

CATEGORY I CONTRACT

UNITED STATES DEPARTMENT OF THE INTERIOR

NATIONAL PARK SERVICE

Yosemite National Park

Various Locations within Yosemite National Park and El Portal Administrative Site

Overnight Accommodations, Food and Beverage, Retail, Auto Fuel,
Recreation Activities, and Related Services

CONCESSION CONTRACT NO. CC-YOSE004-16

Yosemite Hospitality, LLC

3333 North Sabre Drive
Fresno, California 93727

Covering the Period March 1, 2016 through February 28, 2031

**CONCESSION CONTRACT
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IDENTIFICATION OF THE PARTIES

THIS CONTRACT is made and entered into by and between the United States of America, acting in this matter by the Director of the National Park Service, through the Regional Director of the Pacific West Region, (hereinafter referred to as the "Director"), and Yosemite Hospitality, LLC, a Limited Liability Company organized and existing under the laws of the State of Delaware, (hereinafter referred to as the "Concessioner"):

WITNESSETH:

THAT WHEREAS, Yosemite National Park and El Portal Administrative Site are administered by the Director as a unit of the national park system to conserve the scenery and the natural and historic objects and the wildlife therein, and to provide for the public enjoyment of the same in such manner as will leave such Area unimpaired for the enjoyment of future generations; and

WHEREAS, to accomplish these purposes, the Director has determined that certain visitor services are necessary and appropriate for the public use and enjoyment of the Area and should be provided for the public visiting the Area; and

WHEREAS, the Director desires the Concessioner to establish and operate these visitor services at reasonable rates under the supervision and regulation of the Director; and

WHEREAS, the Director desires the Concessioner to conduct these visitor services in a manner that demonstrates sound environmental management, stewardship, and leadership;

NOW, THEREFORE, pursuant to the authority contained in the Acts of August 25, 1916 (16 U.S.C. 1, 2-4), and November 13, 1998 (Pub. L. 105-391), and other laws that supplement and amend the Acts, the Director and the Concessioner agree as follows:

SEC. 1. TERM OF CONTRACT

This Concession Contract No. CC-YOSE004-16 ("Contract") shall be effective as of March 1, 2016, and shall be for the term of fifteen (15) years until its expiration on February 28, 2031.

SEC. 2. DEFINITIONS

The following terms used in this Contract will have the following meanings, which apply to both the singular and the plural forms of the defined terms:

(a) "Applicable Laws" means the laws of Congress governing the Area, including, but not limited to, the rules, regulations, requirements and policies promulgated under those laws (e.g., 36 CFR Part 51), whether now in force, or amended, enacted or promulgated in the future, including, without limitation, federal, state and local laws, rules, regulations, requirements and policies governing nondiscrimination, protection of the environment and protection of public health and safety.

(b) "Area" means the property within the boundaries of Yosemite National Park and El Portal Administrative Site.

(c) "Best Management Practices" or "BMPs" are policies and practices that apply the most current and advanced means and technologies available to the Concessioner to undertake and maintain a superior level of environmental performance reasonable in light of the circumstances of the operations conducted under this Contract. BMPs are expected to change from time to time as technology evolves with a goal of

sustainability of the Concessioner's operations. Sustainability of operations refers to operations that have a restorative or net positive impact on the environment.

(d) "Capital Improvement" shall have the meaning set forth in Exhibit A to this Contract.

(e) "Concession Facilities" shall mean all Area lands assigned to the Concessioner under this Contract and all real property improvements assigned to or constructed by the Concessioner under this Contract. The United States retains title and ownership to all Concession Facilities.

(f) "Days" shall mean calendar days.

(g) "Director" means the Director of the National Park Service, acting on behalf of the Secretary of the Interior and the United States, and his duly authorized representatives.

(h) "Exhibit" or "Exhibits" shall mean the various exhibits, which are attached to this Contract, each of which is hereby made a part of this Contract.

(i) "Gross receipts" means the total amount received or realized by, or accruing to, the Concessioner from all sales for cash or credit, of services, accommodations, materials, and other merchandise made pursuant to the rights granted by this Contract, including gross receipts of subconcessioners as herein defined, commissions earned on contracts or agreements with other persons or companies operating in the Area, and gross receipts earned from electronic media sales, but excluding:

- (1) Intracompany earnings on account of charges to other departments of the operation (such as laundry);
- (2) Charges for employees' meals, lodgings, and transportation;
- (3) Cash discounts on purchases;
- (4) Cash discounts on sales;
- (5) Returned sales and allowances;
- (6) Interest on money loaned or in bank accounts;
- (7) Income from investments;
- (8) Income from subsidiary companies outside of the Area;
- (9) Sale of property other than that purchased in the regular course of business for the purpose of resale;
- (10) Sales and excise taxes that are added as separate charges to sales prices, gasoline taxes, fishing license fees, and postage stamps, provided that the amount excluded shall not exceed the amount actually due or paid government agencies; and
- (11) Receipts from the sale of handicrafts that have been approved for sale by the Director as constituting authentic American Indian, Alaskan Native, Native Samoan, or Native Hawaiian handicrafts.
- (12) Amounts received as a result of Utility Add-on charges to visitor services rates as may be approved by the Director annually in accordance with applicable National Park Service rate approval policy and recouped costs for the Visitor Transportation System (VTS).

All monies paid into coin operated devices, except telephones, whether provided by the Concessioner or by others, shall be included in gross receipts. However, only revenues actually received by the Concessioner from coin-operated telephones shall be included in gross receipts. All revenues received from charges for in-room telephone or computer access shall be included in gross receipts.

(j) "Gross receipts of subconcessioners" means the total amount received or realized by, or accruing to, subconcessioners from all sources, as a result of the exercise of the rights conferred by a subconcession contract. A subconcessioner will report all of its gross receipts to the Concessioner without allowances, exclusions, or deductions of any kind or nature.

(k) "Leasehold Surrender Interest" shall have the meaning set forth in Exhibit A to this Contract.

- (l) "Leasehold Surrender Interest Value" or the "value" of a Leasehold Surrender Interest shall have the meaning set forth in Exhibit A to this Contract.
- (m) "Major Rehabilitation" shall have the meaning set forth in Exhibit A to this Contract.
- (n) "Possessory Interest" shall have the meaning set forth in Exhibit A to this Contract.
- (o) "Real Property Improvements" shall have the meaning set forth in Exhibit A to this Contract.
- (p) "Subconcessioner" means a third party that, with the approval of the Director, has been granted by a concessioner rights to operate under a concession contract (or any portion thereof), whether in consideration of a percentage of revenues or otherwise.
- (q) "Superintendent" means the manager of the Area.
- (r) "Visitor services" means the accommodations, facilities and services that the Concessioner is required and/or authorized to provide by section 3(a) of this Contract.

SEC. 3. SERVICES AND OPERATIONS

(a) Required and Authorized Visitor Services

During the term of this Contract, the Director requires and authorizes the Concessioner to provide the following visitor services for the public within the Area:

(1) Required Visitor Services. The Concessioner is required to provide the following visitor services during the term of this Contract:

	Service	Location
i.	Overnight Accommodations	The Ahwahnee Hotel, Curry Village, High Sierra Camps (Glen Aulin, May Lake, Merced Lake, Sunrise, and Vogelsang), Housekeeping Camp, Tuolumne Meadows, Wawona, White Wolf, and Yosemite Lodge
ii.	Food and Beverage	The Ahwahnee Hotel, Badger Pass Ski Area, Curry Village, Glacier Point, High Sierra Camps (Glen Aulin, May Lake, Merced Lake, Sunrise, and Vogelsang), Tuolumne Meadows, Wawona, White Wolf, Yosemite Lodge, and Yosemite Village
iii.	Retail	The Ahwahnee Hotel, Badger Pass Ski Area, Crane Flat, Curry Village, Glacier Point, High Sierra Camps (Glen Aulin, May Lake, Merced Lake, Sunrise, and Vogelsang), Housekeeping Camp, Tuolumne Meadows, Wawona, White Wolf, Yosemite Lodge, and Yosemite Village
iv.	Visitor Transportation Services (VTS)	Yosemite Valley
v.	Fuel Sales and Automotive Services	Crane Flat, El Portal Administrative Site, Wawona, Yosemite Valley (emergency services only)
vi.	Motorized Interpretive Tours	Tours throughout the Area
vii.	Interpretive Services	Various locations throughout the Area
viii.	Mountaineering School and Guide Services	Badger Pass, Curry Village, Tuolumne Meadows Lodge, and throughout the Area
ix.	Equipment Rentals	Badger Pass, Crane Flat, Curry Village, and Wawona
x.	Public Showers	Curry Village and Housekeeping Camp
xi.	Laundry	Housekeeping Camp

xii.	Ski and Snow Related Services	Badger Pass
xiii.	Golfing	Wawona
xiv.	Tennis Courts	Wawona
xv.	Horse and Mule Operations	Tuolumne, Wawona, and Yosemite Valley
xvi.	Swimming Pools	The Ahwahnee Hotel, Curry Village, Wawona Hotel, and Yosemite Lodge
xvii.	Automated Teller Machines (ATM)	The Ahwahnee Hotel, Badger Pass, Crane Flat, Curry Village, Tuolumne, Wawona, Yosemite Lodge, and Yosemite Village
xviii.	Vending	Locations throughout the Area

(2) Authorized Visitor Services. The Concessioner is authorized but not required to provide the following visitor services during the term of this Contract:

	Service	Location
i.	Overnight Accommodations	Glacier Point
ii.	Retail	On-line
iii.	Visitor Transportation Services (VTS) - Tuolumne Meadows Shuttle - Badger Pass Shuttle	Tuolumne Meadows, Yosemite Valley to Badger Pass
iv.	Raft Rentals	Curry Village
v.	Bicycle Rentals	Curry Village and Yosemite Lodge
vi.	Ice Rink	Curry Village
vii.	Ski and Snow Related Services	Crane Flat, Curry Village, and Wawona
viii.	Public Showers	Tuolumne Meadows Lodge, Wawona Hotel, White Wolf Lodge
ix.	Hair Care	Yosemite Village
x.	Child Care	Badger Pass
xi.	Kennel Services	Yosemite Valley
xii.	Massage Services	The Ahwahnee Hotel
xiii.	Internet	Various locations throughout the Area
xiv.	Luggage Storage	Various locations throughout the Area
xv.	Special Events	Various locations throughout the Area
xiv.	Equipment Rentals	Housekeeping Camp

(b) Operation and Quality of Operation

The Concessioner shall provide, operate and maintain the required and authorized visitor services and any related support facilities and services in accordance with this Contract to such an extent and in a manner considered satisfactory by the Director. Except for any such items that may be provided to the Concessioner by the Director, the Concessioner shall provide the plant, personnel, equipment, goods, and commodities necessary for providing, operating and maintaining the required and authorized visitor services in accordance with this Contract. The Concessioner's authority to provide visitor services under the terms of this Contract is non-exclusive.

