the floor, and at this time do not have much deflection.



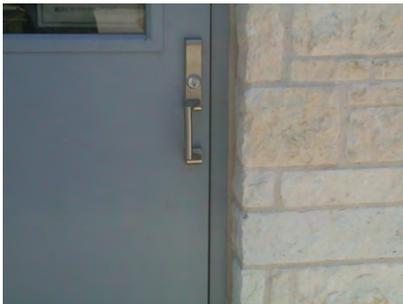
- The doors at the ends of the corridor are alarmed even though they exit into fenced area. In addition, the users have added alarms on each interior door into the activity rooms to notify the caregivers if the door has been opened.
- Currently the Active Play Room is utilized as an activity room since other centers are closed for renovations.
- The laundry room finishes are quarry tile floor, ceramic tile wainscot, epoxy paint on gyp bd, solid gyp bd ceiling. The laundry room was provided with an extra wide door.
- Exterior doors from activity rooms are extra wide.



- Stove top on this type of stove does not get hot enough. They have to start the stove early in the morning for it to be ready for lunch.



- The limestone on the exterior of the building is spalling in areas, which creates a choking concern.
- Door hardware on exterior of the building does not allow you to get back into the building unless the door lock is deactivated.



2-2 Feedback/Lessons Learned/Standard Design Impacts

- Admin closet off of reception desk is not ABA accessible.



- Concerns with the signage not being ABA compliant.
- Unclear where to install finger guards on doors. Is it the inside or the outside, or both?
- In this location, swings need to be sheltered from the sun with a shade structure as well. In addition, the

chains on the swings are not vinyl coated and become a burn hazard during the summer.

- Diaper changing stations are bad due to staff having their backs to the room. Also, the diaper changing stations are not ABA compliant.
- The half-height wall between the diaper changing station and the toilet area cannot be seen over, thereby causing an issue with monitoring the toileting area.
- Mechanical Room in the front of the facility is an aesthetic issue.

CHAPTER 3 - MECHANICAL

HVAC

- The users have no issues with the HVAC.
- The exterior doors may be kept open due to pressure within the building. We noticed an exterior door that would not close completely. When trying to close the door, we could feel the air escaping from the interior space.



- At times the negative pressure in the facility makes the entry doors hard to open and causes them to whistle.

PLUMBING

- Initially when the kitchen sprayer was used, the water throughout the facility was delivered at the extremely high water temperature. This has been resolved.
- Trap in garbage disposal overflows when you put the trap in. Major sanitation issues when using the garbage disposal. Food does not readily enter into the garbage disposal either.
- The garbage disposal is connected to the grease trap. The grease trap gets clogged and water overflow onto the floor.



ELECTRICAL

3-1 General Discussion

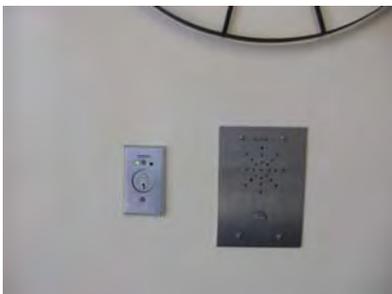
- The lamps in child accessible areas are enclosed by lens/shields



- The lighting is controlled by motion sensors and switches



- The emergency lighting switches off during unoccupied hours
- There is a timed over-ride at main entrance for janitorial staff



- There is a two way switch scheme in the activity rooms
- There is multilevel switching in the administration and other areas

- Correct child proof receptacles are used in the required areas.



- Lightning Protection System was installed.



- The Service Entrance Panel is metered. The EMS/UMCS connection is in the process of being worked out.
- All wiring is concealed from view in finished rooms/areas.
- There is adequate working clearance for electrical and communication panels.



- The communication rooms are adequately heated/cooled.



- No prohibited equipment/systems passed through the Communication Rooms.
- Intercom cannot be heard when a room is full of children, or when there are children on the playground (there are intercom speakers on the outside of the building, which is a benefit). When they have called in work orders and folks have come to look at the situation, the rooms are empty and the speakers are able to be heard just fine.



- The fire alarms are hard to see and hear. The fire alarm on the outside of the building cannot be heard when the playgrounds are in use. In addition, some rooms cannot hear the fire alarm when children are in the rooms.



- There are not enough data ports at the reception area.

- The intercom speakers are not loud enough. It is hard to hear over the children noise.



3-2 Lessons Learned/ Standard Design Impacts

- The reception area needs two monitors. One for security and the other for advertising.



- The classroom needs three camera angles.

CHAPTER 4 - MISCELLANEOUS

4-1 CIVIL/SITE

- In the pre-school/pre-K/Kinder playground there is some separation between the surfacing and the sidewalk.
- The ground has sunk which leads to a noticeable difference in elevation between the sidewalk and the grass area. Also, due to the elevation changes in the perimeter sidewalk, it is difficult for grade to match the sidewalk.
- In one playground, the swings are close to the building as opposed to the remote corner. This could lead to children running through the swings (safety concern) to reach the other play structure.
- One play structure, in the pre-school/pre-K/Kinder playground has had several injuries. The areas of concern are the 2 pods used to climb into the structure - these have a long stride, no handrail, uneven surfaces, etc. Children have fallen off these and then cracked their heads on the edge of the platform; one such injury requiring stitches. The other area of concern is in the same area of the same piece, which has an inclined wall of holes for climbing up to the platform. A child's foot can slip through the hole which could lead to a broken leg.



- Only provided one small area for parking, with the "boat slip" configuration. It is part of a larger parking lot which also serves the chapel and post office. Depending on other activities, parking for the CDC can be very difficult.
- Small stones used in the landscape are not a good idea. The small stones are a safety hazard.



- Playground equipment says age appropriate for 2-5 year olds, which eliminates play by the 18 months old who use the playground.
- The sidewalk around the perimeter of the building changes elevations at each door. This was brought up as a concern during construction. Contractor reduced the number of changes by replacing sections of sidewalk between doors that are close together. This also leads to a number of places where the ground is significantly below the level of the sidewalk.



- There are drain cleanouts and other safety concerns located in the playground areas



- There is standing water in the playground area.



- Finger concern on condensate pipes that tie into the downspouts.



APPENDIX A - ROSTER

Post Occupancy Technical Review (POTR) - Roster

Installation: FT. Hood.	PN:	Bldg: 19480 59675
Name: Jay Clark	Organization: COS - Huntsville	
Phone: (256) 895-1673	Email: james.t.clark@usace.army.mil	
Professional Responsibility: ARCHITECT.		
Name: Jackie White	Organization: CEHNC	
Phone: (256) 895-1742	Email: Jackie.white@usace.army.mil	
Professional Responsibility: Electrical Engineer		
Name: Ed Frazier	Organization: DPW / Energy Mgmt	
Phone: (254) 535-3061	Email: edwin.j.frazier.civ@mail.mil	
Professional Responsibility: Electrical Engineer		
Name: Andy Heinrich	Organization: COE - CTAD	
Phone: (254) 285-3205	Email: Andrew.P.Heinrich@usace.army.mil	
Professional Responsibility: Civil Engineer		
Name: T. Lance Dutton	Organization: COE - CTAD	
Phone: () 285 3198	Email: Terence L. Dutton@USACE.Army.Mil	
Professional Responsibility: COR		
Name: Ashley Hill for Sheila Curtis	Organization: CYSS - YSAC	
Phone: (254) 287-8436	Email: sheila.curtis@us.army.mil	
Professional Responsibility: Youth Administrator		
Name: Letitia Lesene	Organization: CYSS - YSAC	
Phone: (254) 553-7709	Email: letitia.g.lesene.naf@mail.mil	
Professional Responsibility: Facility Director		

Post Occupancy Technical Review (POTR) - Roster

Installation: FT. HOOD	PN:	Bldg: 19480 59675
Name: Steve Rogers	Organization: COE CTAD	
Phone: (254) 535-6162	Email: Steven.M.Rogers@USACE.Army.Mil	
Professional Responsibility: QA		
Name: Kim Sias	Organization: CYSS	
Phone: (254) 288-3865	Email: kimberly.bleaklysias@us.army.mil	
Professional Responsibility: Overall oversight for COCs		
Name: Timi Dutchuk	Organization: DPW-MNT	
Phone: (254) 287-4405	Email: timi.m.dutchuk.civ@mail.mil	
Professional Responsibility: Service orders & warranty		
Name: Sadie Collins	Organization: Meadows CDC	
Phone: (254) 553-8356	Email: Sadie.Collins@US.Army.mil	
Professional Responsibility: Facility Director		
Name: Kristina Manning	Organization: DPW-RPPD	
Phone: (254) 288-5200	Email: kristina.L.manning.civ@mail.mil	
Professional Responsibility: development of 1391		
Name: John Burrow	Organization: DPW-RPPD	
Phone: (254) 288-5200	Email: john.m.burrow.civ@mail.mil	
Professional Responsibility: Real Property Planning Div		
Name: Alan Erwin	Organization: DPW-RPPD	
Phone: (254) 288-2763	Email: robert.alan.erwin18.civ@mail.mil	
Professional Responsibility: Master Planner		

Post Occupancy Technical Review (POTR) - Roster

Installation:	PN:	Bldg:
Name: Brent Hammer		Organization: CTAD, Fort Worth Dist
Phone: (254) 702-8923	Email: HARVEY.B.HAMMER@USACE.ARMY.MIL	
Professional Responsibility: Admin. Contracting Officer		
Name: Lorenzo Westbrook		Organization: DFMWR
Phone: (254) 287-7803	Email: lorenzo.j.westbrook.civ@mail.mil	
Professional Responsibility: Deputy Director w/ oversight of all DFMWR/CYSS facilities		
Name: Yveta Phillips		Organization: DFMWR - CYSS
Phone: (254) 288-3039	Email: jennifer.y.phillips.naf@mail.mil	
Professional Responsibility:		
Name:		Organization:
Phone: ()	Email:	
Professional Responsibility:		
Name:		Organization:
Phone: ()	Email:	
Professional Responsibility:		
Name:		Organization:
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Professional Responsibility:		
Name:		Organization:
Phone: ()	Email:	
Professional Responsibility:		

