



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

School Age Center

**Building 7160
Fort Stewart, GA**



**POTR – Phase 1
Project No 71177**

DATE: October 17, 2012

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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 7160 (School Age Center) at Fort Stewart, GA. The POTR was performed by the HNC team on October 17-18, 2012.

1-2 Facility Description

Building 7160 is a small sized (105-135 children), School Age Center (SAC) for ages 6 to 10 years that was occupied in July 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 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
- Bryan Simpkins – Mechanical
- Jackie White - Electrical

1-4 Meeting Contacts

The facility director is Joan Styles. The roster is attached in Appendix A.

In addition to the names on the roster, the team also met with:

Meckaela Smith, Program Operations, CYSS. Meckaela.k.smith.naf@mail.mil 912-767-4691

1-5 Contractor Feedback

The design-build contractor for this project was Better Built/Clark. The installation felt that the contractors were average to work with. They had a few issues getting quality items resolved. Overall, they felt that the contractors provided 2 good buildings to the installation (this SAC, and a Youth Center that was also on this contract). Each facility had its own QA and Supervisor, but the same construction team was used on both facilities.

1-6 Contract Modifications

There were not a lot of mods. One mod dealt with changing the brick layout around one of the doors. The mods that related to the criteria came from the G-9 inspection. These items included the following.

- Add partitions inside the restrooms to improve line-of-sight problems.
- Add door closers to a number of doors.

1-7 Construction Issues

- Floor in the multi-purpose room is bad. It is a tile system that lays on the floor. The tiles are 1' x 1' and snap together. They are difficult to clean, there is concern with sanitation with all the joints, and black marks are evident across the entire floor. The COS recommended the installation follow up with getting this changed since the RFP requirements state "minimal seams" for this floor. The system installed provides the MAXIMUM seams possible. The team was asked to contact Brian Mock regarding the floor concerns. Richard.B.Mock@usace.army.mil.



- There is an issue with the handicap push buttons for the doors. There is a button located outside of the facility to open the outer door. There is a button located inside the vestibule to open the outer door. There is a button located in the waiting area to open the inner door. What is missing is a button in the vestibule to open the inner door. The installation is researching this issue.



- There are some “control issues” with the HVAC.
- One water fountain is leaking.
- Originally water drained slowly from the sinks in the restrooms, but that has been resolved.

1-8 G-9 Pre-Occupancy Inspection Report

- In addition to the findings that resulted in the mods listed above, G-9 was initially also concerned about not providing an ADA drinking fountain off of the Multi-Purpose Room. After more research, they determined that what was provided was adequate.
- The entire report is attached as Appendix B.

1-9 Overall Satisfaction

- The user felt that the facility doesn't completely meet her needs. She needs a larger homework lab. The homework lab and computer lab are combined, and there isn't enough space for the number of children needing to use this area. These 2 functions need to be separate rooms.



- Another issue is that the break room and training room is combined. This does not work for the staff who has their office in the training area. This also needs to be 2 separate rooms.
- The users would have liked a lot less storage so that more space could be provided for child activities and functional areas (such as admin).
- There are conflicts between where all the various switches/pulls/etc. were placed on the walls in the reception area and the director's office, and where furniture was supposed to go. As a result, the director had to rotate her desk and block her window so she could access the emergency switches on the wall. This needs to be coordinated between the COS and G-9 Interior Designers, and then addressed in the criteria. For example, the Fire Alarm Enunciator Panel and the HVAC Shutoff could have been located on another wall.



- The small facility can barely accommodate 100. When the children come in for snacks, the entire atrium is taken over. There is seating in the atrium for about $\frac{1}{4}$ of the children.



- In addition, the small facility does not have enough activity rooms for all the different activities such as photo club, science club, etc.
- They feel the layout and design does not reflect nor adequately address the current curriculum of children free-floating between activities.
- They felt they could use less consumables and use the money on playground equipment or interiors, etc.

CHAPTER 2 - ARCHITECTURAL

2-1 General Discussion

- The reception counter functions well and there were enough outlets provided. There is a duress button; however, it is not hooked up.
- Due to the combined training/break room, they feel there is inadequate admin space.
- They felt that in some areas taller ceilings in storage rooms would be a benefit; however, they are concerned if there is more storage space, people will store more junk.
- There are some acoustical issues at the reception counter when the atrium is full of children.
- Doors to the exterior from the atrium and activity rooms are alarmed. The doors from the Multi-Purpose Room are not alarmed.
- Laundry room has quarry tile floor, painted walls, and acoustical tile ceiling.



- Ceiling tiles through the facility were not tegular.
- Mirrors in Multi-Purpose Room have the “fun-house” effect.



- Kitchen is very tight, especially around cooking area. The kitchen is provided with quarry tile floors, full height ceramic tile walls, and vinyl faced lay-in ceiling.



- Storage for outdoor equipment was insufficient, so they have provided an outdoor shed for additional storage.



- Door hardware on the doors from activity areas are pull only, with no ability to unlatch the doors.



- A duress alarm was provided, but it was not connected to the MP station.



2-2 Feedback/Lessons Learned/Standard Design Impacts

- Need to tighten requirements of flooring in Multi-Purpose Room. Needs to be a seamless floor. The tile athletic floor is not an acceptable solution.
- Need to provide more activity rooms.
- Need to provide a separate homework room and computer lab.
- Need to provide a separate training room and break room.
- There is no isolation room, only the bathroom. Need a place for the sick child to be instead of stuck in the bathroom.



- Video Monitoring Room is too large.



CHAPTER 3 - MECHANICAL

3-1 General Discussion

HVAC

- Overall the user and the facility engineers indicated that the HVAC system installed provides a comfortable environment with exception to the common area in which the children play indoors. The common area was very humid. The user had also indicated that the temperatures seem to fluctuate throughout the facility. The facility engineer indicated that the humidity problem is created from AHU-2 being a constant volume unit and not having the ability to control the outside air. Maintenance personnel and facility engineers indicated that they were going to correct this problem, first by adjusting the controls, and if that doesn't correct the problem, then adding additional VAVs to the AHU-2 system and possibly a heating coil to control the humidity.



- The user indicated that the computer room was maintained at a comfortable temperature when occupied or unoccupied. The room was comfortable during the walk through.
- The facility engineers and maintenance personnel confirmed that the thermostats throughout the facility were working properly. The user does not have access to the thermostat to adjust temperature. The user has to call or put in a trouble ticket to the DPW to come out and adjust the temperatures. Thermostats were all digital with exception to the one in the common area. This particular thermostat was analog and did not appear to function. Once the cover was removed the temperature setting was at 60 degrees F. The facility engineers indicated that the temperature for this area was set at 75 degrees.



- The split system unit SSAC-1 which provides heating and cooling for the communications room was not working during the walk through. There was a ticket logged prior to the walk through and the issue was being resolved during the POTR.



- The mechanical room was very small and cramped with 2 air handling units, an energy recovery system, boiler, fire sprinkler risers, water pumps and piping, etc.





- All equipment seemed to be easily accessible for minor maintenance.
- The fire sprinkler riser shut off valve stems projected into the main entry way of the mechanical room making pass through difficult and will be even more difficult when moving equipment in and out.



- The lack of space in the mechanical room is going to make it very difficult to replace major components of the mechanical systems, such as a coil replacement.
- No straight duct could be run in the mechanical room due to the lack of space which created issues with the airflow sensors.



- Plenum returns are ducted.
- Emergency shut off for the HVAC system is located at the front desk



- The digital controls for the air handling units were mounted to the units themselves, because of limited wall space in the mechanical room.



- There were no issues with pressurization of the facility. All doors opened easily.
- The user and facility engineers could not identify any discrepancies between what was built for this facility and what was described in the RFP.
- No innovative technologies, solar / grey water, are planned for this site.
- High efficiency boilers and HVAC energy recovery systems are being used.
- Piping in the mechanical room was labeled and legible.



- There were no exhaust fans installed in the Staff/First Aid Office or Visitor Restrooms, just a non fan powered vent.



- Facility engineers and maintenance personnel indicated that maintenance schedules were being properly followed.
- Change orders were issued to add VAVs to AHU-2 to control the outside air for that zone.



PLUMBING

- All plumbing fixtures throughout the facility worked properly and the user had no complaints.
- The water fountain outside of the boys and girls bathroom had a leak. A ticket had been submitted to correct this issue.
- The user and facility engineers indicated that they were pleased with the overall plumbing system.
- The hot water in the boiler was being stored at 140 degrees F.



- The boiler used to provide domestic hot water is a high efficiency unit.



- Toilets and urinals utilized standard flush valves. The toilets had a listed flush rate of 1.28 gallons per flush and the urinals had a listed flush rate of 0.125 gallons per flush.



- Low flow lavatories were utilized in the bathrooms.



- The user indicated that there was a problem with the soap dispensers in the bathrooms. The dispensers will not stop dispensing soap once activated.
- Facility engineers and maintenance personnel indicated that scheduled maintenance and service for the plumbing equipment was being properly followed.

- There is a clean out in the yard to the left of the facility that needs a concrete collar. The clean out could get lost in the grass and become a mowing or tripping hazard.



FIRE PROTECTION

- Fire protection system is wet pipe.
- The user and facility engineers indicated that the system had not given any false alarms and had no issues with inspections or tests performed by authorities.

3-2 Lessons Learned/ Standard Design Impacts

- The facility engineer indicated that the RFP states that active dehumidification was not required for this facility. Suggest revising the RFP to incorporate verbiage to consider facility dehumidification on a site by site basis.
- The mechanical room is very small with the amount of equipment necessary for a functioning facility. Suggest either expanding the footprint of the mechanical room so that mechanical equipment and controls can be properly placed, duct work can be run properly, and major pieces of equipment can be easily removed and installed to and from the room when replacement is necessary. Another suggestion for space savings might be installing a larger unit with VAVs to control the different zones instead of having an air handling unit for each zone.
- The humidity and temperature issue with the air handling unit supporting the common area of the facility need to be resolved so that the children have a comfortable environment to play in doors.
- Exhaust fans need to be installed in the bath rooms mentioned in the narrative above.

CHAPTER 4 - ELECTRICAL

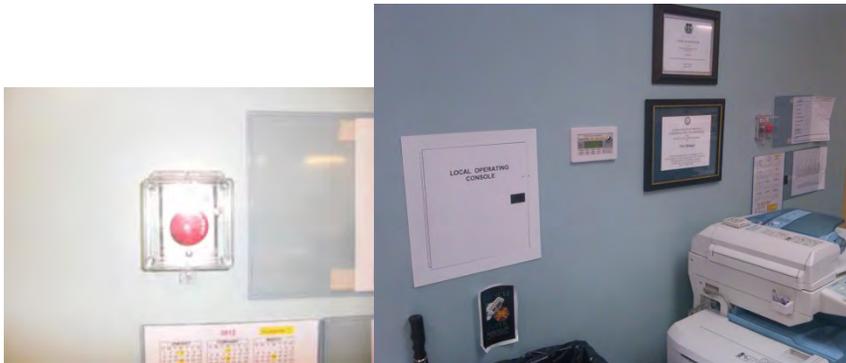
- Lamps in child accessible areas are enclosed by lens/shields.



- There are no lighting fixture that were damaged or hanging open.
- The lighting is controlled by time clock.



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



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



- There are receptacles every 4-5 feet apart, data outlets, lan outlet, telephone

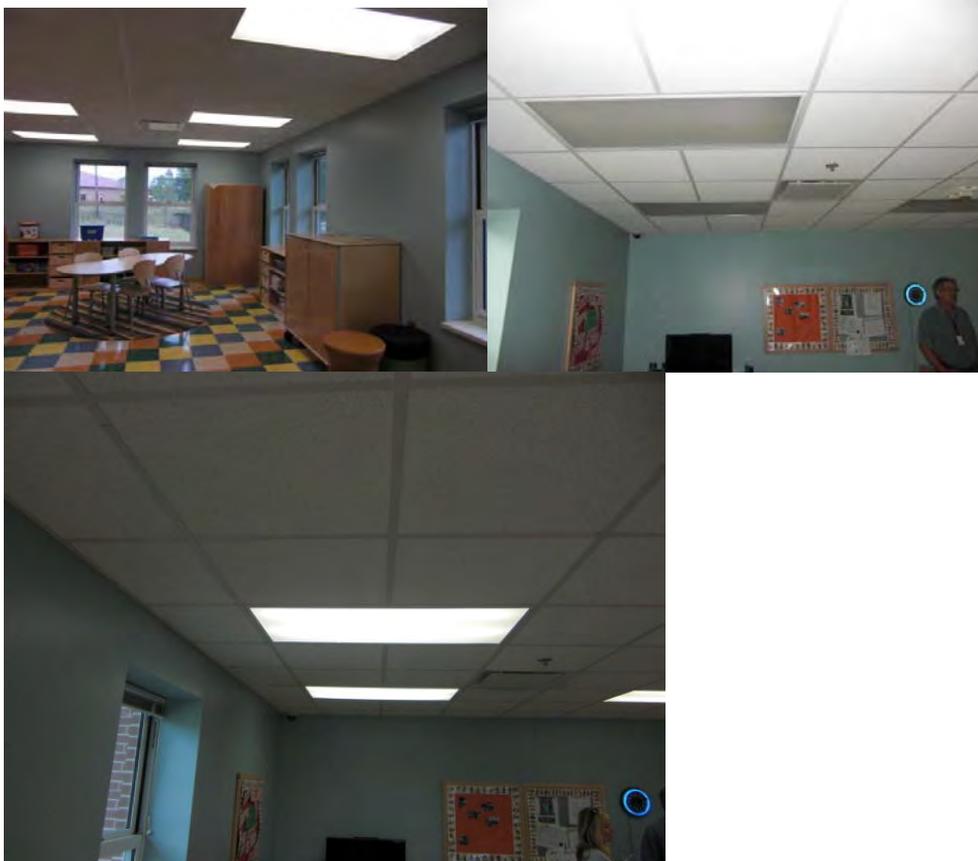


(Computer Room)

- Telephone outlet in the Electrical Room



- This is a three lamp, two 3-way switch scheme (or 3-way dimmingA) in the activity rooms.



- There are no transformers, manholes, hand holes, etc. located in the playground area. There are some block in the backyard.



- Lightning Protection was provided.



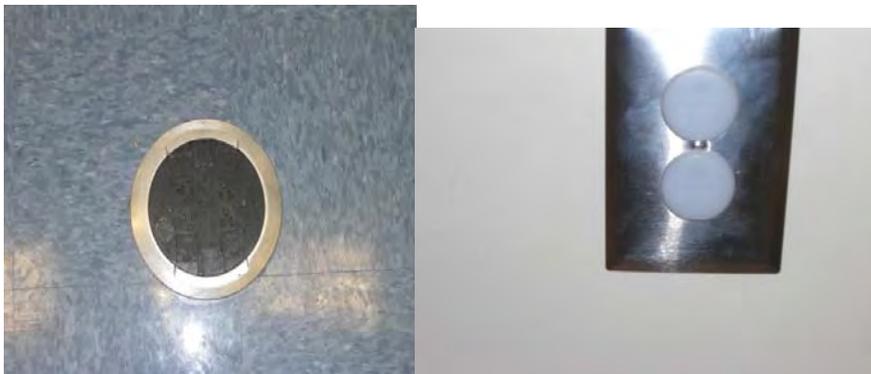
- Cathodic Protection System was installed.
- This is panic hardware at the exterior door of the Activity Rooms



- There is intrusion alarm on the door in the Performing Arts Activity Room.



- There is no multilevel switching or dimming in the administration and/or other areas.
- Child proof receptacles are used in the required areas.



- There is no Service Entrance Panel metering (EMS/UMCS connection)
- All wiring is concealed from view in finished rooms/areas.
- No concealed/flush boxes are used for devices in finished areas and on exterior walls
- There are adequate working clearance for electrical and communication panels.



- In the Computer Room, when the lights are dimmed, they flicker.



- The light switches in the Performance Activity Room need to be coordinated.
- There are no motion detectors on the lights.

CHAPTER 5 - COMMUNICATIONS

- Document satisfaction with intercom system (announcements understandable). No, the user is not satisfied with the intercom system.



- The intercom system is wall mounted.
- The Telephone/Data/Power outlets meet the user needs at reception and admin areas.
- The Communication Rooms are not adequately heated/cooled. The Communication Room air conditioning unit is not cooling.



- No prohibited equipment/systems passed through Communication Rooms.

CHAPTER 6 - SECURITY

- The user is satisfied with the security systems.



- All playgrounds or exits are within view of security system.
- Intrusion alarm are on doors in the corridors.



- The security system has recording capability.

CHAPTER 7 - MISCELLANEOUS

7-1 CIVIL/SITE

- Playground structure is inadequate. It is too small and is boring. They are getting more playground equipment themselves.



- SAC soccer field is basically all dirt. There are also large rocks in the area. Fortunately they are located next to an installation soccer field.



- Document overall site conditions. The grass in the playground does not cover the whole yard. It is patchy.



- The user is satisfied with traffic and pedestrian flow.



- The user is satisfied with dumpster location(s).



APPENDIX A - ROSTER

Post Occupancy Technical Review (POTR) - Roster

SAC : PFF

Installation: FT. STEWART		PN:	Bldg:
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COE

Post Occupancy Technical Review (POTR) - Roster

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Professional Responsibility: DPW Construction Rep		
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Professional Responsibility: DPW Construction Rep		
Name:		Organization:
Phone: ()	Email:	
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APPENDIX B G-9 PRE-OCCUPANCY INSPECTION REPORT

**Preoccupancy Inspection
Child, Youth and School Services Facility CDC 6-10
Bldg 7160 Austin Street
Fort Stewart, Georgia
1-2 November 2011**

On 1 – 2 November 2011, the IMCOM G-9 CYSS Inspection and Construction Branch, Pre-Occupancy Inspection Team conducted the required inspection of the newly constructed Child, Youth and Schools Services (CYSS) facility, Fort Stewart, GA. The inspection was performed by Sheila Glaspie, CYS Services Program Specialist; James Derby, Fire Protection Specialist; Terry Williams, Facilities Specialist, and CPT Raushan Salaam, Environmental Science Officer, 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. Kathy Sage, East Region Child, Youth and School Services. For maximum visibility and coordination, please cc the IMCOM G-9 pre-occupancy team listed above in all correspondence.

Facility, Health, Safety, and Program Items:

- 1. Caulk throughout the facility at the base boards where wall control joints intersect and at all interior corners, transition/exterior door frames, and behind high rise lockers in order to prevent insect harborage and dirt accumulation.**
- 2. Adjust interior and exterior doors to close and latch properly.**
- 3. Ensure the to-fro swings are installed IAW ASTM 1487, 9.4.1.**
- 4. Fencing and gates - All ties and bolt threads are to be positioned so that any sharp points are directed to the outside of the playground. Where fence fabric bolt threads and nuts are required to face a playground (generally between play areas), bolts will be trimmed to two exposed threads and sharp edges will be dressed with a file. Additionally, all wire fasteners used to secure the fence fabric to piping (poles, etc.), where the cut ends face an outdoor activity area, will be flush cut to reduce the introduction of knife edges on the ends of the wires.**
- 5. The entry to the Boy's and Girl's toilets 115 and 116 do not meet the intent of the requirement called out in the Room by Room Descriptions, in the RFP which state "Provide airport style entry to block visibility into room but allow staff to monitor by listening." Possible solutions were discussed with USACE and Clark Construction representatives.**
- 6. Provide the ADA covering on the plumbing under the hand washing sink in the Kitchen.**
- 7. Provide conduit, cabling, boxes and power to the camera locations as approved for the VSS (CCTV) requirements per the Room By Room pg 2040 of the RFP.**

During the IMCOM G-9 inspection, it was noted that the VSS cabling is installed without conduit and boxes.

