

**DDESS Facility Assessment
Robins Elementary
Robins Air Force Base, GA**

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 HVAC

#2 Restrooms

- Please list approximate age of building and building additions.

The main building was opened in August 1963.

The Gym Annex was opened in December 1995.

Two Portable Buildings were put in place August 1990 and the other two in August 1993.

The Maintenance Building was completed in October 1989.

- 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 No

Description:

- 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? No

Description:

The main building suffers from typical flat roof problems. In heavy or blowing rain numerous leaks appear.

All the portable buildings have problems with the roofs leaking – some worse than others and not all the time

- Are all your doors and windows operable? Y or N Yes/Main Building No/Portables (building 995)

If No, give examples and locations where they are not operable:

The outside door on building 995 is operable, it's just difficult to close it. I believe it has to do with the hinges being sprung.

- 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
How are they monitored?

Description:

We have no problem with the fire alarm system. The only issue there is that it doesn't go out to the portable buildings. The base fire department and civil engineers monitor the fire alarm system.

There is an installed security alarm system, but it is not active. The system never worked properly, even though the alarm shop worked on it regularly. It was a mutual decision by school administration and security forces that the system be turned off. The system was supposed to be upgraded by the alarm shop and see if that would help. But the alarm shop personnel changed and the upgrade never happened. When the system was turned it was monitored by the Base Alarm Shop.

- 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:

There is a sidewalk coming from the main building next to the Media Center where water stands when it rains. It is a low area.

- Are you aware or do you suspect the presence of mold in your building? Y or N Yes and No. The building is very humid in the spring and summer and the staff complain of mold and mildew. A lot of that has to do with the HVAC system, ERU's and the lack of controls.
- Has an indoor air quality study been done on this facility and do you have a test report? Y or N. If yes, please provide. Yes

Description:

See attached

- Have you had continual problems with the following plumbing items:
Please give examples and locations where "Y"

- | | | |
|----------------------|---|---|
| 1) Sewer Lines | Y | N No |
| 2) Bathroom Fixtures | Y | N Yes/need replacing - old and constantly leaking |
| 3) Water Pipes | Y | N Yes/Kitchen area -clipper room-pipes in wall |
| 4) Kitchen Equipment | Y | N Yes/Dishwasher -needs replacing |

- 5) Grease Traps Y N Yes/on occasion – we contract to have it cleaned out but sometimes have problems with overflow
- 6) Gas Piping Y N 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:

Everywhere-presently we have an unfunded requirement in to recommission the controls, ERU’s and other areas. See attached.

The classrooms in the gym building seem very humid during warm weather - and they have a completely different system than the main building.

The portable buildings have Heat Pumps and as long as they are working properly – it is okay.

- Have recurring mechanical equipment problems been experienced? Y. or N Has a piece of equipment recently failed or been replaced? Y or N Yes to both questions

Descriptions:

We have had recurring problems with the ERU units as stated previously.

The circulating pump on the chiller was replaced several months ago. It seems like that is replaced every year or so.

- Have you experienced continual or maintenance related problems with breakers, fuses, or overloaded circuits? Y or N No, we had an electrical upgrade done in 94/95 in the main bulding.

Examples:

- Do you have any utility metering information that you can provide us? Y or N
We have copies of the invoices that we receive from the base and on there it shows consumption.

- Do you have adequate lighting and power for your classrooms, labs and library? Y or N
We could use more power and outlets in the portable buildings.