(2) The Concessioner shall provide housing and on-site food services for the employees.

(c) Operating Plan

The Director, acting through the Superintendent, shall establish and revise, as necessary, specific requirements for the operations of the Concessioner under this Contract in the form of an Operating Plan (including, without limitation, a risk management program, that must be adhered to by the Concessioner). The initial Operating Plan is attached to this Contract as Exhibit B. The Director in his discretion, after consultation with the Concessioner, may make reasonable modifications to the initial Operating Plan that are

in furtherance of the purposes of this Contract and are not inconsistent with the terms and conditions of the main body of this Contract.

(d) Merchandise and Services

(1) The Director reserves the right to determine and control the nature, type and quality of the visitor services described in this Contract, including, but not limited to, the nature, type, and quality of merchandise, if any, to be sold or provided by the Concessioner within the Area.

(2) All promotional material, regardless of media format (i.e. printed, electronic, broadcast media), provided to the public by the Concessioner in connection with the services provided under this Contract must be approved in writing by the Director prior to use. All such material will identify the Concessioner as an authorized Concessioner of the National Park Service, Department of the Interior.

(3) The Concessioner, where applicable, will develop and implement a plan satisfactory to the Director that will assure that gift merchandise, if any, to be sold or provided reflects the purpose and significance of the Area, including, but not limited to, merchandise that reflects the conservation of the Area's resources or the Area's geology, wildlife, plant life, archeology, local Native American culture, local ethnic culture, and historic significance.

(e) Rates

All rates and charges to the public by the Concessioner for visitor services shall be reasonable and appropriate for the type and quality of facilities and/or services required and/or authorized under this Contract. The Concessioner's rates and charges to the public must be approved by the Director in accordance with Applicable Laws and guidelines promulgated by the Director from time to time.

(f) Impartiality as to Rates and Services

(1) Subject to Section (f)(2) and (f)(3), in providing visitor services, the Concessioner must require its employees to observe a strict impartiality as to rates and services in all circumstances. The Concessioner shall comply with all Applicable Laws relating to nondiscrimination in providing visitor services to the public including, without limitation, those set forth in Exhibit C.

(2) The Concessioner may grant complimentary or reduced rates under such circumstances as are customary in businesses of the character conducted under this Contract. However, the Director reserves the right to review and modify the Concessioner's complimentary or reduced rate policies and practices as part of its rate approval process.

(3) The Concessioner will provide Federal employees conducting official business reduced rates for lodging, essential transportation and other specified services necessary for conducting official business in accordance with guidelines established by the Director. Complimentary or reduced rates and charges shall otherwise not be provided to Federal employees by the Concessioner except to the extent that they are equally available to the general public.

SEC. 4. CONCESSIONER PERSONNEL

(a) Employees

(1) The Concessioner shall provide all personnel necessary to provide the visitor services required and authorized by this Contract.

(2) The Concessioner shall comply with all Applicable Laws relating to employment and employment conditions, including, without limitation, those set forth in Exhibit C.

(3) The Concessioner shall ensure that its employees are hospitable and exercise courtesy and consideration in their relations with the public. The Concessioner shall have its employees who come in direct contact with the public, so far as practicable, wear a uniform or badge by which they may be identified as the employees of the Concessioner.

(4) The Concessioner shall establish pre-employment screening, hiring, training, employment, termination and other policies and procedures for the purpose of providing visitor services through its employees in an efficient and effective manner and for the purpose of maintaining a healthful, law abiding, and safe working environment for its employees. The Concessioner shall conduct appropriate background reviews of applicants to whom an offer for employment may be extended to assure that they conform to the hiring policies established by the Concessioner.

(5) The Concessioner shall ensure that its employees are provided the training needed to provide quality visitor services and to maintain up-to-date job skills.

(6) The Concessioner shall review the conduct of any of its employees whose action or activities are considered by the Concessioner or the Director to be inconsistent with the proper administration of the Area and enjoyment and protection of visitors and shall take such actions as are necessary to correct the situation.

(7) The Concessioner shall maintain, to the greatest extent possible, a drug free environment, both in the workplace and in any Concessioner employee housing, within the Area.

(8) The Concessioner shall publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and in the Area, and specifying the actions that will be taken against employees for violating this prohibition. In addition, the Concessioner shall establish a drug-free awareness program to inform employees about the danger of drug abuse in the workplace and the Area, the availability of drug counseling, rehabilitation and employee assistance programs, and the Concessioner's policy of maintaining a drug-free environment both in the workplace and in the Area.

(9) The Concessioner shall take appropriate personnel action, up to and including termination or requiring satisfactory participation in a drug abuse or rehabilitation program which is approved by a Federal, State, or local health, law enforcement or other appropriate agency, for any employee that is found to be in violation of the prohibition on the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance.

(b) Employee Housing and Recreation

(1) If the Concessioner is required to provide employee housing under this Contract, the Concessioner's charges to its employees for this housing must be reasonable.

(2) If the visitor services required and/or authorized under this Contract are located in a remote or isolated area, the Concessioner shall provide appropriate employee recreational activities.

SEC. 5. LEGAL, REGULATORY, AND POLICY COMPLIANCE

(a) Legal, Regulatory and Policy Compliance

This Contract, operations thereunder by the Concessioner and the administration of it by the Director, shall be subject to all Applicable Laws. The Concessioner must comply with all Applicable Laws in fulfilling its obligations under this Contract at the Concessioner's sole cost and expense. Certain Applicable Laws governing protection of the environment are further described in this Contract. Certain Applicable Laws

relating to nondiscrimination in employment and providing accessible facilities and services to the public are further described in this Contract.

(b) Notice

The Concessioner shall give the Director immediate written notice of any violation of Applicable Laws by the Concessioner, including its employees, agents or contractors, and, at its sole cost and expense, must promptly rectify any such violation.

(c) How and Where to Send Notice

All notices required by this Contract shall be in writing and shall be served on the parties at the following addresses. The mailing of a notice by registered or certified mail, return receipt requested, shall be sufficient service. Notices sent to the Director shall be sent to the following address:

Superintendent
Yosemite National Park
P.O. Box 577
Yosemite National Park, CA 95389

Notices sent to the Concessioner shall be sent to the following address:

Yosemite Hospitality, LLC
3333 North Sabre Drive
Fresno, CA 93727
Attn: Bruce W. Fears, President

SEC. 6. ENVIRONMENTAL AND CULTURAL PROTECTION

(a) Environmental Management Objectives

The Concessioner shall meet the following environmental management objectives (hereinafter "Environmental Management Objectives") in the conduct of its operations under this Contract:

- (1) The Concessioner, including its employees, agents and contractors, shall comply with all Applicable Laws pertaining to the protection of human health and the environment.
- (2) The Concessioner shall incorporate Best Management Practices (BMPs) in its operation, construction, maintenance, acquisition, provision of visitor services, and other activities under this Contract.

(b) Environmental Management Program

(1) The Concessioner shall develop, document, implement, and comply fully with, to the satisfaction of the Director, a comprehensive written Environmental Management Program (EMP) to achieve the Environmental Management Objectives. The initial EMP shall be developed and submitted to the Director for approval within sixty days of the effective date of this Contract. The Concessioner shall submit to the Director for approval a proposed updated EMP annually.

(2) The EMP shall account for all activities with potential environmental impacts conducted by the Concessioner or to which the Concessioner contributes. The scope and complexity of the EMP may vary based on the type, size and number of Concessioner activities under this Contract.

(3) The EMP shall include, without limitation, the following elements:

(i) Policy. The EMP shall provide a clear statement of the Concessioner's commitment to the Environmental Management Objectives.

(ii) Goals and Targets. The EMP shall identify environmental goals established by the Concessioner consistent with all Environmental Management Objectives. The EMP shall also identify specific targets (i.e., measurable results and schedules) to achieve these goals.

(iii) Responsibilities and Accountability. The EMP shall identify environmental responsibilities for Concessioner employees and contractors. The EMP shall include the designation of an environmental program manager. The EMP shall include procedures for the Concessioner to implement the evaluation of employee and contractor performance against these environmental responsibilities.

(iv) Documentation. The EMP shall identify plans, procedures, manuals, and other documentation maintained by the Concessioner to meet the Environmental Management Objectives.

(v) Documentation Control and Information Management System. The EMP shall describe (and implement) document control and information management systems to maintain knowledge of Applicable Laws and BMPs. In addition, the EMP shall identify how the Concessioner will manage environmental information, including without limitation, plans, permits, certifications, reports, and correspondence.

(vi) Reporting. The EMP shall describe (and implement) a system for reporting environmental information on a routine and emergency basis, including providing reports to the Director under this Contract.

(vii) Communication. The EMP shall describe how the environmental policy, goals, targets, responsibilities and procedures will be communicated throughout the Concessioner's organization.

(viii) Training. The EMP shall describe the environmental training program for the Concessioner, including identification of staff to be trained, training subjects, frequency of training and how training will be documented.

(ix) Monitoring, Measurement, and Corrective Action. The EMP shall describe how the Concessioner will comply with the EMP and how the Concessioner will self-assess its performance under the EMP, at least annually, in a manner consistent with NPS protocol regarding audit of NPS operations. The self-assessment should ensure the Concessioner's conformance with the Environmental Management Objectives and measure performance against environmental goals and targets. The EMP shall also describe procedures to be taken by the Concessioner to correct any deficiencies identified by the self-assessment.