8. **Adjacent to the current EWC in Atrium Room 104 and Corridor Room 126, provide a second EWC mounted with the spout between 38"-43" AFF as required by the International Building Code, Section 1109.5.1 and ADAAG, Section 602.4. Adjust the mounting height of the existing EWC so that the rim of the EWC is 27 inches AFF as directed in the RFP page 2044.**
9. **Remove the indirect waste connection of the garbage grinder in the Kitchen and provide a direct connection to the sanitary waste line IAW the International Plumbing Code, Section 802.1. The sanitary waste line 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.**
10. **Allow all portions of the concrete floor, rubber underlayment, and removed floor tiles to dry around the volleyball pole insert before re-installing. Re-inspect again in one week to verify inserts are remaining dry.**
11. **Provide documentation that the fall attenuating surfacing under the composite structure on the playground is adequate in accordance with ASTM F2223.**
12. **Provide external door hardware on all exterior doors to allow children and staff the ability to re-enter the building. Lack of hardware poses a safety and program issue for staff and children needing to re-enter the facility to use the restroom, reach emergency services, escape severe weather, or unseen threats. Hardware shall meet the quality criteria found in Section 5, General Technical Requirements, page 2131 and Section 6.5 Architecture, page 2154.**
13. **Provide access ramp to the swing playground area at the sidewalk and raised border curbing intersection.**

Fire Protection Items:

1. **Provide self closing devices on all interior corridor doors, IAW the Room by Room Description, pg 2039 in RFP.**
2. **Add additional smoke detectors in the low ceiling area of the Atrium 104 (Demo Kitchen) to meet NFPA 72 spacing requirements.**
3. **Install smoke detectors in the main Atrium at the highest point (up near the clerestory windows) on all sides of the drop ceiling per NFPA 72 spacing requirements.**
4. **In the Boys Toilet Room 115, move the smoke detector one ceiling tile south toward the ADA stall per NFPA 72 spacing requirements.**
5. **In the Boys Toilet Room 115, above the ceiling, flexible conduit to 4 X 4 J-box is improperly installed.**
6. **Install a fire alarm notification device with both audio and visual in the Director's Office Room 108 IAW Life Safety Code 101.**

- 7. Relocate existing smoke detector in Staff Lounge and Training Room 109, west towards center of room, ensuring that the installation of device is at least 3' from the air conditioning diffuser.**
- 8. Move existing smoke detector two ceiling tiles towards the exterior wall in Room 124.**
- 9. Install visual devices on all 4 sides of the facility exterior to meet standard design requirements, see RFP page 3052.**
- 10. The Multi-Purpose Room doesn't have the proper number of fire extinguishers or cabinets to meet the travel distance requirements of NFPA 10, Life Safety Code 101, UFC 3-600-01, Fire Protection Engineering for Facilities dated 14 July 2009 and the RFP page 2163.**
- 11. Install the fire extinguisher (that is setting on the floor of the kitchen) IAW NFPA 10.**
- 12. The emergency lights have not been tested in accordance with NFPA 101.**
- 13. Provide audio/visual devices as outlined in UFC 4-021-01, designed OM mass notification systems dated 9 April 2008 paragraph 4-3.4.1 and 4-3.4.2 in the Director's Office Room 108.**
- 14. The existing fire hydrant's 4 ½ inch suction connection is 14 inches off grade. It is required to be 18 inches above grade level. Raise the fire hydrant 4 inches to meet NFPA requirements.**

General Comments:

1. Documentation must be provided to CYSS and be kept at the facility verifying that the Multipurpose Room floor meets the requirements to withstand roller-blading/skating.
2. Documentation must be provided to CYSS and be kept at the facility verifying that the carpeting meets the requirement for anti static and meets the fire resistive criteria.
3. Documentation must be provided to CYSS and be kept at the facility verifying that the ballet mirrors and child toilet mirrors are unbreakable or shatterproof.
4. Documentation must be provided that the playground installation is in accordance with the Consumer Products Safety Commission (CPSC) and all applicable American Society for Testing and Materials (ASTM) standards. Contractor shall provide written documentation that playground meets these standards and has been inspected by an independent Certified Playground Safety Inspector (CPSI) prior to turning over to the Government. A copy must be maintained by CYSS at the facility.
5. Documentation must be provided to CYSS and be kept at the facility verifying that all glazing in exterior windows and doors complies with ATFP requirements.
6. Provide staff with manual for intercom operation.
7. Provide staff with manual for exit notification and timer.
8. Caulk around all mirrors, paper towel dispensers, soap dispensers to reduce the probability of insect harborage and bacterial growth, per Tech Guide 29.
9. Caulk and seal escutcheons under all lavatories and sinks.
10. Caulk and seal escutcheons at all ADA grab bars.
11. Paint under all exterior window stools and interior window frames.

12. Provide a one inch red line 18 inches below the bottom of the sprinkler heads around the walls of all storage rooms, storage areas and janitor's closet.
13. Provide tie-up cleats at 60" AFF for all window blind cords.
14. Adjust door sweeps on all exterior doors to prevent entry of pests, dust, and water into the facility.
15. Provide additional landscaping, i.e. boulders, shrubs, trees to the existing "Quite Area" to further meet the intent of RFP Design Guide, attachment H, sheet C 102.

ROOM BY ROOM ITEMS:

Room 133 Computer/Home Work

- Reseat two light fixtures.

Activity Room 132

- Caulk at exterior door frame and VCT.
- Repair paint overspray in corner near ceiling tile.
- Seal the gap between the cinder blocks above the ceiling near the corner of the room to prevent harborage and entry of pests inside the facility per DODI 4150.07, Pest Management Program and Technical Guide (TG) No. 29.

Corridor # 2 – Room 131

- Adjust exterior door sweep and astragal.
- Caulk between the child lockers and floor to prevent harborage and entry of pests inside the facility per DODI 4150.07, Pest Management Program and Technical Guide (TG) No. 29.
- Ensure the opening device of child lockers #6 and # 10 operate smoothly.

Performing Arts Room 130

- Caulk exterior door frame to threshold and threshold to floor.
- Caulk and paint around exterior window.

Arts and Science Room 129

- Replace one floor tile near floor drain and one near the interior door.

Girls Toilet Room 116

- Seal chair carrier penetrations under the two 27" lavatories.

- Repair grout at cased opening and caulk at the wall base and transition.

Boys Toilet Room 115

- Repair grout at cased opening and caulk at the wall base and transition.
- The Room by Room description, pg 2061 in the RFP, for this toilet room calls for one of the urinals to be installed with the rim at 11" AFF. The lowest urinal in the room is installed at 12" to the rim AFF.

Staff Lounge and Training Room 109

- Caulk between the staff lockers and floor to prevent harborage and entry of pests inside the facility per DODI 4150.07, Pest Management Program and Technical Guide (TG) No. 29.
- Caulk cove base and floor joint in the closet.

Visitor and Staff Toilet Room 111

- Clean residual grout from floor drain grate and then complete grouting around the drain.
- Complete ceramic tile grouting under the lavatory.

First Aid and Staff Toilet

- Clean residual grout from floor drain grate and then complete grouting around the drain.
- Cut down water closet bolt and cap.
- Finish the cove base installation to comply with proper construction workmanship.

Reception Counter Room 106

- Install an additional grommet on upper level of Reception Counter per drawing A 404.
- Provide labeling system for exit notification, lights and timer at front reception counter.
- Finish the cove base installation on both sides of the counter and behind the reception desk to comply with proper construction workmanship.
- Provide a non-lockable protective covering for the HVAC Shut down switch.

Waiting Area Room 102

- Seal the window frame and soffit joint at the left window header.

Entry Vestibule Room 101

- Replace the 6 damaged ceiling tiles.
- Eliminate the trip hazard at front entry between the transition threshold and edge of quarry tile.

Demo Kitchen Room 105

- Seal cabinets to the adjacent wall at the under-counter refrigerator and the left end of the cabinets.
- Repair the water leak at the left sink drain line.
- Seal under the pass-through window.
- Replace the damaged ceiling tile.

Kitchen Room 112

- Seal all joints between walls and fixed kitchen equipment.
- Provide grate for the floor sink under the 2 compartment sink; completely grout around the floor sink.
- Clean all floor drain grates.
- Seal outside of Walk-In Cooler #114 at the left end junction to the wall; Seal the quarry tile cove base at the same location.
- Clean grout slops and re-grout the floor sink and grate outside Room #114.
- Grout at the exterior exit door frame and the quarry tile base.
- Seal the escutcheons at the hand sink.

Dry Storage Room 113

- Redo all four vinyl cove base corners to provide a proper workmanship result.
- Caulk the joint at the inside bottom of the door frame and sheet vinyl flooring.
- Caulk at open joint in the sheet vinyl flooring at the NW corner.

Atrium Room 104

- The electrical outlet covers do not close properly – remove excess wax.

Multi Purpose Room

- Provide protection for exit signs, smoke detectors, audible and visual devices and other exposed components per UFC 4-740-06.
- Readjust the astragal weather-stripping at the exterior exit doors.
- Provide acoustical treatment to baffle or absorb excessive sound generated within this area per page 2068 of the RFP.
- Provide the documentation that verifies luminaries are protected with wire cages and/or appropriate shatter proof enclosure as noted in the RFP page 2068. This documentation must be kept on site by the CYS services staff.

Storage Room 125

- Provide chain link fencing x 10 feet high with 4 feet wide gate with locking device as shown on the drawings, sheet A-101.
- Fill depressions adjacent to the thresholds of both exterior doors.

-Provide door restriction device on the inactive leaf on door number 125A.

Laundry Room 124

- Caulk joint between base cabinet and quarry tile floor.
- Caulk around dryer vent in exterior wall.

Storage Room 122

- Provide a 3-way local light switch on wall adjacent to entry door number 122A.
- Caulk gaps between vinyl cove base and floor tiles throughout the facility.

Corridor 3 Room 126

- Seal lockers to the floor and walls.

Girls' Toilet Room 127

- Provide HVAC supply air to this room per RFP page 2021.

EXTERIOR

- Seal around the flu vent above the entry door of the COMM Room 120; provide bird screening.
- Complete the brick work around the hose bib on the playground side of the building.
- Repair cracks in the concrete sidewalk at the access ramp from the bus drop off.

Comm Room 120

- Provide vinyl cove base.
- Seal spare conduit stub-up.

Mechanical Room 121

- Provide vinyl cove base.
- Provide restrictive door device on the inactive door leaf.
- Repair dented exterior door.

Electrical Room 123

- Provide vinyl cove base.

END OF REPORT



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

Muskogee SAC

**Building 52943
Fort Hood, TX**



**POTR – Phase 1
Project No 59675**

DATE: June 5, 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 59675 (Muskogee CDC) at Fort Hood, TX. The POTR was performed by the HNC team on June 5, 2013.

1-2 Facility Description

Building 59675 is a standard large sized (195 - 225 children), School Age Center (SAC) for ages 6 to 10 years that was occupied July 2, 2012. Hours of operations for the facility are Monday thru Friday from 5:30 am to 6:00 pm. In addition, 4 months out of a year will also be open Friday night and Saturday. The facility director is Latisha Lesene.

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.
- Went through 9 or 10 QC and 4 superintendents with the contractor during the projects.

- Worst delay....project took 630 days.
- AMC is also bad about paying subs, which impacts getting warranty work done.
- Overall quality of product, however, is pretty good.

1-6 Construction Modifications

Mods are attached in Appendix B.

1-7 Overall Satisfaction

Overall, everyone is satisfied with the facility. Parents have provided positive feedback. Parents love the facility except when it is hot outside the facility gets warm. The multi-purpose room has a large western exposure and therefore will heat up in the afternoons.

CHAPTER 2 - ARCHITECTURAL

2-1 General Discussion

- Toilets off of the multi-purpose room need doors with key locks so they can be opened from the outside using a key.
- Airport entrances into main restrooms led to line of site issues. This was corrected by the addition of a screen inside the restroom.



- Training room was provided with a built-in desk/counter which takes a lot of space, and does not allow the use of the table which was provided for this space. In addition, the training room is too small for a facility of this size. There is no way to train more than 6-8 staff at one time in this space.



- The Assistant Director needs an office. There is inadequate staff space in this facility.
- The staff lounge is too small for this facility. Some lockers were provided around the corner which impacted usable space. The space in front of the lockers seems too large and wasted as there is nothing you can do with that space.



- The large storage room in the Multi-purpose Room only has a roll-up door. It needs a personnel exit as well. The steel cage within the storage room has a personnel door to the outside. They had to provide a door into the caged area with a thumb screw bolt to allow for emergency egress from the storage room through the cage to the outside.



- G-9 issues included a major concern with the size of windows in the interior doors. They did not consider what was provided as half-height. They also did not originally like the size of the windows in the multi-purpose room doors.
- Fire department has an on-going issue with the wall between the kitchen and the atrium. They want the roll down doors to be fire rated when they are only required to be smoke barriers.
- Acoustics were bad in the multi-purpose room. The contractor had provided acoustical panels suspended in the structure, but that was not adequate. The users have had padding installed on all the walls, which has greatly improved the acoustics.
- Exterior doors from activity rooms do not have hardware that allow users back into the rooms.
- The users were not aware that the windows were top opening only. When the facility was hot, they

removed the screws and stops that kept the bottom sashes from opening. During the POTR they were shown how the windows open.

- Swing gate into reception counter has been an issue, and the replacement one is now hitting the counter again. The top hinge appears to be loose, although there is no visible way to tighten it.



- Multipurpose room doors to exterior had gaps at bottom that allowed driving rain to enter into the facility. It appears that DPW has now installed door sweeps at the bottom of the doors, and the only place where "daylight" can be seen under the doors is where the 2 doors meet. We recommended that if water still enters the building to provide weather stripping on the vertical edges where the doors meet. The users recommended that the standard include overhangs for these doors to reduce the concern with a driving rain.



- Flooring in Multi-purpose Room is light and therefore is showing a lot of marks and is difficult to clean.



- It was mentioned that this stove, which is the same as in Meadows, is slow to warm up and cook. Also, this stove is not level.



- Reception desk functions well. Some concern when another computer is added. Also, would like the button to open the door located central on the desk area. Right now it is located next to duress alarm, which can ultimately result in some false alarms.
- When the facility is full, it is difficult for the person at the reception desk to hear a phone conversation.
- The doors from the activity rooms that do not open into the fenced area are alarmed.
- The laundry is quarry tile floor, painted gyp bd walls, and normal acoustical tile ceiling.
- The atrium has clerestory windows, but no indirect lighting. The lighting in the lowered portion of the ceiling of the atrium seems very dim.



- Door hardware on exterior of the building does not allow you to get back into the building unless the door lock is deactivated.

- The recycle bins should have a cover over them. Uncovered trash cans are not allowed.



- A splash guard was added to the counter per the requirements of G-9. This was done to separate the hand-wash sink from the cooking area. This was done both in the Kitchen and in the Demo Kitchen.



2-2 Feedback/Lessons Learned/Standard Design Impacts

- Lockers in blind corner of atrium, by door to playground, are not ideal. Things can happen there, and have. Try to eliminate the "nook" as well.



- The 3-compartment sink in the kitchen seems backwards. It is set up so that the work flow is from right to left instead of left to right. The sanitizer is in the left-most compartment. Need to recommend in the standard that the unit is set up for a work flow of left to right.
- Since part of the staff requirement is to supervise toileting/washing, the line of sight issue was not a concern for the users. In addition, it was discussed that perhaps hand washing should be located in an area that was directly visible to staff; almost in a foyer to the toileting area.
- Camera installers did not use raceways and junction boxes provided by contractor. Instead they used plenum rated wiring and punched a small hole at each camera. This leads to an aesthetic issue of empty plates near each camera, and also a cost issue of providing raceways and boxes that were not required. Need to coordinate the actual requirement.



- The director's office has 2 windows facing the desk. The window close to the door is fine, but the other one is not desired; too much of a distraction. A window on the wall facing the entry corridor would be good. One by the door and one facing the entry way would be ideal.



- They would like taller ceilings not only in the storage rooms but in the activity rooms as well.
- Would like a door and windows between the computer lab and the homework room as these 2 functions are getting more and more related. Consider adding carpet in homework room to help with noise

reduction and provide a more homey atmosphere for reading, etc.

- Would be nice if the intercoms could call from room to room. The admin person at the desk spends a lot of time connecting people throughout the facility.
- The seating area for the eating area is insufficient. There is only seating for 40. The users have 1 hour to feed all of the children. If this facility were at capacity (195), it would take 5 shifts within that hour, which is not feasible. There needs to be seating for at least 65. In addition, the operation is to provide family style eating, which cannot be accomplished at the small round tables for 4. Tables need to seat 6-8, and need to be shaped appropriate for the function.



- Extra large (non-standard) volleyball sleeves were provided in the Multi-purpose Room floor. Then, G-9 provided portable volleyball standards. First, if the FF&E is providing portable standards, why provide sleeves. If sleeves are required, why not the standard 4" diameter sleeves?
- Consider requiring canopies/alcoves at all exterior doors to reduce possibility for rain penetration.
- None of the rooms could be locked from the inside. Consider adding locks on the inside of classrooms for security purposes.
- Activity Room 137 has a corner that is not in view



- Telephone outlet was placed over sink, which is not good placement.



- The kitchen has no room for a desk.
- The duress button is too close to the door release button.



CHAPTER 3 - MECHANICAL

HVAC

- The HVAC would shut off daily. They found that the flow sensor was bad in the chiller. Had to go directly to sub to get it fixed. AMC kept messing around and not responding. During the POTR it was found that the unit that serves the admin and computer lab and other activity rooms on the front is having a faulty reading regarding drainage, thereby shutting down that system. It was being worked.
- There is a HVAC Emergency Shut-off switch.



- Carbon monoxide monitors were installed.



- The Computer Room is too warm.



- The Camera Room does not have an Air Conditioning Unit in it.

PLUMBING

- Issue with garbage disposal tied into grease trap/oil water separator. Needed the addition of a solids separator which needs maintenance. This would not have been required had it been tied into the sewer directly.

FIRE PROTECTION

- Fire alarm - every time a power hit or spike the fire alarm would go off. They traced it and believe it was an issue with the reset in the kitchen hood. They has not been a recent variation in power to tell if the problem has been fixed.
- Had issues with smoke detectors. Had to add/relocate due to variations in ceiling heights. Detectors had to be relocated/added in the atrium areas.



CHAPTER 4 - ELECTRICAL

- Lights are starting to have ballast problems. Due to construction delays, the lights were burning for 2 years before the facility even opened.
- Inadequate number of data ports for the facility. The switch will only allow for 24. Need at least 36.
- The lamps in child accessible areas are enclosed by lens/shields



- The lighting is controlled by motion sensors and switches. Lighting control was changed in the activity rooms to be either all on or all off. There is no multi-level lighting capability. Motion sensor lights were left in the offices, toilet rooms in admin area, and the atriums. They are an issue in the offices as they will go off when those rooms are not locked.



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



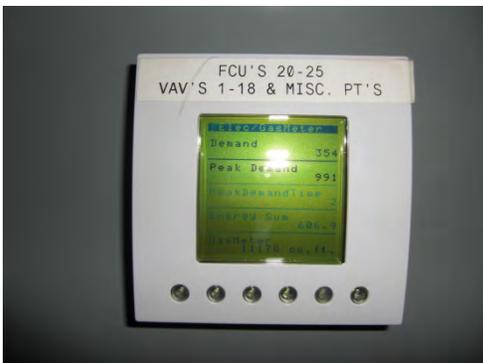
- There is multilevel switching in the administration and other areas
- Correct child proof receptacles are used in the required areas.



- 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.



- Telephone outlet installed in electrical room



- The communication rooms are adequately heated/cooled.



- No prohibited equipment/systems passed through the Communication Rooms.
- The computer room needs more data ports.
- The intercom system announcements are not understandable in the multi-purpose rooms.

CHAPTER 5 - MISCELLANEOUS

5-1 CIVIL/SITE

- Due to the rocks and poor grass issue in the soccer field and playground, the contractor ultimately provided sod. There are still a lot of small rocks in the yard around the facility.



- Users have a concern with the "natural" landscaping that was provided at the main entrance. It looks unkempt, and also provides hiding places for rodents and snakes (very prevalent near this facility).