APPENDIX B – MODIFICATIONS



Change Request / Modification Funding

31 May 2013

PN019480, Child Dev't Ctr Med. 0-5
W912DY-08-D-0029 0003

Fort Hood, Texas

JS Army Corps
of Engineers

TITLE AND LOCATION: PN019480, Child Dev't Ctr Med. 0-5 Fort Hood, Texas

CONTRACTOR: Atlantic Marine Construction Co., Inc.	ORIGINAL COMP DATE: 02/08/2011	ORIGINAL CONTRACT AMOUNT: \$6,510,000.00
CONTINGENCY: \$0.00	CURRENT COMP DATE: 08/13/2011	CURRENT CONTRACT AMOUNT: \$6,568,540.65

CHANGE REQUEST NO.	REFERENCE NO.	MOD NO.	DESCRIPTION	GOV'T SIGNED	AGENCY /REASON /TYPE	TIME	STATUS	INCREASE/ DECREASE	CONTINGENCY AMOUNT
WORK ITEM: 6371CB			61000.1-W912DY-08-D-00290003-CDC-TD [140486]	FUNDING ACCOUNT: M2224738					\$58,540.65
MG002	R00002	000302	Install Gas Line To Site	11/04/2010	C/7/B	4 days	6L	\$13,560.80	\$44,979.85
MG003	R00003	000303	Post Office Access Drive n Comm Lines	11/29/2010	C/7/B	30 days	6L	-\$8,063.00	\$53,042.85
MG004	R00004	000304	CCTV Issues and Emergency Light Units	06/28/2011	C/1/B	20 days	6K	\$4,110.00	\$48,932.85
MG006	R00005	000305	Add ext intercom, modify int signage	07/21/2011	C/1/B	8 days	6K	\$1,245.00	\$47,687.85
MG009	R00008	000308	Occupancy Room Sensors, keys, & sidewalk	08/07/2012	C/1/B	30 days	6L	\$10,279.10	\$37,408.75
MG010	R00008	000308	Required mods Hunstville COS	08/07/2012	C/4/B	30 days	6L	\$32,332.50	\$5,076.25
MG011	R00008	000308	IMCOM (G9) Mods	08/07/2012	C/1/B	30 days	6L	\$5,076.25	\$0.00

APPENDIX C - G-9 PRE-OCCUPANCY REPORT

Army Child, Youth and School Services Construction Pre-Occupancy Report									
PROJECT NUMBER: 19480 Meadows CDC			REGION/INSTALLATION: Central FL Hood		ADDRESS: Bldg 333 Tank Destroyer Blvd FT Hood, TX		POINT OF CONTACT/Phone Number: CYSS: Sheila Glasple 210-466-1072 USACE: Chuck Button, Lance Dutton RTR: AMC Cody France (NEW), Steve Shjpp		
REPORT TYPE: Pre-Occupancy			INSPECTION DATES: 16-17 May 2012		FACILITY TYPE: 0-5 232 capacity CDC		INSPECTORS: Sheila Glasple, James Derby, Terry Williams, Cpt Paul Speering		
Item No.	Standard Design/ RFP Reference	Section	Area of Non-Compliance	Recommendation	USACE/COS Response/ Action Taken	Contractor Response/ Action Taken	Estimated Date of Completion (mm/dd/yy)	CYSS Comment	IMCOM G9 Comments/ Response
1	Guidance of the Army Standard and Room by Room Description of the RFP.	Page 1027 and page 1053	Finger guards are not installed on the Activity Room side of the Activity Room Storage Rooms and on the outside of the Exterior Outdoor Storage rooms.	Provide finger guards on the Activity Room side of the Storage Rooms and on the outside of the Exterior Outdoor Storage rooms.					
2	Guidance of the Army Standard, ADA and the ABA.	Page 1028 and ADA Section 403.5 and ABA Sections 403.5.1, 606.2 exception 5, 305.3 and 305.6, and Drawings sheet A-402.	The clearance between the ADA child toilet stall and the fixed wing wall is not at least 30 inches to facilitate the ADA/ABA parallel approach access in Activity Room 156.	Modify the clear opening between the ADA child toilet stall and the fixed wing wall so there is a minimum of 30 inches clear to meet the ADA/ABA parallel approach access requirement.				Need to verify the partition has been moved, but it is no longer secure. Same in Rm 152.	
3	Army Standard Guidance	Safety Features, page 1027 of RFP	Not all edges of millwork (which includes windows, corner guards and mirror edges) are radiused.	Eliminate the burrs on the underside of all exterior window lower sashes (inside and out), ease all edges to comply with millwork standard.	Working			In-Progress	
4	RFP Room by Room Description	Page 1053 and 1058	Door closing device missing on Storage Room in Room 142 and Isolation Toilet Room 105.	Provide and install closing device.					
5	IPC	405.5	Water closets are not sealed to the floor.	Seal all water closets to the floor.					
6	RFP Room by Room Description	Page 1058	The clean out drain covers in the Activity Room floors and in the Corridors are not sealed to prevent dirt accumulation.	Seal around the drain covers and the adjacent flooring to meet the intent of the salient characteristics of the floor that states "seamless, easy to clean and maintain"	Working			In-Progress	
7	RFP Room by Room Description	Page 1036	Water temperatures at the diaper changing station exceeded 110 degrees Fahrenheit.	Ensure water temperature in child accessible lavatories and at the diaper changing station does not exceed 110 degrees Fahrenheit.				only cool water in A and C, suggest retesting B.	
8	RFP Room by Room Description	Page 1036	Water temperatures in the Laundry and Kitchen did not reach 140 degrees Fahrenheit.	Ensure the water temperature in the specialty areas (laundry and kitchen) is a minimum 140 degrees Fahrenheit.					
9	TB MED 530 in Section III B 9 and 6-13 and RFP 4.0, Applicable Criteria and Section III B 9 and 6-13.	4.0 Applicable Criteria, 4.2.3 and Section III B 9 and 6-13.	Not all escutcheons, wall and floor penetrations were sealed.	Reduce harborage and entry of pests inside the facility by caulking and sealing around all escutcheons, wall and floor penetrations where sinks are mounted to the wall and floor, around all types of plumbing, base board molding, mirrors, and where shelves and cabinets meet walls and door frames and any cracks on or near food preparation/food storage surfaces.				incomplete.	
10	RFP Room by Room Description	Page 1053 and 1058	The Activity Room exit doors do not meet the salient characteristics of durability as the doors strike the stone face of the facility exterior when fully opened.	Modify the extent to which the door closer allows the door to be opened so it does not strike the face of the stone veneer and damage the door and/or hardware. These exterior doors are non-typical width of 42", allowing a clear opening width of 40" that is 6" greater than the required 34" clear opening needed to allow for the ease of egress in emergency evacuation and the direct exiting to the outdoor playground areas.	Working			In-Progress	
11	ABA	Section 606.5	There is exposed plumbing under ADA child lavatories, adult lavatories and kitchen hand washing sinks.	Provide ADA protective coverings under all ABA accessible lavatories with exposed piping.	Met.			In-Progress	
12	ADA and ABA	Section 604.6, and 604.9.5	The flush valve handle location in all ADA/ABA accessible adult and child toilet stalls, including the Isolation Toilet have been installed incorrectly.	Modify the flush control handle location in all ADA/ABA accessible adult and child toilet stalls, including the Isolation Toilet.					
13	NFPA 13, 96, 17A, 72, and 101	Chapters 5, 7, 10.4, and UFC 4-021-01	At the time of the IMCOM G-9 Pre-Occupancy inspection, the following Life Safety systems have not yet been tested and accepted by the Ft Hood Fire Department: MNS, Emergency lights, Fire Suppression, Fire Detection, under Hood Fire Suppression system.	Test the subject systems IAW NFPA Standards. Provide documentation to the Ft Hood CYSS staff to maintain at the facility after the Fire Department has accepted the Systems.	Working			In-Progress, once complete (70 Fire alarm only)	
14	NFPA 13	Chapter 8	At the time of the IMCOM G-9 Pre-Occupancy inspection, the PIV and Fire Hydrant were unable to be inspected.	Test IAW NFPA Standards. Provide documentation to the Ft Hood CYSS staff to maintain at the facility after the Fire Department has accepted the PIV and Hydrant.	Working			In-Progress, once complete (11 Fire alarm only)	
15	ABA, RFP p. 1045	7211.2, 211.3, 602.4, 602.7	One electric water cooler in the Waiting Area is currently installed at 36" above finished floor and another E.W.C. at 22" AFF; there is no E.W.C. with a spout height mounted for standing persons.	One E.W.C unit must be provided for standing persons with a spout height between 36" min. to 43" max. height above finished floor to meet ABA. The other E.W.C. is required to be mounted at 20" AFF to the rim (22" +/- to the spout) and as such complies with the Army CDC Room Description.	Working			In-Progress	
16	RFP Room by Room Description	p. 1054	Diaper changing station steps are not retracting properly.	Adjust glides or tracks to permit ease of use.					
17	RFP Room by Room Description	pp. 1054, 1059	Blank outlet covers not available per electrical requirements for child activity rooms.	Provide a minimum of 5 blank outlet covers per each child activity room.					
18	RFP Room by Room Description	page 1064	There are no booster fans provided for the dryer vent on all three dryer vents ducts.	Furnish and install booster fans in-line in the duct work per the Special Requirements of this space.				Superintendent needs to identify how the Project all vent/booster will need covered.	