(c) Environmental Performance Measurement

The Concessioner shall be evaluated by the Director on its environmental performance under this Contract, including, without limitation, compliance with the approved EMP, on at least an annual basis.

(d) Environmental Data, Reports, Notifications, and Approvals

(1) Inventory of Hazardous Substances and Inventory of Waste Streams. The Concessioner shall submit to the Director, at least annually, an inventory of federal Occupational Safety and Health Administration (OSHA) designated hazardous chemicals used and stored in the Area by the Concessioner. The Director may prohibit the use of any OSHA hazardous chemical by the Concessioner in operations under this Contract. The Concessioner shall obtain the Director's approval prior to using any extremely hazardous substance, as defined in the Emergency Planning and Community Right to Know Act of 1986, in operations under this Contract. The Concessioner shall also submit to the Director, at least annually, an inventory of all waste streams generated by the Concessioner under this Contract. Such inventory shall include any documents, reports, monitoring data, manifests, and other documentation required by Applicable Laws regarding waste streams.

(2) Reports. The Concessioner shall submit to the Director copies of all documents, reports, monitoring data, manifests, and other documentation required under Applicable Laws to be submitted to regulatory agencies. The Concessioner shall also submit to the Director any environmental plans for which coordination with Area operations are necessary and appropriate, as determined by the Director in accordance with Applicable Laws.

(3) Notification of Releases. The Concessioner shall give the Director immediate written notice of any discharge, release or threatened release (as these terms are defined by Applicable Laws) within or at the vicinity of the Area (whether solid, semi-solid, liquid or gaseous in nature), of any hazardous or toxic substance, material, or waste of any kind, including, without limitation, building materials such as asbestos, or any contaminant, pollutant, petroleum, petroleum product or petroleum by-product.

(4) Notice of Violation. The Concessioner shall give the Director in writing immediate notice of any written threatened or actual notice of violation from other regulatory agencies of any Applicable Law arising out of the activities of the Concessioner, its agents or employees.

(5) Communication with Regulatory Agencies. The Concessioner shall provide timely written advance notice to the Director of communications, including without limitation, meetings, audits, inspections, hearings and other proceedings, between regulatory agencies and the Concessioner related to compliance with Applicable Laws concerning operations under this Contract. The Concessioner shall also provide to the Director any written materials prepared or received by the Concessioner in advance of or subsequent to any such communications. The Concessioner shall allow the Director to participate in any such communications. The Concessioner shall also provide timely notice to the Director following any unplanned communications between regulatory agencies and the Concessioner.

(e) Corrective Action

(1) The Concessioner, at its sole cost and expense, shall promptly control and contain any discharge, release or threatened release, as set forth in this section, or any threatened or actual violation, as set forth in this section, arising in connection with the Concessioner's operations under this Contract, including, but not limited to, payment of any fines or penalties imposed by appropriate agencies. Following the prompt control or containment of any release, discharge or violation, the Concessioner shall take all response actions necessary to remediate the release, discharge or violation, and to protect human health and the environment.

(2) Even if not specifically required by Applicable Laws, the Concessioner shall comply with directives of the Director to clean up or remove any materials, product or by-product used, handled, stored, disposed, or transported onto or into the Area by the Concessioner to ensure that the Area remains in good condition.

(f) Indemnification and Cost Recovery for Concessioner Environmental Activities

(1) The Concessioner shall indemnify the United States in accordance with section 12 of this Contract from all losses, claims, damages, environmental injuries, expenses, response costs, allegations or judgments (including, without limitation, fines and penalties) and expenses (including, without limitation, attorneys fees and experts' fees) arising out of the activities of the Concessioner, its employees, agents and contractors pursuant to this section. Such indemnification shall survive termination or expiration of this Contract.

(2) If the Concessioner does not promptly contain and remediate an unauthorized discharge or release arising out of the activities of the Concessioner, its employees, agents and contractors, as set forth in this section, or correct any environmental self-assessment finding of non-compliance, in full compliance with Applicable Laws, the Director may, in its sole discretion and after notice to the Concessioner, take any such action consistent with Applicable Laws as the Director deems necessary to abate, mitigate, remediate, or otherwise respond to such release or discharge, or take corrective action on the environmental self-assessment finding. The Concessioner shall be liable for and shall pay to the Director any costs of the Director associated with such action upon demand. Nothing in this section shall preclude the Concessioner from seeking to recover costs from a responsible third party.

(g) Weed and Pest Management

The Concessioner shall be responsible for managing weeds, and through an integrated pest management program, harmful insects, rats, mice and other pests on Concession Facilities assigned to the Concessioner under this Contract. All such weed and pest management activities shall be in accordance with Applicable Laws and guidelines established by the Director.

(h) Protection of Cultural and Archeological Resources.

The Concessioner shall ensure that any protected sites and archeological resources within the Area are not disturbed or damaged by the Concessioner, including the Concessioner's employees, agents and contractors, except in accordance with Applicable Laws, and only with the prior approval of the Director. Discoveries of any archeological resources by the Concessioner shall be promptly reported to the Director. The Concessioner shall cease work or other disturbance which may impact any protected site or archeological resource until the Director grants approval, upon such terms and conditions as the Director deems necessary, to continue such work or other disturbance.

SEC. 7. INTERPRETATION OF AREA RESOURCES**(a) Concessioner Obligations**

(1) The Concessioner shall provide all visitor services in a manner that is consistent with and supportive of the interpretive themes, goals and objectives of the Area as reflected in Area planning documents, mission statements and/or interpretive prospectuses.

(2) The Concessioner may assist in Area interpretation at the request of the Director to enhance visitor enjoyment of the Area. Any additional visitor services that may result from this assistance must be recognized in writing through written amendment of Section 3 of this Contract.

(3) The Concessioner is encouraged to develop interpretive materials or means to educate visitors about environmental programs or initiatives implemented by the Concessioner.

(b) Director review of content

The Concessioner must submit the proposed content of any interpretive programs, exhibits, displays or materials, regardless of media format (i.e. printed, electronic, or broadcast media), to the Director for review and approval prior to offering such programs, exhibits, displays or materials to Area visitors.

SEC. 8. CONCESSION FACILITIES USED IN OPERATION BY THE CONCESSIONER**(a) Assignment of Concession Facilities**

(1) The Director hereby assigns the following Concession Facilities to the Concessioner for the purposes of this Contract:

(i) certain parcels of Area land as described in Exhibit D upon which, among other matters, the Concessioner may be authorized to construct real property; and

(ii) certain real property improvements described in Exhibit D in existence as of the effective date of this Contract, as may be modified from time to time to include additional real property improvements completed in accordance with the terms and conditions of this Contract.

(2) The Director shall from time to time amend Exhibit D to reflect changes in Concession Facilities assigned to the Concessioner, including, without limitation, amending Exhibit D to reflect the addition of real property improvements completed in accordance with the terms and conditions of this Contract and to reflect the withdrawal of concession facilities as set forth below.

(b) Concession Facilities Withdrawals

The Director may withdraw all or portions of these Concession Facilities assignments at any time during the term of this Contract if:

- (1) The withdrawal is necessary for the purpose of conserving, preserving or protecting Area resources or visitor enjoyment or safety;
- (2) The operations utilizing the assigned Concession Facilities have been terminated or suspended by the Director; or
- (3) Land or real property improvements assigned to the Concessioner are no longer necessary for the concession operation.

(c) Effect of Withdrawal

Any permanent withdrawal of assigned Concession Facilities which the Director or the Concessioner considers to be essential for the Concessioner to provide the visitor services required by this Contract will be treated as a termination of this Contract pursuant to Section 16. The Concessioner will be compensated pursuant to Section 17 for the value of any Leasehold Surrender Interest it may have, if any, in permanently withdrawn Concession Facilities. No other compensation is due the Concessioner in these circumstances.

(d) Right of Entry

The Director shall have the right at any time to enter upon or into the Concession Facilities assigned to the Concessioner under this Contract for any purpose he may deem necessary for the administration of the Area.

(e) Personal Property

- (1) Personal Property Provided by the Concessioner. The Concessioner shall provide all personal property, including without limitation removable equipment, furniture and goods, necessary for its operations under this Contract, unless such personal property is provided by the Director as set forth in subsection (e)(2).
- (2) Personal Property Provided by the Government. The Director may provide certain items of government personal property, including without limitation removable equipment, furniture and goods, for the Concessioner's use in the performance of this Contract. The Director hereby assigns government personal property listed in Exhibit E to the Concessioner as of the effective date of this Contract. This Exhibit E will be modified from time to time by the Director as items may be withdrawn or additional items added. The Concessioner shall be accountable to the Director for the government personal property assigned to it and shall be responsible for maintaining the property as necessary to keep it in good and operable condition. If the property ceases to be serviceable, it shall be returned to the Director for disposition.

(f) Condition of Concession Facilities

The Concessioner has inspected the Concession Facilities and any assigned government personal property, is thoroughly acquainted with their condition, and accepts the Concession Facilities, and any assigned government personal property, "as is."

(g) Utilities Provided by the Director

The Director may provide utilities to the Concessioner for use in connection with the operations required or authorized hereunder when available and at rates to be determined in accordance with Applicable Laws.

(h) Utilities Not Provided by the Director

If the Director does not provide utilities to the Concessioner, the Concessioner shall, with the written approval of the Director and under any requirements that the Director shall prescribe, secure necessary utilities at its own expense from sources outside the Area or shall install the utilities within the Area with the written permission of the Director, subject to the following conditions:

- (1) Any water rights deemed necessary by the Concessioner for use of water on Area or other federal lands must be acquired at the Concessioner's expense in accordance with applicable State procedures and law. Upon expiration or termination of this Contract for any reason, the Concessioner must assign these water rights to the United States without compensation, and these water rights will become the property of the United States;
- (2) If requested by the Director, the Concessioner must provide to the Director any utility service provided by the Concessioner under this section to such extent as will not unreasonably restrict anticipated use by the Concessioner. Unless otherwise agreed by the Concessioner and the Director in writing, the rate per unit charged the Director for such service shall be approximately the average cost per unit of providing such service; and
- (3) All appliances and machinery to be used in connection with the privileges granted in this subsection, as well as the plans for location and installation of such appliances and machinery, shall first be approved by the Director.