- Sprinklers had to be turned off due to standing water in the playground areas.
- Not enough parking, especially for maintenance and special events.
- Gates on the service drive to provide ATRP protection are routinely left open.
- There are drain cleanouts located in the playground areas



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: OPW-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:
Phone: ()	Email:	
Professional Responsibility:		
Name:		Organization:
Phone: ()	Email:	
Professional Responsibility:		

APPENDIX B – MODIFICATIONS



Change Request / Modification Funding

04 Jun 2013

PN059675, Child Dev't Center, 6-10 Yrs
W912DY-08-D-0029 0001

Fort Hood, Texas

TITLE AND LOCATION: PN059675, Child Dev't Center, 6-10 Yrs Fort Hood, Texas

CONTRACTOR: Atlantic Marine Construction Company, Inc.

ORIGINAL COMP DATE: 09/16/2010

ORIGINAL CONTRACT AMOUNT: \$7,396,496.00

CONTINGENCY: \$0.00

CURRENT COMP DATE: 08/18/2011

CURRENT CONTRACT AMOUNT: \$7,524,804.00

CHANGE REQUEST NO.	REFERENCE NO.	MOD NO.	DESCRIPTION	GOVT SIGNED	AGENCY /REASON /TYPE	TIME	STATUS	INCREASE/ DECREASE	CONTINGENCY AMOUNT
WORK ITEM: G5J9D4 60000-Construction [140489] FUNDING ACCOUNT: M2217305									
MG001	R00002	000102	Roof / Exterior Wall Changes	12/08/2009	C/1/B		6L	\$182,568.00	-\$54,260.00
MG002	R00003	000103	Additional Project Sign	01/21/2010	C/4/B		6L	\$1,179.00	-\$55,439.00
MG003	R00004	000104	Communications Changes	08/06/2010	C/4/B		6L	-\$131,607.00	\$76,168.00
MG006	R00005	000105	Poly Wrap in Lieu of Cathodic Protection	08/09/2010	C/4/B		6L	-\$20,060.00	\$96,228.00
MG009	R00008	000108	Miscellaneous (G-9) Changes	04/19/2012	C/1/B	42 days	6K	\$23,613.00	\$72,615.00
MG010	R00008	000108	Sod @ Soccer Field & Play Area	04/19/2012	C/1/B	90 days	6K	\$54,640.00	\$17,975.00
MG011	R00008	000108	G-9 Occupancy Changes	04/19/2012	C/1/B	56 days	6K	\$17,975.00	\$0.00
		00101							
		00106							
		00107							
			<i>Brick Veneer in lieu of T.T.F-Up</i>						
			<i>RMS/ACS Down Time</i>						
			<i>Exterior Wall / Door Changes</i>						

APPENDIX C - G-9 PRE-OCCUPANCY REPORT

**Preoccupancy Inspection
Child, Youth and School Services Facility CDC 6-10
Muskogee Road - PN 59675
Fort Hood, Texas
7-8 December 2011**

On 7 –8 December 2011, the IMCOM G-9 CYSS Inspection and Construction Branch, Pre-Occupancy Inspection Team conducted the required inspection of the newly constructed Child, Youth and Schoos Services (CYSS) facility, Bldg 52943, Fort Hood, TX. The inspection was performed by Denise Faison, CYS Services SAC Program Manager; Thomas Dolen, Fire Protection Specialist; Terry Williams, Facilities Specialist, and Kenneth 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, Central Region Child, Youth and School Services. For maximum visibility and coordination, please cc the IMCOM G-9 pre-occupancy team listed above in all correspondence.

Facility, Health, Safety, and Program Items:

- 1. The entry to the Boy’s and Girl’s Toilets 140, 141, 117, and 119 do not meet the intent of the requirement identified in the Room by Room Descriptions in the RFP, pages 1059-1062, that state “Provide airport style entry to block visibility into room but allow staff to monitor by listening.” Possible solutions were discussed with USACE and contractor’s representative.**

- 2. The motion sensors controlling lighting throughout the facility do not allow for manual override within the rooms. THIS IS A SIGNIFICANT CHILD ABUSE PREVENTION ISSUE. Staff must be able to turn lights “on” in all interior areas of the facility and have all lights remain “on” at all times the facility is occupied, whether that particular room or area is occupied or not. Refer to Dr Checks comment #2774852 submitted by Sheila Glaspie and concurred by David Plante, as well as to the directive form the Huntsville COS regarding this matter.**

- 3. At the time of the Pre-Occupancy Inspection, the G-9 Inspection Team was informed that the playground equipment was installed by a local subcontractor that was not a CPSI and that a CPSI had not yet inspected the installation. Documentation must be provided that the playground installation is in accordance with the Consumer Products Safety Commission (CPSC) and all applicable American Society for Testing and Materials (ASTM) standards. Contractor shall provide written**

documentation that playground meets these standards and has been inspected by an independent Certified Playground Safety Inspector (CPSI) prior to turning over to the Government. A copy must be maintained by CYSS at the facility. Refer to RFP, page 1040.

- 4. Provide documentation from a licensed structural engineer that the composite playground structure as installed is structurally stable and sound. The G-9 inspection team observed that the vertical support poles for the composite playground structure were installed 4 to 8 inches higher than indicated by the manufacturer's label on the vertical elements causing concern for the structural adequacy of the installation.**
- 5. Repaint all interior doors and window frames with a semi-gloss final finish to comply with the Room by Room descriptions requiring ease of cleaning and maintenance.**
- 6. Adjust interior and exterior doors to close and latch properly after a minimum of 5 seconds after releasing the open door as required by ADAAG, Section 404.2.7.**
- 7. Adjacent to the current EWC in Secondary Atrium Room 135, provide a second EWC mounted with the spout between 38"-43" AFF as required by the International Building Code, Section 1109.5.1 and ADAAG, Section 602.4. and the RFP, pages 1027 and 1042.**
- 8. The sanitary waste line from the garbage grinder in the Kitchen Room 114 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 1014.**
- 9. Remove the direct waste connection for the 2 compartment sink in the Kitchen Room 114 and provide an indirect waste connection as required by RFP page 1014 and the International Plumbing Code Section 802.1.1.**
- 10. Provide an indirect waste drain line from the water booster heater under the three compartment sink to the nearest floor sink in the Kitchen Room 114.**

- 11. Re-do the three compartment sink drain lines in the Kitchen Room 114 to provide the proper air gap as required in the RFP, page 1014 and International Plumbing Code section 802.2.**
- 12. Replace the 2 compartment sink in the Kitchen Room 114 with properly sized dual sink basins (comparable in size to the 3 compartment sink).**
- 13. Replace the ceiling tiles in the Kitchen Room 114 and Dry Storage Room 113 with vinyl faced gypsum board as required in the RFP pages 1032 and 1033.**
- 14. Seal around the plastic anchor ring for the volleyball pole insert to the concrete subfloor in the Multi-Purpose Room 128.**
- 15. Provide external door hardware on exterior doors 111, 128C, 128D, 130, and 136 to allow children and staff the ability to enter the building. Current hardware poses a program issue for staff and children needing to enter the facility to use the toilet rooms, reach emergency services, escape severe weather, or other unforeseen threats.**
- 16. Replace all interior glazed doors with doors that have “half vision-lites” as required throughout the Room-by-Room descriptions included in the RFP (see 1050 for example). The existing glazing is inadequate to properly protect the children. This is a significant child abuse prevention issue. The interior doors, except toilet room doors, must allow ready viewing into all areas by staff, parents, and other children.**
- 17. Replace the existing glazing in the doors between the Multi-Purpose Room 128 and the Main Atrium Room 120 with proper sized glazing as required in the RFP, page 1066.**
- 18. Reroute the dryer vent ductwork as required in the International Mechanical Code. Current ductwork exceeds the 20 feet permitted by the Army Standards without an inline booster fan.**
- 19. Remount all urinals in the Boy’s Toilets to be 11” to the rim (+/- ½”) IAW Dr. Checks comment no. 27774744 submitted by Sheila Glaspie and concurred by David Plante.**
- 20. Provide documentation confirming government approval of the revised locations for the lockers in Secondary Atrium No. 2.**

- 21. In the Staff/First Aid Toilet Room 108, relocate the water closet so as to be 12 to 18 inches center line to side wall. This toilet room is intended primarily for child use. As such, make the following modifications: replace the adult height water closet with a 14-15 inch child water closet; remount the grab bars at child heights; lower the lavatory to 31 inches AFF to the rim; and replace the sensor faucet with a non-sensored faucet for children. Refer to the RFP page 1049 and 1027 and ADDAG section 604.10.2. Refer also to Dr. Check comment 2774744 submitted by Sheila Glaspie and concurred by David Plante.**
- 22. Provide a duress alarm at the Reception counter that is directly connected to the Garrison Military Police for use in emergencies and as required in the RFP, page 1048.**
- 23. Raise the lower counter top of the Reception counter to be 30 inches AFF as required in the RFP pages 1048 and design guide drawings page A-203.**
- 24. Provide buzzer/intercom system between Vestibule Room 101 and the Reception counter as required in the RFP pages 1025.**
- 25. Modify the location of 4 electrical floor outlets in Secondary Atrium No. 1 and 2 electrical floor outlets in Secondary Atrium No. 2 so that the outlets are 12 feet from the wall as required in the RFP, pages 1045 and 1046.**
- 26. Provide three way switches for the ceiling light fixtures at the exterior exit doors in Rooms 142, 143, and 144 the same as is provided in the other Activity Rooms with direct exit to the exterior.**
- 27. Fencing and gates - Where fence fabric bolt threads and nuts are required to face a playground (generally between play areas), bolts will be trimmed to two exposed threads and sharp edges will be dressed with a file. Additionally, all wire fasteners used to secure the fence fabric to piping (poles, etc.), where the cut ends face an outdoor activity area, shall be flush cut to reduce the introduction of knife edges on the ends of the wires.**
- 28. Remove all rocks and stones from the playground and soccer field areas. Provide grass in all non-hard-surfaced areas. The existing areas are unsafe for use by children and others due to the poor surface conditions.**

Fire Protection Items:

Provide a Fire Alarm/Mass Notification System (FA/MNS) strobe and speaker

device in the Director's Office Room 103.

- 1. Provide tags on the ceiling where the sprinkler system low water drains are located above the ceiling and extend the piping through outside wall for ease of draining.**
- 2. Move the smoke detectors in the following rooms to meet NFPA 72, Chapter 5 requirements: Rooms 133, 134, 137, 138, 139, 142, 143, and 144. The requirement is that a smoke detector can be no further than 21 feet from the most distant corner and all of these detectors were more than the 21 feet.**
- 3. Provide a cover for the open junction boxes above the ceilings in the following locations: Video Room 122; two that are located in the overhang on the Multipurpose Room wall in the Main Atrium 120 (one at each access panel over the multipurpose room doors; Corridor 2 near the exterior exit door.**
- 4. Check all smoke detectors to ensure that they fit tight against the ceiling tiles.**
- 5. Provide self closing devices for the following rooms: Directors Office Room 103, Storage Room 121, Toilet 107, and Toilet 108 (both doors) to comply with NFPA Life Safety Code, as identified in the RFP, page 1027. Refer also to the Dr checks comment #2774856 submitted by Sheila Glaspie and concurred by David Plante.**
- 6. Provide self closing device for the double doors leading into Storage and Issue Room 129 off of the Multipurpose Room 128 as required by NFPA 80 for fire rated doors.**
- 7. Provide access panels in the ceilings for maintenance of sprinkler heads in the following areas: Camera Room 122; overhang off of Multipurpose Room wall in the Main Atrium 120 near the sprinkler head on the left side and in the center; in front of the interior entrance doors to rooms 134, 137, 142, 144.**
- 8. Provide FA/MNS speakers with the strobe light devices for the following rest rooms: 140, 141, 117, and 119. The deletion of the speaker for these**

devices was for adult toilets only, not for the youth toilet areas, as identified in NFPA 72.

9. Provide an additional FA/MNS strobe and speaker device on the opposite end of the kitchen from the walk-in box on the stove side of the room over the shelf on the outside wall.
10. Provide the missing middle sprinkler head in the ceiling above the Demonstration Kitchen end of the Secondary Atrium 110 as identified in the approved sprinkler shop drawings.
11. Provide additional smoke detectors in the following ceilings to meet NFPA 72 spacing requirements: Secondary Atrium 110, 135, Locker Area 136, (these areas only had one smoke detector in each area, which was more than 900 sq feet each) and the low ceiling of the Main Atrium 120, which does not have smoke detectors. Need to have the Fire Protection Engineer of record check the redesign of these areas.
12. Provide an additional smoke detector in the high portion of the ceiling in Storage Room 129 off of the Multipurpose Room.
13. Remove the exit sign over the exterior exit door in Storage Room 129 due to the locked cage area located in this room. That exit door is only for the caged area and the main exit door for the main storage area is the doors leading into the Multipurpose Room.
14. Provide Protective cages over the Multipurpose Room FA/MNS strobe and speaker devices to protect against damage.
15. Provide a smoke detector in the Laundry Room 125.
16. Move the smoke detector in the Mechanical Room near the FA/MNS control panels as required by NFPA 72.
17. The Siamese flow test outlet for the sprinkler system back flow preventer located on the outside wall of the mechanical room is required to have male threads, not female threads. Need to change the Siamese to meet NFPA 13 requirements or contact the fire department and see if they will accept as is, if not, replace the device.

- 18. Provide a 45 minute fire rated door in the cased opening of Corridor 2 located off of the Multipurpose Room as identified on the Life Safety Plan LS-101. Plans A-101 and 102 shows that the wall running between the two restrooms off of Corridor 2 and the Arts and Science Room 133 was suppose to be a one-hour fire rated wall. The G-9 Inspection Team checked the fire caulking for this wall and it appears that it was not fully fire caulked as required. There are two options to correct this problem: (a) provide the fire rated door for the corridor or (b) fire caulk all penetrations and where the walls meet the roof and provide documentation that it meets a one-hour fire rated wall to provide the proper separation between the Assembly and Education occupancy. If (b) is provided then the fire rated door would not be required in the cased opening.**
- 19. Lower the fire hydrant off the FD access road to the mechanical room side of the building so that the center of the streamer connection is 18” above the adjacent ground as required by UFC 3-600-01.**
- 20. Conduct the final inspection and test of the fire alarm/MNS system, which includes a 100% test of all devices and provide copies of the inspection documents to the installation Fire Prevention Office. The installation fire inspectors shall attend the final inspection. Need to ensure that both systems operate in accordance with NFPA 72, Fire Alarm Systems (FA) and UFC 4-021-01, Mass Notification systems (MNS).**
- 21. Confirm that the fire alarm/MNS signal is sent to the installation Fire Alarm Control Center. The signal does not currently transmit to the control center.**
- 22. Conduct the final inspection and test for the hood fire suppression system in the commercial kitchen.**
- 23. Conduct the final inspection and test of the automatic sprinkler system and provide copies of the inspection documents to the Fire Prevention Office.**
- 24. Conduct the following back up battery tests: The 24 hour test on the fire alarm system batteries and the 90 minute battery test on the emergency lighting system and exit signs. Make changes if needed until both tests pass successfully.**

25. Provide sprinkler head guards for all sprinkler heads located under equipment more than 48 inches wide in the Mechanical Room.

26. Provide the two missing exterior FA/MNS speakers in the following locations: one at the front entrance and one on the Mechanical Room side of the facility.

General Comments:

1. Documentation must be provided to CYSS and be kept at the facility verifying that the Multipurpose Room floor meets the requirements to withstand roller-blading/skating.
2. Replace all damaged light fixtures.
3. Provide 2 level lighting capabilities uniformly arranged throughout the room as required in all activity or similar rooms. This shall be achieved by controlling one lamp in each fixture by one switch and the other lamp in each fixture controlled by the adjacent switch. Thus allowing one switch on to provide a lower light level and both switches on to provide the higher lighting level. As now installed, light is no uniformly and evenly dispersed throughout the room.
4. Documentation must be provided to CYSS and be kept at the facility verifying that all glazing in exterior windows and doors complies with ATFP requirements as required in the RFP, page 1111.
5. Provide staff with manual for intercom operation.
6. Ensure all exit door notification alarms are operating properly.
7. Caulk around all mirrors to reduce the probability of insect harborage and bacterial growth, per Tech Guide 29.
8. Caulk and seal escutcheons and wall penetrations under all lavatories and sinks.
9. Caulk and seal escutcheons at all ADA grab bars.
10. Remove all coat hooks mounted in all boys and girls toilet rooms.
11. Provide a one inch red line 18 inches below the bottom of the sprinkler heads around the walls of all storage rooms, storage areas and janitor's closet.
12. Provide tie-up cleats at 60" AFF for all window blind cords per RFP page 1012.

13. Adjust door sweeps on all exterior doors to prevent entry of pests, dust, and water into the facility.
14. Ensure all toilet accessories (toilet paper dispensers, etc) are in conformance with garrison maintenance contract. Refer also to the Dr Checks comment #2774704, issued by Sheila Glaspie.
15. Trim all water closet anchor bolts and ensure the protective caps are installed properly.
16. Ensure all outlets are installed straight and vertical.
17. Re-grout and seal all floor drains in all toilet rooms.
18. Replace all damaged ceiling tiles.

ROOM BY ROOM ITEMS:

Computer Lab - Room 144

- Reinstall loose outlet on South wall.

Homework Lab - Room 143

- Reset entry door threshold; caulk; and reset ventilating base

Boys Toilet – Room 140

- Replace the broken ceramic wall tile at the entry.

Activity Room – Room 139

- Re-install light switch at entry.

Activity Room - Room 138

- Replace damaged floor tile.

Performing Arts Room- Room 134

- Repair or replace inoperable light switch at entry.
- Reset cove-base at the entry door.
- Touch up paint at entry door frame.
- Ease the edge of the entry door threshold and seal tightly to the floor.

Arts and Science Room – Room 133

- Caulk the top of the cove base at the bottom of the cabinets.

Multi Purpose Room – Room 128

- Provide documentation to verify the adequacy of the vertical baffles as installed in the multipurpose room to absorb excessive sound as required on page 1066 of the RFP.
- Provide documentation that the flooring provided complies with the requirements of the RFP, pages 1033 and 1066.
- Camera conduit system must be routed within the wall structure where located below the bottom of the trusses as directed in the RFP, page 1015.
- Attach the glazing trim to the active leaf of the door into the Storage and Issue Room.
- The pipe beams supporting the divider curtain appear to be bent or warped, causing the curtain to not operate smoothly and potentially adding stress to the support system.. Ensure that the divider curtain support system is properly installed, meets all manufacturer's installation recommendations and can be safely operated.

Corridor #2 – Room 130

- Signage must be redone to read, "BOYS" and "GIRLS" as required in the RFP page 1059 through 1062. Also refer to dr Checks comment #2774830 submitted by Sheila Glaspie and concurred by David Plante.
- Adjust water pressure on lower EWC – too high.
- Provide missing coat hooks in lockers; tighten all loose coat hooks in lockers.
- Provide matching metal filler strip at the South end of the lockers to fill open void.
- Caulk lockers to walls at the sides and top of the lockers.

Girls Toilet Room 132 and Boys Toilet Room 131

- Replace entry door lock with lockset that requires keyed entry to maintain control of entry into these Toilet Rooms.
- Redo floor drain grate and ceramic floor tile to set grate flush with adjacent floor tiles.

Laundry - Room 125

- Caulk joint between base cabinet and the vinyl cove base..
- Tighten cabinet handle at the sink base.
- Ensure that window opens and operates properly.
- Paint floor grate and complete grout around the floor hatch.
- Provide missing deadbolt or replace entry door.

Storage - Room 124

- Replace damaged ceiling tile at sprinkler head.

Video Room – Room 122

- Provide signage.
- Missing entry door deadbolt lock.

General Storage - Room 121

- Provide closer device on the active leaf of the pair of doors.

Girls' Toilet Room 119

- Seal the wall access panels under the lavs.
- Redo the grout around the floor drains
- Adjust the flow pressure on the middle non-ADA water closet.

Janitor's Closet - Room 118

- Caulk and seal around backsplash panels.