18	RFP Room by Room Description	p 1035	Room 114, Janitor Closet, not protected by the fire detection system.	Install fire detection system (smoke detector) per NFPA 72.				Need verification by Fire
20	ASTM F1487	Sec. 5, Gen Requir : 5.5 and 5.5.1	Play structures were missing manufacturers identification, labels for age appropriateness and supervision.	Install all required labels for playground equipment.				Need CPSI inspection
21	ASTM F1487	Sec. 6.4.1.2	Slides are not constructed to provide a smooth continuous sliding surface.	Adjust the slides on the composite structures to the adjacent platform so there are no gaps or space that would present an entanglement hazard.	Working			Need CPSI inspection
22	ASTM F1487	6.2	Plastic climbing wall and Gao Climber have sharp edges on the footholds and handholds.	Eliminate sharp edges from all playground equipment.	Working			Need CPSI inspection
23	ASTM F1487	4.2.2	Loose bolt and fastener on the crawl tube in the Toddler play area.	Tighten all fasteners in accordance with manufacturer's instructions.				Need CPSI inspection
24	ASTM F2373	4.2	Bolt on the Tot Tree not properly installed to fasten the top (green) with tree base.	Tighten all fasteners in accordance with manufacturer's instructions.				Need CPSI inspection
25	ASTM F2373	6.2.1.3	Bolt with exposed threads inside the top of the Tot Tree.	Cap exposed bolt threads.				Need CPSI inspection
26	ASTM F1487	8.6	At the time of the G-9 Pre-occupancy inspection, the required playground swings had not been installed.	Upon completion of the swing installation, a Fire Hood CYSS CPSI should verify the swings are compliant.	Working			Need CPSI inspection
27	ASTM F1487	9.2.1	Attenuating material distance on the Pre-K and K playground equipment slopes away and down to a hard surface at the required minimum use zone.	Provide verification from the playground installer that the attenuating surface meets the requirements for the full use zone distance.	Working	AMC needs to provide CDSC Cert		Need CPSI inspection
28	RFP Room by Room Description	Page 1095	At the time of the G-9 Pre-occupancy inspection the required outdoor activity area fencing was not installed. The fencing could not be inspected for compliance to ASTM F1487 and the location, distance and swing of emergency gates was unable to be verified.	Upon completion of fencing installation, a Fire Hood CYSS CPSI and the Fire Department should verify that fencing and emergency gates meet ASTM F1487 and Fire Department emergency evacuation requirements.	Working			Need CPSI inspection, Topic Inspect and PH Fire
29	RFP Room by Room Description	Page 1095	Documentation is not on file to verify playgrounds meet guidelines of the CPSC and applicable ASTM's.	Upon completion of playgrounds and fencing, contractor to provide documentation to CYSS staff to have on file at the facility.	Working	AMC needs to provide CDSC Cert		Need CPSI inspection
30	NFPA 70	NEC Section 422.52	The G-9 inspection team was unable to determine that the EWC located in the corridor outside of Active Play Room 125 is GFCI protected.	Verify the EWC is GFCI protected.				
31	ABA	604.8.2	Rear wall grab bar in Activity Room 144 Toilet Room and the Isolation Toilet 105 are not installed IAW ABA.	Modify installation to meet ABA.				
32	ABA	604.9.6	Toilet paper dispensers in the child toilet area are mounted too high above the floor and too close to the water closet to comply with ABA.	Toilet paper dispensers shall be mounted between 7" min and 9" max in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 14" min and 19" max AFF.				
33	ABA	604.7	Toilet paper dispensers in the adult toilet area are mounted too close to the water closet.	Toilet paper dispensers shall be mounted between 7" min and 9" max in front of the water closet measured to the centerline of the dispenser.				
34	ABA	F 206.2.4	The interior width of the Janitors Closet and the Admin Storage do not comply with the requirement to be ABA accessible. These 2 spaces are employee work areas and as such must be accessible.	Coordinate with the USACE COS to develop an appropriate solution.	Not			Follow up with COS
35	ABA	F 208 and 502.3 and 502.6	At the time of the G-9 Pre-occupancy inspection the required accessible parking installation was incomplete.	Install parking space identification signs in the appropriate quantity, location, type and mounting height IAW ABA.	Not			Follow up with COS
36	USACE Projnet	Dr Checks comment 3150339	The door for the Isolation Toilet Room has half height glass.	Replace the door with a flush door per concurrence on 22 March 2010.	Complete			
37	Drawings, Sheet A-401	Detail A 101	Reception counter in missing one grommet and cover.	Provide grommet and cover as shown on detail.				
38	IPC, RFP	IPC 802.2.1; RFP 4.0 Appl. Criteria	Air gap for drain line from the 2 compartment sink in the Kitchen, Room 119, is insufficient.	Provide the air gap for the drain line as required by the IPC.				Need to verify
39	IPC, RFP	IPC 802.1; RFP 4.0 Appl. Criteria	Food Grinders are not directly connected to the plumbing system.	Because the Food Grinders are not required by the IPC Section 802.1 to be in-direct waste connected, they are required to be directly connected to the plumbing system. Modify the drain piping to comply.	Not			Need to verify
40	IPC, RFP	IPC1003.3.2; RFP 4.0 Appl. Criteria	Outflow from Food Grinders is routed directly to the Grease Interceptor without being routed through solids separators.	Provide a solids separator for each food grinder to separate the discharge before connecting to the grease interceptor.				Need to verify
41	NFPA 80	Chap 4	Fire rated door was modified by cutting the top of the door to fit the doorframe for the Laundry Room.	Replace the door to meet NFPA 80 requirements.				Need verification by Fire

APPENDIX D - WORK ORDERS

Created on	Order	Priority	Functional	Main work	Description	User Stat	System sta	Sort field	Actual Order	Total actual	WBS element
										3968.89	
6/3/2013	10000197:3		48255.333	1019	E-25 BALLIST IN CEILING LIGHT OUT RM. 14		REL PRT	NMAT PRC SETC		0.00	M.0001696.20
6/3/2013	10000197:2		48255.333	1019	T-110 RM 190 DOOR CATCHING ON THE FRAME		REL PRT	NMAT PRC SETC		0.00	M.0001696.20
5/28/2013	10000195:2		48255.333	1019	DIN-46 ICE MACHINE IN KITCHEN INOP	WAR	REL PCNF PRT	NMAT PRC SE		63.70	M.0001696.20
5/15/2013	10000192:2		48255.333	1019	P-2 PIPE UNDER KITCHEN SINK LEAKING	APST WM	REL CNF PPRT	PR: 5/24/2013		74.18	M.0001696.20
5/13/2013	10000191:2		48255.333	1024	L-11 PANIC BAR WILL NOT STAY LOCKED DOO	WAR WIF	REL PCNF PRT	NMAT PRC SE		39.10	M.0001696.20
5/8/2013	10000190:3		48255.333	1019	P-2 RPL SRRINKLER HEAD/ S.E. SIDE	APST	REL CNF PRT	NM/ 5/13/2013		74.18	M.0001696.20
5/7/2013	10000190:1		48255.333	1024	L-4 * PANIC BAR LATCH NEEDS ADJUSTING	WAR WIF	REL PCNF PRT	NMAT PRC SE		99.09	M.0001696.20
5/7/2013	10000190:3		48255.333	1019	P-2 MISSING SPRINKLER HEAD PLAYGROUND	APST	REL CNF PRT	NM/ 5/10/2013		74.18	M.0001696.20
5/7/2013	10000190:1		48255.333	1024	L-3 * RPR PUSH BAR ON DOOR RM 174	APST	REL CNF PRT	NM/ 5/7/2013		120.65	M.0001696.20
5/3/2013	10000189:2		48255.333	1024	L-4 PANIC BAR INOP RM 174	APST WIF	REL CNF PRT	NM/ 5/3/2013		33.03	M.0001696.20
5/3/2013	10000189:1		48255.333	1024	L-4 * KEY STUCK IN EXTERIOR DOOR RM 190	APST WIF	REL CNF PRT	NM/ 5/3/2013		33.03	M.0001696.20
5/3/2013	10000189:2		48255.333	1024	L-4 PANIC BAR LATCH NEEDS ADJUSTING	APST WIF	REL CNF PRT	NM/ 5/3/2013		66.06	M.0001696.20
5/3/2013	10000189:1		48255.333	1019	R-44 * PUSH BAR DOOR INOP RM 160	APST	REL CNF PRT	NM/ 5/3/2013		234.86	M.0001696.20
5/2/2013	10000189:3		48255.333	1019	E-24 LIGHT INOP WEST END	WMAT	REL PCNF PRT	NMAT PRC SE		37.77	M.0001696.20
5/2/2013	10000189:2		48255.333	1019	E-25 BALLAST NEED REPAIR IN ROOM 118	APST	REL CNF PRT	NM/ 5/7/2013		55.61	M.0001696.20
4/25/2013	10000187:3		48255.333	1019	T-110 ALGNMT NEEDED ON RM DOOR# 716	APST	REL CNF PRT	NM/ 5/9/2013		14.99	M.0001696.20
4/18/2013	10000185:1		48255.333	1019	R-37 * HVAC INOP/ ENTIRE BLDG	APST	REL CNF PRT	NM/ 4/18/2013		208.59	M.0001696.20
4/17/2013	10000185:2		48255.333	1019	T-110 WEATHER STRIPPING/ RM 176	APST	REL CNF PRT	NM/ 4/18/2013		29.97	M.0001696.20
4/17/2013	10000185:2		48255.333	1019	T-110 WEATHER STRIPPING/ RM 184	APST	REL CNF PRT	NM/ 4/18/2013		29.97	M.0001696.20
4/17/2013	10000185:2		48255.333	1019	T-110 WEATHER STRIPPING/ RM 168	APST	REL CNF PRT	NM/ 4/18/2013		29.97	M.0001696.20
4/15/2013	10000184:3		48255.333	1019	T-110 DOOR SWEEP WAS MOUNTED TOO HIGH RM	APST	REL CNF PRT	NM/ 4/25/2013		29.97	M.0001696.20
4/10/2013	10000183:2		48255.333	1019	T-110 WATER IS COMING IN THRU BOTTOM OF	APST	REL CNF PRT	NM/ 4/25/2013		29.97	M.0001696.20
4/8/2013	10000182:3		48255.333	1019	E-25 BALLAST INOP RM 144	APST	REL CNF PRT	NM/ 4/17/2013		74.14	M.0001696.20
4/4/2013	10000182:2		48255.333	1019	E-25 * INTERCOM NOT WORKING	APST	REL CNF PRT	NM/ 4/12/2013		18.54	M.0001696.20
4/3/2013	10000181:1		48255.333	1019	R-45 * HVAC INOP/ ENTIRE BLDG	APST	REL CNF PRT	NM/ 4/3/2013		37.68	M.0001696.20

