

Attachment 1 to Maintenance Plan

List of Deferred Maintenance

Note: The Concessioner must complete all DM in 2014 and 2015.

FMSS Asset Code	Work Order Title	Deficiency Long Description
66836	Repair Epoxy	Repair the epoxy that comes up the walls (4") in the shower areas. It has come away from the wall and is holding water. Repair 20 SF of the 4 inch strip at the shower wall base.
66838	Repair Epoxy	Repair the epoxy that comes up the walls (4") in the Men's restroom shower areas. It has come away from the wall and is holding water. Repair 10 SF of the 4 inch strip at the shower wall base.
70997	Reinstall Toilet Flush Control	Reinstall the toilet flush control. The toilet flush control is on the wrong side of the toilet in the Women's Restroom. This should be changed.
226603	Replace A/C Pipe Insulation	Replace insulation for refrigerant piping running from exterior unit into wall. Insulation is deteriorated and pulled back, leaving the entire length of piping exposed.
70996	Replace Door Hardware	Replace the door hardware on the entrance door. The hardware is defective.
70996	Replace Awning Post Supports	Replace the post supports attached to the building that to the awning posts. The supports are broken and the posts are held in place with wire.
70996	Replace Wood - Personnel	Replace wood siding. The siding is splitting and is delaminated in several places.
79271	Repair Pipe Insulation	Repair piping insulation and replace valve handles. Hot water pipe insulation is deteriorated and torn immediately exiting lower rightmost panel. Two valve handles in same location are severely rusted.
66838	Replace Pipe Insulation	Replace pipe insulation between solar panels. Insulation in piping connecting panels in middle is deteriorated and pipe is exposed.
66835	Adjust Door Pressure	Adjust the pressure required to open the Men's restroom doors. Entry door pressure required 10 lbs. force to open. Adjust to maximum 5 lbs. force. Fiberglass doors (3'x7'-2") located at the men's restroom entrance.
66835	Adjust Door Pressure	Adjust the pressure required to open the Women's restroom doors. Entry door pressure required 10 lbs. force to open. Adjust to maximum 5 lbs. force. Fiberglass doors (3'x7'-2") located at the women's restroom entrance.
79271	Adjust Door Pressure	Adjust the entrance door to the Men's restroom. The door pressure for the restroom door was 12-15 lbs. force. The doors should be adjusted to maximum 5 lbs. force. Fiberglass door (3'x6'-8") located at the entrance to the Men's room.
79271	Adjust Door Swing	Adjust the Men's restroom entrance door swing. Men's entry door scrapes on concrete when opening. Adjust or modify door to swing freely.
79271	Adjust Door Pressure	Adjust the entrance door to the Women's restroom. The door pressure for the restroom door was 12-15 lbs. force. The doors should be adjusted to maximum 5 lbs. force. Fiberglass door (3'x6'-8") located at the entrance to the women's room.
66836	Adjust Door Pressure	Adjust the Women's restroom entrance door opening pressure. Entry door pressure required 18 lbs. force to open. Adjust to maximum 5 lbs. force. Fiberglass door (3'x6'-8") located at the entrance to the women's room.
66836	Install ADA Signage	Provide the international symbol of accessibility adjacent to the entry door per Section F216.2 for the Women's restroom.
66836	Adjust Door Pressure	Adjust the Men's restroom entrance door opening pressure. Entry door pressure required 18 lbs. force to open. Adjust to maximum 5 lbs. force.

		Fiberglass door (3'x6'-8") located at the entrance to the men's room.
66836	Install ADA Signage	Provide the international symbol of accessibility adjacent to the entry door per Section F216.2 for Men's restroom.
66838	Adjust Door Pressure	Adjust the entrance door to the Women's restroom. The door pressure for the restroom door was 17 lbs. force. The doors should be adjusted to maximum 5 lbs. force. Fiberglass door (3'x6'-8") located at the entrance to the women's room.
66838	Install ADA Signage	Provide the international symbol of accessibility adjacent to the entry door per Section F216.2 for the Women's restroom.
66838	Adjust Door Pressure	Adjust the entrance door to the Men's restroom. The door pressure for the restroom door was 17 lbs. force. The doors should be adjusted to maximum 5 lbs. force. Fiberglass door (3'x6'-8") located at the entrance to the Men's room.
66838	Install ADA Signage	Provide the international symbol of accessibility adjacent to the entry door per Section F216.2 for Men's restroom.
66852	Adjust Door Pressure	Adjust the entrance door to the Women's restroom. The door pressure for the restroom door was 12-15 lbs. force. The doors should be adjusted to maximum 5 lbs. force. Fiberglass door (3'x6'-8") located at the entrance to the women's room.
66852	Install ADA Signage	Provide the international symbol of accessibility adjacent to the entry door per Section F216.2 for the Women's restroom.
66852	Adjust Door Pressure	Adjust the entrance door to the Men's restroom. The door pressure for the restroom door was 12-15 lbs. force. The doors should be adjusted to maximum 5 lbs. force. Fiberglass door (3'x6'-8") located at the entrance to the Men's room.
66852	Install ADA Signage	Provide the international symbol of accessibility adjacent to the entry door per Section F216.2 for Men's restroom.
66854	Adjust Door Pressure	Adjust the entrance door to the Men's restroom. The door pressure for the restroom door was 17 lbs. force. The doors should be adjusted to maximum 5 lbs. force. Fiberglass door (3'x6'-8") located at the entrance to the Men's room.
66854	Install ADA Signage	Provide the international symbol of accessibility adjacent to the entry door per Section F216.2 for Men's restroom.
66854	Adjust Door Pressure	Adjust the entrance door to the Women's restroom. The door pressure for the restroom door was 17 lbs. force. The doors should be adjusted to maximum 5 lbs. force. Fiberglass door (3'x6'-8") located at the entrance to the women's room.
66854	Install ADA Signage	Provide the international symbol of accessibility adjacent to the entry door per Section F216.2 for the Women's restroom.
67209	Relocate Thermostat	Relocate the thermostat. Thermostat control is at 74" AFF near the office area for controlling the A/C system. Control devices should be a maximum 48" AFF for accessibility.
67257	Replace Asphalt - Built-Up w/Aggregate	Replace existing remaining membrane with fully adhered 60 mil EPDM including all flashing at openings and perimeters. Replace perimeter metal fascia edge.
66836	Replace Shingle	Replace missing shingle on the entrance side of the building near the ridge.
66836	Replace Skylight Dome	Replace the broken double dome plastic skylight on the right side of the building.
66876	Replace Window Glass	Replace the broken window glass in the center window on the front side of the building.
66876	Replace Wood - Personnel	Replace the screen in the screen door. The screen is loose from the door and does not function as intended. Install a door closer in order to keep door closed.
66876	Replace Screen Door	Replace the screen door with an ADA compliant door. Screen door with closer does not comply for proper grip, pressure to open, delay to close,