SEC. 9. CONSTRUCTION OR INSTALLATION OF REAL PROPERTY IMPROVEMENTS**(a) Construction of Real Property Improvements**

The Concessioner may construct or install upon lands assigned to the Concessioner under this Contract only those real property improvements that are determined by the Director to be necessary and appropriate for the conduct by the Concessioner of the visitor services required and/or authorized under this Contract. Construction or installation of real property improvements may occur only after the written approval by the Director of their location, plans, and specifications. The form and content of the application and the procedures for such approvals, as may be modified by the Director from time to time, are set forth in Exhibit F. All real property improvements constructed or installed by the Concessioner will immediately become the property of the United States and be considered Concession Facilities.

(b) Removal of Real Property Improvements

- (1) The Concessioner may not remove, dismantle, or demolish real property improvements in the Area without the prior approval of the Director.
- (2) Any salvage resulting from the authorized removal, severance or demolition of a real property improvement within the Area shall be the property of the United States.
- (3) In the event that an assigned real property improvement is removed, abandoned, demolished, or substantially destroyed and no other improvement is constructed on the site, the Concessioner, at its expense, shall promptly, upon the request of the Director, restore the site as nearly as practicable to its original condition.

(c) Leasehold Surrender Interest

(1) This Contract hereby provides the Concessioner, subject to all applicable definitions, requirements and limitations of this Contract and Exhibit A, a Leasehold Surrender Interest in Capital Improvements constructed by the Concessioner under the terms of this Contract, including, but not limited to, those Capital Improvements constructed as part of the Concession Facilities Improvement Program and those Capital Improvements which result from the Major Rehabilitation of an existing real property improvement. Upon completion of a Major Rehabilitation by the Concessioner, an existing real property improvement assigned to the Concessioner in which the Concessioner had no Leasehold Surrender Interest prior to the Major Rehabilitation shall be considered as a Capital Improvement for all purposes of this Contract.

(2) This Contract may provide the Concessioner a Leasehold Surrender Interest in real property improvements resulting from possessory interest obtained under the terms of a possessory interest concession contract. Exhibit G describes the real property improvements, if any, in which the Concessioner has such a Leasehold Surrender Interest and states the value of this Leasehold Surrender Interest as of the effective date of this Contract.

(3) The Concessioner shall not obtain Leasehold Surrender Interest under this Contract except as may be provided in Exhibit A and Exhibit F. Among other matters, no Leasehold Surrender Interest shall be obtained as a result of expenditures from the Repair and Maintenance Reserve described in this Contract, and this Contract does not provide a Leasehold Surrender Interest as a result of expenditures for repair and maintenance of Concession Facilities of any nature.

SEC. 10. MAINTENANCE**(a) Maintenance Obligation**

The Concessioner shall be solely responsible for maintenance, repairs, housekeeping, and groundskeeping for all Concession Facilities to the satisfaction of the Director. To assist in the fulfillment of this obligation, the Concessioner agrees to expend at least \$2,600,000 during the first year of the Contract and, annually thereafter, an amount of not less than three percent (3.0%) of the gross receipts from the previous year on routine, operational maintenance of the Concession Facilities, consisting of Repairs, Preventive Maintenance, and Recurring Maintenance over the term of the Contract. This minimum amount shall not include any amounts expended from the Repair and Maintenance Reserve described in Section 10(c). Furthermore as this amount is a minimum, the Concessioner may be required to expend additional amounts above this minimum to ensure that Concession Facilities are maintained to the satisfaction of the Director.

(b) Maintenance Plan

For these purposes, the Director, acting through the Superintendent, shall undertake appropriate inspections, and shall establish and revise, as necessary, a Maintenance Plan consisting of specific maintenance requirements which shall be adhered to by the Concessioner. The initial Maintenance Plan is set forth in Exhibit H. The Director in his discretion may make reasonable modifications to the Maintenance Plan from time to time after consultation with the Concessioner. Such modifications shall be in furtherance of the purposes of this Contract and shall not be inconsistent with the terms and conditions of the main body of this Contract.

(c) Repair and Maintenance Reserve

(1) The Concessioner shall establish and manage a Repair and Maintenance Reserve. The funds in this Reserve shall be used to carry out, on a project basis in accordance with Exhibits F and H, repair and maintenance of Concession Facilities that are non-recurring within a seven-year time frame. Such projects may include repair or replacement of foundations, building frames, window frames, sheathing, subfloors, drainage,

rehabilitation of building systems such as electrical, plumbing, built-in heating and air conditioning, roof replacement and similar projects. Projects will be carried out by the Concessioner as the Director shall direct in writing in advance of any expenditure being made and in accordance with project proposals approved by the Director. No projects may be commenced until the Concessioner receives written approval from the Director.

(2) Projects paid for with funds from the Repair and Maintenance Reserve will not include routine, operational maintenance of facilities or housekeeping and groundskeeping activities. Nothing in this section shall lessen the responsibility of the Concessioner to carry out the maintenance and repair of Concession Facilities or housekeeping and groundskeeping responsibilities as required by this Contract from Concessioner funds exclusive of the funds contained in the Repair and Maintenance Reserve.

(3) The Concessioner shall establish within its accounting system a Repair and Maintenance Reserve. The Concessioner shall debit to this Reserve, within fifteen (15) days after the last day of each month that the Concessioner operates a sum equal to: three and one half percent for the first year (3.5%), two percent for years two through fourteen (2.0%), and zero percent (0.0%) in the last year of the Contract of the Concessioner's gross receipts for the previous month. If the Concessioner fails to make timely debits to the Repair and Maintenance Reserve, the Director may terminate this Contract for default or may require the Concessioner to post a bond in an amount equal to the estimated annual Repair and Maintenance Reserve allocation, based on the preceding year's gross receipts.

(4) The balance in the Repair and Maintenance Reserve shall be available for projects in accordance with the Reserve's purpose. For all expenditures made for each project from the Repair and Maintenance Reserve, the Concessioner shall maintain auditable records including invoices, billings, canceled checks, and other documentation satisfactory to the Director. Failure to expend Repair and Maintenance Reserve Funds when directed by the Director shall be considered as a material breach of this Contract for which the Director may seek monetary damages and other legal relief, including, without limitation, termination of this Contract.

(5) Repair and Maintenance Reserve funds shall not be used to construct "Capital Improvements" as that term is defined in 36 CFR Part 51, i.e., the construction of a "structure", a "major rehabilitation", or the installation or replacement of "fixtures and non-removable equipment" (as these terms are defined in 36 CFR Part 51). The Concessioner shall obtain no ownership, Leasehold Surrender Interest, or other compensable interest as a consequence of the expenditure of Repair and Maintenance Reserve funds.

(6) Any balance in the Repair and Maintenance Reserve not duly expended by the Concessioner as of the termination or expiration of this Contract shall be remitted by the Concessioner to the Director as an additional franchise fee within fifteen (15) days after such termination or expiration. Interest on delayed payment shall be due in accordance with section 11(c) of this Contract. If any Repair and Maintenance Reserve funds have been obligated by the Concessioner but not expended as of the termination or expiration of this Contract, the Director and the Concessioner may enter into an agreement under which the Concessioner will expend such funds for their obligated purposes in lieu of a remittance of the unexpended funds to the Director as an additional franchise fee.

SEC. 11. FEES

(a) Franchise Fee

(1) For the term of this Contract, the Concessioner shall pay to the Director for the privileges granted under this Contract a franchise fee equal to eleven and three quarters of a percent (11.75%) of the Concessioner's gross receipts for the preceding year or portion of a year.

(2) Neither the Concessioner nor the Director shall have a right to an adjustment of the fees except as provided below. The Concessioner has no right to waiver of the fee under any circumstances.

(3) Notwithstanding anything to the contrary contained herein, if the Service constructs 52 hard-sided Curry Village Cabins and assigns them to the Concessioner before the end of the seventh (7) year of the Contract term, then beginning with the first full month after the date the cabins are assigned as Concession Facilities, the franchise fee for the remaining Contract term shall increase by adding sixth-tenths of one percent (0.6%) of the Concessioner's gross receipts to the then current franchise fee.

(b) Payments Due

(1) The franchise fee shall be due on a monthly basis at the end of each month and shall be paid by the Concessioner in such a manner that the Director shall receive payment within fifteen (15) days after the last day of each month that the Concessioner operates. This monthly payment shall include the franchise fee equal to the specified percentage of gross receipts for the preceding month.

(2) The Concessioner shall pay any additional fee amounts due at the end of the operating year as a result of adjustments at the time of submission of the Concessioner's Annual Financial Report. Overpayments shall be offset against the following year's fees. In the event of termination or expiration of this Contract, overpayments will first be offset against any amounts due and owing the Government and the remainder will be paid to the Concessioner.

(3) All franchise fee payments shall be deposited electronically by the Concessioner in accordance with Applicable Laws.

(c) Interest

An interest charge will be assessed on overdue amounts for each thirty (30) day period, or portion thereof, that payment is delayed beyond the fifteen (15) day period provided for above. The percent of interest charged will be based on the current value of funds to the United States Treasury as published quarterly in the Treasury Fiscal Requirements Manual. The Director may also impose penalties for late payment to the extent authorized by Applicable Law.

(d) Adjustment of Franchise Fee

(1) The Concessioner or the Director may request, in the event that either considers that extraordinary, unanticipated changes have occurred after the effective date of this Contract, a reconsideration and possible subsequent adjustment of the franchise fee established in this section. For the purposes of this section, the phrase "extraordinary, unanticipated changes" shall mean extraordinary, unanticipated changes from the conditions existing or reasonably anticipated before the effective date of this Contract which have or will significantly affect the probable value of the privileges granted to the Concessioner by this Contract. For the purposes of this section, the phrase "probable value" means a reasonable opportunity for net profit in relation to capital invested and the obligations of this Contract.

(2) The Concessioner or the Director must make a request for consideration by mailing, within sixty (60) days from the date that the party becomes aware, or should have become aware, of the possible extraordinary, unanticipated changes, a written notice to the other party that includes a description of the possible extraordinary, unanticipated changes and why the party believes they have affected or will significantly affect the probable value of the privileges granted by this Contract.

(3) If the Concessioner and the Director agree that extraordinary, unanticipated changes have occurred, the Concessioner and the Director will undertake good faith negotiations as to an appropriate adjustment of the franchise fee.