4/2/2013	10000181:2	48255.333 1019	T-110 ADJUST INTERIOR ENTRANCE DOOR/RM 1	APST	REL CNF PRT NM/ 4/3/2013	189.90 M.0001696.20
4/2/2013	10000181:2	48255.333 1019	T-121 EMERGENCY LIGHTS INOP RM 168	APST	REL CNF PRT NM/ 4/11/2013	38.46 M.0001696.20
3/25/2013	10000179:3	48255.333 1019	E-25 LIGHT INOP FRONT OF BLDG	APST WIF	REL CNF PRT NM/ 3/27/2013	111.22 M.0001696.20
3/25/2013	10000179:3	48255.333 1019	P-2 SPRINKLER SYSTEM INOP WHOLE BLDG	APST	REL CNF PRT NM/ 3/29/2013	37.68 M.0001696.20
3/25/2013	10000179:2	48255.333 1019	P-2 FRONT OF BLDG IN GROUND SPRINKLER L	APST	REL CNF PRT NM/ 4/11/2013	74.18 M.0001696.20
3/25/2013	10000179:2	48255.333 1019	P-2 REAR OF PLAYGROUND N/SIDE IN GROUND	APST	REL CNF PRT NM/ 4/11/2013	74.18 M.0001696.20
3/21/2013	10000178:2	48255.333 1019	E-25 * NO POWER IN RECORDS ROOM	APST WIF	REL CNF PRT NM/ 3/26/2013	296.57 M.0001696.20
3/20/2013	10000178:3	48255.333 1019	P-2 SPRINKLER INOP WHOLE BLDG	APST	REL CNF PRT NM/ 3/29/2013	56.52 M.0001696.20
3/19/2013	10000178:2	48255.333 1015	D-37 * CARBONE MENOXIDE DET ACTIVATED I	APST WAI	REL CNF LHS 5/23/2013	76.33 M.0001696.20
3/18/2013	10000177:3	48255.333 1019	E-24 WALK WAY LIGHTS ARE OUT	APST	REL CNF PRT NM/ 3/27/2013	302.12 M.0001696.20
3/5/2013	10000174:2	48255.333 1019	T-110 DOOR ALIGNMENT RM 184 INTERIOR DOO	APST	REL PCNF PRT NMAT PRC SE	254.88 M.0001696.20
3/5/2013	10000174:2	48255.333 1019	T-110 DOOR ALIGNMENT RM 180 INTERIOR DOO	APST	REL PCNF PRT NMAT PRC SE	254.88 M.0001696.20
3/5/2013	10000174:2	48255.333 1019	REQ ACCESS TO MECH RM	APST WIF	REL CNF PRT NM/ 3/6/2013	38.04 M.0001696.20
1/23/2013	10000163:3	48255.333 1019	T-121 OVERHEAD LGT BY COUNTER	APST REC	REL CNF PRT GMF 5/10/2013	654.70 M.0001696.20
11/29/2012	10000150:2	48255.333 1019	ATTN: ANNIE DENNIS * ELECTRICAL PANEL	APST	REL PRT NMAT PRC SETC	0.00 M.0001696.20



**U.S. Army Corps of
Engineers**
Engineering and Support
Center, Huntsville

CDC Building 14500

**Building 14500
Fort Polk, LA**



**POTR – Phase 1
Project No 74450**

DATE: September 11, 2013

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CHAPTER 1 - GENERAL

1-1 Purpose

The intent of this document is to present the findings of the Phase I Post Occupancy Technical Review (POTR) performed on Building 14500 (CDC Building 14500) at Fort Polk, Louisiana. The POTR was performed by the HNC team on September, 11, 2013.

1-2 Facility Description

Building 14500 is a standard small (126 children), Child Development Center (CDC) for ages 6 weeks to 5 years that was occupied in early December 2012. Hours of operations for the facility are Monday thru Friday from 5:45 am to 6:00 pm. There are no weekend operations. Janitorial services are performed at night.

The users are overall very satisfied with the facility.

1-3 POTR Team Members

The following is a list of HNC's team members that participated in the POTR:

- Jay Clark – Architectural
- Rod Bridgeman – Mechanical
- Jackie White - Electrical

1-4 Meeting Contacts

The roster is attached in Appendix A

1-5 Contractor Feedback

The design-build Contractor for this project was J2 Engineering. The installation was very pleased with the contractor and stated they were very easy to work with. The Contractor took the high road on a number of issues when they didn't have to in order to please the customer. The installation would be happy to work with the Contractor again. The project went well from design through construction. The only major issue was with the brick masonry. At 60% completion, the brick had to be completely redone due to poor construction and lack of supervision.

There were only 5 modifications to the contract, which illustrates the cooperation of the Contractor. These mods include 2 weather time extensions, entrance road subbase, traffic signage and communication changes, and relocating the intercom system to the other side of the reception counter. This last mod included a couple other small items, and was the only mod that dealt with changes due to criteria and requirements.

1-6 Construction Issues

- The sewer lift station and pump cannot handle baby wipes being flushed. Anything containing cotton fibers will clog the system. This is currently being handled by training and signage in the facility. This had been a major issue with the facility in the first several months.



- The oven cleaning system was an issue when it locked down the oven; the users could not get it restarted. This has since been resolved.
- They are fighting nut grass in the landscaping.
- The window screens are not holding up to children putting their hands on them. The rubber spline comes out of the groove that holds the screen in. We recommended trying a larger spline to see if that helps.



- They had some odor issues in the corridor. This was resolved when they found an open pipe above the ceiling and sealed it.
- There are some seams that have come apart in the sheet vinyl. The last of these seams will be fixed this weekend.
- The tile floor in the toilet areas turns black and is very difficult to clean. The inspection team believes this is due to the textured surface of the tile which helps avoid a slippery surface when wet.



1-7 G-9 Pre-Occupancy Inspection

G-9 performed an inspection during construction that was very valuable. In the past G-9 only inspected after completion, however, by inspecting early they were able to more easily correct deficiencies. Due to the early inspection and correction of major items at that time, G-9 was able to release the furniture order early, which meant the facility could open sooner to the customers. The final G-9 pre-occupancy report was short and very positive since the major issues had already been addressed.

The other thing that was very helpful to the success of this project was obtaining a list of problems typically found by G-9 on their inspections, so that they could address these items during construction. This would be a very valuable tool for any future facility, and should be something the COS might want to assemble.

The USACE representative for this project also stated that the Geographic District (CESWL) was great to work with and were very helpful in resolving any questions. In addition they complemented the installation CYS folks for being great to work with throughout the process as well.

1-8 Overall Satisfaction

Overall, everyone is very satisfied with the facility.

CHAPTER 2 - ARCHITECTURAL

2-1 General Discussion

- The reception counter functions well for this facility. However, more space is needed for all of the computers. Each computer can only do its specific function. There is a computer for POS, a computer for the video monitor, and a computer for parents swiping their card. A fourth computer is needed for office type functions such as preparing documents and spreadsheets. In addition to the space for the computers, additional electrical and data is required as well. They added a workstation in the Isolation Area for this fourth computer.
- The lobby/reception area is small in this facility compared to the same area in a similar sized modular facility. The occupant had to setup the computer in the isolation room.



- There is not a duress alarm in this facility.
- There are no exposed exterior corners in the Active Play Room.
- The corners of the handicapped stall in the pre-school/pre-K rooms are braced by an overhead rail.



- No doors are alarmed, however the installation is requiring them to install alarms on the doors. All doors, except the main entrance, open into a fenced area.

- The laundry room has quarry tile floor, ceramic tile wainscot, and painted gyp bd walls and ceiling. Piping and ductwork is exposed in this room.



- The flooring in the Active Play Room is the standard sheet vinyl used throughout the other activity rooms.
- Handrails had to be added to the steps on the diaper changing stations.



- They have issues with the dishwasher provided (Jackson). This dishwasher has not met their expectations. Other kitchens have Hobart, and that is what is recommended. This dishwasher requires the staff to stick their hand into the equipment and jiggle the valve for it to close properly. Can be a real safety concern.