Boys Toilet – Room 117

- Investigate and correct the vibrations in the flush valves of the urinals.

Staff Lounge – Room 105A

- Seal the upper cabinets to the wall at the left end.
- Seal the offset between the 2 counter top levels.
- Caulk around cleanout cover plate.

Reception Counter – Room 109

- Provide 4 grommets at both counter top levels. Coordinate with local CYSS. Also see dr Checks comment #2774756 submitted by Sheila Glaspie and concurred by David Plante.
- Modify entry swinging gate to swing in 90 degrees and out 90 degrees; provide self closing hinges and remove existing latch set. Refer to RFP page 1048 and design guide drawing No. A-108.

Corridor #1 – Room 103

- One ceiling light not working.

Entry Vestibule - Room 101

- Seal around the base of the exterior door astragal.
- Redo the exterior door weather stripping to seal entirely across the top of the doors..

Demo Kitchen - Room 111

- Replace under the counter refrigerator with a proper sized unit.
- Provide a stainless steel splash guard at the hand-washing sink.
- Seal the escutcheon and pipe penetrations under the sink.
- Remove the adhesive smears from inside the upper and lower cabinets.
- Seal the base cabinet kick plate at the top of the vinyl cove base.

Kitchen - Room 114

- Re-route condensate drain line to run tight to the rear wall to eliminate potential for damage.
- Seal floor and ceiling joints inside and outside cooler.
- Seal roll-up curtains frame to walls, counter-tops and ceiling.
- Seal the inside and outside of Walk-In at the quarry tile cove base
- Provide stainless steel vertical splash guard on left side of hand-sink in the countertop near the entry door.
- Fix the leak in the drain line of the three compartment sink.
- Remove the extraneous drain line under the valve of the three compartment sink.
- Modify the floor sink grate cover under the three compartment sink to eliminate the water from splashing.
- Remount the drawer under the work table at the center island so that drawer closes properly.
- Remove the paint smears from the ceramic wall tile, quarry tile base, and quarry tile flooring.
- Seal the exhaust hood over the cooking area at the rear wall and at ceiling junctures.
- Provide the missing equipment item at the backing panel at the top of the electric range. Hood over the dish washer; seal hood to wall and ceiling.
- Remove all paint smears and packing materials from exhaust
- Seal the escutcheons and pipe penetrations at all sinks.

Staff and First Aid Toilet – Room 108

- Replace flooring – must be seamless vinyl flooring.
- Remove the coat hook.

Training Room – Room 104A

- Relocate adjustable shelving to inside closet.
- Remove the existing counter work surface completely. Patch and repaint walls.

Secondary Atrium No. 2 – Room 135

- Provide missing coat hooks in the lockers; tighten all loose coat hooks in the lockers.
- 1 perimeter light fixture not working.
- Caulk lockers to walls at the sides and top of lockers.

Main Atrium – Room 120

- Provide corner guards at the EWC recess.
- Adjust water flow in both EWCs (too high).
- Provide transition strip between carpet and VTC at the entry to the gathering area.

Exterior Communications – Room 127

- Replace the entry door with half glazed hollow metal door to adhere to child abuse prevention requirements.

Mechanical – Room 123

- Clean and paint steel astragal on the entry door.
- Modify the hardware on the inactive entry door leaf so that the top and bottom bolts function properly.

Exterior Electrical – Room 126

- Clean and paint steel astragal on the entry door.
- Modify the hardware on the inactive entry door leaf so that the top and bottom bolts function properly.
- Complete the installation of the vinyl floor tile and cove base, including behind the transformer and electrical conduits.

EXTERIOR

- Repair the stone cap at the north column of the entry canopy.
- Complete the installation of both “knox” boxes.
- Complete the installation of all fire alarm horns and strobes.
- Ensure all exterior window screens are installed properly.
- Provide post caps at all fence gates; caps to be made non-removable.
- Ensure all hose bibs are operable.
- Seal around intercom speaker N0. 7
- Ensure all lawn sprinkler heads in all playground areas are installed flush with the adjacent grade.
- Complete the monitor wiring system at the gas meter as required in the RFP page 1114.
- Seal the pipe penetration at the wall above the walk in cooler condenser equipment.
- Provide enclosures or visual screening devices around the mechanical equipment yard and the compressor for the walk-in cooler to comply with the RFP, page 111.2. Enclosures should be similar to the dumpster enclosure and designed to match the overall design of the building.
- Provide vehicle tire stops at all three disabled parking spaces to comply with ADAAG, Section 502.8.
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END OF REPORT

APPENDIX D - WORK ORDERS

DATE CREATED	BLDG	DMO NUMBER	WORK INSTRUCTIONS
6/20/2012	52943	100001146848	C-2 * SIDE ENTRY DR. WON'T LOCK BLDG: 52943 BECKY DELLOYD - 553-3995 CYSS CK/RPR SIDE ENTRY DR. LOCKING MECH NOT LATCHING ON THE MULLION BAR. UNABLE TO LOCK AND SECURE THE DOOR. **XFERRED FROM 68X TO 93 REPRINTED TO THE SHOP ON 20JUN12 CAS** *DSP C-2 @9:01AM ON 21JUN12 MKT*
6/21/2012	52943	100001149549	L-5 * READJUST LOCKS BLDG 52943 C-2 *87 93X CHK/RPR READJUST LOCKS ON SIDE DOORS.
6/22/2012	52943	100001151833	C-2 * ADJUST DOOR/ ADULT RESTROOM BLDG: 52943 LOC: RECEPTION AREA POC: DELLOYD, BECKI L - 553-3995 - BECKI.DELLOYD@US.ARMY.MIL UNIT: CYSS DOOR ADJUSTMENTS NEEDED TO 1/2 DOOR AND ADULT RESTROOM. **NAB PER C-2 @2:10PM ON 26JUN12 MKT**
6/22/2012	52943	100001152251	C-2 * ADJ COMPUTER LAB DOOR BLDG: 52943 LOC: COMPUTER LAB POC: DELLOYD, BECKI L - 553-3995 - BECKI.DELLOYD@US.ARMY.MIL UNIT: CYSS COMPUTER LAB DOOR NEEDS ADJUSTING **NAB PER C-2 @2:10PM ON 26JUN12 MKT**
6/22/2012	52943	100001152527	R-42 * A/C MAKING LOUD NOISE COMPUTER LAB BLDG: 52943 LOC: COMPUTER LAB POC: DELLOYD, BECKI L - 553-3995 - BECKI.DELLOYD@US.ARMY.MIL UNIT: CYSS COMPUTER LAB FEELS VERY HUMID AND AIR CONDITIONING IS LOUD.
6/28/2012	52943	100001164297	C-2 * (4) REGLUE MIRROR BLDG: 52943 BECKY DELLOYD - 553-3995 CYSS CK/RPR THEY HAVE (4) MIRROR THAT NEED TO BE REGLUED AND IT NEEDS ATRANSITION STRIP
6/28/2012	52943	100001164351	C-2 * RPR DOOR CLOSURE/ S. ATRIUM BLDG: 52943 LOC: SOUTH ATRIUM POC: DELLOYD, BECKI L - 553-3995 - BECKI.DELLOYD@US.ARMY.MIL UNIT: CYSS ATTN: CHARLIE 2 WARRANTY REQUEST: DOOR CLOSER IS BROKEN.
6/28/2012	52943	100001164520	TREAT FOR ANTS BLDG: 52943 BECKY DELLOYD - 553-3995 CYSS CK/RPR PLEASE TREAT FOR ANTS ON THE SIDE WALK NEAR THE ENTRY DOOR
6/28/2012	52943	100001165044	TEMP-97 * FLOOR VOLLEYBALL SLEEVES BLDG: 52943 LOC: MULTI-PURPOSE ROOM POC: DELLOYD, BECKI L - 553-3995 EMAIL: BECKI.DELLOYD@US.ARMY.MIL UNIT: CYSS CHK/RPR FLOOR AROUND VOLLEYBALL SLEEVES ARE CRACKED OR WAS CUT DURING INSTALLATION. *PER TEMP-97, 1ST NAB @2:40PM ON 03JUL12 MKT* **PER TEMP-97, 2ND NAB @3:21PM ON 05JUL12 MKT**

7/6/2012	52943	100001177946	R-42 * A/C INOP FRONT HALF BLDG:52943 LOC:FRONT HALF POC:LETITIA LESENE PHONE:287-7950 UNIT:CYSS CK/RPR:A/C INOP **UPDATE THERESA CALLED TO FOLLOW UP AND STATES THERE IS KIDS IN THIS BLDG AND ITS TO HOT. REQ IMMEDIATE ASSISTANCE. REPRINTED TO SHOP. 09JUL12 CR**
7/9/2012	52943	100001178847	A/C INOP ENTIRE BLDG BLDG: 52943 ENTIRE BLDG POC: THERES HOPKINS 254-553-7706 UNIT: CYSS CH/RPR A/C INOP FOR ENTIRE BLDG. POC STATES THERE IS KIDS IN THE BLDG AND ITS TO HOT. **UPDATE TECO REF TO 1-1177946. DOUBLE WORK ORDER REPRINTED TO SHOP. 09JUL12 CR**
7/11/2012	52943	100001188094	P-9 * TOILET CLOGGED GIRLS/BATHROOM BLDG: 52943 GIRLS /BATHROOM POC: MS HOPKINS 254-553-7706 UNIT: MUSKOGEE CDC CK/RPR GIRLS TOILET IS CLOGGED UP .HAVE TRIED PLUNGER STILL CLOGGED UP
7/12/2012	52943	100001190878	P-8 * TOILET STOPPED UP BLDG: 52943 BOYS LATRINE MS. COZART - 553-7706 MUSKOGEE CYSS CK/RPR TOILET STOPPED UP. SELF HELP MEASURES WERE TRIED WHICH DID NOT REMEDY THE ISSUE
7/16/2012	52943	100001197127	C-2 * TOP HINGE OFF THE DOOR TO JANITORS CLOSET FRONT HALLWAY BLDG: 52943 JANITOR CLOSET DOOR POC: MS FREEMAN 254-553-7706 UNIT: MUSKOGEE SCHOOL AGE CARE CK/RPR THE TOP HINGE CAME OF THE JANITOR CLOSET ENTRY DOOR .
7/25/2012	52943	100001219905	L-5 LOCKING MECH INOP RM 118 BLDG: 52943 RM 118 POC: THERESA 254-553-7706 UNIT: MCC CH/RPR LOCKING MECH IN RM 118 CAN NOT LOCK UNLESS THE KEY IS STUCK INSIDE. POC STATES THIS IS A SAFETY HAZARD BECAUSE THEY HAVE CHEMICALS INSIDE AND THERE IS KIDS IN THE BLDG.
7/25/2012	52943	100001219907	L-5 LOCKING MECH INOP RM 121 BLDG: 52943 RM 121 POC: THERESA 254-553-7706 UNIT: MCC CH/RPR LOCKING MECH IN RM 121 CAN NOT LOCK UNLESS THE KEY IS STUCK INSIDE. THE VIDEO SURVEILLANCE CAMERA IS IN THIS RM.
8/1/2012	52943	100001235650	DIN-35 * INOP AIR CONDITIONER ENTIRE BLDG BLDG:52943 LOC:ENTIRE BLDG POC:JACQUETE COZART PHN:553-7706 UNIT:CYSS CHECK&REPAIR INOP AIR CONDITIONER. **DSP DIN-35 @ 4:25P 01AUG12 LMB**
8/15/2012	52943	100001264090	C-2 * SWING DOOR DOOR STOPPER BLDG: 52943 POC: DELL, MS PHONE: 553-7706 UNIT:CYS CHK/RPR DOOR STOPPER. THEY HAVE ATTEMPTED TO FIX THIS BUT CANNOT GET THE STOPPER TO STICK.

9/25/2012	52943	100001341727	E-27 * RE-ATTACH LIGHT FIXTURE CAGE/ GYM BLDG: 52943 LOC: GYM POC: ROBIN HANZEL PH: 254-553-7706 UNIT: CYC MWR CHK/RPR: RE-ATTACH LIGHT FIXTURE CAGE LOCATED IN THE GYM. POC STATES ONE OF THE CHILDREN HIT IT WITH A BALL AND IT'S HANGING AND NOW THE CHILDREN CANNOT PLAY IN THE GYM UNTIL IT'S FIXED. POC STATES THEY CANNOT REACH IT WITH A LADDER. **DSP E-27 @ 1029AM 25SEPT12 CR**
10/4/2012	52943	100001360612	P-8 * CEILING LEAK IN STAFF LOUNGE BLG:52943 LOC:STAFF LOUNGE POC:LETITIA PHN:553-7709 UNT:CYS CEILING LEAK. THE POC STATES SPOT OF LEAK HAS A PATCH OF MOST PRESENT. THAT IS WHERE THE LEAK IS BELIEVED TO BE HAPPENING.
10/4/2012	52943	100001360613	C-2 * STALL DOOR BROKEN OFF BLG:52943 LOC:MALE LATRINE NORMAL STALL POC:LETITIA PHN:553-7709 UNT:CYS STALL DOOR BROKEN OFF. THE DOOR IS JANITORS CLOSET AT THE MOMENT.
10/7/2012	52943	100001368198	C-2 * SECURE MECH RM DOOR BLDG: 52943 LOC: MECH RM DOOR POC: THERESA HOPKINS - 254-553-7712 - UNIT: CDC CHK/RPR REQ MECH ROOM BE SECURED. WAS NOT LOCKED AFTER A CRAFTSMAN LEFT
10/9/2012	52943	100001371000	L-5 * LOCKING MECH INOP COMM RM BLDG: 52943 COMM RM POC: R-42 * 145*2*12919 UNIT: 93X LOCKING MECH INOP COMM RM SOUTH END OF BLDG. **DSP L-5 @ 810AM 09OCT12 CR**
10/12/2012	52943	100001382474	C-2 * RPR DOOR CLOSURE, INSIDE MAIN ENTRANCE BLDG: 52943 MAIN ENTRANCE POC: MS HANZEL - 254-553-7712 UNIT: MUSKOGEE CYSS CK/RPR INSIDE RIGHT DOOR AT MAIN ENTRANCE; THE DOOR CLOSURE IS DANGLING AT TOP OF DOOR.
10/22/2012	52943	100001407464	E-27 * SECURITY LIGHTS INOP ON BLDG FRONT OF BLDG BLDG; 52943 FRONT OF BLDG POC: MS LESNE 254-553-7706 UNIT: MUSKOGEE SCHOLL AGE CARE CK/RPR FRONT SECURITY LIGHTS AREA INOP
10/22/2012	52943	100001407467	E-27 * SECURITY LIGHTS INOP ON BLDG REAR OF BLDG BLDG; 52943 REAR OF BLDG POC: MS LESNE 254-553-7706 UNIT: MUSKOGEE SCHOLL AGE CARE CK/RPR REAR SECURITY LIGHTS AREA INOP
10/22/2012	52943	100001407470	E-27 * SECURITY LIGHTS INOP ON BLDG W/SIDE OF BLDG BLDG; 52943 W/SIDE OF BLDG POC: MS LESNE 254-553-7706 UNIT: MUSKOGEE SCHOLL AGE CARE CK/RPR W/SIDE SECURITY LIGHTS AREA INOP

10/22/2012	52943	100001407472	E-27 * SECURITY LIGHTS INOP ON E/SIDE OF BLDG BLDG; 52943 E/SIDE OF BLDG POC: MS LESNE 254-553-7706 UNIT: MUSKOGEE SCHOLL AGE CARE CK/RPR E/SIDE SECURITY LIGHTS AREA INOP
10/23/2012	52943	100001410687	TEMP-127 * HOLE IN WALL BOYS RESTROOM BLDG: 52943 LOC:BOYS RESTROOM POC:AMY SMITH PHONE:553-7706 UNIT:CYSS CK/RPR:HOLE IN BATHROOM WALL BEHIND TOILET
10/23/2012	52943	100001411948	P-8 * TURN OFF SPRINKLERS TO ASSIST MOWING BLDG: 52943 CDC POC: ANDREW CATTLE PHONE: DPW COORIDINATE WITH MR CATTLE. THEY NEED THE WATER SHUT OFF TO SPRINKLERS SO THEY CAN MOW THE LAWN. THEY REQUEST THAT THIS BE DONE ON TUESDAYS, WEDNESDAYS, AND THURSDAYS.
10/26/2012	52943	100001423320	L-5 CANNOT LOCK PUSH BAR 52943 GYM PUSH BAR TOWARD FIELD ALEX ORTIZ 254-553-7706 CDC RPR PUSH BAR DOOR INOP. DOOR IS FACING FIELD. POC IS UNABLE TO LOCK THE DOOR OR SECURE THE BLDG **UPDATE I SPOKE WITH MR ORTIZ HE SAID THE DOOR IS SECURED AT THE MOMENT. YOU CAN NOT OPEN IT FROM THE OUTSIDE. REPRINTED TO SHOP. 26OCT12 CR**
11/1/2012	52943	100001438678	R-42 * ADJ TEMP-TOO HOT ENTIRE BLDG BLDG: 52943 LOC: ENTIRE BLDG POC: AMY SMITH PH: 254-553-7706 UNIT: CYSS CHK/RPR: ADJUST TEMPERATURE- ENTIRE BUILDING HAS GOTTEN WARM. POC STATES THEY HAVE CHILDREN IN THERE 2 HOURS IN THE MORNING AND THEN 3 HOURS IN THE AFTERNOON. *DSP R-42 @ 1:48PM ON 01NOV12 CAS*
11/9/2012	52943	100001461466	TEMP-127 * RE-ATTACH BATHROOM STALL DOOR BLG:52943 LOC:MALE LATRINE 1ST STALL POC:AMY SMITH PHN:553-7706 UNT:MUSKOGEE SCHOOL AGE CARE RE- ATTACH BATHROOM STALL DOOR.
11/16/2012	52943	100001478523	TEMP-127 * DOOR ALIGNMENT MAIN DOOR BLDG:52943 LOC: MAIN DOOR POC:LATICIA LESENE PHONE: 553-7706 UNIT: CYSS CK/RPR: DOOR TO THE OUTSIDE PLAYGROUND IS STICKING
12/4/2012	52943	100001521670	E-27 * SWITCH LIGHT NOT WORKING PROPERLY BLDG: 52943 LOC: ADULT BATHROOM POC: AMY SMITH PH: 553-7706 UNIT: MWR-CYSS CHK/RPR: SWITCH LIGHT NOT WORKING PROPERLY. POC STATES THEY HAVE TO KEEP FLICKING THE SWITCH AND THEN IT COMES ON-ADULT BATHROOM BY SNACK AREA