(4) The negotiation will last for a period of sixty (60) days from the date the Concessioner and the Director agree that extraordinary, unanticipated changes occurred. If the negotiation results in agreement as to an adjustment (up or down) of the franchise fee within this period, the franchise fee will be adjusted accordingly, prospectively as of the date of agreement.

(5) If the negotiation does not result in agreement as to the adjustment of the franchise fee within this sixty (60) day period, then either the Concessioner or the Director may request binding arbitration to determine the adjustment to franchise fee in accordance with this section. Such a request for arbitration must be made by mailing written notice to the other party within fifteen (15) days of the expiration of the sixty (60) day period.

(6) Within thirty (30) days of receipt of such a written notice, the Concessioner and the Director shall each select an arbiter. These two arbiters, within thirty (30) days of selection, must agree to the selection of a third arbiter to complete the arbitration panel. Unless otherwise agreed by the parties, the arbitration panel shall establish the procedures of the arbitration. Such procedures must provide each party a fair and equal opportunity to present its position on the matter to the arbitration panel.

(7) The arbitration panel shall consider the written submissions and any oral presentations made by the Concessioner and the Director and provide its decision on an adjusted franchise fee (up, down or unchanged) that is consistent with the probable value of the privileges granted by this Contract within sixty (60) days of the presentations.

(8) Any adjustment to the franchise fee resulting from this Section shall be prospective only.

(9) Any adjustment to the franchise fee will be embodied in an amendment to this Contract.

(10) During the pendency of the process described in this Section, the Concessioner shall continue to make the established franchise fee payments required by this Contract.

SEC. 12. INDEMNIFICATION AND INSURANCE

(a) Indemnification

The Concessioner agrees to assume liability for and does hereby agree to save, hold harmless, protect, defend and indemnify the United States of America, its agents and employees from and against any and all liabilities, obligations, losses, damages or judgments (including without limitation penalties and fines), claims, actions, suits, costs and expenses (including without limitation attorneys' fees and experts' fees) of any kind and nature whatsoever on account of fire or other peril, bodily injury, death or property damage, or claims for bodily injury, death or property damage of any nature whatsoever, and by whomsoever made, in any way connected with or arising out of the activities of the Concessioner, its employees, agents or contractors under this Contract. This indemnification shall survive the termination or expiration of this Contract.

(b) Insurance in General

(1) The Concessioner shall obtain and maintain during the entire term of this Contract at its sole cost and expense, the types and amounts of insurance coverage necessary to fulfill the obligations of this Contract as determined by the Director. The initial insurance requirements are set forth below and in Exhibit I. Any changed or additional requirements that the Director determines necessary must be reasonable and consistent with the types and coverage amounts of insurance a prudent businessperson would purchase in similar circumstances. The Director shall approve the types and amounts of insurance coverage purchased by the Concessioner.

(2) The Director will not be responsible for any omissions or inadequacies of insurance coverages and amounts in the event the insurance purchased by the Concessioner proves to be inadequate or otherwise insufficient for any reason whatsoever.

(3) At the request of the Director, the Concessioner shall at the time insurance is first purchased and annually thereafter, provide the Director with a Certificate of Insurance that accurately details the conditions of the

policy as evidence of compliance with this section. The Concessioner shall provide the Director immediate written notice of any material change in the Concessioner's insurance program hereunder, including without limitation, cancellation of any required insurance coverages.

(c) Commercial Public Liability

- (1) The Concessioner shall provide commercial general liability insurance against claims arising out of or resulting from the acts or omissions of the Concessioner or its employees, agents or contractors, in carrying out the activities and operations required and/or authorized under this Contract.
- (2) This insurance shall be in the amount commensurate with the degree of risk and the scope and size of the activities required and/or authorized under this Contract, as more specifically set forth in Exhibit I. Furthermore, the commercial general liability package shall provide no less than the coverages and limits described in Exhibit I.
- (3) All liability policies shall specify that the insurance company shall have no right of subrogation against the United States of America and shall provide that the United States of America is named an additional insured.
- (4) From time to time, as conditions in the insurance industry warrant, the Director may modify Exhibit I to revise the minimum required limits or to require additional types of insurance, provided that any additional requirements must be reasonable and consistent with the types of insurance a prudent businessperson would purchase in similar circumstances.

(d) Property Insurance

- (1) In the event of damage or destruction, the Concessioner will repair or replace those Concession Facilities and personal property utilized by the Concessioner in the performance of the Concessioner's obligations under this Contract.
- (2) For this purpose, the Concessioner shall provide fire and extended insurance coverage on Concession Facilities for all or part of their replacement cost as specified in Exhibit I in amounts no less than the Director may require during the term of the Contract. The minimum values currently in effect are set forth in Exhibit I.
- (3) Commercial property insurance shall provide for the Concessioner and the United States of America to be named insured as their interests may appear.
- (4) In the event of loss, the Concessioner shall use all proceeds of such insurance to repair, rebuild, restore or replace Concession Facilities and/or personal property utilized in the Concessioner's operations under this Contract, as directed by the Director. Policies may not contain provisions limiting insurance proceeds to in situ replacement. The lien provision of Section 13 shall apply to such insurance proceeds. The Concessioner shall not be relieved of its obligations under subsection (d)(1) because insurance proceeds are not sufficient to repair or replace damaged or destroyed property.
- (5) Insurance policies that cover Concession Facilities shall contain a loss payable clause approved by the Director which requires insurance proceeds to be paid directly to the Concessioner without requiring endorsement by the United States, unless the damage exceeds \$1,000,000. The use of insurance proceeds for repair or replacement of Concession Facilities will not alter their character as properties of the United States and, notwithstanding any provision of this Contract to the contrary, the Concessioner shall gain no ownership, Leasehold Surrender Interest or other compensable interest as a result of the use of these insurance proceeds.
- (6) The commercial property package shall include the coverages and amounts described in Exhibit I.

SEC. 13. BONDS AND LIENS**(a) Bonds**

The Director may require the Concessioner to furnish appropriate forms of bonds in amounts reasonable in the circumstances and acceptable to the Director, in order to ensure faithful performance of the Concessioner's obligations under this Contract.

(b) Lien

As additional security for the faithful performance by the Concessioner of its obligations under this Contract, and the payment to the Government of all damages or claims that may result from the Concessioner's failure to observe any such obligations, the Government shall have at all times the first lien on all assets of the Concessioner within the Area, including, but not limited to, all personal property of the Concessioner used in performance of the Contract hereunder within the Area and any Leasehold Surrender Interest of the Concessioner.

SEC. 14. ACCOUNTING RECORDS AND REPORTS**(a) Accounting System**

(1) The Concessioner shall maintain an accounting system under which its accounts can be readily identified with its system of accounts classification. Such accounting system shall be capable of providing the information required by this Contract, including but not limited to the Concessioner's repair and maintenance obligations. The Concessioner's system of accounts classification shall be directly related to the Concessioner Annual Financial Report Form issued by the Director.

(2) If the Concessioner's annual gross receipts are \$250,000 or more, the Concessioner must use the accrual accounting method.

(3) In computing net profits for any purposes of this Contract, the Concessioner shall keep its accounts in such manner that there can be no diversion or concealment of profits or expenses in the operations authorized under this Contract by means of arrangements for the procurement of equipment, merchandise, supplies or services from sources controlled by or under common ownership with the Concessioner or by any other device.

(b) Annual Financial Report

(1) The Concessioner shall submit annually as soon as possible but not later than one hundred twenty (120) days after the last day of its fiscal year a financial statement for the preceding fiscal year or portion of a year as prescribed by the Director ("Concessioner Annual Financial Report").

(2) If the annual gross receipts of the Concessioner are in excess of \$1,000,000, the financial statements shall be audited by an independent Certified Public Accountant in accordance with Generally Accepted Auditing Standards (GAAS) and procedures promulgated by the American Institute of Certified Public Accountants.

(3) If annual gross receipts are between \$500,000, and \$1,000,000, the financial statements shall be reviewed by an independent Certified Public Accountant in accordance with Statements on Standards for Accounting and Review Services (SSARS) and procedures promulgated by the American Institute of Certified Public Accountants.

(4) If annual gross receipts are less than \$500,000, the financial statements may be prepared without involvement by an independent Certified Public Accountant, unless otherwise directed by the Director.

(c) Other Financial Reports

(1) Balance Sheet. Within ninety (90) days of the execution of this Contract or its effective date, whichever is later, the Concessioner shall submit to the Director a balance sheet as of the beginning date of the term of this Contract. The balance sheet shall be audited or reviewed, as determined by the annual gross receipts, by an independent Certified Public Accountant. The balance sheet shall be accompanied by a schedule that identifies and provides details for all capital improvements in which the Concessioner claims a Leasehold Surrender Interest. The schedule must describe these capital improvements in detail showing for each such capital improvement the date acquired, constructed or installed.

(2) Statements of Reserve Activity. The Concessioner shall submit monthly, not later than fifteen (15) days after the end of each accounting month, a statement reflecting total activity in the Repair and Maintenance Reserve for the preceding calendar month. The statement must reflect monthly inflows and outflows on a project by project basis.

SEC. 15. OTHER REPORTING REQUIREMENTS

The following describes certain other reports required under this Contract:

(a) Insurance Certification

As specified in Section 12, the Concessioner shall, at the request of the Director, provide the Director with a Certificate of Insurance for all insurance coverages related to its operations under this Contract. The Concessioner shall give the Director immediate written notice of any material change in its insurance program, including without limitation, any cancellation of required insurance coverages.

(b) Environmental Reporting

The Concessioner shall submit environmental reports as specified in Section 6 of this Contract, and as otherwise required by the Director under the terms of this Contract.

(c) Miscellaneous Reports and Data

The Director from time to time may require the Concessioner to submit other reports and data regarding its performance under the Contract or otherwise, including, but not limited to, operational information.

SEC. 16. SUSPENSION, TERMINATION, OR EXPIRATION**(a) Suspension**

The Director may temporarily suspend operations under this Contract in whole or in part in order to protect Area visitors or to protect, conserve and preserve Area resources. No compensation of any nature shall be due the Concessioner by the Director in the event of a suspension of operations, including, but not limited to, compensation for losses based on lost income, profit, or the necessity to make expenditures as a result of the suspension.