- Kitchen has quarry tile floor, ceramic tile wainscot, and VACT ceiling.

- The ovens are a unique self-cleaning European unit.



2-2 Feedback/Lessons Learned/Standard Design Impacts

- Ensure reception desk is adequately sized and supported for all the computer terminals required. Users felt the lobby and desk area was too small for this facility.
- Staff toilets need to be key locked. If the doors to these toilets are not covered by the camera system, the reception desk must check out the key to the toilets. If the doors are covered by the camera system, then the key to the door can be hung by the door. These doors need to remain locked at all times. A standard privacy lockset with an emergency release from the outside is not sufficient.
- Recommend providing a dishwasher in the laundry room for the cleaning of toys.



- The desk drawers and coat closet at the sign-in desk area need to be provided with locks as well. These can all be keyed the same, for a total of 7 unique locksets at the sign-in desk. Locks were added by the user.



- Need to provide food warmer and ice maker in the kitchen. The ice maker is really needed for the jugs of water that are required to be taken out on the playground. A standard refrigerator ice maker is not sufficient. The users purchased their own for this facility



- Key to kitchen dry storage needs to be a unique key in order to avoid issues with inventory and missing stock. Nobody needs access to that room except the kitchen staff.
- Ensure the criteria alerts the Contractor to all of the caulking that they will be required to do.

CHAPTER 3 - MECHANICAL

3-1 General Discussion

HVAC

- The HVAC system consists of an air-cooled chiller, gas-fired boilers, and one built-up air handling unit serving variable air volume boxes. Two communications rooms are served by split system direct expansion air-conditioning units.
- The mechanical equipment room is adequately sized to provide required maintenance access clearances to the equipment.



- All outdoor mechanical equipment is located in an equipment enclosure located approximately 75 feet from the building.



- The HVAC system is maintaining comfort conditions in the building according to the occupants. There were no issues identified by the user with the HVAC system.
- The heating hot water pump was running on a warm day circulating 68 deg F water. The controls need to be adjusted to shut the pump off.
- Metered data for electricity and gas was requested. Ft. Polk was unable to provide this data due to lack of manpower and because there is no reimbursable customer in this building.

- There is no air-to-air energy recovery in the mechanical system to recover energy from air being exhausted from the building.
- Although there are variable speed heating hot water pumps, no two-way valves were indicated on the drawings to reduce pumping energy.
- The two indoor air-conditioning units serving the communication rooms are located above lay-in ceilings and are difficult to access for filter changes and routine maintenance.
- The outside air dampers in the air handling unit are fully open and the return air dampers were only about 20% open on a warm day. It appears that the damper positions need to be adjusted to allow more return air and less outside air to reduce energy consumption.



PLUMBING

- The only plumbing issue identified by the user was the sewage lift pump clogging which is discussed under paragraph "1-6 Construction Issues".
- Domestic hot water is provided by gas-fired water heaters with a tempering valve to deliver warm water to hand wash outlets and hot water to the kitchen.

FIRE PROTECTION

- The building has a wet pipe sprinkler system.
- No fire protection issues were identified by the user.

3-2 Lessons Learned/ Standard Design Impacts

- There are many classrooms with older children that do not use the diaper changing stations and do not plan to change the function of the classroom in the future. The exhaust air for these areas should be eliminated by closing the exhaust duct damper to conserve energy. This should be investigated to determine at what point this can be done and who should do it.
- Direct expansion refrigeration equipment such as the air-cooled condensing units and kitchen freezer condensing units located approximately 75 feet from the building should always be installed next to the building as close as possible to the indoor unit they serve. Refrigerant lines should not be run below grade or for long distances because it can reduce the service life of the equipment significantly and reduce the energy efficiency. This should be coordinated by the designer with ATFP requirements and playground location.



- Standard design criteria needs to address equipment accessibility when located above the ceiling to better insure that equipment is readily accessible to perform routine maintenance.

CHAPTER 4 - ELECTRICAL

4-1 General Discussion

- Lamps in child accessible areas are enclosed by lens.



- Lighting is controlled with time clock, switches, and motion sensors.



- Emergency lighting switches off during unoccupied hours
- The HOA switch at the reception area is keyed



- There is a timed over-ride at main entrance for janitorial staff



- There is dimming control in the activity rooms.



- There is multilevel switching or dimming in the administration and other areas.
- Correct child proof receptacles are used in the required areas.



- There are no transformers, manholes, hand holes in the playground areas.
- Lightning Protection System is adequately installed.



- There is service entrance panel metering (EMS/UMCS connection).



Post Occupancy Technical Review

September, 2013

13

- Energy usage is not tracked or logged. Unfortunately due to manpower restraints they currently do NOT measure non-reimbursable organizations.
- The wiring is concealed from view in finished rooms/areas.
- There is adequate working clearance for electrical and communication panels.



- The occupant is satisfied with the intercom system. It is desk and wall mounted.



- The Telephone/Data/Power outlets meet needs at reception and administration areas.
- Communication Rooms are adequately heated/cooled.



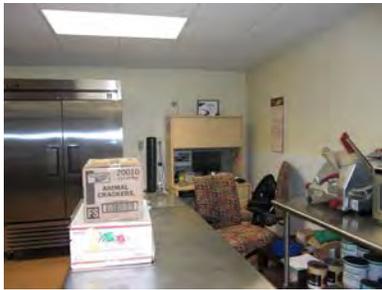
- The Communication Rooms has a fire alarm sprinkle system.



- The occupant is satisfied with the security systems.
- The security systems have the capability to record.
- The tie in for the communication system was about two miles away from the site.
- The Intercom had to be relocated
- There were a few power losses.
- The Fire Department monthly check-up caused the kitchen hood breaker to need to be reset.

4-2 Lessons Learned/ Standard Design Impacts

- More telephone/data outlets are needed in the administration area.
- More data/power outlets are needed in the kitchen.



- The playground areas do not have an intercom call.



CHAPTER 5 - MISCELLANEOUS

5-1 CIVIL/SITE

- Wood chip surfacing was provided under the swings in the 2 playgrounds in the back. This is not desirable. Wood chips should not be allowed.



- The older 2 age group playgrounds are located within 50 feet of a busy street, but only a 4' high fence was provided. There is concern that at some point a child will climb that fence and get hurt. Need to consider taller fences being required in conditions such as this.



- The trike path was not very imaginative....it was basically just a rectangle. Rumble strips were not effectively executed as well.
- They have added some small sheds to the 2 playgrounds in the back for additional storage.

APPENDIX A - ROSTER

Post Occupancy Technical Review (POTR) - Roster

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Professional Responsibility: Facility Director			
Name:		Organization:	
Phone: ()	Email:		
Professional Responsibility:			



**U.S. Army Corps
of Engineers**
Engineering and Support
Center, Huntsville

Clear Creek CDC

**Building 41015
Fort Hood, TX**



**POTR – Phase 1
Project No 71089**

DATE: September 25, 2013

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CHAPTER 1 - GENERAL

1-1 Purpose

The intent of this document is to present the findings of the Phase I Post Occupancy Technical Review (POTR) performed on Building 41015 (Clear Creek CDC) at Fort Hood, TX. The POTR was performed by the HNC team on September 25, 2013.

1-2 Facility Description

Building 41015 is a large sized (338 children), Child Development Center (CDC) for ages 6 weeks to 5 years that was occupied in March, 2013. Hours of operations for the facility are Monday thru Friday from 5:30 am to 6:00 pm. Janitorial services are performed at night and some during the day.

The users are overall satisfied with the facility.

1-3 POTR Team Members

The following is a list of HNC's team members that participated in the POTR:

- Jay Clark – Architectural
- Rod Bridgeman – Mechanical
- Jackie White - Electrical

1-4 Meeting Contacts

The roster is attached in Appendix A

1-5 Contractor Feedback

The design-build contractor for this project was AMC.

- The project was 13 months late, and there are a few things that still aren't completed.
- The contractor is not paying the subs, so they are not willing to come out and do any warranty work.
- The contractor went through 9 QC and 6 superintendents on this project.
- They were slow and unresponsive.
- This was the worst contract management they had ever seen. Subs were 3-8 months behind on pay schedule.
- No support from the home office. No one from the home office was on site. They picked up some local

folks to manage the project. The installation met with representatives from the home office a couple of times, but it didn't help.

- It took 3 months after the notice to proceed before the Contractor started site work.
- Still waiting on the final as-builts. Close out will be very difficult. May not be possible to get complete as builts since the designers and the contractor were in litigation and the designer fired.
- At 60% the designer and AMC were in litigation. The design firm fired the designer, and then major issues began.
- Quality is good. Because it was going so slowly the COE QA could see everything and help ensure top quality work.

1-6 Contract Modifications

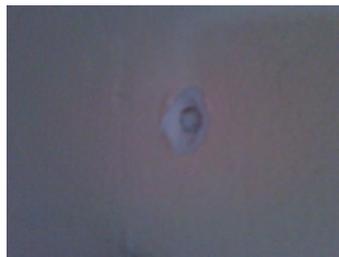
The list of major contract modifications issued during construction is attached in Appendix B.

- They changed from LEED certifiable to LEED certified. However, due to poor record keeping, filing and the dismissal of designer, it is very unlikely that they will be able to obtain certification, and it is also possible that ultimately the facility might not even be certifiable.
- During design, they had to relocate the site to the north of the original location to avoid being within 100' of "Waters of the United States".
- The water line wasn't shown correctly on the plans. It ran down the middle of a busy street. So, they had to run a new water line.