		door bottom surface, etc. as normally needed for compliant door and hardware operation. A code compliant door assembly should be provided.
67257	Replace Wood/ Metal Door	Replace wood door and the metal frame at the entrance to the building. The door is missing and the frame is not in working condition.
66876	Replace Asphalt - Roll w/Aggregate	Remove remaining asphalt roll roofing and replace with approved roofing for minimum pitch condition. Replace dented and rusted perimeter metal drip edge fascia - 60 LF. Remove overhanging bush on rear and side.
67257	Paint Concrete Block - Exterior Wall	Paint CMU exterior wall (234 SF). The paint is peeling and faded.
67261	Replace Roof	Replace existing built up roof. Existing built up roof has exceeded it's projected life and is in a state of failing. Recommend replacing with fully adhered 60 mil EPDM.
71000	Repair Standing Seam Roof	Sand and paint edge of standing seam roof at the eave around perimeter. The edge of roof is rusting.
70997	Repair Standing Seam Roof	Sand and paint edge of standing seam roof at the eave around perimeter including the ridge cap closure plate on two locations. The edge of roof is rusting and the ridge cap trims are peeling.
70997	Remount ADA Signage	Remount the ADA signage at the restroom entrances. Exterior signage, equipped with proper tactile characters, identifying the Men's and Women's restrooms are mounted at 43 1/2" AFF. The signage is generally required to be 48" AFF minimum up to 60" AFF for the tactile characters.
70997	Adjust Door Pressure	Adjust the door pressure at the entrance to each restroom. The door pressure was measured at 8 lbs. force. The maximum allowable force is 5 lbs. force. Adjust the closer to meet the guideline.
70997	Adjust Door Swing	Adjust the Women's restroom entrance door swing. The women's door scrapes on the tile inside the bathroom and impedes swing. The door should be modified to eliminate the scraping.
226603	Relocate Security Alarm Keypad	Relocate the security alarm keypad. The alarm keypad is located at 51 1/2" AFF. It should be lowered to 48" AFF for highest operable button/switch.
81276	Replace Concrete Pad	Replace the concrete pad. It is broken and cracked from tree roots and need to be removed and replaced.
67149	Replace Wood - Plywood - Exterior Wall Finish/Covering	Replace the T1-11 plywood siding on the exterior of the buildings. The siding is delaminating, has raised grain, and has reached the end of its useful life.
67149	Replace Windows	Replace seven exterior jalousie broken windows. The windows no longer close tight or have broken glass panes.
67149	Replace Wood/ Metal Door	Replace all the wood doors. Most of the doors and door frames are rotten on the bottom, have damaged hardware, or have been damaged in another way. Although the cost is higher, due to the climate of the Park, it is recommended that fiberglass doors be installed (cost estimate does not reflect installing a fiberglass door).
67149	Replace A/C Unit Covers	Replace covers for AC units or entire units. Two units in Building 1 do not have covers, including in the kitchen, and cover for unit in room 11 is not fully attached. Some units appear to be newer than others, but remaining units are nearing the end of their service life. Exterior housing for units has extensive rust.
81276	Repair PVC Conduit	Repair the PVC conduit connections to the cable box. It is broken, replace.
81276	Repair PVC Conduit	Repair the PVC conduit connections to the cable box. It is broken, replace.
67223	Replace Wood - Plywood - Exterior Wall Finish/Covering	Replace the plywood siding on the exterior of the building. The siding is deteriorated and past its useful life.
86693	Remount ADA Parking Signs	Remount the ADA parking space signs. The ADA parking signs should be a minimum 60" AFF from bottom of the sign.
67150	Replace Wood - Plywood - Exterior Wall Finish/Covering	Replace the T1-11 plywood siding on the exterior of the buildings. The siding is delaminating, has raised grain, and has reached the end of its useful life.