(b) Termination

(1) The Director may terminate this Contract at any time in order to protect Area visitors, protect, conserve, and preserve Area resources, or to limit visitor services in the Area to those that continue to be necessary and appropriate.

(2) The Director may terminate this Contract if the Director determines that the Concessioner has materially breached any requirement of this Contract, including, but not limited to, the requirement to maintain and operate visitor services to the satisfaction of the Director, the requirement to provide only those visitor services required or authorized by the Director pursuant to this Contract, the requirement to pay the established franchise fee, the requirement to prepare and comply with an Environmental Management Program, the requirement to duly expend funds from the repair and maintenance reserve and the requirement to comply with Applicable Laws.

(3) In the event of a breach of the Contract, the Director will provide the Concessioner an opportunity to cure by providing written notice to the Concessioner of the breach. In the event of a monetary breach, the Director will give the Concessioner a fifteen (15) day period to cure the breach. If the breach is not cured within that period, then the Director may terminate the Contract for default. In the event of a nonmonetary breach, if the Director considers that the nature of the breach so permits, the Director will give the Concessioner thirty (30) days to cure the breach, or to provide a plan, to the satisfaction of the Director, to cure the breach over a specified period of time. If the breach is not cured within this specified period of time, the Director may terminate the Contract for default. Notwithstanding this provision, repeated breaches (two or more) of the same nature shall be grounds for termination for default without a cure period. In the event of a breach of any nature, the Director may suspend the Concessioner's operations as appropriate in accordance with Section 16(a).

(4) The Director may terminate this Contract upon the filing or the execution of a petition in bankruptcy by or against the Concessioner, a petition seeking relief of the same or different kind under any provision of the Bankruptcy Act or its successor, an assignment by the Concessioner for the benefit of creditors, a petition or other proceeding against the Concessioner for the appointment of a trustee, receiver, or liquidator, or, the taking by any person or entity of the rights granted by this Contract or any part thereof upon execution, attachment or other process of law or equity. The Director may terminate this Contract if the Director determines that the Concessioner is unable to perform the terms of Contract due to bankruptcy or insolvency.

(5) Termination of this Contract for any reason shall be by written notice to the Concessioner.

(c) Notice of Bankruptcy or Insolvency

The Concessioner must give the Director immediate notice (within five (5) days) after the filing of any petition in bankruptcy, filing any petition seeking relief of the same or different kind under any provision of the Bankruptcy Act or its successor, or making any assignment for the benefit of creditors. The Concessioner must also give the Director immediate notice of any petition or other proceeding against the Concessioner for the appointment of a trustee, receiver, or liquidator, or, the taking by any person or entity of the rights granted by this Contract or any part thereof upon execution, attachment or other process of law or equity. For purposes of the bankruptcy statutes, NPS considers that this Contract is not a lease but an executory contract exempt from inclusion in assets of Concessioner pursuant to 11 U.S.C. 365.

(d) Requirements in the Event of Termination or Expiration

(1) In the event of termination of this Contract for any reason or expiration of this Contract, the total compensation due the Concessioner for such termination or expiration shall be as described in Section 17 of this Contract. No other compensation of any nature shall be due the Concessioner in the event of a termination or expiration of this Contract, including, but not limited to, compensation for losses based on lost income, profit, or the necessity to make expenditures as a result of the termination.

(2) Upon termination of this Contract for any reason, or upon its expiration, and except as otherwise provided in this section, the Concessioner shall, at the Concessioner's expense, promptly vacate the Area, remove all of the Concessioner's personal property, repair any injury occasioned by installation or removal of such property, and ensure that Concession Facilities are in at least as good condition as they were at the beginning of the term of this Contract, reasonable wear and tear excepted. The removal of such personal property must occur

within thirty (30) days after the termination of this Contract for any reason or its expiration (unless the Director in particular circumstances requires immediate removal).

(3) To avoid interruption of services to the public upon termination of this Contract for any reason, or upon its expiration, the Concessioner, upon the request of the Director, shall consent to the use by another operator of the Concessioner's personal property, excluding inventories if any, not including current or intangible assets, for a period of time not to exceed one (1) year from the date of such termination or expiration. The other operator shall pay the Concessioner an annual fee for use of such property, prorated for the period of use, in the amount of the annual depreciation of such property, plus a return on the book value of such property equal to the prime lending rate, as published by the Federal Reserve System Board of Governors, effective on the date the operator assumes managerial and operational responsibilities. In such circumstances, the method of depreciation applied shall be either straight line depreciation or depreciation as shown on the Concessioner's Federal income tax return, whichever is less. To avoid interruption of services to the public upon termination of this Contract for any reason or its expiration, the Concessioner shall, if requested by the Director, sell its existing inventory to another operator at the purchase price as shown on applicable invoices.

(4) Prior to and upon the expiration or termination of this Contract for any reason, and, in the event that the Concessioner is not to continue the operations authorized under this Contract after its expiration or termination, the Concessioner shall comply with all applicable requirements of Exhibit J to this Contract, "Transition to New Concessioner." This section and Exhibit J shall survive the expiration or termination of this Contract.

SEC. 17. COMPENSATION

(a) Just Compensation

The compensation provided by this Section shall constitute full and just compensation to the Concessioner for all losses and claims occasioned by the circumstances described below.

(b) Compensation for Contract Expiration or Termination

If, for any reason, including Contract expiration or termination, the Concessioner shall cease to be authorized by the Director to conduct operations under this Contract, the Concessioner shall convey to a person designated by the Director (including the Director if appropriate) any Leasehold Surrender Interest it has under the terms of this Contract and the Director shall, subject to the terms and conditions of this Contract, assure that the Concessioner is paid the Leasehold Surrender Interest Value.

(c) Procedures for Establishing the Value of a Leasehold Surrender Interest

At any time during the term of this Contract, the Concessioner shall, when requested by the Director, enter into negotiations with the Director as to the value of the Concessioner's Leasehold Surrender Interest under this Contract. In the event that such negotiations fail to determine an agreed upon value within a reasonable period of time as determined by the Director, the Director or the Concessioner may initiate arbitration proceedings to determine such value upon written request to the other party. Such arbitration proceedings shall be conducted in accordance with the arbitration procedures set forth in Exhibit A. In these circumstances, the Concessioner and the Director shall each select an arbiter. The two arbiters, within thirty (30) days of selection, must agree to the selection of a third arbiter to complete the arbitration panel in accordance with Exhibit A. The arbitration panel shall consider the written submissions and any oral presentations made by the Concessioner and the Director and shall determine the value of the Leasehold Surrender Interest consistent with the terms of this Contract, including without limitation Exhibit A. The arbitration panel shall also provide a means to calculate the change in the value of such Leasehold Surrender Interest as may occur for up to two (2) years from the date of the initial determination. The determination of the arbitration panel shall be binding on the Director and the Concessioner.

(d) Compensation for Personal Property

No compensation is due the Concessioner from the Director or a successor concessioner for the Concessioner's personal property used in operations under this Contract. However, the Director or a successor concessioner may purchase such personal property from the Concessioner subject to mutually agreed upon terms. Personal property not removed from the Area by the Concessioner in accordance with the terms of this Contract shall be considered abandoned property subject to disposition by the Director, at full cost and expense of the Concessioner, in accordance with Applicable Laws. Any cost or expense incurred by the Director as a result of such disposition may be offset from any amounts owed to the Concessioner by the Director to the extent consistent with Applicable Laws.

SEC. 18. ASSIGNMENT, SALE OR ENCUMBRANCE OF INTERESTS

(a) This Contract is subject to the requirements of Applicable Laws, including, without limitation, 36 CFR Part 51, with respect to proposed assignments and encumbrances, as those terms are defined by Applicable Laws. Failure by the Concessioner to comply with Applicable Laws is a material breach of this Contract for which the Director may terminate this Contract for default. The Director shall not be obliged to recognize any right of any person or entity to an interest in this Contract of any nature, including, but not limited to, Leasehold Surrender Interest or operating rights under this Contract, if obtained in violation of Applicable Laws.

(b) The Concessioner shall advise any person(s) or entity proposing to enter into a transaction which may be subject to Applicable Laws, including without limitation, 36 CFR Part 51, of the requirements of Applicable Law and this Contract.

SEC. 19. GENERAL PROVISIONS

(a) The Director and Comptroller General of the United States, or any of their duly authorized representatives, shall have access to the records of the Concessioner as provided by the terms of Applicable Laws.

(b) All information required to be submitted to the Director by the Concessioner pursuant to this Contract is subject to public release by the Director to the extent provided by Applicable Laws.

(c) Subconcession or other third party agreements, including management agreements, for the provision of visitor services required and/or authorized under this Contract are not permitted.

(d) The Concessioner is not entitled to be awarded or to have negotiating rights to any Federal procurement or service contract by virtue of any provision of this Contract.

(e) Any and all taxes or assessments of any nature that may be lawfully imposed by any State or its political subdivisions upon the property or business of the Concessioner shall be paid promptly by the Concessioner.

(f) No member of, or delegate to, Congress or Resident Commissioner shall be admitted to any share or part of this Contract or to any benefit that may arise from this Contract but this restriction shall not be construed to extend to this Contract if made with a corporation or company for its general benefit.

(g) This Contract is subject to the provisions of 2 C.F.R. Part 1400, as applicable, concerning nonprocurement debarment and suspension. The Director may recommend that the Concessioner be debarred or suspended in accordance with the requirements and procedures described in those regulations, as they are effective now or may be revised in the future.

(h) This Contract contains the sole and entire agreement of the parties. No oral representations of any nature form the basis of or may amend this Contract. This Contract may be extended, renewed or amended only when agreed to in writing by the Director and the Concessioner.

(i) This Contract does not grant rights or benefits of any nature to any third party.

(j) The invalidity of a specific provision of this Contract shall not affect the validity of the remaining provisions of this Contract.

(k) Waiver by the Director or the Concessioner of any breach of any of the terms of this Contract by the other party shall not be deemed to be a waiver or elimination of such term, nor of any subsequent breach of the same type, nor of any other term of the Contract. The subsequent acceptance of any payment of money or other performance required by this Contract shall not be deemed to be a waiver of any preceding breach of any term of the Contract.