1-7 Construction Issues

- Restroom doors need to have key lock on them. This requirement needs to be added to the criteria.
- They are having a lot of issues with the sheet rock walls, especially in the activity rooms. The paint is showing damage from furniture being moved. In addition, the paint is bubbling and peeling, and the screws are popping. This is all in the bottom portion of the walls, mainly under and on the side of the windows; however, the same thing is happening in other locations. We found a bubble in the paint above a mirror in one of the adult restrooms. In addition, the users find they are unable to remove a lot of the marks on the paint. The installation feels that a wainscot should have been provided; however, the COS has never seen this kind of damage in any of the facilities inspected, and believe the wrong type of paint was used and the substrate was not adequately prepared. At this time, the COS does not

have a good reason for the screws popping. In addition, there are also cracks appearing in the sheet rock, especially at corners of doors and windows.



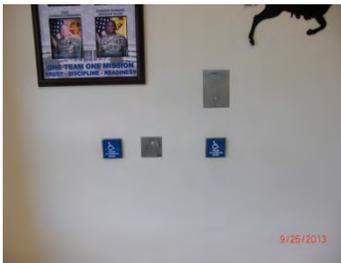
- The fence has been an issue since they moved in. There are some gaps under the fence large enough to let wildlife into the playgrounds and to let children crawl underneath the fence and get away. The Contractor has promised they would fix this in early October.



- The irrigation system had some issue with sprinkler heads being damaged. This has been repaired.
- The timer for the parking lot lights did not work. The timer was replaced the week before our inspection.
- Freezer gauges not working properly, now continually freezing up, forming ice, and keeping door from closing tight.
- Floor tiles are bubbling in the hallway. The latest tiles are outside of room 143.

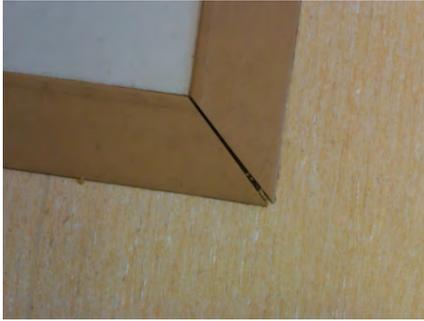


- There was an issue with a sewer smell coming into the building.
- There are issues with not only the operation of the handicap button to open the door, but also the location of the buttons.



- The transition strips between the ceramic tile floor of the toilet areas and the seamless vinyl flooring of

the Activity Room is separating.



- Some issues with the exterior doors not closing tightly. Some of the weather stripping has been moved and some of the latches need to be adjusted.

1-8 G-9 Pre-Occupancy Inspection

G-9 inspected the facility during construction and got a number of things resolved before the final walkthrough. Their findings are included in Appendix C. Major items include:

- Concerns with signage location not in compliance with ABA.
- Doors into all of the closets were not wide enough; would not comply with ABA.
- Had to reconfigure front admin closet to meet ABA.

CHAPTER 2 - ARCHITECTURAL

2-1 General Discussion

- The reception desk is large enough for the facility; however, not enough data and phone ports were installed. NEC came back and installed a 48 port switch.
- There is a duress alarm.
- They would prefer not to have a door from the admin area to the corridor, as it would reduce the amount of wall space in the admin area.
- The admin space is adequate and is being used as originally designed.
- The corners of the handicapped toilet stalls in the Activity Rooms are not braced; however, they felt rigid when I tried to move them.
- All of the doors open into fenced areas, so none of the doors are alarmed. However, they have purchased the "Radio Shack" type alarms so the caregivers can tell if a door has been opened.
- There are no exposed corners in the Active Play Room at the end of the front corridor; however, there is one in the second Active Play Room.
- The Active Play Rooms have an athletic-type flooring as opposed to normal sheet vinyl. The Active Play Rooms are being used as classrooms right now while this facility supports one that is closed for renovations.



- Laundry has lint trap on the floor. When it is opened, sewer smells fill the building. The installation feels the laundry should be on the exterior wall.
- Some of the window screens are being damaged by children pushing on them.



2-2 Feedback/Lessons Learned/Standard Design Impacts

- Mechanical yard needs to be better designed so that it is not the first thing you see when you come up to the building.
- Need to ensure wall finishes are durable enough for the movement of furniture.
- Provide a higher ceiling in the closets to allow for more vertical storage.
- There is a new requirement for the children to have visual access to their playground. This is a challenge when the age groups change in the rooms.
- Need to provide key-lock hardware on doors to adult (Staff) toilets, unlike privacy lock as provided in the facility and shown below.



CHAPTER 3 - MECHANICAL

3-1 General Discussion

HVAC

- HVAC system consists of an air-cooled packaged chiller; boiler; dedicated outside air unit with energy recovery wheel and run-around coil; and four pipe fan coil units.



- Each room typically cooled and heated by fan coil unit located above ceiling. Dedicated outside air unit also supplies conditioned air to the space.
- Filter grilles were located in typical room ceilings so that air filters for fan coil units (located above ceilings) could easily be changed.



- Energy recovery wheel was operational and all equipment appeared to be running properly.
- Mechanical equipment room has ample room for maintenance access to equipment. The floor had an epoxy finish which should make it easier to maintain cleanliness.
- Several of the classrooms were warm. The user stated that they were always that way during the cooling season. The fan coil units were not running in these rooms.
- Electricity and natural gas metered data was requested but was not available. The meters have not been configured into the central energy management system.

- Fan coils are controlled by temperature sensors mounted approximately one foot above floor level to sense temperature at same level as infants. The sensors do not have an adjustable setpoint. They are located in the classroom by the hallway door.



PLUMBING

- There is a solar domestic water heating system with roof mounted collectors and two 500 gallon storage tanks with independent loops. In addition, there are two gas-fired 130 gallon each domestic water heaters.



- The solar hot water system temperature was only at 98 deg F on a very sunny day in September. The system is designed to supply up to 140 deg F water and normally approaches that on sunny days. The system needs to be repaired.
- Domestic hot water tempering valve leaving water temperature gauge indicated 105 deg F.
- Building occupants had noticed odors coming from the sewer system when the building was first occupied but not anymore. These odors in the building probably occurred when the access cover to the lint interceptor in the Laundry Room was removed for cleaning. The lid was reinstalled with the seal in place such that no subsequent odors have been reported and none were noted during the inspection.



FIRE PROTECTION

- The building is protected by a wet pipe sprinkler system. There were no deficiencies identified at the review.

3-2 Lessons Learned/ Standard Design Impacts

- Temperature sensor locations should be shown on design drawings and located in the area served by the equipment they control to insure that space temperature is controlled properly. Temperature sensors for room fan coil units were installed near interior hall doors and do not sense higher space temperatures near the exterior wall. Fan coil units serve area near exterior wall and these areas are too warm.
- Proper staff management controls to prevent flushing baby wipes have eliminated sewage lift pump clogging problems experienced when the building was first occupied.

CHAPTER 4 - ELECTRICAL

4-1 General Discussion

- They had had some electrical issues with the facility, but these were resolved when they adjusted the voltage at the transformer.
- Fire Alarm issues – the original sub went out of business. The new sub had to retrace everything to find out what was wrong and what was missing, etc.
- The lamps in child accessible areas are enclosed by lens/shields



- The lighting is controlled by and switches



- There is a timed over-ride at main entrance for janitorial staff



- There is a three way switch scheme in the activity rooms
- There is multilevel switching in the administration and other areas
- Correct child proof receptacles are used in the required areas.



- Lightning Protection System was installed.



- The Service Entrance Panel is metered. There is not EMS/UMCS connection. The energy consumption is not being tracked or logged.



- All wiring is not concealed from view in finished rooms/areas.



- There is adequate working clearance for electrical and communication panels.



- The communication rooms are adequately heated/cooled.



- No prohibited equipment/systems passed through the Communication Rooms.

4-2 Functionality Issues

- There are not enough data/power outlets in the administration area.



- The intercom system announcements are not always understandable on the other side of the playground area.



- The Fire Alarm goes into the trouble alarm settings and it must be shut off. It sometimes gives false fire alarms.
- The microwave and the toaster could not be used at the same time. This caused the breaker to trip. The oven and kitchen appliances cords burned out. The kitchen was operating at the wrong voltage.



- The sewer lift station was not set at the correct voltage. This caused the lift station to malfunction.
- The security cameras do not have a good view of the exit doors to the playground area. A person exiting the activity room is out of view of the camera until she enters the playground. More camera angles are needed in the playground areas.



- The required number of electrical outlets was not provided in the infant/pre-tod/toddler child activity rooms.
- Not all electrical receptacle outlets are properly secured.

CHAPTER 5 - MISCELLANEOUS

5-1 CIVIL/SITE

- Playgrounds are very large with large open grass area. Would have been beneficial if the 2nd playground were split into 2 separate playgrounds due to the wide range of ages in that playground.



- Original site was much more balanced. When they moved to the new site, there was a lot more earthwork required. There was 3' cut in the front, and 17' of fill in the back.
- They have no one to maintain landscaping. Nice planting areas become weeds.
- There are large areas of fine gravel along the front of the facility. It appears no fabric was placed under the gravel, and now weeds are coming up in the gravel.



- In some areas of the playground, the ground is significantly below the level of the sidewalk, and in some areas the sprinkler pipes have been exposed. These areas need to be filled and sodded.