12/7/2012	52943	100001532764	E-27 * RM 133 ART RM OUTLETS INOP BLDG: 52943 RM 133 ART RM POC: MS MCCRAY PH: 553-7706 UNIT: CYSS CHK/RPR NORTH SIDE AND SOUTH SIDE OUT OUTLETS #LAA-24 INOP
12/7/2012	52943	100001532765	C-2 * RM 128 GYM THRESHOLD COMING UP BLDG: 52943 RM 128 GYM POC: MS MCCRAY PH: 553-7706 UNIT: CYSS CHK/RPR RUBBER THRESHOLD IN STORAGE ARE AIS COMING UP OFF FLOOR. POC ADVISED THAT THIS THRESHOLD SEPARATES GYM FLOOR FROM STORAGE AREA
12/11/2012	52943	100001541017	E-27 * LIGHT INOP FRONT HALL BLDG: 52943 LOC: FRONT HALL POC:AMY SMITH PHONE:553-7706 UNIT: MCC CK/RPR: LIGHT INOP BALLAST
12/11/2012	52943	100001541018	E-27 * LIGHT INOP DINING AREA BLDG: 52943 LOC: DINING AREA POC:AMY SMITH PHONE:553-7706 UNIT: MCC CK/RPR: LIGHT INOP, CAN NOT REACH WITH LADDER
12/11/2012	52943	100001541019	E-27 * LIGHT INOP SNACK AREA WEST BLDG: 52943 LOC: SNACK AREA WEST WALL POC:AMY SMITH PHONE:553-7706 UNIT: MCC CK/RPR: LIGHT INOP, POC STATED UNABLE TO REACH WITH LADDER
12/17/2012	52943	100001557660	L-12 CUT ISSUE STAMP BLDG: 52943 POC: JT LUNA/ SHAVONNE 553-1074 OR 287-2801 UNIT: DPW/REAL PROPERTY CUT STAMP AND ISSUE 12 EACH NEW KEYS TO ELECTRIC ARM. BOXES IN BLDG 52943. RM S114-B, 143-B, 142-B. SEE MEMO FOR COPY.
12/19/2012	52943	100001563270	TEMP-127 * ROLLUP WINDOW INOP BLDG: 52943 KITCHEN AREA AMY SMITH - 553-7706 MUSKOGEE SAC CK/RPR ROLLUP WINDOW WON'T OPEN
1/8/2013	52943	100001599694	R-42 * HEATER INOP RM 137 52943 RM 137 EDY MCCRAY 254-553-7706 SCHOOL AGED CARE RPR HEATER IN RM 138. NO AIR COMING OUT OF THE VENTS
1/22/2013	52943	100001636070	C-2 * ROLL UP WINDOW INOP KITCHEN AREA BLDG: 52943 IN KITCHEN AREA POC: MS SMITH 553-7706 UNIT: MUSKOGEE SCHOOL AGE SRV CK/RPR ROLL UP WINDOW WILL NOT GO UP
1/25/2013	52943	100001649595	C-34 * DAMAGED BRICK 52943 DUMPSTER AREA AMY SMITH 254-553-7706 CDC RPR DAMAGED BRICK NEAR THE DUMPSTER. THE ENCLOSURE AROUND THE DUMPSTER APPEARS TO HAVE BEEN DAMAGED FROM THE DUMPSTER BEING DROPPED ON IT
2/11/2013	52943.ROOF	100001691971	DIN-45 * ROOF LEAKING GYM BLDG: 52943 LOC: GYM POC:MS MCCRAY PHONE:254-553-7706 UNIT: SCHOOL AGE CARE CK/RPR: ROOF LEAKING

2/28/2013	52943	100001736559	D-33 * FIRE ALARM ANNUNCIATOR IS BEEPING BLDG: 52943 FRONT ENTRANCE TO BLDG POC: MS SMITH 254-553-7706 UNIT: CYSS CK/RPR ALARM IS BEEPING BY FRONT DOOR ***** UPDATED AS OF 28 FEB 20 13 PER REPAIR HAS BEEN MADE BY STEVE MEIMAN THE ANNUNCIATORE HAS LOST COMMUNICATIONS WITH PANEL - CONTINUALLY BEEPS - POWER HAS BEEN DISCONNECTED THE THE ANNUNCIATOR - PLEASE MAKE WARRANTY TURN BACK (TM) (TP) (LW) *****
3/5/2013	52943	100001747832	TEMP-98 * RPR LIGHT RM 105A 52943 RM 105A EDY MCCRAW 254-553-7706 CDC RPR LIGHT IN RM 105A. NEAR DOOR **UPDATE, TRANSFERRING FROM 91x TO 93. UPDATED AND REPRINTED. 20MAR13 KAJ**
3/5/2013	52943	100001748153	DIN-11 * RPR LIGHT LOBBY 52943 LOBBY MCCRAY,EDY 254-553-7706 CDC RPR LIGHT IN LOBBY. 1ST LIGHT ON LEFT **UPDATE. AS PER DON, UPGRADING FROM A P-3 TO A P-2 DUE TO LHS. UPDATED AND REPRINTED. 06MAR13 KAJ**
3/5/2013	52943	100001748155	TEMP-98 * RPR LIGHT IN KITCHEN 52943 KITCHEN MCCRAY,EDY 254-553-7706 CDC RPR LIGHT IN KITCHEN. 3RD LIGHT ON RIGHT **UPDATE. AS PER DON, UPGRADING FROM A P-3 TO A P-2 DUE TO LHS. UPDATED AND REPRINTED. 06MAR13 KAJ**
3/5/2013	52943	100001748156	DIN-11 * RPR EMERGENCY LIGHT IN KITCHEN 52943 KITCHEN MCCRAY,EDY 254-553-7706 CDC RPR LIGHT IN KITCHEN. EMERGENCY LIGHT ON RIGHT **UPDATE. AS PER DON, UPGRADING FROM A P-3 TO A P-2 DUE TO LHS. UPDATED AND REPRINTED. 06MAR13 KAJ**
3/5/2013	52943	100001748157	TEMP-98 * RPR LIGHT RM 138 52943 RM 138 MCCRAY,EDY 254-553-7706 CDC RPR LIGHT IN RM 138. 2 TOTAL ON LEFT **UPDATE. AS PER DON, UPGRADING FROM A P-3 TO A P-2 DUE TO LHS. UPDATED AND REPRINTED. 06MAR13 KAJ**
3/5/2013	52943	100001748158	TEMP-98 * RPR LIGHT RM 137 52943 RM 137 MCCRAY,EDY 254-553-7706 CDC RPR LIGHT IN RM 137. 2 TOTAL ON LEFT **UPDATE. AS PER DON, UPGRADING FROM A P-3 TO A P-2 DUE TO LHS. UPDATED AND REPRINTED. 06MAR13 KAJ**
3/5/2013	52943	100001748220	TEMP-98 * RPR LIGHT RM 134 52943 RM 134 MCCRAY,EDY 254-553-7706 CDC RPR LIGHT IN RM 134. 4TH LIGHT ON LEFT **UPDATE. AS PER DON, UPGRADING FROM A P-3 TO A P-2 DUE TO LHS. UPDATED AND REPRINTED. 06MAR13 KAJ**

3/5/2013	52943	100001748221	TEMP-98 * RPR LIGHT RM 133 52943 RM 133 MCCRAY,EDY 254-553-7706 CDC RPR LIGHT IN RM 133. MIDDLE SET OUT
3/5/2013	52943	100001748222	DIN-11 * RPR CIRCLE LIGHT IN LOBBY 52943 LOBBY MCCRAY,EDY 254-553-7706 CDC RPR CIRCLE LIGHT IN LOBBY. **UPDATE. AS PER DON, UPGRADING FROM A P-3 TO A P-2 DUE TO LHS. UPDATED AND REPRINTED. 06MAR13 KAJ**
3/5/2013	52943	100001748223	DIN-11 * RPR CIRCLE LIGHT IN SNACK AREA 52943 SNACK AREA MCCRAY,EDY 254-553-7706 CDC RPR CIRCLE LIGHT IN SNACK AREA. **UPDATE. AS PER DON, UPGRADING FROM A P-3 TO A P-2 DUE TO LHS. UPDATED AND REPRINTED. 06MAR13 KAJ**
3/5/2013	52943	100001748225	DIN-11 * RPR LIGHT IN BATHROOM SNACK AREA 52943 BATHROOM IN SNACK AREA MCCRAY,EDY 254-553-7706 CDC RPR LIGHT IN BATHROOM IN SNACK AREA. **UPDATE. AS PER DON, UPGRADING FROM A P-3 TO A P-2 DUE TO LHS. UPDATED AND REPRINTED. 06MAR13 KAJ**
3/5/2013	52943	100001748228	D-33 * RPR ANNUCIATOR PANEL 52943 HALLWAY MCCRAY,EDY 254-553-7706 CDC RPR ANNUCIATOR PANEL INOP. NORMALLY HAS LIGHTS BUT IT'S COMPLETELY DARK ***** UPDATED AS OF 7 MARCH 20 13 BLDG. PER D-33 ROB BUTLER IS UNDER WARRANTY. WARRANTY HAS BEEN SUBMITTED REFERENCE TO DMO # 1-1736559. (TP) (RB) (LW) *****
3/7/2013	52943	100001754482	D-37 * TROUBLE ALARM KITCHEN BLDG:52943 LOC: KITCHEN POC: R-42 PHONE: 2*12024 UNIT: CDC CK/RPR: FIRE ALARM TROUBLE ALARM ON EXHAUST FAN.
3/11/2013	52943	100001760966	TREAT/SPRAY PLAYGROUND FOR ANTS BLDG: 52943 LETITA LESENE - 254-553-7706 MUSKOGEE CYSS CK/RPR PLEASE TREAT/SPRAY PLYGROUND FOR ANTS **UPDATE CHECK/TREAT PLAYGROUND FOR FIRE ANTS. REPRINTED. 13MAR13 CR**
3/14/2013	52943	100001770110	R-42 * ADJUST TEMP, TOO WARM, ENTIRE BLDG BLDG: 52943 ENTIRE BLDG POC: MS SMITH - 254- 553-7706 UNIT: SAS CK/RPR TEMPERTURE IS VERY HOT IN ENTIRE BLDG, FEELS LIKE HIGH 70'S. NO THERMOSTAT. WARM AIR IS BLOWING THROUGH VENTS.

3/14/2013	52943	100001771370	DIN-20 * TURN OFF IRRIGATION SPRINKLER BLDG: 52943 LOC: OUTSIDE POC: EVY MCCRAY PH: 254-553-7706 UNIT: MUSKOGEE SCHOOL H-CARE CHK/RPR: REQUESTING OUTSIDE IRRIGATION SPRINKLER TO BE TURNED OFF DUE TO TOO MUCH WATER AND ANTS BUILDING MOUNDS. POC REQUEST THE ENTIRE SPRINKLER TO BE SHUT OFF. ** UPDATE POC STATED THE SYSTEM COMES ON, MONDAY AND FRIDAY, REQUESTING THE SYSTEM BE TURNED OFF BECAUSE PEST CONTROL WILL BE COMING OUT ON MONDAY AND NEED THE AREA TO BE DRY REPRINT TO SHOP 15MAR13 CH **
3/18/2013	52943	100001777973	DIN-35 * ENTIRE BLDG IS TOO HOT BLDG: 52943 AMY SMITH - 553-7706 MUSKOGEE CYSS CK/RPR ENTIRE BLDG IS TOO HOT
3/18/2013	52943	100001778652	TEMP-125 * WHOLE BLDG HAS NO A/C BLDG: 52943 WHOLE BLDG POC: MR YOUNG 254-288-9989 UNIT: CDC BLDG CK/RPR WHOLE BLDG HAS NO A/C SHOW DISP- TEMP-125 **DSP T-125 @ 152PM 18MAR13 CR**
3/19/2013	52943	100001779944	TEMP-125 * A/C INOP WHOLE BUILDING BLDG: 52943 POC: EDY MCCRAY PH: 254-553-7706 UNIT: MUSKOGEE SCHOOL AGE CARE CK/RPR A/C IS INOP THROUGH OUT THE WHOLE BUILDING
3/29/2013	52943	100001808911	O-3 * ENTIRE BLDG TOO HOT BLDG: 52943 LATITIA LESENE - 553-7706 MUSKOGEE CYSS CK/RPR ENTIRE BLDG IS TOO HOT. PLEASE ADJUST THE TEMP *DSP TO O-3 @ 2:49 PM KAJ*
4/1/2013	52943	100001810974	R-42 * A/C UNIT BLOWING HOT AIR 52943 MS SMITH 553-7706 CDC POC STATED THE A/C UNIT IS BLOWING HOT AIR. **DSP R-42 @ 1216PM 01APR13 CR**
4/8/2013	52943	100001826808	DIN-35 * ENTIRE BLDG IS TOO HOT BLDG: 52943 AMY SMITH - 553-7706 MUSKOGEE CDC CK/RPR ENTIRE BLDG IS TOO HOT. PLEASE ADJUST THE TEMP. **DSP DIN-35 @ 1043AM 08APR13 CR**
4/8/2013	52943	100001827536	TEMP-98 * RPR LIGHT IN KITCHEN BLDG: 52943 DON YOUNG *407 93X CK/RPR LIGHT IN KITCHEN
4/16/2013	52943	100001849822	TREAT/SPRAY PLAYGROUND FOR ANTS BLDG: 52943 LETITA LESENE - 254-553-7706 MUSKOGEE CYSS CK/RPR PLEASE TREAT/SPRAY PLAYGROUND FOR ANTS. POC REQ COME SEE HER WHEN CRAFTSMAN GETS TO THE BLDG. **UPDATE, CHANGED TO FROM PRI 3 TO PRI 2 DUE TO CHILDREN. REPRINTED TO PEST CONTROL. POC STATES CORP ENG STATED THEY LOOK LIKE TERMITES-DH** **UPDATE REPRINT TO 64X. SEVERAL FIRE ANT MOUNDS THROUGHOUT LANDSCAPE AND PLAYGROUND. 16APR13 CR**

4/24/2013	52943	100001870215	E-27 * WALL SWITCH IS BROKEN OVERHEAD LIGHT BLDG; 52943 STORAGE RM: 128 POC: MS MCCRAE 254-553-7706 UNIT: MUSKOGEE SCHOOL AGE CARE CK/RPR WALL SWITCH FOR OVERHEAD LIGHT HAS BEEN DAMAGED
5/9/2013	52943	100001909736	P-8 * SPRINKLER HEAD MISSING/ FRONT BLDG; 52943 LOC: FRONT OUTSIDE POC: AMY SMITH PH: 254-553-7706 UNIT: MUSKOGEE CDC CK/RPR: SPRINKLER HEAD MISSING INFRONT OF THE BUILDING ON THE RIGHT SIDE.
5/9/2013	52943	100001909862	TEMP-98 * ASSEMBLE & RPR BALLAST RM 137 BLDG; 52943 LOC: ROOM 137-CLASSROOM POC: AMY SMITH PH: 254-553-7706 UNIT: MUSKOGEE CDC CK/RPR: ASSEMBLE BALLAST & FIXTURE- EXPOSED WIRES HANGING ROOM 137. POC THINKS DPW WAS OUT TO FIX IT BUT NEVER CAME BACK TO FINISH THE JOB. POC STATES PROBABLY BECAUSE IT WAS UNDER WARRANTY. POC WOULD LIKE IT COMPLELTLY FIXED.
5/14/2013	52943	100001921213	FIRE * SPRINKLER SYSTEM BLDG: 52943 POC: EDY MCCARY PH: 254-553-7706 UNIT: MUSKOGEE CDC CK/RPR: ANNUAL INSPECTION DUE FOR FIRE SPRINKLER SYSTEM. **UPDATE. WILL ADD TO SVC CONTRACT TO TEST. 5-14-2013. RAS**
5/14/2013	52943	100001921214	FIRE * ANNUAL FIRE ALARM SYSTEM BLDG: 52943 POC: EDY MCCARY PH: 254-553-7706 UNIT: MUSKOGEE CDC CK/RPR: ANNUAL INSPECTION DUE FOR FIRE ALRAM SYSTEM **UPDATE. WILL ADD TO SVC CONTRACT TO TEST. 5-14-2013. RAS**
5/16/2013	52943	100001927076	P-8 * IN GROUND WATER SPRINKLES NOT SHUTTING OFF BLDG: 52943 AROUND THE BLDG POC:MS MCCRAE 254-553-7706 MUKOGEE SCHOOL AGE CARE CK/RPR OUTSIDE WATER SPRINKLERS KEEP RUNNING WILL NOT SHUT OFF GROUND IS SOAKING WET **DSP P-8 @ 737AM 16MAY13 CR**
5/17/2013	52943	100001931660	D-34 * RM 144 DOOR ALARM KEEPS CHIRPING BLDG: 52943 AMY SMITH 553-7706 MUSKOGEE CDC CK/RPR DOOR ALARM KEEPS CHIRPING. DOOR LEADING OUT OF RM 144 **** UPDATED AS OF 20 MAY 20 13 THIS DMO OPERATION CODE SHOULD BE 1100 AND NOT 5500 PER (TP) (SW) (LW). *****

5/21/2013	52943	100001940249	R-28 * CHECK SET POINTS ON FAN CONTROL POINTS BLDG: 52943 LOC: ENTIRE BLDG POC: AMY SMITH PH: 254-553-7706 UNIT: MUSKOGEE CDC CHK/RPR: PEWR DPW-CHECK THE SET POINTS FOR THE FAN CONTROL UNITS IN EACH ROOM. POC STATES SOMEONE CAME BY AND CLEANED OUT ALL THE COILS AND MIGHT HAVE ACCIDENTLY TURNED OFF THE SWITCH TO SOME OF THE ROOMS. POC STATES THE BUILDING IS NOT GETTING AIR IN SEVERAL DIFFERENT ROOMS.
5/31/2013	52943	100001968780	C-39 * RPR WEATHER STRIPPING ON DOOR 52943 GYM AREA EDY 254-553-7706 GYM RPR WEATHER STRIPPING AROUND THE DOOR ENTERING THE GYM. IT HAS GAPS ALLOWING WATER TO ENTER

Created on	Order	Priority	Functional	Main work	Description	User Statu	System sta	Sort field	Actual Orde	Total actua	WBS element
										2632.49	
6/4/2013	10000197	2	48255.529	1005	P-8 * REQ IN GROUND WATER SPRINKLES BE		REL PRT	NMAT PRC SETC		0.00	M.0001696.20
5/31/2013	10000196	3	48255.529	1013	C-39 * RPR WEATHER STIPPING ON DOOR		REL PRT	NMAT PRC SETC		0.00	M.0001696.20
5/21/2013	10000194	2	48255.529	1013	R-28 * CHECK SET POINTS ON FAN CONTROL P		REL PRT	NMAT PRC SETC		0.00	M.0001696.20
5/20/2013	10000193	3	48255.529	1024	L-4 LOCKING LATCH BROKEN /LAUNDRY RM	APST WIF	REL CNF	PRT NM/ 5/24/2013		33.03	M.0001696.20
5/20/2013	10000193	2	48255.529	1024	L-4 LOCKING LATCH BROKEN /STORAGE RM	APST WIF	REL CNF	PRT NM/ 5/24/2013		33.03	M.0001696.20
5/20/2013	10000193	3	48255.529	1005	TEMP-127 * WINDOW PANEL IN STORAGE RM	APST	REL CNF	PRT NM/ 5/21/2013		59.94	M.0001696.20
5/17/2013	10000193	3	48255.529	1015	D-34 * RM 144 DOOR ALARM KEEPS CHIRPING	APST WIF	REL CNF	PRT NM/ 5/21/2013		408.90	M.0001696.20
5/16/2013	10000192	2	48255.529	1005	P-8 * IN GROUND WATER SPRINKLES NOT SHUT	APST	REL CNF	PRT NM/ 5/17/2013		19.02	M.0001696.20
5/9/2013	10000190	3	48255.529	1005	P-8 * SPRINKLER HEAD MISSING/ FRONT	APST	REL CNF	PRT NM/ 5/14/2013		38.03	M.0001696.20
5/9/2013	10000190	3	48255.529	1005	TEMP-98 * ASSEMBLE & RPR BALLAST RM 137	APST	REL CNF	PRT NM/ 5/15/2013		152.28	M.0001696.20
4/24/2013	10000187	3	48255.529	1005	E-27 * WALL SWITCH IS BROKEN OVERHEAD LI	APST	REL CNF	PRT NM/ 4/25/2013		63.70	M.0001696.20
4/8/2013	10000182	1	48255.529	1005	DIN-35 * ENTIRE BLDG IS TOO HOT	APST WA	REL PCN	LHS		37.68	M.0001696.20