(l) Claims against the Director (to the extent subject to 28 U.S.C. 2514) arising from this Contract shall be forfeited to the Director by any person who corruptly practices or attempts to practice any fraud against the United States in the proof, statement, establishment, or allowance thereof within the meaning of 28 U.S.C. 2514.

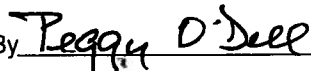
(m) Nothing contained in this Contract shall be construed as binding the Director to expend, in any fiscal year, any sum in excess of the appropriation made by Congress for that fiscal year or administratively allocated for the subject matter of this Contract, or to involve the Director in any contract or other obligation for the future expenditure of money in excess of such appropriations.

IN WITNESS WHEREOF, the duly authorized representatives of the parties have executed this Contract on the dates shown below.

CONCESSIONER

UNITED STATES OF AMERICA


By 
Bruce W. Fears
President
Yosemite Hospitality, LLC

By 
Regional Director, National Park Service

DATE: July 28, 2015

DATE: October 6, 2015

ATTEST:

NAME 
CHRISTOPHER D STEARNS

NAME _____

ADDRESS 1101 Market Street, Phila, PA 19107

ADDRESS _____

DATE: July 28, 2015

DATE: _____, 2015

EXHIBIT A

LEASEHOLD SURRENDER INTEREST

This Exhibit A to this Contract establishes certain terms and conditions of the Contract regarding the nature, scope and applicable conditions of leasehold surrender interest. In event of any inconsistency between this Exhibit A and Exhibit F of this Contract this Exhibit A shall prevail.

SEC. 1. DEFINITIONS

(a) "Arbitration" means binding arbitration conducted by an arbitration panel. All arbitration proceedings conducted under the authority of this Exhibit A will utilize the following procedures unless otherwise agreed by the Concessioner and the Director. One member of the arbitration panel will be selected by the Concessioner, one member will be selected by the Director, and the third (neutral) member will be selected by the two party-appointed members. The neutral arbiter must be a licensed real estate appraiser. The expenses of the neutral arbiter and other associated common costs of the arbitration will be borne equally by the Concessioner and the Director. The arbitration panel will adopt procedures that treat each party equally, give each party the opportunity to be heard, and give each party a fair opportunity to present its case. Determinations must be made by a majority of the members of the panel and will be binding on the Concessioner and the Director.

(b) A "capital improvement" is a structure, fixture, or non-removable equipment provided by the Concessioner pursuant to the terms of this Contract and located on lands of the United States within the area. A capital improvement does not include any interest in land. Additionally, a capital improvement does not include any interest in personal property of any kind including, but not limited to, vehicles, boats, barges, trailers, or other objects, regardless of size, unless an item of personal property becomes a fixture as defined in this Exhibit A.

(c) "Construction cost" of a capital improvement means the total of the incurred eligible direct and indirect costs necessary for constructing or installing the capital improvement that are capitalized by the concessioner in accordance with Generally Accepted Accounting Principles (GAAP).

(d) "Consumer Price Index" means the national "Consumer Price Index--All Urban Consumers" published by the Department of Labor. If this index ceases to be published, the Director will designate another regularly published cost-of-living index approximating the national Consumer Price Index.

(e) "Depreciation" means the loss of value in a capital improvement as evidenced by the condition and prospective serviceability of the capital improvement in comparison with a new unit of like kind.

(f) "Eligible direct costs" means the sum of all incurred capitalized costs (in amounts no higher than those prevailing in the locality of the project), that are necessary both for the construction of a capital improvement and are typically elements of a construction contract. Eligible direct costs may include, without limitation, the costs of (if capitalized in accordance with GAAP and in amounts no higher than those prevailing in the locality of the project): building permits; materials, products and equipment used in construction; labor used in construction; security during construction; contractor's shack and temporary fencing; material storage facilities; power line installation and utility costs during construction; performance bonds; and contractor's (and subcontractor's) profit and overhead (including job supervision, worker's compensation insurance and fire, liability, and unemployment insurance).

(g) "Eligible indirect costs" means, except as provided in the last sentence of this definition, the sum of all other incurred capitalized costs (in amounts no higher than those prevailing in the locality of the project) necessary for the construction of a capital improvement. Eligible indirect costs may include, without limitation, the costs of (if capitalized in accordance with GAAP and in amounts no higher than those prevailing in the locality of the project): architectural and engineering fees for plans, plan checks; surveys to establish building lines and grades; environmental studies; if the project is financed, the points, fees or service

charges and interest on construction loans; all risk insurance expenses and ad valorem taxes during construction. The actual capitalized administrative expenses (in amounts no higher than those prevailing in the locality of the project did) of the Concessioner for direct, on-site construction inspection are eligible indirect costs. Other administrative expenses of the Concessioner are not eligible indirect costs.

(h) "Fixtures and non-removable equipment" are manufactured items of personal property of independent form and utility necessary for the basic functioning of a structure that are affixed to and considered to be part of the structure such that title is with the Director as real property once installed. Fixtures and non-removable equipment do not include building materials (e.g., wallboard, flooring, concrete, cinder blocks, steel beams, studs, window frames, windows, rafters, roofing, framing, siding, lumber, insulation, wallpaper, paint, etc.). Because of their special circumstances, floating docks (but not other types of floating property) that may be constructed by the Concessioner pursuant to the terms of this Contract are considered to be non-removable equipment for leasehold surrender interest purposes only. Except as otherwise indicated in Exhibit A, the term "fixture" includes the term "non-removable equipment."

(i) "Leasehold surrender interest" solely means a right to payment in accordance with this Contract for related capital improvements that the Concessioner makes or provides within the area on lands owned by the United States pursuant to the terms and conditions of this Contract. The existence of a leasehold surrender interest does not give the Concessioner, or any other person, any right to conduct business in a park area, to utilize the related capital improvements, or to prevent the Director or another person from utilizing the related capital improvements. The existence of a leasehold surrender interest does not include any interest in the land on which the related capital improvements are located.

(j) "Leasehold surrender interest value" means the amount of compensation the Concessioner is entitled to be paid for a leasehold surrender interest in capital improvements in accordance with this Contract. The leasehold surrender interest value in existing capital improvements under the terms of this Contract is an amount equal to:

- (1) The initial construction cost of the related capital improvement;
- (2) Adjusted by (increased or decreased) the same percentage increase or decrease as the percentage increase or decrease in the Consumer Price Index from the date the Director approves the substantial completion of the construction of the related capital improvement to the date of payment of the leasehold surrender interest value;
- (3) Less depreciation of the related capital improvement on the basis of its condition as of the date of termination or expiration of this Contract, or, if applicable, the date on which the Concessioner ceases to utilize a related capital improvement (e.g., where the related capital improvement is taken out of service by the Director pursuant to the terms of this Contract).

(k) "Major rehabilitation" means a planned, comprehensive rehabilitation of an existing structure that:

- (1) The Director approves in advance and determines is completed within 18 months from start of the rehabilitation work (unless a longer period of time is approved by the Director in special circumstances); and
- (2) The construction cost of which exceeds fifty percent of the pre-rehabilitation value of the structure.

(l) "Pre-rehabilitation value" of an existing structure means the replacement cost of the structure less depreciation.

(m) "Real property improvements" means real property other than land, including, but not limited to, capital improvements.

(n) "Related capital improvement" or "related fixture" means a capital improvement in which the Concessioner has a leasehold surrender interest.

(o) "Replacement cost" means the estimated cost to reconstruct, at current prices, an existing structure with utility equivalent to the existing structure, using modern materials and current standards, design and layout.

(p) "Structure" means a building, dock, or similar edifice affixed to the land so as to be part of the real estate. A structure may include both constructed infrastructure (e.g., water, power and sewer lines) and constructed site improvements (e.g., paved roads, retaining walls, sidewalks, paved driveways, paved parking areas) that are permanently affixed to the land so as to be part of the real estate and that are in direct support of the use of a building, dock, or similar edifice. Landscaping that is integral to the construction of a structure is considered as part of a structure. Interior furnishings that are not fixtures are not part of a structure.

(q) "Substantial completion of a capital improvement" means the condition of a capital improvement construction project when the project is substantially complete and ready for use and/or occupancy.

SEC. 2. OBTAINING A LEASEHOLD SURRENDER INTEREST

Unless waived or relinquished in accordance with the terms of this Contract, the Concessioner will obtain leasehold surrender interest in capital improvements constructed in accordance with the terms and conditions of this Contract, including, without limitation, the terms and conditions of this Exhibit A to the Contract.

SEC. 3. AUTHORIZING THE CONSTRUCTION OF A CAPITAL IMPROVEMENT

The Director may only authorize or require the Concessioner to construct capital improvements on area lands in accordance with the terms and conditions of this Contract and for the conduct by the Concessioner of visitor services, including, without limitation, the construction of capital improvements necessary for the conduct of visitor services.

SEC. 4. REQUIREMENTS FOR BEGINNING TO CONSTRUCT A CAPITAL IMPROVEMENT

Before beginning to construct any capital improvement, the Concessioner must obtain written approval from the Director in accordance with the terms of this Contract, including the terms and conditions of this Exhibit A and Exhibit F. The request for approval must include appropriate plans and specifications for the capital improvement and any other information that the Director may specify. The request must also include an estimate of the total construction cost of the capital improvement. The estimate of the total construction cost must specify all elements of the cost in such detail as is necessary to permit the Director to determine that they are elements of construction cost as defined in this Exhibit. (The approval requirements of this and other sections of this Contract also apply to any change orders to a capital improvement project and to any additions to a structure or replacement of fixtures as described in this Contract.)

SEC. 5. REQUIREMENTS AFTER SUBSTANTIAL COMPLETION OF A CAPITAL IMPROVEMENT

Upon substantial completion of the construction of a capital improvement in which the Concessioner is to obtain a leasehold surrender interest, the Concessioner must provide the Director a detailed construction report in accordance with the terms and conditions of this Contract, including without limitation Exhibit A and Exhibit F. The construction report must be supported by actual invoices of the capital improvement's construction cost together with, if requested by the Director, a written certification from a certified public accountant. The construction report must document, and any requested certification by the certified public accountant must certify, that all components of the construction cost were incurred and capitalized by the Concessioner in accordance with GAAP, and that all components are eligible direct or indirect construction costs as defined in this Exhibit. Invoices for additional construction costs of elements of the project that were not completed as of the date of substantial completion may subsequently be submitted to the Director for inclusion in the project's construction cost.