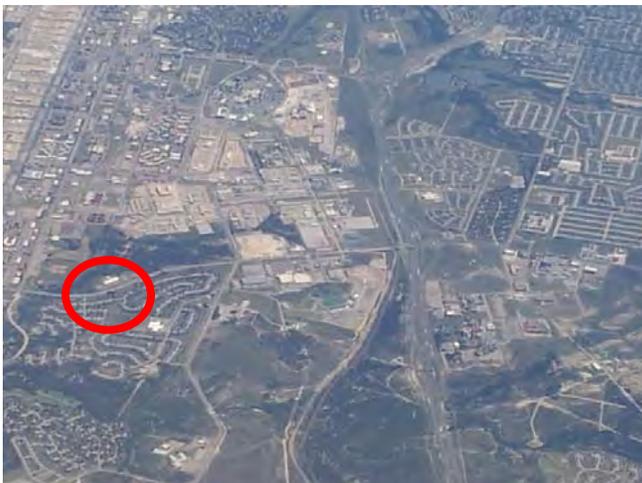
- The fence around the playground is 5' tall.
- The landscape has dips and holes.
- There is a ground well located in the playground areas. There are a number of other manholes in the playground as well.



- Some of the playground equipment in playground 2 is not age appropriate for children 18 months to three years old.



- View from above.



APPENDIX A - ROSTER

Post Occupancy Technical Review (POTR) - Roster

Installation: FT. HOOD, TX		PN: 71089	Bldg: 41015
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Professional Responsibility:			

Post Occupancy Technical Review (POTR) - Roster

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Professional Responsibility: Project Engineer			
Name: DAVID L. LEE		Organization: CESWF/AOCT	
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Professional Responsibility: Electrical Engineer			
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Professional Responsibility: Arch. / ect			
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Professional Responsibility: Mechanical			

APPENDIX B – MODIFICATIONS



US Army Corps
of Engineers

Change Request / Modification Funding

PN071089, Child Dev't Ctr (338 C) ARRA
W912DY-08-D-0029 0002

25 Sep 2013

Fort Hood, Texas

TITLE AND LOCATION: PN071089, Child Dev't Ctr (338 C) ARRA Fort Hood, Texas

CONTRACTOR: Atlantic Marine Construction Co., Inc.

ORIGINAL COMP DATE: 02/08/2011

ORIGINAL CONTRACT AMOUNT: \$10,949,190.00

CONTINGENCY: \$0.00

CURRENT COMP DATE: 01/04/2012

CURRENT CONTRACT AMOUNT: \$11,219,428.00

CHANGE REQUEST NO.	REFERENCE NO.	MOD NO.	DESCRIPTION	GOVT SIGNED	AGENCY /REASON /TYPE	TIME	STATUS	INCREASE/ DECREASE	CONTINGENCY AMOUNT
MG001	R00001	000201	New Water Line Tie-Ins	03/09/2011	C/7/B	154 days	6K	\$124,779.00	\$270,238.00
MG003	R00002	000202	G-9 Recommended Changes	08/06/2012	C/1/B	56 days	6L	\$46,197.00	\$145,459.00
MG004	R00003	000203	USGBC Silver Certification	08/06/2012	C/4/B	30 days	6L	\$21,649.00	\$99,262.00
MG005	R00004	000204	Crosswalk Access	08/06/2012	C/1/B	30 days	6L	\$42,596.00	\$77,613.00
MG002	R00005	000205	Extend Gas Line Tie-In	12/21/2012	C/1/B	30 days	6K	\$4,751.00	\$35,017.00
MG006	R00005	000205	Provide Sod in Playground Areas	12/21/2012	C/1/B	60 days	6K	\$30,266.00	\$30,266.00

WORK ITEM: GD3KHB 01-W912DY-08-D-00290002-CDC-CC [154870] FUNDING ACCOUNT: M2224735

APPENDIX C – G-9 PRE-OCCUPANCY REPORT

PROJECT NUMBER:	REGION/INSTALLATION:
PN 70189 CDC	Central
	Ft. Hood

REPORT TYPE:	INSPECTION DATES:
Pre-Occupancy	14 - 16 August 2012

Item No.	Standard Design/ RFP Reference	Section	Area of Non-Compliance	Recommendation
The items highlighted in GREEN are those items that were also annotated on the In-Progress Review (IPR) completed in March 2012.				
<p>On 15-17 Aug 2012, the IMCOM G-9 CYSS Inspection Team conducted a pre-occupancy inspection of the newly constructed Child Development Center for 0-5 aged children. The inspection was performed by: Sheila Glaspie, Program Specialist, James Derby, Fire Protection Specialist; Terry Williams, Facilities Specialist and Ken Hilton, Industrial Hygiene Technician, US Army Public Health Command-North. The specific items identified in bold must be resolved prior to beneficial occupancy and recommendation for DoD certification. Items highlighted in Green are those identified during the IMCOM G-9 IPR in March 2012 and are highlighted for ease of tracking purposes. Requests for information/assistance or status of corrective actions should be coordinated through Child, Youth and School Services, Central Region, Tracy Roysdon. For maximum visibility and coordination, please cc the IMCOM G-9 pre-occupancy team listed above in all correspondence.</p>				
1	NFPA 72, 96, 101 and 17A; UFC 4-021-01 and RFP	RFP pages 1013, 1014, 1028, 1036, 1134 and 1135	Building fire alarm detection systems and MNS systems has not been installed or tested; smoke detectors, emergency lighting, underhood fire suppression system, fire alarm detection system, etc.	Complete the installation work and establish functionality of building fire alarm detection and MNS systems in cooperation with Ft Hood Fire Department.
2	RFP	RFP page 1035, General Requirements	There are no hold open devices on the Activity Room exterior exit doors.	Provide a hold open device as an integral part of the self closing device on all Activity Rooms with a diaper changing station.
3	RFP	RFP pages 1016 and 1054	The required number of electrical outlets are not provided in the Infant/Pre-Tod/Toddler child Activity Rooms.	Provide outlets as required.
4	RFP	RFP pages 1054 and 1059	The blank outlet covers for use along the walls where cribs will be located are not provided.	Provide blank outlet covers.
5	RFP and ASHRAE	RFP page 1130 and ASHRAE 90.1	At the time of the G-9 Pre-occupancy inspection. the HVAC Test and Balance (TAB) was being performed, consequently the Inspection Team was unable to determine the effectiveness of the local exhaust ventilation system.	Complete TAB. Provide results to Kenneth.Hilton@us.army.mil.
6	RFP	Army Standard, Exterior Windows, page 1024	Numerous exterior windows do not have the lower sash fixed and made inoperable.	Fix lower sash of all exterior windows to ensure those are inoperable and the upper sash is operable. This includes windows in admin areas also.

Item No.	Standard Design/ RFP Reference	Section	Area of Non-Compliance	Recommendation
7	RFP	Army Standard Guidance page 1027 and page 1053 and 1058 of the RFP.	Finger guards are not installed on the Activity Room side of all the exterior exit doors or on the outside of the Exterior Storage Rooms.	Install finger guards on the Activity Room side of all exterior exit doors and on the outside of Exterior Storage Room doors.
8	ADA, ANSI A-117.1 and RFP	ANSI 606.5; RFP page 1062 and 1028	There is exposed plumbing piping under ADA accessible child lavatories.	Provide ADA protective coverings under all ADA accessible lavatories with exposed piping.
9	AR 608-10	C-91, item #8b	There are sharp edges on the window sill/ledges of the activity rooms.	Eliminate all sharp edges that children have access to.
10	RFP	Page 1062	The in-swinging toilet partition doors on the ADA stalls of the Pre-school/Pre-K/Kindergarten Activity Rooms are not installed properly. Such doors strike the water closet when opened.	Provide a proper door installation. Consider installing a standard size in-swinging door with a wider pilaster.
11	ADA, ANSI A-117.1	ANSI 502.7 and 502.8	At the time of the G-9 Pre-occupancy inspection, the required accessible parking installation was incomplete.	Install parking space wheel stops at accessible parking spaces and identification signs in the appropriate location, type and mounting height IAW ADA.
12	RFP and Drawings; International Plumbing Code	Page 1014 and 1143 and Drawings pgs P-102, P-103, P-104 and P-105; IPC section 708.3	Cleanouts are not provided on all branch sewer lines.	Ensure that all required floor or wall cleanouts have been provided on all branch sanitary drain lines.
13	TB Med 530 and DODI 4150.57	Section VIII, para 4.2	There are sharp edges and cracks around the diaper changing station mirrors.	Caulk around the mirrors to eliminate the sharp edges and eliminate pest harborage and dirt accumulation.
14	NFPA 70 National Electric Code and RFP	NEC Section 422.52; RFP page 1135	The G-9 inspection team was unable to determine that the EWC's in the Waiting Area of the facility are GFCI-protected.	Ensure all EWCs are GFCI protected.
15	AR 608-10	C-52	The stairs of several diaper changing stations are not operating properly.	Adjust the mechanism so that the stairs can be easily extended and retracted.
16	ADA, RFP and IBC	ANSI Section 404.2.2, IBC 1103.2.3 and RFP page 1028	The entry doors to the Storage Rooms of the Child Activity Rooms are not ADA accessible.	Provide doors with a minimum 32" clear opening width.