4/8/2013	10000182	3	48255.529	1005	TEMP-98 * RPR LIGHT IN KITCHEN	WAR	REL PCNF PRT NMAT PRC SE	76.92	M.0001696.20
4/1/2013	10000181	1	48255.529	1005	R-42 * A/C UNIT BLOWING HOT AIR	APST	REL CNF LHS 4/1/2013	127.40	M.0001696.20
3/29/2013	10000180	1	48255.529	1005	O-3 * ENTIRE BLDG TOO HOT	APST	REL PRT LHS	0.00	M.0001696.20
3/19/2013	10000177	1	48255.529	1005	TEMP-125 * A/C INOP WHOLE BUILDING	APST WA	REL PCN LHS	95.66	M.0001696.20
3/18/2013	10000177	2	48255.529	1005	DIN-35 * ENTIRE BLDG IS TOO HOT	APST	REL PCN LHS	37.68	M.0001696.20
3/18/2013	10000177	1	48255.529	1005	TEMP-125 * WHOLE BLDG HAS NO A/C	APST	REL PCN LHS	226.77	M.0001696.20
3/14/2013	10000177	2	48255.529	1005	R-42 * ADJUST TEMP, TOO WARM, ENTIRE BL	APST	REL CNF PRT NM/ 3/14/2013	150.36	M.0001696.20
3/14/2013	10000177	2	48255.529	1005	DIN-20 * TURN OFF IRRIGATION SPRINKLER	APST	REL CNF PRT NM/ 3/18/2013	179.77	M.0001696.20
3/7/2013	10000175	2	48255.529	1015	D-37 * TROUBLE ALARM KITCHEN	APST WA	REL CNF LHS 3/21/2013	122.12	M.0001696.20
3/5/2013	10000174	3	48255.529	1005	TEMP-98 * RPR LIGHT RM 105A	WAR	REL PCNF PRT NMAT PRC SE	186.58	M.0001696.20
3/5/2013	10000174	2	48255.529	1005	DIN-11 * RPR LIGHT LOBBY	APST	REL PCN LHS	193.38	M.0001696.20
3/5/2013	10000174	2	48255.529	1005	DIN-11 * RPR EMERGENCY LIGHT IN KITCHEN	APST	REL PCN LHS	75.36	M.0001696.20
3/5/2013	10000174	2	48255.529	1005	DIN-11 * RPR CIRCLE LIGHT IN LOBBY	APST	REL PCN LHS	75.36	M.0001696.20
3/5/2013	10000174	2	48255.529	1005	DIN-11 * RPR CIRCLE LIGHT IN SNACK AREA	APST	REL PCN LHS	75.36	M.0001696.20
3/5/2013	10000174	3	48255.529	1015	D-33 * RPR ANNUNCIATOR PANEL	APST	REL CNF LHS 3/7/2013	36.10	M.0001696.20
2/11/2013	10000169	3	48255.529	1005	DIN-45 * ROOF LEAKING GYM	WAR	REL PCN LHS	32.49	M.0001696.20

12/11/2012	10000154	3	48255.529	1005	E-27 * LIGHT INOP FRONT HALL	APST WAIREL PCNF PRT NMAT PRC SE	15.93	M.0001696.20
12/11/2012	10000154	3	48255.529	1005	E-27 * LIGHT INOP DINING AREA	APST WAIREL PCNF PRT NMAT PRC SE	15.93	M.0001696.20
12/11/2012	10000154	3	48255.529	1005	E-27 * LIGHT INOP SNACK AREA WEST	APST WAIREL PCNF PRT NMAT PRC SE	15.93	M.0001696.20
12/4/2012	10000152	3	48255.529	1005	E-27 * SWITCH LIGHT NOT WORKING PROPERLY	APST WAIREL PCNF PRT NMAT PRC SE	31.85	M.0001696.20
11/16/2012	10000147	3	48255.529	1005	E-27 *INOP LIGHT IN ROOM 133	APST WAIREL PCNF PRT NMAT PRC SE	15.93	M.0001696.20



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

Mesa School Age Center

**Building 4790
Fort Carson, CO**



**POTR – Phase 1
Project No 63737**

DATE: August 21, 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 4790 (Mesa School Age Center) at Fort Carson, CO. The POTR was performed by the HNC team on August 21, 2013.

1-2 Facility Description

Building 4790 is a standard large sized (195-225 children), School Age Center (SAC) for ages 6 to 10 years that was occupied in September, 2012. Hours of operations for the facility are Monday thru Friday from 5:30 am to 6:00 pm. They are starting Saturday operations, and will most likely be open 1 Saturday a month.

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

1-5 Contract Modifications

The design-build contractor for this project was AMC. The following is a list of the major contract modifications issued during construction.

- Re-site the building due to the adjacent land being leased, not owned. This was discovered at 100% design.
- Relocate the main electrical line under the building due to the re-siting.
- Build a temporary path for the children getting to school.
- Add a duress button, and ensure it notified the correct people.
- Site access change from the busy street (Chiles)

- Unforeseen condition with water line crossing the street.
- Delete keyless entry
- Relocate trailer at DPW's request
- Site change to increase size of soccer field
- Pipes found from old prison that had to be dealt with
- Line of sight issues into the restrooms
- Add trail around outdoor play area

Other major issues include:

- Changing from masonry to gyp. bd. in multi-purpose room
- Building was placed on top of 18" main water line. Contractor had to re-route water line.

1-6 Feedback on Contractors

The quality is above average. The concrete and foundation work was excellent. The structural steel and heavy steel stud structure went up without problem. Building went up very well. Subs did an adequate job during construction.

The contractor was late with the project completion, however, to a large extent this was caused by the issue with the site change described in Modification #1.

The real issue with the contractor has been the warranty work. They rarely get things resolved. They have been working on a number of issues for over a year, and the contractor still has not resolved them. This has gotten to be very frustrating for the Installation, and they are looking for ways to get this resolved. Some issues include irrigation not buried per RFP requirements, chiller issues with the Computer Lab, emergency light repairs, water temperature in a number of sinks and toilets, no O&M manual for the facility

1-7 Construction Issues

- The 2' x 2' floor tiles seem to shrink after installation. There are now large black seams between the tiles.
- The Boys Bathroom has water leaking from the ceiling. The source of the leak is unknown.

- Storage Room 127 is not secure. The lock is easy to open with a card.



Warranty work orders are provided in Appendix B.

1-8 G-9 Pre-occupancy Inspection Concerns

The major items from the pre-occupancy inspection included installing duress alarm, providing alarms on doors that do not open to a fenced area, toilets in ADA stalls were not installed correctly, half-glass doors required on additional doors, delete occupancy sensors, and adjust water temperature in the Kitchen.

Various reports from G-9 are included in Appendix C.

1-9 Overall Satisfaction

- Overall, everyone is satisfied with the facility.

CHAPTER 2 - ARCHITECTURAL

2-1 General Discussion

- They like not having a roll-up door in the large storage room off of the Multi-purpose room. The oversized double doors are adequate for moving items in and out.
- It is difficult to carry on conversations, especially on the phone, at the reception counter when the facility is occupied.
- They felt that a door and/or windows would not be needed between the computer lab and the homework room because they don't have flow from one to the other. They have asked for some computers in the homework room.
- The only doors that has an alarm as part of the panic hardware is the double door out of the dining atrium, as this is the only door (besides the main entrance) that does not open into a fenced area.
- The laundry room has quarry tile floor, and painted gyp. bd. walls and ceiling.
- The Fine Arts Room has a parquet wood floor.
- Mirrors throughout the facility are very distorted, sort of like "fun house" mirrors.
- The kitchen has full height ceramic tile on the walls. The flooring is a grey quarry tile with dark grout.



- There was a major issue with line of sight into the restrooms. In the 2 larger restrooms, the contractor installed (by mod) a toilet partition to block the sight. In the other 2 restrooms, the contractor re-did the openings and eliminated the line of sight issues by moving them as far towards each other as they could.



- The ceramic tile wainscot in the restrooms is approximately 6' tall. This is ideal as there is no conflict between the mirrors and top of wainscot.
- The safety inspectors are concerned about the restrooms off of the Multi-Purpose area being in a “blind” location. They have instructed the staff to keep these locked and therefore not usable.
- The eating area holds 40 children. They feel this is adequate space, and they are able to feed all the children in the amount of time as required by regulation.
- They are glad there is not a door from the atrium into the isolation toilet behind the reception counter.
- A different refrigerator had to be purchased for the demonstration kitchen. The under-counter one did not keep food cold enough.



- The acoustics in the Multi-Purpose Room are poor. There are only a few acoustical panels suspended in the structure above.



2-2 Feedback/Lessons Learned/Standard Design Impacts

- Storage is lacking in the reception area due to all the paperwork that needs to be kept.
- The director felt that a window on the other wall of her office, where she could see the reception desk, would be better.
- Ensure the restrooms do not have a line of sight issue in the standard design.
- Would be good if the “game” lines were a permanent part of the athletic flooring in the Multi-Purpose Room. They are using duct tape and other tape, which is not an ideal solution.
- Training Room and Lounge is too small for this size of facility. The training room provides office space for 3 different people in addition to the training mission.



- Alarms on doors should not be able to be turned off by staff.

- Need space for a desk in the kitchen.
- Potentially may need more freezer space in the kitchen. Although the director did notice that this facility has 2 freezer units, whereas the facility she came from only had 1.

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 computer room. The user did have some complaints about the HVAC system. The user stated that it gets too hot in the computer room. The user stated that in the fall, winter and summer seasons the computer room gets too hot and calls for cooling. The chiller kicks in and the return water temperature delta is too low for the chiller to keep cooling the space because the demand is too low and it “trips”-shutdown the chiller. After four “trips”-shutdown of the chiller in a week then the maintenance crew has to come out and manually restart the chiller. In the summer time when the whole building calls for cooling this is not a problem. The user informed us that they to their knowledge 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. Low flow fixtures are being used in the adult bathrooms along with metered faucets in the boys' bathrooms (1.28 gpf toilets, 0.5 gpm lavatories, 0.125 urinals). The user is experiencing plumbing issues with the hot water temperature at the demonstration sink and the lavatory located in the restroom behind the front desk. The hot water is coming out of these faucets too hot at a temperature of 138 deg. F. The user informed us that the cause of the issue may be that the piping is not plumbed according to the design drawings. Currently the hot water is turned off at the fixtures where the temperature issues occur. 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.

HVAC

- The computer room gets too hot. The user suggests putting a split system air conditioner in the space to relieve the problem.
- The POC for HVAC related issues the user encounters is the base maintenance contractor, KIRA.

PLUMBING

- The user stated that the hot water temperature at the demonstration kitchen sink and lavatory behind the front desk is too hot. It comes out of the faucet at 138 deg. F. which exceeds the temperature requirements for those kinds of fixtures that are exposed to the skin contact. This is a scalding issue.
- Solar hot water is used for domestic hot water heating.
- The POC for HVAC related issues the user encounters is the base maintenance contractor, KIRA.

FIRE PROTECTION

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

3-2 Lessons Learned/ Standard Design Impacts

- No current COS lesson learned or standard design impacts were identified.
- The building is being energy monitored.

CHAPTER 4 - ELECTRICAL

4-1 General Discussion

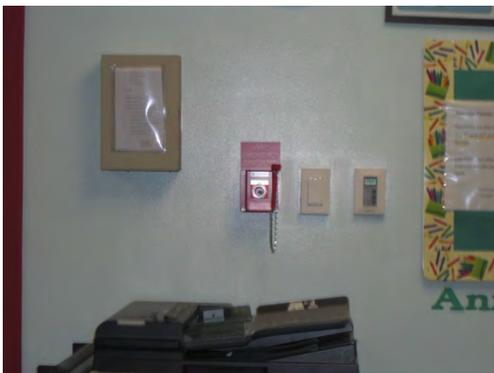
- The lamps in child accessible areas are enclosed by lens.



- 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 the main entrance for janitorial staff.



- There is a telephone in the electrical room.



- On all of the doors into the fenced area, the users added their own alarms. The one set of double doors that do not open into the fenced area has an alarm built into the panic hardware.



- There is a 3 way switch scheme in the activity rooms

Post Occupancy Technical Review

August, 2013

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- There is multi-level lighting in the administration and other areas.
- Lightning Protection was installed.



- The service entrance metering is connected. Metering logs of the facility peak demand, monthly usage was provided. The peak demand was 115 KW at 5:00 pm on 17 June 2012.

Building 4790 Monthly Electric Meter Readings 2012 thru 2013

Time	Month	Watt Hour
12:00 AM	June	7521.58
12:00 AM	July	26120.34
12:00 AM	August	47147.39
12:00 AM	September	66148.52
12:00 AM	October	84830.27
12:00 AM	November	108624.58
12:00 AM	December	131081.2
12:00 AM	January	151653.48
12:00 AM	February	171884.00
12:00 AM	March	189686.48
12:00 AM	April	211726.94
12:00 AM	May	233251.81

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12:00 AM	June	256056.31
12:00 AM	July	282392.72
12:00 AM	August	310152.78

- The intercom is wall and desk mounted.



- The communication room is adequately heated and cooled.



- The occupant is satisfied with the security system.
- The users are satisfied with the Intercom System; however, in actuality it is not often used. Walkie-Talkie is preferred over the intercom system. Walkie-Talkie allows the instructor to be mobile.



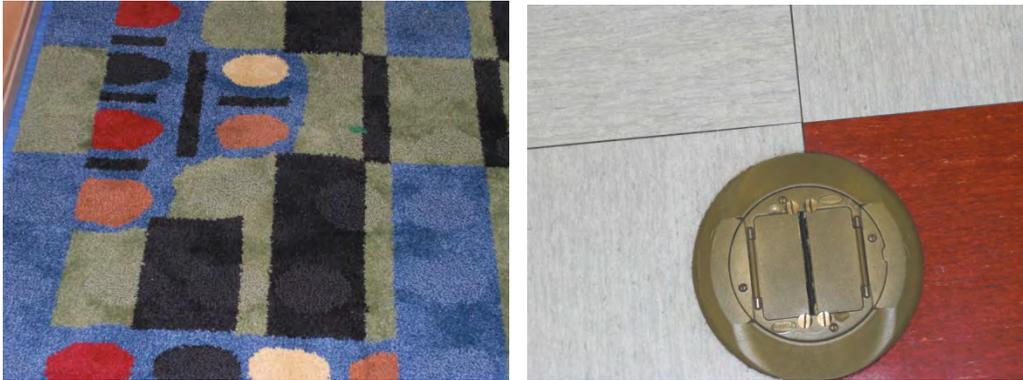
- None of the lights are on dimmers. The lighting levels are controlled with switches.



- A duress button was added.



- The floor outlets covered with a rug are a trip hazard.



- The emergency lights beeped once installed. This took about nine months to fix. The installation is concerned how this was actually resolved.



- The roof must have Fall Arrest Anchors installed to safely service the solar hot water panels. The contractor did not build to the design standards. An alternative fall arrest safety system was provided.

4-2 Lessons Learned/ Standard Design Impacts

- More than one telephone is needed at the administration counter and in the training room.
- Additional data connections are needed on the back wall of the reception desk area to accommodate the printer/fax/scanner unit.

CHAPTER 5 - MISCELLANEOUS

5-1 CIVIL/SITE

- A trench drain is located in the playground area to collect water from the quiet area.



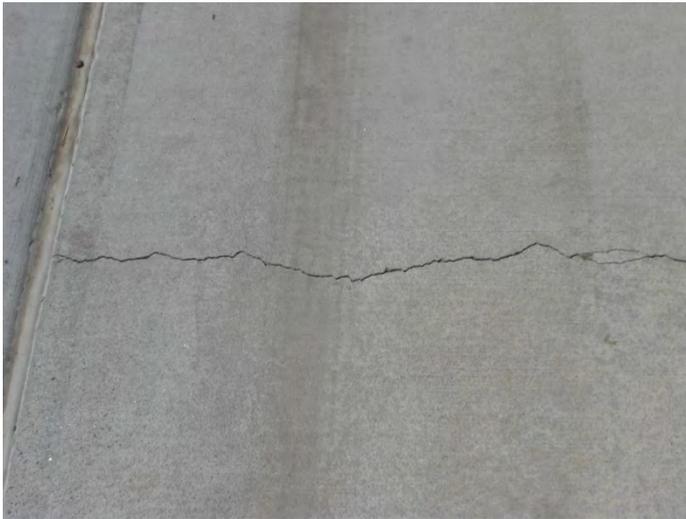
- The irrigation system was not buried as required in the RFP.



- All of the dead trees have not yet been replaced.



- There is a crack in the concrete at the entrance of the building.



- The soccer field was enlarged per G-9 requirements. When the building had to be re-sited, the area left over for the soccer field was inadequate. The installation was able to delete a future DPW parking lot, re-grade the area, and provide a larger area for the soccer field.



- A trail around the outdoor activity area was provided.
- When completed, the grass on the soccer field was about the best grass on the whole installation. Due to drought conditions and restrictions on watering, the quality of the field has greatly deteriorated.

APPENDIX A - ROSTER

Post Occupancy Technical Review (POTR) - Roster

Installation: FT. CARSON		PN: 63737	Bldg: 4790
Name: JAY CLARK		Organization: CEHNC	
Phone: (256) 895 1673	Email: james.t.clark@usace.army.mil		
Professional Responsibility: COS ARCHITECT			
Name: Jacqueline White		Organization: CEHNC	
Phone: (256) 895-1742	Email: Jackie.White@usace.army.mil		
Professional Responsibility: Electrical Engineer			
Name: Robert E. Jackson II		Organization: ED-ME-M CEHNC	
Phone: (256) 895-1704	Email: Robert.E.Jackson@USACE.army.mil		
Professional Responsibility: Mechanical Engineer			
Name: WAYNE McCORMICK		Organization: USACE FT. CARSON, RD	
Phone: (719) 338-8171	Email: wayne.j.mccormick@USACE.army.mil		
Professional Responsibility: FE-COR MESA CDC			
Name: THOMAS G. BOYER		Organization: KIRA	
Phone: (719) 302-0309	Email: TBOYER@FOATCARSONSUPPORT.COM		
Professional Responsibility: DPW WARRANTY ADMINISTRATION			
Name: Aubrey Biondillo		Organization: Mesa SAC	
Phone: (719) 524-2987	Email: aubrey.d.biondillo.naf@mail.mil		
Professional Responsibility: Facility Director			
Name:		Organization:	
Phone: ()	Email:		
Professional Responsibility:			