67150	Replace Metal - Jalousie	Replace seven exterior jalousie broken windows. The windows not longer close tight or have broken glass panes.
67150	Replace Wood - Personnel	Replace all the wood doors. Most of the doors and door frames are rotten on the bottom, have damaged hardware, or have been damaged in another way. Although the cost is higher, due to the climate of the Park, it is recommended that fiberglass doors be installed (cost estimate does not reflect installing a fiberglass door).
67150	Replace Air Conditioner - Thru Wall	Replace AC units. There is no unit in the through wall housing in room 18. Unit in Building 4 has no cover, and corroded tubes. Unit in room 15 has duct tape at tope of cover. All units appear to be at or nearing the end of their service life. Exterior housing for units has extensive rust.
86661	Designate ADA Parking Space	Designate an ADA parking space in front of the maintenance building (includes line striping and ADA signage). An ADA accessible parking space should be identified for this storage building. There is ample space to designate such a space in front of the main entry doors to the building. Signage should be provided identifying the space.
67150	Replace Fire Alarm System	Replace fire alarm system, for 13,600 SF, located in kitchen. Four zone system, covers both 67150 (7200 SF) and 67149 (5400 SF). The system does not appear to be working.
67209	Install Kick Plate	Install kick plates at the bottom of the entry door. The glass entry door has an 8" metal bottom. ADA requires a minimum 10" smooth bottom door section.
66836	Paint Masonry - Clay Block w/ Paint/Coating	Prepare and paint the concrete block shower stalls in the Men's and Women's shower stalls. There is significant mold growth on the walls probably due to poor air circulation in those areas.
66836	Replace Shower Handle	Replace shower handle. Hot water handle on left most shower stall in men's room is broken. Handle turns continually and water trickles.
66836	Install Handheld Showerhead	Install a handheld showerhead in the Men's and Women's restroom ADA showers. A handheld showerhead device should be provided in the ADA shower and installed according to guidelines. There was no hand held shower and the controls for the fixed shower head at 67" AFF uses cross handles.
66836	Replace Shower Faucet Handles	Replace the ADA shower faucet handles in both restrooms. The cross handle controls should be provided with lever handles.
66836	Relocate Coat/Towel Hooks	Relocate the coat/towel hooks in the Men's and Women's showers. Lower hooks to 48" AFF. Currently, at 68" AFF.
66836	Replace Sink Handle	Replace left handle on utility sink. Handle is missing.
66836	Replace Faucet Handle	Replace broken handle at utility sink outside bathrooms (hot water). Metal utility sink, single compartment, mounted on exterior wall, in between restroom doors.
103980	Paint Pavement Striping	Paint markings for parking and directional arrows. Existing striping is almost nonexistent.
66836	Replace Toilet	Replace toilet is Women's restroom. The toilet is 19 1/2" AFF. Toilet height can be 17-19" AFF.
66876	Replace Panelboard - 100-200 AMP	Replace and relabel electrical panelboard. Panelboard is rusted, including switches, and has handwritten labels, which could be made more clear.
77877	Remount ADA Parking Signs	Remount the ADA parking space signs. The ADA parking signs should be a minimum 60" AFF from bottom of the sign.
77877	Remount ADA Parking Signs	Remount the ADA parking space signs. The ADA parking signs should be a minimum 60" AFF from bottom of the sign.
66833	Repaint Parking Striping and ADA Signage	Repaint the parking striping and ADA signage. The paint has faded and requires repainting.
66835	Install Interior Pulls	Install interior pulls on the Men's and Women's restroom toilet unit doors for ADA compliance.
66835	Relocate Toilet Paper Dispenser	Relocate the toilet paper covers in the Men's and Women's restroom toilet units. Lower toilet paper cover dispenser from 54" AFF to maximum 48" AFF.
66835	Relocate Coat Hooks	Relocate the coat hooks in the Men's and Women's restroom toilet units. Lower hooks to 48" AFF. Currently, at 67" AFF.
66835	Relocate Grab Bars	Relocate the grab bars in the toilet units in the Men's and Women's

		restrooms. In the Women's restroom: Grab bar abuts to toilet paper holder. A minimum 1 ½" clearance should be maintained between dispenser and grab bar to ensure grab bar use is not impaired; Grab bar is 36" on sidewall. Grab bar should be 42" long; The back grab bar is 16" from sidewall. Relocate bar to maximum 12" off wall. In the Men's restroom: Grab bar is 36" on sidewall. Grab bar should be 42" long; The back grab bar is 18" from sidewall. Relocate bar to maximum 12" off wall.
66835	Replace Faucet Handles	Replace the faucet handles on the exterior service sink. The Utility Sink should have levered faucet handles. Replace the ball handles with levered handles. Exterior fiberglass sink, double compartment, mounted on wall, north side of building.
66835	Install Drain Pipe Covering	Install drain covers for the sink drains. The plumbing drain lines should be covered with insulation to avoid burn injury. Ceramic, countertop-mounted bathroom sink. Two in men's bathroom and two in women's bathroom.
66835	Relocate Mirrors	Relocate the mirrors above the sinks in the Men's and Women's restrooms. The existing mirrors should be lowered to maximum 40" AFF from the bottom of the mirror. Currently, it is 50" AFF.
66835	Reinstall Shower Curb	Install new shower threshold. Threshold at shower is 1" rolled curb in the Women's restroom. Threshold should be replaced with a maximum ½" threshold.
66835	Replace Shower Faucet Handles	Replace the ADA shower faucet handles in both restrooms. The cross handle controls should be provided with lever handles.
66835	Install Handheld Showerhead	Install a handheld showerhead, one each in the Men's and Women's showers. A handheld showerhead device should be provided in the ADA shower and installed according to guidelines. There was no hand held shower and the controls for the fixed shower head at 67" AFF uses cross handles.
66835	Relocate Coat/Towel Hooks	Relocate the coat/towel hooks in the Men's and Women's showers. Lower hooks to 48" AFF. Currently, at 67" AFF.
66836	Repair Soffit	Replace two broken vinyl soffit vent/panels located at corner and mid-point. Clean soffit of accumulated bugs.
66836	Remove Shelf	Remove the shelf inside the ADA toilet stalls in the Men's and Women's restrooms. The shelf impedes required clearances inside stall.
66836	Adjust Toilet Unit Door	Adjust the Men's restroom ADA toilet stall door. The ADA stall in Men's Restroom does not close completely. Adjust the door to close.
66836	Install Interior Pulls	Install interior pull on the interior side of the Men's restroom ADA toilet stall for compliance.
66836	Install/Relocate Coat Hooks	Install a coat hook at 48" AFF in the Men's restroom Ada toilet stall. Relocate the coat hook in the Women's restroom ADA toilet stall to 48" AFF.
66836	Relocate Grab Bars	Relocate the side grab bars in the Men's and Women's restroom ADA toilet stalls. Grab bar is 36" on sidewall. Grab bar should be 42" long.
66836	Relocate Restroom Accessories	Relocate restroom accessories in the Men's and Women's restrooms. The existing mirror, soap dish, and hand dryer need to be lowered. Mirror should be at 40" AFF at bottom of mirror. All other accessories should be mounted maximum 48" AFF. Mirror is currently 55" AFF, Soap dispenser at 56" AFF, hand dryer 50" AFF.
66836	Install Drain Pipe Protection	Install drain pipe protection on the Men's and Women's restroom sinks. The plumbing drain lines should be covered with insulation to avoid burn injury.
66838	Repair Soffit	Replace broken vinyl soffit vent/panel located at mid-point. Clean soffit of accumulated bugs.
66838	Adjust the Toilet Unit Door	Adjust the ADA toilet doors in the restrooms. The toilet stall door self-closer does not close completely
66838	Relocate Toilet Paper and Seat Cover Dispensers	Relocate the toilet paper and seat cover dispensers. The toilet paper dispenser abuts the grab bar in the toilet stall. Relocate the dispenser at least 1 ½" away from grab bar. The seat cover dispenser is located at 57" AFF and should be lowered to 48" AFF maximum.