Item No.	Standard Design/ RFP Reference	Section	Area of Non-Compliance	Recommendation
17	ADA, RFP and IBC	ANSI Section 404.2.2 and 3.4.3.1, IBC 1103.2.3 and RFP page1028	The entry door to the Admin Storage Room at the Reception Desk is not ADA accessible and the room width is not compliant.	Complete the corrective work IAW the design sketch agreed upon by Ft Worth District, COS and IMCOM G-9.
18	DODI 4150.07 Pest Management Program	Para 4.2	Not all escutcheons, wall and floor penetrations were sealed properly.	Reduce harborage and entry of pests inside the facility by caulking and sealing around all escutcheons, wall and floor penetrations where sinks are mounted to the wall and floor, around all types of plumbing, cove base molding, mirrors, and where shelves and cabinets meet walls and door frames and any cracks on or near food preparation/food storage surfaces.
19	DODI 4150.07 Pest Management Program	Section 4.2.3 and Section III 6-9 and 6-13.	Seal around all mirrors in all of the toilet areas.	Completely seal around all mirrors in the child activity room toilet areas to prevent dirt accumulation and insect harborage in these water prone areas.
20	RFP	General Requirements page 1035 and 1036	Motion sensed lights are installed in interior and Exterior Storage Rooms and the Camera Room.	Replace all motioned sensed lights with switch controlled lights or a manual override switch that allows the lights to be left ON during hours of operation.
21	RFP	Page 1075	Kitchen air curtain is not operational.	Ensure the air curtain at the exterior kitchen door functions properly.
22	TB Med 530	C-65 & Sections 4.2.3 and Section III 6-9 and 6-13.	Not all equipment in the kitchen is properly sealed.	Seal all fixed equipment at floor, wall and ceiling joints.
23	ADA and RFP	ANSI A-117.1, Section 703.10 and 703.11, RFP 1028	Signs installed at several locations within the facility do not comply with ADA. The sign for Staff Toilet #170 is mounted with the braile lettering higher than allowed. The signs for the Activity Rooms are located on the Corridor walls instead of adjacent to the handle edge of the entry doors.	Remount signs to comply with ADA required mounting height and location requirements.
24	RFP	Page 1039, 1054 and 1059	Not all staff lockable cabinets, cabinets at the Diaper Changing Station and the Food Prep Area in the Activity Rooms operate properly.	Ensure the lockable cabinets are individually keyed to secure the staff's personal belongings.
25	RFP	Page 1051	The door in the Isolation Toilet Room has a 1/2 height glass.	Replace existing door with a solid door as staff will also use this toilet area.

Item No.	Standard Design/ RFP Reference	Section	Area of Non-Compliance	Recommendation
26	DODI 4150.07 Pest Management Program	Section 4.2.3 and Section III 6-9 and 6-13.	The lockers in the Staff Lounge are not sealed to the floor and the locker base allowing for insect harborage.	Properly seal the lockers to the floor and adjacent walls.
27	NFPA 70 National Electric Code	NEC Section 406.4	Not all electrical receptacle outlets are properly secured as required in NEC.	Ensure all electrical receptacles and other devices are properly secured.
28	ASTM F-1487; RFP	ASTM 14.1 and 15.1; RFP page 1095/96	All of the swings are missing manufacturers identification and labels for age appropriateness and supervision.	Install required labels on all playground equipment.
29	ASTM F-1487; RFP	ASTM - 6.3; RFP page 1095/1096	Bolts on the playground side of the gates exceeded two exposed threads.	Cut the bolts to no more than two exposed threads to reduce the likelihood of injury to the children.
30	ASTM F-1487; RFP	ASTM - 6.4.12; RFP page 1095/1096	The blue slides on the composite structures in the Toddler/Pre-School and Pre-kinder/Kindergarten Playgrounds have gaps greater 1/8 inch at the top between the slide and the platform creating an entanglement hazard.	Eliminate the 1/8 inch gap by tightening the bolts or providing a filler shim.
31	Drawings	Sheet CU-501	The installation of the ATRP-required gate is not complete.	Complete the installation of the gate to restrict access by unauthorized personnel.
32	CPSC 325 and RFP	CPSC 2.6 and RFP 1095/96	On the Fire Truck play equipment, two vertical pieces were not completely installed, causing the pieces to bow out.	Complete proper installation of equipment.
33	ASTM F-1487 and RFP	ASTM 8.6.1 and 8.6.1.5 and RFP 1095/96	Some of the belt swings appear to be mounted lower than allowed under ASTM F-1847.	Ensure all belt swings shall have a minimum 12" clearance between the bottom of the seat and the protective surfacing.
34	Army Standard, RFP and ASTM 1487	Child Activity Room (Playground/Outdoor Play Area), RFP Industry Criteria, US Access Board, ABA and ADA and ASTM 1487, 10.	On all composite play structures, the distance from the protective surfacing to the initial step/transfer platform does not appear to comply with ADA as installed.	Provide documentation from the playground designer and equipment installer that this element meets the criteria for accessibility IAW ADA/ABA.

Item No.	Standard Design/ RFP Reference	Section	Area of Non-Compliance	Recommendation
35	ASTM F-1487 and RFP	ASTM 5.3.6.4 and RFP 1095/96	On the Toddler/Pre-School (B) playground composite structure, one of the slide chute exit regions exceeds the maximum 11".	Revise to be compliant.
36	NFPA 101		Gate at NW corner of infant playground does not swing in the direction of travel	Reverse the hinge to allow the gate to swing in the direction of travel.
37	RFP	Page 1095	The Infant playground (A) lacks a sidewalk leading to the existing emergency egress gate.	Provide a min 5' wide sidewalk as required.
38	RFP	Page 1095	The Toddler (B) playground lacks a sidewalk leading to an emergency egress gate that is located no less than 50' from the bldg in either direction.	Install a min 5' wide sidewalk and an emergency egress gate that is located no less than 50' from the bldg in either direction.
39	RFP	Page 1104 & 1113	There is no side walk at the SW corner of the bldg for ADA egress.	Extend the existing sidewalk.
40	RFP, ADA and IBC	RFP page 1028; ANSI A-117.1, Section 406 and IBC Section 1104.2.	The sidewalk to the trash dumpster is not ADA compliant.	Provide a curb ramp to allow access to the dumpster.
41	RFP Room by Room	RFP page 1096	At the time of the IMCOM G-9 inspection, the required Certified Playground Safety Inspection and documentation that the equipment was installed IAW applicable ASTMs and the CPSC 325 was not available.	Provide a copy of the CPSI report and certification information to the CYSS staff for retention at the facility for future reference.
42	RFP Room by Room	RFP page 1095	The landscaping installation work was not completed at the time of the IMCOM G-9 inspection.	Provide documentation that the landscaping plant materials in and around the playground provided at this site are not poisonous, do not contain thorns and are not fruit bearing.
43	RFP and Drawings	General	The exterior construction work was incomplete at the time of the IMCOM G-9 inspection.	Complete all exterior construction work, including grading, signage, landscaping, etc.
44	NFPA 13		Light in the exterior Electrical Room interferes with both sprinkler head operation.	Relocate light.
45	AR 608-10	C 75	The required minimum 72" corridor width is not maintained between the Reception Desk and Corridor 129.	Remove the installed fire extinguisher cabinet.
46	RFP	Pages 1037 and 1038	The secured front entry door, vestibule and override at the reception is not operational as required.	Complete the installation of all required components of this requirement and ensure functionality.
47	RFP	RFP page 1084	All three dryer vent ducts exceed 20 feet of horizontal run and equivalents for elbows and have been provided without booster fans. Booster fans are required for dryer vents ducts that exceed 20'.	Verify that booster fans as required are installed and accessible for cleaning.
The following non-bold items must also be completed, but the IMCOM G-9 Inspection team believes that these items may be completed either before or after the facility is occupied. If completed after occupancy, precautions must be taken to ensure the safety of the children and adult occupants.				
1	NFPA 72 and AR 608-10		Room 115 smoke detector not installed.	Install smoke detector.

Item No.	Standard Design/ RFP Reference	Section	Area of Non-Compliance	Recommendation
2	RFP	RFP page 1031 - Room Finish Schedule	The ceiling tile with the diffuser in Janitors Closet Room 114 is not vinyl faced.	Replace with correct (cleanable) tile
3	NEC and RFP	NEC Section 314.25 and RFP page 1135	Room 159 missing cover plates on several junction boxes above the ceiling	Install cover plates.
4	NFPA 72 and AR 608-10		Room 149 missing a smoke detector.	Install a smoke detector.
5	NFPA 72 and AR 608-10		Room 117 smoke detector too close to HVAC vent, ceiling light may interfere with sprinkler head operation.	Room 117 relocate smoke detector 3 feet away from HVAC vent, verify middle ceiling light does not interfere with sprinkler head operation.
6	RFP and Specs	General	Ceiling light fixtures in Active Play Room #126 and an Exterior Storage Room not working properly.	Repair light fixtures as required
7	NFPA 101		Room 117 not all plywood used in this area can be confirmed as fire rated.	Provide documentation.
8	NFPA 72		Room 132 smoke detector is located too close to the diffuser.	Relocate the detector two tiles toward the diaper changing station.
9	RFP and Specs	General	Numerous ceiling tiles throughout the facility were damaged, broken, or dirty.	Replace all damaged ceiling tiles.
10	NFPA 101		Room 126 exit sign at exterior exit door has not been installed.	Install exit sign.
11	RFP & Specs	General	Ceramic wall tile in several areas is damaged, missing grout, or improperly cut.	Repair/replace all damaged tile, grout, etc. for a proper finished job.
12	NFPA 72 and 608-10		Room 124 Camera Room does not have a smoke detector installed.	Install smoke detector.
13	NFPA 72 and 608-10		Room 122 Laundry Room lacks a smoke detector.	Install smoke detector.
14	NFPA 101	Chapter 7	In the corridors, there is too much distance between exit signs.	Install additional exit signs.
15	NFPA 72		Room 109 smoke detector is too close to diffuser.	Relocate the detector 3' ft from diffuser
16	RFP & Specs	General	Exterior Storage Room door bottom bolt keepers were misaligned.	Modify keeper holes to enable securing the door.
17	RFP	Pages 1037 and 1038	Grommet is missing in lower counter of Reception Desk	Provide additional grommet as required in location identified by CYS Services staff.