APPENDIX B – WARRANTY WORK ORDERS

43703	05/21/12	Kathryn	1840	Room D water leak @ sink	12-Oct-12	AMC	10/12/2013	Brian Glover	22-May-12	Complete 6-8-12
437091	05/23/12	Olym	4356	Room C water fountain stop	18-Jun-11	AMC	18-Jun-12	Paul Casavant	8-Jun-12	Complete 6-18-12
437826	05/24/12	Cynthia	1840	Room 1 has emergency light beeping	12-Oct-12	AMC	10/12/2013	Brian Glover	25-May-12	Complete 6-13-12
438792	05/29/12	Cynthia	1840	Fire alarm zone 4 for amplifier trouble	12-Oct-12	AMC	10/12/2013	Brian Glover	30-May-12	Complete 6-13-12
439036	05/28/12	Ruth Combs	1840	Check A/C, building warm	12-Oct-12	AMC	10/12/2013	Brian Glover	4-Jun-12	Complete 6-4-12
439749	06/01/12	Ruth	1840	Room G water fountain stop	12-Oct-12	AMC	10/12/2013	Brian Glover	14-Jun-12	Complete 6-16-12
441116	06/09/12	Ruth	1840	Lobby 3 room C have emergency lights in alarm	12-Oct-12	AMC	10/12/2013	Brian Glover	12-Jun-12	Complete 6-15-12
441117	06/08/12	Ruth	1840	Concrete pads jutting up @ entryways	12-Oct-12	AMC	10/12/2013	Brian Glover	12-Jun-12	Complete 6-15-12
441461	06/12/12	Maree	4799	HVAC issues @ C/O	21-May-12	AMC	21-May-13	Paul Casavant	12-Jun-12	Complete 7-10-12
441805	06/13/12	Helen	4356	Room A paint peeling on exterior windows.	18-Jun-11	AMC	18-Jun-12	Paul Casavant	15-Jun-12	Complete 6-28-12
446322	07/10/12	D Maths	4790	Trouble alarm on fire system	21-May-12	AMC	21-May-13	Paul Casavant	18-Jul-12	Complete 7-24-12
446745	07/12/12	Ruth	1840	Room M door lock	12-Oct-12	AMC	10/12/2013	Brian Glover	13-Jul-12	Complete 7-24-12
446746	07/12/12	Ruth	1840	Room C door lock	12-Oct-12	AMC	10/12/2013	Brian Glover	13-Jul-12	Complete 8-3-12
446814	07/24/12	Heidi	1840	CP-1 solar pump fit inoperable	12-Oct-12	AMC	10/12/2013	Brian Glover	24-Jul-12	Complete 8-20-12
448081	07/27/12	Ruth	1840	Room I has leak on water fountain	12-Oct-12	AMC	10/12/2013	Brian Glover	30-Jul-12	Complete 8-20-12
451121	08/03/12	M. D	5939	Front doors are not working properly	23-Mar-12	AMC	3/13/2013	Paul Casavant	6-Aug-12	Complete 8-20-12
451182	08/06/12	M. D	5939	Front doors are not working properly	23-Mar-12	AMC	3/13/2013	Paul Casavant	6-Aug-12	Complete 8-20-12
451684	08/07/12	Corrie	4356	Garbage disposal not working	18-Jun-11	AMC	18-Jun-12	Paul Casavant	10-Aug-12	Complete 8-16-12
451702	08/09/12	Ruth	1840	Room B door handle inoperable	12-Oct-12	AMC	10/12/2013	Brian Glover	10-Aug-12	Complete 8-17-12
451768	08/08/12	DM	5938	Window broken	21-May-12	AMC	21-May-13	Paul Casavant	8-Aug-12	Complete 8-26-13
452127	08/10/12	Ruth	1840	Room F refrigerator outlet inoperable	12-Oct-12	AMC	10/12/2013	Brian Glover	24-Jul-12	Complete 8-21-12
452686	08/13/12	Ruth	1840	Room B door latch not working	12-Oct-12	AMC	10/12/2013	Brian Glover	24-Jul-12	Complete 8-21-12
453248	08/16/12	Ruth	1840	Front doors not secured	12-Oct-12	AMC	10/12/2013	Brian Glover	17-Aug-12	Complete 8-24-12
453593	08/17/12	Carol	5838	Front door fire alarm buzzer not working	23-Mar-12	AMC	3/23/2013	Paul Casavant	24-Aug-12	Complete 9-4-12
454074	08/23/12	Ruth	1840	Water leak in kitchen garbage disposal domestic line	12-Oct-12	AMC	10/12/2013	Brian Glover	27-Aug-12	Complete 9-7-12
455198	08/31/12	D Decker	4790	Kitchen hoods not working	31-May-12	AMC	31-May-13	Paul Casavant	31-Aug-12	Complete 9-21-12
455673	08/29/12	Kasia	5939	Leak on men restroom urinal water pipe	23-Mar-12	AMC	23-Mar-13	Paul Casavant	4-Sep-12	Complete 9-7-12
456301	09/04/12	Maree	1840	Chiller in alarm on circuit #2	12-Oct-12	AMC	10/12/2013	Brian Glover	5-Sep-12	Complete 9-17-12
458480	09/05/12	Ruth	1840	Room O has lock set inoperable	12-Oct-12	AMC	10/12/2013	Brian Glover	5-Sep-12	Complete 9-28-12
458522	09/05/12	Ruth	1840	CP-3 copier shredded solar water pump	12-Oct-12	AMC	10/12/2013	Brian Glover	5-Sep-12	Complete 9-24-12
458620	09/06/12	Ruth	1840	Puddles around building	12-Oct-12	AMC	10/12/2013	Brian Glover	5-Sep-12	Complete 10-16-12
458622	09/06/12	Ruth	1840	Gate posts on fences.	12-Oct-12	AMC	10/12/2013	Brian Glover	5-Sep-12	Complete 10-17-12
457137	09/07/12	Maree	1840	Chiller in alarm on circuit #2	12-Oct-12	AMC	10/12/2013	Brian Glover	10-Sep-12	Complete 9-17-12
457148	09/07/12	Ken	1840	CP-1 copier shredded, also 456522	12-Oct-12	AMC	10/12/2013	Brian Glover	10-Sep-12	Complete 9-28-12
457190	09/10/12	Maria	5939	Room 144 womens toilet leaks	12-Oct-12	AMC	10/12/2013	Brian Glover	10-Sep-12	Complete 10-5-12
457192	09/10/12	Maria	5939	Ceiling tile stained in small gym	12-Oct-12	AMC	10/12/2013	Brian Glover	10-Sep-12	Complete 9-27-13
457821	09/13/12	Ruth	1840	Refrigerator in kitchen has broken fan blade	12-Oct-12	AMC	10/12/2013	Brian Glover	13-Sep-12	Complete 10-17-12

458177	09/14/12	Dispatch	5838	Fire alarm for PUV	21-May-12	AMC	5/21/2013	Paul Casavant	18-Sep-12	Complete 10/12/2012
458988	09/17/12	Maurien	4790	Chiller #2 in alarm	21-May-12	AMC	5/21/2013	Paul Casavant	18-Sep-12	Complete 10-15-12
459022	09/18/12	Ruin	1840	Room O has door lock inoperable	12-Oct-12	AMC	10/12/2013	Brian Glover	18-Sep-12	Complete 10-21-12
459023	09/18/12	Ruin	1840	Sprinkler system needs reset to reduce water	12-Oct-12	AMC	10/12/2013	Brian Glover	24-Sep-12	Complete 10-12-12
459025	09/19/12	Ruin	1840	6 post hold need back filter	12-Oct-12	AMC	10/12/2013	Brian Glover	24-Sep-12	Complete 10-12-12
459432	09/20/12	Danny D	1840	Kitchen hood wire issue	12-Oct-12	AMC	10/12/2013	Brian Glover	20-Sep-12	Complete 10-10-12
460277	09/20/12	Dispatch	5938	PUV valve hard to turn	12-Oct-12	AMC	10/12/2013	Brian Glover	15-Oct-12	Complete 10-12-12
460299	09/27/12	Ruin	1840	Room M door lock inoperable	12-Oct-12	AMC	10/12/2013	Brian Glover	15-Oct-12	Complete 10-16-12
460545	09/28/12	Johanna	4790	Check irrigation system	21-May-12	AMC	5/21/2013	Paul Casavant	18-Oct-12	Complete 10-12-12
461594	10/01/12	Maurien	4790	Chiller in alarm on circuit #2	21-May-12	AMC	5/21/2013	Paul Casavant	18-Sep-12	Complete 10-5-12
461595	10/01/12	Maurien	1840	Chiller in alarm & oil spill	12-Oct-12	AMC	10/12/2013	Brian Glover	2-Oct-12	Complete 10-5-12
461645	10/01/12	Johanna	4790	Threshold on gym floor loose	21-May-12	AMC	5/21/2013	Paul Casavant	18-Sep-12	Complete 10-5-12
461881	10/02/12	Sue	4790	Girls restroom toilet runs intermittently	21-May-12	AMC	5/21/2013	Paul Casavant	4-Oct-12	Complete 10-5-12
461786	10/02/12	Analisa	1840	Office room 109 & 110 door handles stick	12-Oct-12	AMC	10/12/2013	Brian Glover	15-Oct-12	Complete 10-22-12
461970	10/03/12	Johanna	4790	Ice machine drain clogged	21-May-12	AMC	5/21/2013	Paul Casavant	10-Oct-12	Complete 10-23-12
462004	10/04/12	Maurien	1840	Solar pump inoperable	12-Oct-12	AMC	10/12/2013	Brian Glover	5-Oct-12	Complete 10-5-12
462130	10/05/12	Ruin	1840	Kitchen exhaust fan not working	12-Oct-12	AMC	10/12/2013	Brian Glover	24-Sep-12	Complete 10-15-12
462512	10/06/12	Sue	4790	Front door drags & Drips	21-May-12	AMC	5/21/2013	Paul Casavant	10-Oct-12	Complete 10-15-12
463200	10/16/12	Johanna	4790	The missing in boys restroom	21-May-12	AMC	5/21/2013	Paul Casavant	18-Oct-12	Complete 10-24-12
463202	10/18/12	Johanna	4790	Double doors to storage room needs adjusted	21-May-12	AMC	5/21/2013	Paul Casavant	18-Oct-12	Complete 10-24-12
463375	10/15/12	Sue	4790	No cold water in kitchen sink	21-May-12	AMC	5/21/2013	Paul Casavant	16-Oct-12	Complete 10-23-12
463967	10/17/12	Nicole	4790	Exit door to playground has seal coming off	21-May-12	AMC	5/21/2013	Paul Casavant	16-Oct-12	Complete 10-23-12
464098	10/18/12	M D	5938	Boys toilet leaking from the base	23-May-12	AMC	5/23/2013	Paul Casavant	22-Oct-12	Complete 11-27-12
464452	10/19/12	Sue	4790	Exterior door not working properly	21-May-12	AMC	5/21/2013	Paul Casavant	20-Nov-12	Complete 1-8-13
465085	10/25/12	Dave C	4790	Local panel trouble alarm	21-May-12	AMC	5/21/2013	Paul Casavant	30-Oct-12	Complete 11-26-12
465865	10/26/12	John	4790	Sink water to hot	21-May-12	AMC	21-May-13	Paul Casavant	30-Oct-12	Complete 11-24-12
468198	11/15/12	Isabelle	4790	Emergency light not working	21-May-12	AMC	21-May-13	Paul Casavant	30-Nov-12	Complete 12-14-12
468743	11/16/12	Valerie	4790	Cam's room temperature to high	21-May-12	AMC	21-May-13	Paul Casavant	11-Dec-12	See WO #478977
470246	11/21/12	Isabelle	4790	Interior front door not working	21-May-12	AMC	21-May-13	Paul Casavant	30-Nov-12	Complete 1-8-13
471476	11/27/12	Isabelle	4790	Computer room temperatures at 82 degrees	21-May-12	AMC	21-May-13	Paul Casavant	6-Dec-12	See WO #478977
473073	12/08/12	Miranda	4790	Gates have bolts that have sharp edges	21-May-12	AMC	21-May-13	Paul Casavant	6-Dec-12	Complete 1-7-13
474080	12/10/12	Isabel	4790	Alarm B girls toilet leaking	21-May-12	AMC	21-May-13	Paul Casavant	13-Dec-12	Complete 1-28-13
474914	12/17/12	Rebecca	4790	Boys bathroom faucet stripped out	21-May-12	AMC	21-May-13	Paul Casavant	18-Dec-12	Complete 1-8-13
474977	12/17/12	Brent	4790	Computer room to hot, tripped on "low erisp water flow"	21-May-12	AMC	21-May-13	Paul Casavant	18-Dec-12	Complete 1-27-13
475631	12/20/12	Sue	4790	Staff restroom has hot water cross connect	21-May-12	AMC	21-May-13	Paul Casavant	28-Dec-12	Complete 1-9-13
476228	1/22/12	Isabelle	4790	Fire alarm siren not reporting to fire station	21-May-12	AMC	21-May-13	Paul Casavant	27-Dec-12	Complete 1-18-13
477007	1/23/12	Johanna	4790	Hot water is coming out of cold side of faucets	21-May-12	AMC	21-May-13	Paul Casavant	2-Jan-13	Complete 1-17-13

47705	01/04/12	Juanita	4790	Arjuna B & directors office E.M.U. bedding	21-May-12	AMC	21-May-13	Paul Casavant	2-Jun-13	Complete 5-2-13
478346	01/08/12	Maureen	4790	Chiller in alarm scheduled for 1-11-13	21-May-12	AMC	21-May-13	Paul Casavant	2-Jul-13	Complete 1-28-13
480092	01/18/13	Maureen	4790	Computer room temperature check	21-May-12	AMC	21-May-13	Paul Casavant	25-Jan-13	Complete 1-29-13
481162	01/18/13	Johnita	4790	Children's restroom sink water is too hot	21-May-12	AMC	21-May-13	Paul Casavant	25-Jan-13	Complete 1-28-13
483051	01/29/13	Maureen	4790	Chiller in alarm/low wrap flow	21-May-12	AMC	21-May-13	Paul Casavant	31-Jan-13	Complete 2-25-13
483397	01/30/13	Juanita	4790	Panel # LP-4 does not latch	21-May-12	AMC	21-May-13	Paul Casavant	25-Jan-13	Complete 2-7-13
483588	01/30/13	Johnita	4790	Freezer electrical outlet trips out	21-May-12	AMC	21-May-13	Paul Casavant	5-Feb-13	Complete 2-7-13
484078	02/01/13	D. Mathis	4790	Fire alarm needs reset	21-May-12	AMC	21-May-13	Paul Casavant	8-Feb-13	Complete 2-13-13
487245	02/20/13	Sue	4790	Kitchen sink faucet dripping	21-May-12	AMC	21-May-13	Paul Casavant	1-Mar-13	Complete 3-27-13
488507	02/25/13	Temara	4790	Computer room too hot	21-May-12	AMC	21-May-13	Paul Casavant	1-Mar-13	Complete 3-26-13
488590	02/28/13	Juanita	4790	Front entry concrete has crack under mat	21-May-12	AMC	21-May-13	Paul Casavant	26-Feb-13	Complete 5-4-13
488581	02/28/13	Juanita	4790	Table in boys' restroom has water running	21-May-12	AMC	21-May-13	Paul Casavant	26-Feb-13	Complete 3-28-13
488592	02/28/13	Juanita	4790	Electric panel door not catching	21-May-12	AMC	21-May-13	Paul Casavant	26-Feb-13	Complete 3-26-13
488593	02/28/13	Juanita	4790	Outside irrigation system needs repairs	21-May-12	AMC	21-May-13	Paul Casavant	26-Feb-13	Complete 3-28-13
489351	02/28/13	Maureen	4790	Chiller #2 in alarm	21-May-12	AMC	21-May-13	Paul Casavant	1-Mar-13	See 489880
482948	03/18/13	Maureen	4790	Chiller #2 in alarm	21-May-12	AMC	21-May-13	Paul Casavant	18-Mar-13	See 489880
486980	04/08/13	Maureen	4790	Chiller #2 in alarm for low wrap water	21-May-12	AMC	21-May-13	Paul Casavant	19-Mar-13	Complete 5-1-13
487651	04/11/13	Maureen	4790	Chiller #2 in alarm for low wrap water	21-May-12	AMC	21-May-13	Paul Casavant	18-Mar-13	See 489880
488639	04/18/13	Maureen	4790	DOAS-1 supply air fan in alarm	21-May-12	AMC	21-May-13	Paul Casavant	23-Apr-13	
489486	04/23/13	Maureen	4790	Chiller in alarm for low wrap flow	21-May-12	AMC	21-May-13	Paul Casavant	25-Apr-13	
501010	04/30/13	Hanna	4790	Boys toilet leaks near gym	21-May-12	AMC	21-May-13	Paul Casavant	40-Apr-13	Complete 5-15-13
501816	05/03/13	Maureen	4790	Chiller in alarm for low water flow	21-May-12	AMC	21-May-13	Paul Casavant	3-May-13	
502392	05/08/13	Maureen	4790	Chiller #2 in alarm wrap water low	21-May-12	AMC	21-May-13	Paul Casavant	13-May-13	
503419	05/14/13	Maureen	4790	Chiller #2 in alarm LEVY	21-May-12	AMC	21-May-13	Paul Casavant	15-May-13	
505276	05/28/13	Maureen	4790	Chiller is in alarm	21-May-12	AMC	21-May-13	Paul Casavant	4-Jun-13	

APPENDIX C – G-9 CORRESPONDENCE

AMC – IMCOM G9: FINAL PUNCH LIST

Facility, Health, Safety, and Program Items:

1. Provide documentation that glass in all windows, viewing panels in walls, and doors is safety glass and that the exterior window and door glazing is AT/FP compliant. This documentation must be provided to CYSS and be kept at the facility.

El Paso Glass

2. Ensure the water temperature in the specialty areas (laundry and kitchen) is minimum 140 degree Fahrenheit per the General Requirements of Room by Room Description, page 9 of the RFP.

RKMI

TriMark/Gill Group - to include 180 degree Dishwasher Water Temperature

3. The existing airport style entry into the Boys Toilet Room #117 and 139, and Girls Toilet Room #118 and 140 do not satisfactorily block visibility into the toilet rooms. This does not comply with the requirements of the Room by Room Descriptions page 60-63, which states "Provide airport style entry to block visibility into room, but to allow staff to monitor by listening". The Facilities Specialist of the G-9 Inspection Team recommends adding a toilet partition in each room to improve the screening effect. This was discussed in detail with Paul Glover, Atlantic Marine.

No Action Prior to USACE Directive.

Associated Building Specialties,

El Paso Floor,

Douglass Colony/Diversified Builders Inc., (optional),

Guaranteed Caulking

4. Provide locksets on the Multipurpose Room Boys 130 and Girls Toilets 129 that requires a key entry. Doors will have the ability to be opened from the inside when locked. This is a child abuse prevention measure. Refer to Dr Checks comment #3033320 submitted by Sheila Glaspie.

B&N

Hallgren/American Door

5. In the Demo Kitchen 2-well sink, switch the piping from indirect to direct waste, remove the floor sink and repair the cabinetry. According to the Room-By-Room description, this is a teaching kitchen (not part of the commercial kitchen). This recommendation also prevents water damage to the millwork and facilitates sealing the cabinetry from pest harborage.

No Action Prior to USACE Directive.

RKMI,

El Paso Floor,

Guaranteed Caulking

6. Ensure the hot water temperature in the Demo Kitchen 2-well and hand washing sink does not exceed 110 degree Fahrenheit.

RKMI,

7. Reverse the entry door of Room 137 IAW the Design Plans Attachment H, page 101 and the drawings page A-002 and A-102.

AMC,

Hallgren/American Door – (Closer needs adjusting to meet the “5-second” rule),

Powells Painting

8. Ensure all electrical outlets and devices covers are securely set and firmly adhered to the wall per NFPA 70 NEC Article 406.5.

Foster Electric

9. Under the ADA lavatories, provide protective covering for the floor drain primer tubing that has sharp edges, IAW ICC/ANSI A 117.1, Section 606.6.

RKMI

10. Remount the lower of the EWC in Corridor 128 to be at 27” (+/- inch) to the rim per the Room by Room Description in the RFP page 43.

B&N

RKMI,

Powells Painting,

Guaranteed Caulking,

Douglass Colony/Diversified Builders, Inc., (optional),

Foster Electric, (optional)

11. Provide protective ADA covering under the lavatory in adult toilet 109 and 110 and the hand washing sink in the Kitchen near the exterior door to comply ICC/ANSI A117.1, Section 606.6 and the RFP page 22.

RKMI

12. Ensure front entry system is fully operational as required in the Room by Room Description page 41, in the RFP.

El Paso Glass

13. Replace the 24” length rear wall grab bars in all ADA accessible child toilet stalls and rooms with 36” length grab bars as required on the drawings sheet A-401 and A-402 IAW ICC/ANSI A117.1, Section 604.5.2.

No Action Prior to USACE Directive.

Associated Builders Specialties,

El Paso Floor

Fire Protection Items:

1. Provide flush type panic hardware on all exterior exit doors the General Requirements of the Room by Room Description, page 38 and page 188 and IAW UFC 4-740-06.

B&N,

Hallgren/American Door

2. Add a smoke detector in Activity Room 135 and 132 as indicated by blue tape to meet NFPA 72, Spacing Requirements.

Foster Electric

3. Move the smoke detector in ceiling one tile towards the outside wall in Room 136.

Foster Electric

4. Ensure the emergency lights have been tested and pass. Provide results to Local Fire Department.

Foster Electric

5. Provide exit signs above the interior egress doors leading into the Atrium from the Multi-Purpose Room (on the Multi-Purpose room side only) and in corridor 128 (on the Multi-Purpose room side only) as required in UFC 4-740-06, paragraph 3-5.3.2.5.

B&N,

Foster Electric

6. Provide protective cages for all sprinkler heads, exit signs, manual pull stations and other exposed components in the Multi-Purpose Room per UFC 4-740-06, Table 4-11.1, page 58.

Fire Systems West,

Foster Electric

7. Provide an additional Fire Strobe on the side of the facility facing Chiles Avenue to comply with the requirements in the Room by Room Description page 40 in the RFP and drawing sheet FA-101.