66838	Install Coat Hook	Install a coat hook in the ADA toilet stalls in both restrooms. A coat hook should be provided in the stall mounted at 48" AFF maximum.
66838	Remove Shelf	Remove the shelf inside the ADA toilet stalls in the Men's and Women's restrooms. The shelf impedes required clearances inside stall.
66838	Install Toilet Unit Door Pulls	Install a pull on the inside of the ADA toilet stall door. The toilet stall should have a graspable handle on inside of ADA stall door.
66838	Replace Grab Bars	Replace the 36" grab bar on the side of the Men's and Women's ADA toilet with a 42" grab bar. The ADA toilet stall grab bar should be 42" minimum on side of the toilet.
66838	Relocate Sink Mirrors	Relocate sink mirrors in the men's and Women's restrooms. Lower mirror to 40" AFF at bottom of mirror. Currently, 41" AFF.
66838	Relocate Hand Dryer	Relocate hand dryers in the Men's and Women's restrooms. Lower soap hand dryer to 48" AFF maximum. Currently 52" AFF.
66838	Relocate Soap Dispenser	Relocate the soap dispensers in the Men's and Women's restrooms. Lower soap dispenser to 48" AFF maximum. Currently 49" AFF.
66838	Install Drain Pipe Protection	Install sink drain pipe protective covering for the four sinks in the Men's and Women's restrooms.
66838	Install Handheld Showerhead	Install a hand held showerhead. The Shower Stall shower head is at 78" AFF. The shower head should be at 48" AFF maximum or an ADA adjustable hand shower with cord should be installed.
66838	Replace Shower Faucet Handles	Replace the ADA shower faucet handles in both restrooms. The cross handle controls should be provided with lever handles.
66838	Relocate Coat/Towel Hooks	Relocate the coat/shower hooks in the ADA shower in both restrooms. The towel hooks in the shower are at 78" AFF. A shower hook at 48" AFF should also be provided.
66852	Repair Soffit	Replace vinyl soffit vent/panel located at corner where panel is too short to stay in the trim. Clean soffit of accumulated bugs.
66852	Install Coat Hook	Install coat hooks in the ADA toilet stalls in both restrooms. A coat hook should be provided in the stall mounted at 48" AFF maximum.
66852	Replace Grab Bars	Replace the side grab bar in the ADA toilets stalls in both restrooms. Grab bar is 36" on sidewall. Grab bar should be 42" long.
66852	Relocate Toilet Paper Dispenser	Relocate the toilet paper dispenser in the ADA toilet stall in the Men's restroom. The toilet paper dispenser abuts the grab bar in the toilet stall. Relocate the dispenser at least 1 1/2" away from grab bar.
66852	Install Toilet Unit Door Pulls	Install a pull on the inside of the ADA toilet stall door. The toilet stall should have a graspable handle on inside of ADA stall door.
66852	Install Drain Pipe Protection	Install drain pipe protection to prevent burns or other injuries. Utility sink, double compartment, located exterior wall between bathroom entrance doors.
66852	Install Drain Pipe Protection	Install sink drain pipe protective covering for the four sinks in the Men's and Women's restrooms.
66852	Relocate Hand Dryer	Relocate hand dryers in Women's restroom. Hand dryer is at 49" AFF. Should be maximum 48" AFF.
66852	Relocate Sink Mirrors	Relocate the sink mirrors in both restrooms. Mirrors are at 41" AFF. Should be at 40" AFF maximum or tilted to lower view line.
66852	Replace Shower head	Replace shower head. Shower head is missing from right shower stall in men's bathroom.
66852	Replace Shower Faucet Handles	Replace the shower faucet handles in the ADA showers in both restrooms. The cross handle controls should be provided with lever handles.
66852	Install Handheld Showerhead	Install handheld showerheads in the ADA showers of both restrooms. The Shower Stall shower head is at 68" AFF. The shower head should be at 48" AFF maximum or an ADA adjustable hand shower with cord should be installed.
66852	Relocate Coat/Towel Hooks	Relocate the coat/towel hooks in the ADA showers in both the restrooms. The towel hooks in the shower are at 65" AFF. A shower hook at 48" AFF should also be provided.
66854	Install Coat Hook	Install coat hooks in the ADA toilet stalls in both restrooms. A coat hook should be provided in the stall mounted at 48" AFF maximum.
66854	Relocate Seat Cover	Relocate the toilet seat cover located in the ADA toilet stall in the Men's

