

DDESS Facility Assessment
Maxwell Elementary
Maxwell Air Force Base, Alabama

Pre-Survey Questionnaire

Please circle Yes or No and describe problem and area of the building where present if applicable.

- What are the biggest problems at the building? Do you receive continual complaints about your building systems?
 - 1) Building 538A (original and addition) has roof leaks that are now being addressed, and hopefully repairs will be done in next 60 days.
 - 2) Heating and Air Conditioning systems in 538A and 538C are single pipe systems and require changeover time for spring/fall day temperature changes. Also rooms have fan coil units w/out external thermostats, and teachers turn systems on/off frequently during day. HVAC control program on Maintenance CPU down – hard drive died and was replaced, no one to reconfigure software, no funds for same.

- Please list approximate age of building and building additions.

Building 538 – Original – built and occupied in 1963.
Building 538Addition – built and occupied in 1987.
Building 538B – built in 1995-97, occupied in 1997.
Building 538C (was 544) – built in 1985-87, occupied in 1987.
Building 538C Addition (3 classroom wing) – added in 1991

- Are you aware of any structural problems in the building related to columns, beams, floor slabs, roof decking, load bearing walls or foundations? Y or N YES?

Description:

Building 538B – slight separation in mortar joints of stacked CMU in 3 places. I would consider this normal shifting of building. This is the newest construction in this facility.
The principal has expressed concern regarding cracks near firewalls; may be result of settling. These appeared during the first year of occupancy.

- Are you aware of any roof problems or roof leaks? Y or N YES
- Is/are your roof/roofs still under warranty? Y or N, If yes, how much longer?

Description:

Building 538A – leaks in numerous places, but contract being worked to initiate repairs within 60 days. No warranty. This repair is not a permanent fix (per Mr. Abernathy).
Building 538B – No appreciable roof leaks – still under warranty.
Building 538C – No warranty – built up commercial shingle roof - **original 1986** – ready for replacement. Shingles dry, crumbling and breaking off pieces during storms. Have patched several times.

(Towers cause leaks in Café, Rm's. 47, 48, 62 [Science room], 65 [Library], and Café Lobby when driving rain storms force water through porous brick veneer and mortar. Only remedy is to apply sealant

to brick walls on outside – would require 5-year reapplication. Minor inconvenience and damage per occurrence.)

- Are all your doors and windows operable? Y or N YES
If No, give examples and locations where they are not operable:
- Have vertical transportation systems been inspected (elevators, chairlifts)? Y or N. Can you make available Inspection Reports? Y or N. N/A

Description:

- Have you had any problems with your fire alarm or security systems? Y or N YES
How are they monitored?

Description:

- 1) Security system in buildings 538A and C had magnetic door locks, egress buttons at doors, and motion sensors in hallway and classrooms, with keypads to energize/turn off system at entrance doorways. Only 3 doors in 538C still work off magnetic lock system – no longer use motion sensor or keypads since base Security Police quit monitoring system, due to staff and budget reductions. **Now only 3 doorways in building 538C - Gym and rear pre-school entrances still work using card access magnetic locks.**
 - 2) When new building 538B was built, maintenance staff installed wires and conduits at all exterior doorways for future magnetic door locks, keypads and push buttons. System has yet to be funded or installed.
 - 3) Software control system for magnetic door locks, access control card programming is down – on same CPU terminal that HVAC system was on that crashed, and has yet to be reinstalled and reconfigured. Cannot make changes to magnetic locks on doors or reprogram new/existing access cards.
- On the outside of your building, are you aware of any dangerous or maintenance problem areas around the building whether due to traffic, storm water, tripping hazards, etc? Y or N YES

Description:

- 1) Wood play structure in pre-school playground area is past life expectancy, and wood in deterioration and has to be inspected frequently and requires sanding or removal of wood that could splinter.
 - 2) Foam pads on adjacent pre-school playground that are on concrete slab are curling up on corners and could be trip hazard with continued deterioration. Playground equipment with rubber pads installed in 1993.
- Are you aware or do you suspect the presence of mold in your building? Y or N NO
 - Has an indoor air quality study been done on this facility and do you have a test report? Y or N. NO
If yes, please provide.

Description:

- Have you had continual problems with the following plumbing items: NO

Please give examples and locations where "Y"

- | | | |
|----------------------|---|-----------|
| 1) Sewer Lines | ✗ | NO |
| 2) Bathroom Fixtures | ✗ | NO |
| 3) Water Pipes | ✗ | NO |
| 4) Kitchen Equipment | ✗ | NO |
| 5) Grease Traps | ✗ | NO |
| 6) Gas Piping | ✗ | NO |

Descriptions:

- Do you get many complaints of "too hot", "too cold" and "stuffy" and if so, what part of the building? Y or N **YES**

Description:

1) Condition occurs in buildings 538A and 538C where older single water piping system is used, causing delay in changeover and no control over air temperature, as there are no wall thermostats in these buildings. Also some rooms in 538A face south and get sun all day, rooms across the hall face north and have no direct sunlight, causing extreme temperature differences.

- Have recurring mechanical equipment problems been experienced? Y or N **YES**
- Has a piece of equipment recently failed or been replaced? Y or N **YES**

Descriptions:

1) Having trouble with VAV controllers in several 538B classrooms, and HVAC control program on CPU is down and needs to be reinstalled and configured. VAV controllers need to be inspected and replaced or repaired.

2) Had trouble with air noise in classrooms in 538B, and lost furnace in 538A. Recent contracts reworked ducts and insulated same and mechanical room walls in 538B eliminating noise in classrooms, and a new furnace was installed in 538A (Spring 2002).

- Have you experienced continual or maintenance related problems with breakers, fuses, or overloaded circuits? Y or N **NO**

Examples:

- Do you have any utility metering information that you can provide us? Y or N **NO**
- Do you have adequate lighting and power for your classrooms, labs and library? Y or N **NO**
- Examples

1) Survey and project design completed on 538A and 538C to upgrade electrical service in classrooms for CPU systems and server room areas. No funding available to complete.