Foster Electric

8. Rotate the existing Exit Sign 90 degrees above door 105, punch out face plate arrow to indicate direction of travel.

Foster Electric

Outdoor Activity Area/Playground Items:

NOTE: at the time of the IMCOM G-9 inspection, the fencing and pour-in-place surfacing were being installed, and dirt work in the Open Turf Area and the Quiet Area were under construction.

1. Fencing and gates – Ensure all ties and bolt threads are to be positioned so that any sharp points are directed to the outside of the playground. Where fence bolt threads and nuts are required to face a playground (generally between play areas), bolts will be trimmed to two exposed threads and sharp edges will be eliminated. Additionally, all wire fasteners used to secure the fencing to piping (poles, etc.), where the cut ends face an outdoor activity area, will be flush cut to reduce the sharp edges on the ends of the wires.

Taylor Fencing

2. 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 the playground meets these standards and as been inspected by a Certified Playground Safety Inspector (CPSI) prior to acceptance by the Government as required in the Room by Room Description. Provide the CPSI

certificate. 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 38.

Play-N-Park
PlayCo Playgrounds
TotTurf Surfaces

3. On the School Age composite structure, eliminate the three head entrapments per ASTM 1487, 6.1.1.

Play-n-Park
PlayCo Playgrounds

4. On the School Age composite structure, ensure all fasteners; to include pop rivets are installed in accordance with manufacturers' instructions per ASTM 487, 4.2.2.

Play-N-Park
PlayCo Playgrounds

5. Upon completion of the pour-in-place surfacing, ensure the slide exit heights meet ASTM 1487 8.5.5.3 and the swings have a minimum clearance per ASTM 487 8.6.1.5.

Play-N-Park
PlayCo Playgrounds

General Items for Corrective Action:

1. Documentation must be provided to CYSS and be kept at the facility verifying that the Multi-Purpose Room floor meets the requirements to withstand roller-blading/skating.

AMC-EI Paso Floor

2. Documentation must be provided to CYSS and be kept at the facility verifying that the carpeting meets the requirement for anti-static and meets the fire resistive criteria.

AMC-EI Paso Floor

***This Punch Item is Complete**

3. Documentation must be provided to CYSS and be kept at the facility verifying that the ballet mirrors are unbreakable.

AMC-EI Paso Glass

4. 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, expansion joints and where shelves and cabinets meet walls and door frames per Pest Management Program and Technical Guide (TG) No. 29.

RKMI,

Guaranteed Caulking – (*Completed their portion)

5. Ensure all cove bases are firmly affixed to the wall and floor (this does not include the Performing Arts room flooring system).

Guaranteed Caulking

***This Punch Item is Complete**

6. Tighten and seal all loose escutcheons around the water closets and lavatories in all toilet rooms.

RKMI

Room By Room Items:

Computer Lab 143

1. Ensure carpet is firmly adhered to the floor.

El Paso Floor

Performing Arts Room 132

1. Ensure the ballet mirror is installed correctly and provides an undistorted image.

El Paso Glass

Arts and Science Room 131

1. Adjust the plaster trap to ensure access to the opening for cleaning purposes.

RKMI

***This Punch Item is Completed**

Girls Toilet 129

1. Provide ADA protective covering under the lavatory.

RKMI

Storage and Issue Room 127

1. Adjust closer on the active leaf of double exterior doors so doors do not strike the brick face.

Hallgren/American Door

Laundry Room 125

1. Caulk escutcheons inside the base cabinet.
2. Caulk the cove base to the floor.
3. Fill Grout Line at floor drain.

1.RKMI,

2.Guaranteed Caulking - ***This Punch Item is Completed,**

3.El Paso Floor

Storage Room 120

1. Ensure doors close and align properly.

Hallgren/American Door

Boys Toilet Room 117

1. Adjust ADA toilet partition door to close and latch properly.

Associated Building Specialties

Reception Area

1. Add vinyl cove base under the counter per the RFP page 27.
2. Fill all gaps above the cove base at the underside of the cabinetry on the customer side to prevent pest harborage as shown on the drawing sheet A-521.

1.El Paso Floor

2.Trademark Surfaces

Secondary Atrium #2

1. Adjust the exterior door sweep to seal properly.
2. Install all missing hangars in Lockers, tighten all loose hooks, as well. (This is to include Corridor #128).
3. Install missing rivets on Lockers corner

1. El Paso Glass

2. Associated Building Specialties

3. Associated Building Specialties

Gathering Area

1. Fill all gaps above the cove base at the underside of the cabinetry both inside and outside to prevent pest harborage as shown on the drawing sheet A-522.

Trademark Surfaces

Kitchen

1. Repair leaks found under entry door hand wash sink, 3-compartment sink and booster heater.
2. Adjust door sweep at exit door.
3. Adjust serving area windows to open/close with ease.
4. Add a splash guards on entry hand wash sink to keep contaminated water off the food prep surface.
5. Label the hood fan and light switches for staff use.

1. RKMI, Tri-Mark/Gill Group

2. Hallgren/American Door

3. El Paso Glass

4. **USACE Directive required**, Tri-Mark/Gill Group (RKMI?)

5. RKMI/Foster

Interior Telecommunications & Exterior Electrical Room

1. Completely seal at all conduit stub-ups when the work is completed.

Foster Electric

Exterior

1. Seal the joint between the overhang soffit and the face brick wall. The wall details shown on sheet A-312 show no gap between the face brick and the "J" soffit closure.
2. Ensure the weep holes around the facility do not allow entry by insects.
3. Remove, replace and/or provide satisfactory reparations for all cracked or damaged Concrete

1. Douglass Colony

2. AMC

3. Purgatoire Valley Construction

END OF REPORT

**Preoccupancy Inspection
Child, Youth and School Services Facility
School Age Center
Ft Carson, CO
PN 63737 Bldg 4790
1420 Grandstaff Street
27-29 March 2012**

On 27-29 March, the IMCOM G-9 CYSS Inspection Team conducted a pre-occupancy inspection of the newly constructed, medium 195-225 capacity School Age Center PN 63737, Child, Youth and School Services (CYSS) facility, Bldg 4790, 1420 Grandstaff Street, Ft Carson, CO. The inspection was performed by Sheila Glaspie, Program Specialist; James Derby, Fire Protection Specialist; Terry Williams, Facilities Specialist and CPT Nadia Kendall-Diaz, Occupational Health Science project Officer, US Army Public Health Command Region-North.

The specific items identified in **bold must** be resolved prior to beneficial occupancy and recommendation for DoD certification.

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.

Facility, Health, Safety, and Program Items:

1. The existing airport style entry into the Boys Toilet Room #117 and 139, and Girls Toilet Room #118 and 140 do not satisfactorily block visibility into the toilet rooms. This does not comply with the requirements of the Room by Room Descriptions page 60-63, which states “Provide airport style entry to block visibility into room, but to allow staff to monitor by listening”. The Facilities Specialist of the G-9 Inspection Team recommends adding a toilet partition in each room to improve the screening effect. This was discussed in detail with Paul Glover, Atlantic Marine.



Refer to RFP, section 01 10 00, p. 60 of 560, #18, 19, 20, 21.: “ DOORS/FRAME: No doors in this area. Provide airport style entry to block visibility into room but allow staff to monitor by listening.” A visual block is required in the RFP at all child restrooms.

Please dictate whether or not an additional toilet partition should be added to block the current view of the ADA stall at the contractor’s expense.

2. In the Demo Kitchen 2-well sink, switch the piping from indirect to direct waste, remove the floor sink and repair the cabinetry. According to the Room-By-Room description, this is a teaching kitchen (not part of the commercial kitchen). This recommendation also prevents water damage to the millwork and facilitates sealing the cabinetry from pest harborage.



The drain for this (2) compartment sink seems too plumbed in accordance with the approved contractor drawings (refer to P-901 kitchen sanitary schematic). There are (3) sinks drained in this way on the schematic. Refer to the International Plumbing Code (IPC), Section 802.1.1 which states that the requirement for indirect waste connections extends to all storage, cooking and preparation equipment, including vegetable sinks, food washing sinks, refrigerated cases and cabinets, ice boxes, ice making machines

This demonstration sink will surely be used to wash food among other uses.

A direct waste connection would seem to violate IPC 802.

Please dictate whether or not the drain must be changed from indirect to direct.

3. Replace the 24" length rear wall grab bars in all ADA accessible child toilet stalls and rooms with 36" length grab bars as required on the drawings sheet A-401 and A-402 IAW ICC/ANSI A117.1, Section 604.5.2.



The code quoted by IMCOM does require a 36" long grab bar which would extend further to the right.

Please dictate whether or not to replace 24" long grab bars with 36" grab bars at contractors expense.

1. Provide exit signs above the interior egress doors leading into the Atrium from the Multi-Purpose Room (on the Multi-Purpose room side only) and in corridor 128 (on the Multi-Purpose room side only) as required in UFC 4-740-06, paragraph 3-5.3.2.5.



The UFC 4-740-06, paragraph 3-5.3.2.5. does not require additional exist signs at these interior doors.

Please dictate whether or not additional exist signs are required at the contractor's expense.

1. 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, expansion joints and where shelves and cabinets meet walls and door frames per Pest Management Program and Technical Guide (TG) No. 29.



The document quoted by IMCOM G9 does recommend sealing all cracks along with other measures to control insect infiltration. Is Pest Management Program and Technical Guide (TG) No. 29 a part of the contractor's contract? If so do we want the contractor to caulk every possible joint even if no crack exists?

Please dictate whether or not the contractor should caulk all possible joints at its' expense.

Exterior

1. Seal the joint between the overhang soffit and the face brick wall. The wall details shown on sheet A-312 show no gap between the face brick and the "J" soffit closure.
2. Ensure the weep holes around the facility do not allow entry by insects.



The document quoted by IMCOM G9 does recommend sealing all cracks along with other measures to control insect infiltration. Is Pest Management Program and Technical Guide (TG) No. 29 a part of the contractor's contract? If so do we want the contractor to caulk every possible joint even if no crack exists?

Please dictate whether or not the contractor should caulk all possible joints at its' expense.

**Mandatory Changes
Child, Youth and School Services Facility
School Age Center
Ft Carson, CO
PN 63737 Bldg 4790
1420 Grandstaff Street
23 April 2012**

The following items are considered as mandatory corrections for a complete and usable facility. All items from the Pre-Occupancy Inspection by G-9 are considered required.

- 1. ISSUE:** The existing airport style entry into the Boys Toilet Room #117 and 139, and Girls Toilet Room #118 and 140 do not satisfactorily block visibility into the toilet rooms. This does not comply with the requirements of the Room by Room Descriptions page 60-63, which states "Provide airport style entry to block visibility into room, but to allow staff to monitor by listening."

CORRECTIVE ACTION: It is required to correct the entries to the Toilet Areas. There are two options: 1. Demolish the existing walls and entry openings and re-build walls so as to improve the "blind" effect; or 2. Provide a regular height toilet type partition extending from the wall outward as discussed during the Pre-Occ Inspection. Either of these options is acceptable.

- 2. ISSUE:** In the Demo Kitchen 2-well sink, switch the piping from indirect to direct waste, remove the floor sink and repair the cabinetry. According to the Room-By-Room description, this is a teaching kitchen (not part of the commercial kitchen). This recommendation also prevents water damage to the millwork and facilitates sealing the cabinetry from pest harborage.

CORRECTIVE ACTION: The current sink/cabinet installation does not appear to meet IPC 802.3 requirements. Due to the cabinet the provided waste receptor (in-floor drain) does not appear to be readily accessible, and the strainer/cover does not appear to be removable. IPC 802.3 requires that waste receptors be provided with a removable strainer or basket, and shall not be installed in inaccessible or unventilated spaces. Ready access shall be provided to waste receptors. Therefore, this needs to be corrected. The DOR shall provide the corrective action to be taken and it will be forwarded to G-9 and the COS for review prior to the action being taken.

- 3. ISSUE:** Replace the 24" length rear wall grab bars in all ADA accessible child toilet stalls and rooms with 36" length grab bars as required on the drawings sheet A-401 and A-402 IAW ICC/ANSI A117.1, Section 604.5.2.

CORRECTIVE ACTION: The ADA/ABA requirements allow for a modification of the rear wall grab bars when there is a conflict with the water closet flush valve as often happens with child height toilet situations. However, at this facility there is no conflict with the flush valve and the 24" grab bar was substituted without a valid need. Two options are available, remove the existing grab bar and provide a 36" grab bar OR add a 12" grab bar on the other

side of the flush valve. Either choice is acceptable; however replacement with one 36" bar is preferred.

- 4. ISSUE:** Provide exit signs above the interior egress doors leading into the Atrium from the Multi-Purpose Room (on the Multi-Purpose room side only) and in corridor 128 (on the Multi-Purpose room side only) as required in UFC 4-740-06, paragraph 3-5.3.2.5.

CORRECTIVE ACTION: The doors in question are the primary entry doors from the Educational Occupancy areas into the Assembly Occupancy area (Multi-Purpose Room). As such, these doors must exit at least 50% of the total occupancy count in the Multi-Purpose Room. Refer to UFC 4740-06, section 3-5.3.2. That requirement makes these doors exit access doors as defined in the NFPA 101, section 7.1.2(10). Then refer to NFPA 101, section 7.10.1.5 Exit Access, that requires in section 7.10.5.1 exit signs for all exit access doors. Therefore, the exit signs are required.

- 5. ISSUE:** 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, expansion joints and where shelves and cabinets meet walls and door frames per Pest Management Program and Technical Guide (TG) No. 29.

CORRECTIVE ACTION: This is required to be performed to enhance cleaning and health protection for the children.

- 6. ISSUE:** Seal the joint between the overhang soffit and the face brick wall. The wall details shown on sheet A-312 show no gap between the face brick and the "J" soffit closure. 2. Ensure the weep holes around the facility do not allow entry by insects.

CORRECTIVE ACTION: None to be taken. This item is deleted.



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

School Age Facility

**Building 1703
Fort Sam Houston, TX**



**POTR – Phase 1
Project No 67172**

DATE: September 19, 2013

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CHAPTER 1 - GENERAL

1-1 Purpose

The intent of this document is to present the findings of the abbreviated Phase I Post Occupancy Technical Review (POTR) performed on Building 1703 (School Age Center) at Fort Sam Houston, TX. Due to the inability to coordinate with DPW and the COE personnel involved in this project, the COS Architect, Jay Clark, met with the facility director, Katy Hatley (Kathleen.A.Hatley.NAF@mail.mil; 210-221-5151), on September 29, 2013. The Design Build Contractor was J2 Engineering, Inc.

1-2 Facility Description

Building 1703 is a medium sized (150-180 children), School Age Center (SAC) for ages 6 years to 10 years that was occupied in June 2011. Hours of operations for the facility are Monday thru Friday from 6:00 am to 6:00 pm. There are no weekend operations.

The users were NOT allowed to participate in the design or construction of the facility. They were not allowed to be involved in the G-9 Pre-occupancy inspection. There is also no O&M information or plans for the users. Therefore, there are some things they don't know how to work.

The users are overall extremely satisfied with the facility. Parents and kids really like the facility.

1-3 Construction Issues

- The ice maker supplied does not fit into the space designed for the ice maker. They have not been able to use the kitchen since they cannot hookup the icemaker.
- Water was coming in under some of the doors. Had to put extensions on the downspouts which solved the problem.
- Mirror in the multi-purpose room fell off the wall; hasn't been replaced yet.
- Contractor mounted message boards over the electrical outlets in the atrium.
- Man hole covers were child entrapment concerns since they did not latch
- Screws in the gates in the playground are too long. But cannot cut them, or there'll be sharp points.
- There have been HVAC problems with the multi-purpose room. On a number of occasions, there is no cooling in the multi-purpose room.
- The Mass Notification System runs constantly and makes noise. Director has to shut off manually.

- There had been some issues initially with the fire alarm notifying the fire department (faulty sender).
- Electrical outlets are at 54" AFF in the Director's Office instead of 18".
- The handicap push button on the front of the building will open the door if the button is pushed even when the building is locked.
- HVAC diffusers are falling out of the supply ducts in the multi-purpose room, which is a significant safety concern.



- The return grill in the multi-purpose room has been knocked in by balls. It was not heavy duty to withstand the function of the space.



- Protective covers on exit signs and emergency lights in the multi-purpose room are too large and are easily damaged. They did replace one cover with a much more appropriate cover, and it is holding up fine.



- There is some sort of substance that is oozing up through the floor. Very difficult to clean it off and don't know what's causing it.



CHAPTER 2 - GENERAL DISCUSSION

- The users love the openness and all the natural light. Everyone, including parents, love all the vision panels so you can see what is going on in each of the spaces.
- Activity rooms are well sound proofed. There is no sound transmission between the activity rooms and the atrium.
- The space at the reception counter is awful. There are no built-ins. Need more space. Need storage for files and medication. Also need some way to secure the workers' personal items. There were enough data/electrical outlets.



- There is a line of sight issue with all of the restrooms, and no “fix” has been implemented.



- Doors not into a fenced area are alarmed, but they have been disabled as they were a nuisance. The alarms would randomly go off. Now, even with them disabled, they are beeping. It seems the batteries are low, but we cannot figure out how to replace the batteries.
- Acoustics are an issue at the reception desk. They moved the game area to the side atrium, and that has helped since that area is a smaller volume and has better acoustics.



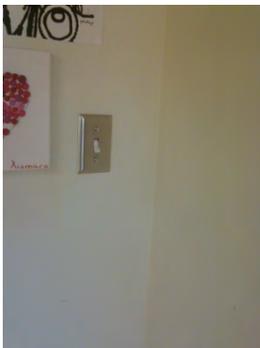
- Fabric is not holding up well on some of the furniture.
- They love the demo kitchen. They use it for teaching cooking, and also for science projects.
- The lockers are great, but they are large enough to fit a child and close. Once a child is closed in the locker, there is no way for them to get out. The lockers need to provide an emergency release from the inside.
- Restrooms off the Multi-Purpose Room must remain locked due to child abuse concerns. Need to not be able to lock the doors and know someone was in there.
- They love the staff lounge; they've never had one before in this type of facility.
- They love the laundry room and having that capability in this facility.
- Training Room really doesn't function. They have 27 staff and room seats only 6. They use the dining area for training and the computer lab for computer access.
- They feel that the door from the Isolation toilet to the atrium is good. They use it for children who need help using the restroom since staff cannot enter the main toilet rooms.
- They cannot lock the metal cage in the multi-purpose storage room since they have a roll-up door. The personnel door into the cage from the outside must be used for egress.
- The sink in the Arts and Crafts room is great!
- Thermostats appear to be set at 71 degrees, and the users have an adjustment of +/- 1 degree.



- There is no duress alarm in this facility.
- The intercom system is wall mounted, but they do not know how it works. There is no intercom or PA in the atriums.



- There is no 3-way lighting in the activity rooms. In addition, there is only one switch which changes the lighting level from dim to full. They can turn off all the lights from the front desk. They can also program a timer at the front desk to turn the lights off automatically.



- The video room is so large that they have added an office to the front of the room.



- Playgrounds include soccer field, paved area, shade structure and play element. However, these are open for use by the community as a whole, and ultimately they get damaged. In addition, shredded rubber mulch was used as a safety zone, which is a maintenance headache. It moves around, and children like to throw it.



CHAPTER 3 - Feedback/Lessons Learned/Standard Design Impacts

- Walls around the waiting area are too tall and block the view of what is happening in this space from the desk. Had to convert the area to a “Lego” area, and have a staff member present when in use.



- Access between the homework room and computer lab would be good. Or at least a few internet drops in the homework room.
- Taller ceilings in the storage rooms would be beneficial. The storage rooms were provide with movable racks, and the top shelf of the rack is right at the red line, which means nothing can be stored on the top shelf.
- Do not provide a garage door into the large multi-purpose storage room. This creates egress concerns.
- Need to provide a warming oven for the kitchen. There is no way to cook for 165 children and be able to keep it all warm to serve.



- Freezer needs to be larger.
- Dishwasher should be next to serving window where the children bring their trays back. The windows don't work for serving children. They are not sure how they will serve the children once they are able to serve food.
- Utilize solid fall attenuating material in the playgrounds to reduce maintenance and improve safety.