	Dispenser	restroom. o The toilet seat dispenser is at 57" AFF. Lower to 48" AFF maximum.
66854	Install Toilet Unit Door Pulls	Install a pull on the inside of the ADA toilet stall door. The toilet stall should have a graspable handle on inside of ADA stall door.
66854	Replace Grab Bars	Replace the 36" grab bar on the side of the Men's and Women's ADA toilet with a 42" grab bar. The ADA toilet stall grab bar should be 42" minimum on side of the toilet.
66854	Install Drain Pipe Protection	Install drain pipe protection to prevent burns or other injuries. Utility sink, double compartment, located exterior wall between bathroom entrance doors.
66854	Install Drain Pipe Protection	Install sink drain pipe protective covering for the four sinks in the Men's and Women's restrooms.
66854	Replace Sink Faucet Handles	Replace the handles on the sink faucets in the Men's restroom with lever hardware. Currently, cross handles that require twisting.
66854	Relocate Sink Mirrors	Relocate the sink mirrors in both restrooms. Mirrors are at 53" AFF. Should be at 40" AFF maximum.
66854	Replace Sink Faucet Handles	Replace the sink faucet handles for at least one sink in each restrooms. The cross handle controls should be provided with lever handles.
66854	Install Handheld Showerhead	Install handheld showerheads in the ADA showers of both restrooms. The Shower Stall shower head is at 68" AFF. The shower head should be at 48" AFF maximum or an ADA adjustable hand shower with cord should be installed.
66854	Relocate Coat/Towel Hooks	Relocate the coat/towel hooks in the ADA showers in both the restrooms. The towel hooks in the shower are at 65" AFF. A shower hook at 48" AFF should also be provided.
66876	Replace Fascia	Replace rotten 1"x8"x17' wood fascia on front of building and paint.
66876	Paint Concrete Floor	Prepare and paint the concrete floor. The paint is severely worn and peeling in some areas.
67149	Repair Concrete Sidewalks	Repair the concrete sidewalks by filling cracks with epoxy or another material to prevent further cracking of the sidewalk.
67149	Repair Concrete	Repair spots of spalding concrete and cracking at the midpoint of each building near the exterior wall and where the walkway connects between buildings. Clean area of spalding and apply epoxy to fill the cracks and damaged areas.
67149	Repair Concrete Columns	Repair concrete columns by cleaning out the cracked areas and filling with epoxy or some other material to resist further deterioration of the columns. Approximately 10% of the SF of the columns has cracking.
67149	Repair Plastic Screen	Repair approximately 400 SF of plastic screen located on the first floor of the four buildings. The screen has holes, rips, and has come loose from the frame.
67149	Replace Wood - Paneling - Exterior Wall	Replace the T1-11 siding. The siding and trim have a raised grain and are delaminated.
67149	Repair Screen Doors	Repair approximately 12 SF of screen on the screen doors. The screen has holes and has come away from the framing. Adjust all four screen doors in order to open properly. The doors are out of alignment all are hard to open.
67149	Replace Soffit Screen	Replace continuous screen, 4" wide from the soffits. Screen has reached it's projected life and is failing.
67149	Paint Wood - Personnel w/ Paint/Coating	Prepare and paint the wood personnel doors in Building 1. The paint finish is faded, scratched, and has not been painted as part of regular maintenance.
67149	Paint Wood - Bifold	Prepare and paint the wood louver closet doors in Building 1. The paint finish is faded, scratched, and has not been painted as part of regular maintenance.
67149	Paint Wood - Personnel w/ Paint/Coating	Prepare and paint the wood personnel doors in Building 2. The paint finish is faded, scratched, and has not been painted as part of regular maintenance.
67149	Paint Wood - Bifold	Prepare and paint the wood louver closet doors in Building 2. The paint finish is faded, scratched, and has not been painted as part of regular maintenance.

67149	Paint Wood - Personnel w/ Paint/Coating	Prepare and paint the wood personnel doors in Building 3. The paint finish is faded, scratched, and has not been painted as part of regular maintenance.
67149	Paint Wood - Bifold	Prepare and paint the wood louver closet doors in Building 3. The paint finish is faded, scratched, and has not been painted as part of regular maintenance.
67149	Paint Drywall	Prepare and paint the drywall wall finish. Repair holes in drywall walls up to 5% in Building 1.
67149	Paint Drywall	Prepare and paint the drywall wall finish. Repair holes in drywall walls up to 5% in Building 2.
67149	Paint Drywall	Prepare and paint the drywall wall finish. Repair drywall walls up to 5% in Building 3.
67149	Replace Sheet Vinyl	Replace sheet vinyl throughout Building 1. The sheet vinyl is stained, peeling at the seams, scratched, and generally past its useful life.
67149	Replace Sheet Vinyl	Replace sheet vinyl throughout Building 2. The sheet vinyl is stained, peeling at the seams, scratched, and generally past its useful life.
67149	Replace Sheet Vinyl	Replace sheet vinyl throughout Building 3. The sheet vinyl is stained, peeling at the seams, scratched, and generally past its useful life.
67149	Paint Drywall	Prepare and paint the drywall ceiling finish. Repair drywall ceiling up to 5% in Building 1.
67149	Paint Drywall	Prepare and paint the drywall ceiling finish. Repair drywall ceiling up to 5% in Building 2.
67149	Paint Drywall	Prepare and paint the drywall ceiling finish. Repair drywall ceiling up to 5% in Building 3.
67149	Replace Exhaust Fan	Replace bathroom exhaust fan. Fan is missing from housing in Building 1 shared bathroom.
67149	Replace Panelboard - 100-200 AMP	Replace and relabel electrical panelboard. Panelboard is severely rusted and label is moldy and degraded to point of being nearly unreadable.
67149	Replace Electrical Outlet Covers	Replace electrical outlet cover. Cover is missing for outlet in room 1.
67149	Replace Lighting Cover	Replace cover for light fixture. Cover is missing on fixture, Building 3. Cover is needed to protect CFL bulb.
67149	Replace Incandescent Lighting Fixtures	Replace light fixture. Fluorescent light fixture is severely rusted.
67149	Replace Incandescent Lighting Fixtures	Replace lamppost light fixture. Post exterior is 100% rusted and fixture on top of post is missing, including bulb and cover.
67150	Repair Concrete - Non-Elevated - Walkway	Repair the concrete sidewalks by filling cracks with epoxy or another material to prevent further cracking of the sidewalk.
67150	Repair Concrete - Elevated - Walkway	Repair spots of spalling concrete and cracking at the midpoint of each building near the exterior wall and where the walkway connects between buildings. Clean area of spalling and apply epoxy to fill the cracks and damaged areas.
67150	Repair Concrete - Exterior Wall	Repair concrete columns by cleaning out the cracked areas and filling with epoxy or some other material to resist further deterioration of the columns. Approximately 10% of the SF of the columns has cracking.
67150	Replace Wood - Paneling - Exterior Wall	Replace the T1-11 siding. The siding and trim have a raised grain and are delaminated.
67150	Repair Screen - Plastic	Repair approximately 400 SF of plastic screen located on the first floor of the four buildings. The screen has holes, rips, and has come loose from the frame.
67150	Repair Screen Door	Repair approximately 12 SF of screen on the screen doors. The screen has holes and has come away from the framing. Adjust all four screen doors in order to open properly. The doors are out of alignment all are hard to open.
67150	Replace Soffit Screen	Replace continuous screen, 4" wide from the soffits. Screen has reached it's projected life and is failing.
67150	Paint Wood Door	Prepare and paint the wood personnel doors in Building 4. Repair broken door jambs.
67150	Paint Wood - Bifold	Prepare and paint the wood louver closet doors in Building 4. The paint finish is faded, scratched, and has not been painted as part of regular

		maintenance. Install closet doors where the doors have been removed.
67150	Paint Wood Door	Prepare and paint the wood personnel doors in Building 5. Repair broken door jambs at the bathroom in Unit 17.
67150	Install Wood - Bifold	Install wood bifold closet doors in Unit 17. The doors are missing.
67150	Repair Wood - Bifold	Repair wood bifold closet doors in Unit 16.
67150	Paint Wood - Bifold	Prepare and paint the wood louver closet doors in Building 5. The paint finish is faded, scratched, and has not been painted as part of regular maintenance. Install wood bifold closet doors in Unit 17. Repair wood bifold closet doors in Unit 16.
67150	Install Wood - Personnel w/ Paint/Coating	Install missing bathroom door in Unit 23.
67150	Paint Wood Door	Prepare and paint the wood personnel doors in Building 6. Install missing bathroom door in Unit 23.
67150	Paint Wood - Bifold	Prepare and paint the wood louver closet doors in Building 6. The paint finish is faded, scratched, and has not been painted as part of regular maintenance. Install closet doors where the doors have been removed.
67150	Paint Wood Door	Prepare and paint the wood personnel doors in Building 7. Repair broken door jambs.
67150	Paint Wood - Bifold	Prepare and paint the wood louver closet doors in Building 7. The paint finish is faded, scratched, and has not been painted as part of regular maintenance. Install closet doors where the doors have been removed.
67150	Repair Drywall	Repair holes in drywall walls up to 5% in Building 4.
67150	Paint Drywall	Prepare and paint the drywall wall finish. Repair holes in drywall walls up to 5% in Building 4.
67150	Repair Drywall	Repair holes in drywall walls up to 5% in Building 5.
67150	Paint Drywall	Prepare and paint the drywall wall finish. Repair holes in drywall walls up to 5% in Building 5.
67150	Repair Drywall	Repair holes in drywall walls up to 5% in Building 6.
67150	Paint Drywall	Prepare and paint the drywall wall finish. Repair holes in drywall walls up to 5% in Building 6.
67150	Repair Drywall	Repair holes in drywall walls up to 5% in Building 7.
67150	Paint Drywall	Prepare and paint the drywall wall finish. Repair holes in drywall walls up to 5% in Building 7.
67150	Replace Sheet Vinyl	Replace sheet vinyl throughout Building 4. The sheet vinyl is stained, peeling at the seams, scratched, and generally past its useful life.
67150	Replace Sheet Vinyl	Replace sheet vinyl throughout Building 5. The sheet vinyl is stained, peeling at the seams, scratched, and generally past its useful life.
67150	Replace Sheet Vinyl	Replace sheet vinyl throughout Building 6. The sheet vinyl is stained, peeling at the seams, scratched, and generally past its useful life.
67150	Replace Sheet Vinyl	Replace sheet vinyl throughout Building 7. The sheet vinyl is stained, peeling at the seams, scratched, and generally past its useful life.
67150	Repair Drywall	Repair holes in drywall ceiling up to 5% in Building 4.
67150	Paint Drywall	Prepare and paint the drywall ceiling finish. Repair holes in drywall ceiling up to 5% in Building 4.
67150	Repair Drywall	Repair holes in drywall ceiling up to 5% in Building 5.
67150	Paint Drywall	Prepare and paint the drywall ceiling finish. Repair holes in drywall ceiling up to 5% in Building 5.
67150	Repair Drywall	Repair holes in drywall ceiling up to 5% in Building 6.
67150	Paint Drywall	Prepare and paint the drywall ceiling finish. Repair holes in drywall ceiling up to 5% in Building 6.
67150	Repair Drywall	Repair holes in drywall ceiling up to 5% in Building 7.
67150	Paint Drywall	Prepare and paint the drywall ceiling finish. Repair holes in drywall ceiling up to 5% in Building 7.
67150	Remount Exhaust Fan	Remount exhaust fan. Fan in Room 18 is partially disconnected and hanging from the ceiling. Fan in Building 4 bathroom also requires remounting.

67150	Replace Fans - Ceiling	Replace ceiling fan/light fixture. Units have rust, deformed blades, missing light covers and are at the end of their service life.
67150	Replace Fans - Ceiling	Replace ceiling fan/light fixture. Blades are deformed; unit has rust and is at the end of its service life.
67150	Replace Panelboard	Replace and relabel electrical panel. Panel is severely rusted, and has no clear labeling of specifications or switch listings.
67150	Replace Panelboard	Replace and relabel electrical panelboards. Boxes are severely rusted, and also require labels for panel specifications, and better switch listings.
67150	Replace Electrical Distribution	Replace electrical outlet covers. There is exposed wiring in the ground level laundry area of Building 4. One is a missing light switch cover and the other appears to be a missing light fixture. There is also exposed wiring from conduit in the northeast corner of the laundry area. Electrical outlet covers in Room 18 and 22 are cracked.
67150	Remount Fluorescent - Exterior, COMPACT 1-LAMP - Lighting	Remount light fixtures. One fixture on Building 4 is rotated out of plumb; one is missing a cover and bulb. One fixture on Building 7 is detached from its wall mount and hanging by electrical wires.
67150	Replace Incandescent - Interior - Lighting Fixtures	Replace light fixture. Cover is missing on light fixture in one semi-private room of Building 4. Bulb is hanging down. Cover is needed to protect bulb. Metal fixture is also rusted.
67150	Replace Incandescent Lighting Fixtures	Replace ceiling fan/light fixture. Units have rust, missing light covers and are at the end of their service life.
67150	Replace Exit - Exterior - Lighting Fixtures	Replace exit lighting fixture. Exposed wiring appears to be where exit sign was once mounted, Building 6.
67209	Install Kick Plate	Install kick plates at the bottom of the entry doors. The glass entry door has an 8" metal bottom. ADA requires a minimum 10" smooth bottom door section.
67209	Replace Metal - Sheet/Corrugated	Replace rusted galvanized corrugated sheet roofing with matching standing seam metal of the main building.
67209	Replace Gutters	Replace rusted and dented gutters to match roof. Replace rusted metal strip behind gutters.
67209	Relocate Coat Hooks	Relocate the toilet unit coat hooks in the Men's restroom. Coat hooks are at 58" AFF. Maximum 48" AFF allowable.
67209	Install Door Pull	Install door pulls on the interior side of the Men's restroom toilet units. No pull hardware on inside of stall door.
67209	Replace Grab Bars	Replace the 36" grab bar on the side of the Men's and Women's ADA toilet with a 42" grab bar. The ADA toilet stall grab bar should be 42" minimum on side of the toilet.
67209	Install ADA Signage	Replace the office signage. All fixed signage (Office) should be ADA compliant, mounted at maximum 60" AFF with tactile identification.
67209	Replace Door Hardware	Replace knob hardware on office door with compliant lever hardware. Door knobs must not require twisting of the wrist to open.
67209	Adjust Door Pressure	Adjust the opening pressure on the cooler door. The refrigerated coolers require 8 lbs. force to slide open the doors. These should be adjusted to require a maximum 5 lbs. force.
67209	Replace Drywall	Replace the shelving in the exterior storage area. The shelving is supported by brackets which are not properly installed and represent a safety hazard.
67209	Replace Wood - Paneling w/ Paint/Coating	Replace drywall as it appears that much of it was torn out in order to replace plumbing piping.
67209	Replace Wood - Paneling w/ Paint/Coating	Replace the wood paneling as it has deteriorated due to moisture and age.
67209	Replace Ceramic Tile	Replace the broken tiles located in both shower rooms. The tiles are either broken or missing along the cove at the bottom of the walls.
67209	Replace Acoustical Ceiling Tiles	Replace Attached acoustical ceiling tiles (12"x12") located throughout the store (1575 SF) every 20 years. The tiles are cupped, stained, and past their useful life.
67209	Replace Acoustical Ceiling Tiles	Replace the acoustical ceiling tiles in the Men's restroom. Many of the tiles are missing, broken, or warped.
67209	Replace Fiberglass Reinforced Plastic	Replace the fiberglass reinforced ceiling covering in the walk-in cooler (255 SF). The Ceiling is leaking and badly stained.

67209	Remount Sink faucet	Remount sink faucet on left sink in men's bathroom. Faucet is loose.
67209	Install Sink Drain Insulation	Install insulation covers on the drain lines form the Men's and Women's restroom sinks. The lavatories do not have plumbing covers on the drain lines.
67209	Relocate Paper Towel Dispenser	Relocate the paper towel dispensers in the Men's and Women's restrooms. The towel dispensers are higher than 48" AFF to operate.
67209	Replace Sink Faucets	Replace with a levered hot and cold water faucet fixture. The lever should also operate with less than 5 lbs force.
67209	Replace Toilet Seats	Replace seats for each toilet. Plastic seat for toilets are worn and degraded. The ceramic toilet itself is in good condition.
67209	Replace Toilets	Replace the toilets in the Men's restroom. The flush control for the toilet is not on the accessible side of the toilet.
67209	Replace Service Disconnect Switch	Replace service disconnect switch. Service disconnect switch for this panel is rusted and broken. The rest of the panel is in fair condition.
67209	Replace Outlet	Replace GFI outlet and cover. Outlet in men's bathroom does not deliver electricity and is also loose.
67223	Install ADA Signage	Install ADA signage to guide guests from the Marina Store to the Boat Rental Office.
67223	Fill Cracks	Clean and fill cracks and gaps in the sidewalk. The sidewalk around the building has weeds growing and gaps in sidewalk > 1/2". Remove weeds and fill-in all gaps > 1/2".
67223	Refinish Steel Anglers	Sand, prime, and paint the four steel anglers. The anglers are severely rusted due to lack of maintenance.
67223	Replace Wood - Personnel	Replace the wood door. The bottom of the door is split and delaminated.
67223	Replace Door Hardware	Replace the entry doorknob hardware with lever hardware. Door located on the Marina Store side of the building.
67261	Repair Roof Deck	Repair the tongue and groove boards. The boards have slightly warped due to water leaks. Clean out warped areas and caulk.
70996	Refinish Fascia	Scrape, caulk, and repaint the fascia located at the bottom of the roof of the Long Pine Entrance Station. Existing wood is peeling in spots and needs caulking at joints.
70996	Refinish Soffit	Scrape, caulk, and repaint the fascia. Existing wood is peeling in spots and needs caulking at joints.
70996	Replace Fluorescent fixture	Replace the light fixture on west side of building. Plastic cover on the sensor unit is cracked.
70996	Replace Wired Smoke Detector	Replace smoke detector. Seating for smoke detector is mounted on the ceiling, but smoke detector is missing.
70997	Repair Skylights	Repair the skylights to prevent leaks on the inside of the curbs. Staining on the inside of the curb is evident of a leak.
70997	Install Door Closers	Install door closers on the ADA toilet stalls in both restrooms. ADA toilet stalls should be provided with self-closers.
70997	Relocate Grab Bar	Relocate the backside grab bar in the Women's restroom ADA toilet stall. The grab bar on backside of the Women's ADA stall is 19 1/2" from sidewall. It should be a maximum 12" from sidewall.
70997	Install Coat Hooks	Install or relocate coat hooks in the ADA toilets stalls. The coat hook in Women's stall is at 56" AFF. Should be lowered to 48" AFF. The men's stall does not have a coat hook. One should be provided at 48" AFF.
70997	Install Toilet Unit Door Pulls	Install a pull on the inside of the ADA toilet stall door. The toilet stall should have a graspable handle on inside of ADA stall door.
70997	Relocate Sink Mirror	Relocate the sink mirror in the Men's restroom. Mirrors should be mounted maximum 40" AFF. The mirror in the Men's Bathroom is at 41" AFF.
70998	Repair Fascia	Replace bent and damaged fascia located on the left side of the women's entrance elevation.
70999	Repair fascia	Replace bent and damaged fascia located on the right side of the men's entrance elevation.
70999	Repair Skylights	Repair the skylights to prevent leaks on the inside of the curbs. Staining on the inside of the curb is evident of a leak.
71000	Repair Fascia	Replace bent and damaged fascia located on the right side of the men's

		entrance elevation and on left side of women's entrance elevation.
71000	Repair Skylights	Repair the skylights to prevent leaks on the inside of the curbs. Staining on the inside of the curb is evident of a leak.
71000	Replace Sink Pipe	Replace pipe directly under exterior utility sink. Pipe is severely rusted.
71002	Replace Asphalt - Built-Up w/Other Surface	Replace built up roof with new roofing. Existing built up roof has reached it's expected life.
71002	Replace Asphalt - Roll w/Aggregate	Replace built up roof with new roofing. Existing built up roof has reached it's expected life.
71002	Paint Concrete Floor	Paint concrete floor in the larger of the two rooms, same as slab on grade (187 SF for Paint Only). The paint has mostly worn off.
79271	Repair Soffit	Replace vinyl vented/soffit panels at corner next to men's entrance. Reposition two other soffit panels where the edge has siled out of the holding trim. Clean all soffit panels where bugs have accumulated over time.
79271	Replace Grab Bars	Replace the side grab bars in the ADA toilet stalls in both restrooms. Provide side grab bar 42" long. Currently, 36" long.
79271	Relocate Coat Hooks	Relocate coat hooks in the ADA toilet stalls in both restrooms. Provide coat hook at 48" AFF maximum. Currently installed at 53" AFF.
79271	Install Door Closer	Install door closers on the ADA toilet stalls in both restrooms. Provide a closer on the stall door. No closer on the door.
79271	Remove Shelf	Remove the shelf in the Women's ADA toilet stall. It impedes mobility within the stall.
79271	Relocate Toilet Paper Dispenser	Relocate the toilet dispenser in the Women's ADA toilet stall. The toilet paper dispenser abuts the grab bar in the toilet stall. Relocate the dispenser at least 1 1/2" away from grab bar.
79271	Install Toilet Unit Door Pulls	Install a pull on the inside of the ADA toilet stall door. The toilet stall should have a graspable handle on inside of ADA stall door.
79271	Install Drain Pipe Protection	Install drain pipe protection to prevent burns or other injuries. Utility sink, double compartment, located exterior wall between bathroom entrance doors.
79271	Replace Sink Faucet Handles	Replace the faucet handles on the service sink. Provide lever handles for utility sink outside building.
79271	Reattach Sink Handle	Reattach hot water handle on leftmost sink in women's bathroom. Handle is loose.
79271	Install Drain Pipe Protection	Install sink drain pipe protective covering for the four sinks in the Men's and Women's restrooms.
79271	Relocate Soap Dispenser	Relocate the Men's room soap dispenser. Lower soap dispenser to 48" AFF. Currently, 49" AFF.
79271	Replace Shower Handle	Replace hot water handle in leftmost shower stall. Handle is missing.
79271	Install Coat/Towel Hook	Install a coat/towel hook in the ADA showers in both restrooms. A towel hook should be provided at 48" AFF.
79271	Install Handheld Showerhead	Install handheld showerheads in the ADA showers in both restrooms. The Shower Stall shower head is at 58" AFF. The shower head should be at 48" AFF maximum or an ADA adjustable hand shower with cord should be installed.
79271	Replace Shower Faucet Handles	Replace the ADA shower faucet handles in both restrooms. The cross handle controls should be provided with lever handles.
79271	Replace Lighting Cover	Replace cover for light fixture. Cover for fixture on west side of building is broken and is needed to protect bulb.
81063	Replace Dump Station Water Sprayer	Replace dump station hose and hand sprayer. The hose and hand sprayer are missing.
81063	Replace Drain Cap	Replace the metal drain cap for the dump station drain. The metal cap is missing. Install a curb around the dump station drain. There is no curb to keep waste from running of the concrete pad.
86693	Restripe Parking Lot	Restripe the Marina Access Parking stalls and parking lot markings. The markings are severely worn and faint.