SEC. 6. DETERMINING CONSTRUCTION COST FOR PURPOSES OF LEASEHOLD SURRENDER INTEREST VALUE

After receiving the detailed construction report (and certification, if requested), from the Concessioner, the Director will review the report, certification and other information as appropriate to determine that the reported construction cost is consistent with the construction cost approved by the Director in advance of the construction and that all costs included in the construction cost are eligible direct or indirect costs as defined in this Exhibit A. The construction cost determined by the Director will be the final determination of construction cost for purposes of the leasehold surrender interest value in the related capital improvement unless the Concessioner requests arbitration of the construction cost under Section 7 of this Exhibit A. The Director may at any time review a construction cost determination (subject to arbitration under Section 7 of this Exhibit A) if the Director has reason to believe that it was based on false, misleading or incomplete information.

SEC. 7. ARBITRATING THE CONSTRUCTION COST OF A CAPITAL IMPROVEMENT

If the Concessioner requests arbitration of the construction cost of a capital improvement determined by the Director, the request must be made in writing to the Director within 3 months of the date of the Director's determination of construction cost under Section 6 of this Exhibit A. The arbitration procedures are described in Section 1 of this Exhibit A. The decision of the arbitration panel as to the construction cost of the capital improvement will be binding on the concessioner and the Director.

SEC. 8. ACTIONS THE CONCESSIONER MAY OR MUST TAKE REGARDING LEASEHOLD SURRENDER INTEREST

The Concessioner:

- (a) May encumber a leasehold surrender interest in accordance with the terms of this Contract;
- (b) Where applicable, must transfer its leasehold surrender interest in connection with any assignment, termination or expiration of this Contract; and
- (c) May waive or relinquish a leasehold surrender interest.

SEC. 9. EXTINGUISHMENT OF A LEASEHOLD SURRENDER INTEREST

(a) A leasehold surrender interest may not be extinguished by the expiration or termination of this Contract and a leasehold surrender interest may not be taken for public use except on payment of just compensation. Payment of leasehold surrender interest value pursuant to the terms of this Contract will constitute the payment of just compensation for leasehold surrender interest within the meaning of this Contract and for all other purposes.

(b) The Director at any time during the term of this Contract or after its termination or expiration may in his discretion pay the Concessioner the then applicable Leasehold Surrender Interest Value in all or portions of the related Capital Improvements in which the Concessioner holds a Leasehold Surrender Interest under the terms of this Contract. Upon receipt of such payment by the Concessioner, the applicable Leasehold Surrender Interest shall be extinguished for all purposes of this Contract and Applicable Laws. In the event of a dispute between the Director and the Concessioner as to the appropriate amount of such payment under the terms of this Contract, the dispute shall be resolved through binding arbitration as defined above.

SEC. 10. LEASEHOLD SURRENDER INTEREST UNDER A NEW CONCESSION CONTRACT

If the Concessioner under this Contract is awarded a new concession contract by the Director, and the new concession contract continues a leasehold surrender interest in related capital improvements, then the

Concessioner's leasehold surrender interest value (established as of the date of expiration or termination of this Contract) in the related capital improvements will be continued as the initial value of the Concessioner's leasehold surrender interest under the terms of the new concession contract.

SEC. 11. PAYMENT FOR LEASEHOLD SURRENDER INTEREST IF THE CONCESSIONER IS NOT AWARDED A NEW CONCESSION CONTRACT

(a) If the Concessioner is not awarded a new concession contract after expiration or termination of this Contract, or, the Concessioner, prior to such termination or expiration, ceases to utilize under the terms of this Contract capital improvements in which the Concessioner has a leasehold surrender interest, the Concessioner will be entitled to be paid its leasehold surrender interest value in the related capital improvements. The leasehold surrender interest will not be transferred until payment of the leasehold surrender interest value. The date for payment of the leasehold surrender interest value, except in special circumstances beyond the Director's control, will be the date of expiration or termination of this Contract or the date the Concessioner ceases to utilize related capital improvements under the terms of this Contract. Depreciation of the related capital improvements will be established as of the date of expiration or termination of this Contract, or, if applicable, the date the Concessioner ceases to utilize the capital improvements under the terms of this Contract.

(b) In the event that extraordinary circumstances beyond the control of the Director prevent the Director from making the leasehold surrender interest value payment as of the date of expiration or termination of this Contract, or, as of the date the Concessioner ceases to utilize related capital improvements under the terms of this Contract, the payment when made will include interest on the amount that was due on the date of expiration or termination of this Contract or cessation of use for the period after the payment was due until payment is made (in addition to the inclusion of a continuing Consumer Price Index adjustment until the date payment is made). The rate of interest will be the applicable rate of interest established by law for overdue obligations of the United States. The payment for a leasehold surrender interest value will be made within one year after the expiration or termination of this Contract or the cessation of use of related capital improvements under the terms of this Contract.

SEC. 12. PROCESS FOR DETERMINING LEASEHOLD SURRENDER INTEREST VALUE

In the event that the Concessioner and the Director cannot reach agreement as to a leasehold surrender interest value where required by the terms of this Contract, the Director will make a final determination of leasehold surrender interest value unless binding arbitration as to the value is requested by the Concessioner. The arbitration procedures are described in Section 1. A prior decision as to the construction cost of capital improvements made by the Director or by an arbitration panel in accordance with this Exhibit A are final and not subject to further arbitration.

SEC. 13. PAYMENT OF LEASEHOLD SURRENDER INTEREST BY A NEW CONCESSIONER

A new concession contract awarded to a new concessioner will require the new concessioner to pay the Concessioner its leasehold surrender interest value in existing capital improvements as determined under Section 12.

SEC. 14. OBTAINING ADDITIONAL LEASEHOLD SURRENDER INTEREST BY UNDERTAKING A MAJOR REHABILITATION OR ADDING TO A STRUCTURE IN WHICH THE CONCESSIONER HAS A LEASEHOLD SURRENDER INTEREST

If the Concessioner, with the written approval of the Director, undertakes a major rehabilitation or adds a new structure (e.g., a new wing to an existing building or an extension of an existing sidewalk) to an existing structure in which the Concessioner has a leasehold surrender interest, the Concessioner will increase its leasehold surrender interest in the related structure, effective as of the date of substantial completion of the major rehabilitation or new structure, by the construction cost of the major rehabilitation or new structure. The Consumer Price Index adjustment for leasehold surrender interest value purposes will apply to the

construction cost as of the date of substantial completion of the major rehabilitation or new structure. Approvals for major rehabilitations and additions to structures are subject to the same requirements and conditions applicable to new construction as described in this Contract.

SEC. 15. OBTAINING ADDITIONAL LEASEHOLD SURRENDER INTEREST BY REPLACING A FIXTURE IN WHICH THE CONCESSIONER HAS A LEASEHOLD SURRENDER INTEREST

The Concessioner acknowledges it has no leasehold surrender interest in any fixtures as of the Effective Date of the Contract.

SEC. 16. OBTAINING A LEASEHOLD SURRENDER INTEREST IN EXISTING REAL PROPERTY IMPROVEMENTS IN WHICH NO LEASEHOLD SURRENDER INTEREST EXISTS

(a) If the main body of this Contract requires the Concessioner to replace or install fixtures in real property improvements in which there is no leasehold surrender interest (e.g., fixtures to be attached to an existing government facility assigned by the Director to the Concessioner), the Concessioner will not obtain a leasehold surrender interest in such fixtures because the Concessioner has elected to waive and relinquish any leasehold surrender interest, leasehold surrender interest value, or other compensable interest of any nature in fixtures that it may install in Concession Facilities under the terms of this Contract. Title to all fixtures installed by the Concessioner shall be in the United States.

(b) If the main body of this Contract requires the Concessioner to undertake a major rehabilitation of a structure in which there is no leasehold surrender interest (e.g., a government-constructed facility assigned to the Concessioner), upon substantial completion of the major rehabilitation, the Concessioner will obtain a leasehold surrender interest in the structure. The initial construction cost of this leasehold surrender interest will be the construction cost of the major rehabilitation. Depreciation for purposes of leasehold surrender interest value will apply only to the rehabilitated components of the related structure.

SEC. 17. NO LEASEHOLD SURRENDER INTEREST RESULTS FROM REPAIR AND MAINTENANCE OF REAL PROPERTY IMPROVEMENTS

The Concessioner will not obtain initial or increased leasehold surrender interest as a result of repair and maintenance of real property improvements unless a repair and maintenance project is a major rehabilitation.

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1) INTRODUCTION

This Operating Plan between Yosemite Hospitality, LLC (hereinafter referred to as the "Concessioner") and the National Park Service (hereinafter referred to as the "Service") describes specific operating responsibilities of the Concessioner and the Service with regard to those lands and facilities within Yosemite National Park and the El Portal Administrative Area (hereinafter referred to as the "Area") that are assigned to the Concessioner for the purposes authorized by the Contract.

In the event of any conflict between the terms of the Contract and this Operating Plan, the terms of the Contract, including its designations and amendments, will prevail.

This plan will be reviewed annually by the Superintendent in consultation with the Concessioner and revised as determined necessary by the Superintendent of the Area. Any revisions shall not be inconsistent with the main body of this Contract. Any revisions must be reasonable and in furtherance of the purposes of the Contract.

The Horse and Mule Operating Plan, the Badger Pass Operating Plan, Employee Housing Operating Plan, and the VTS Operating Plan, attached as individual exhibits ("Individual Plans") to this Operating Plan contain more detailed requirements about those visitor services.

2) DEFINITIONS

In addition to all defined terms contained in the Contract, its Exhibits, and 36 C.F.R. Part 51, the following definitions apply to this Operating Plan.

- A) Environmentally Preferable.** Products or services that have a lesser or reduced effect on human health and the environment when compared with competing products or services that serve the same purpose. This comparison may consider raw materials acquisition, productions, manufacturing, packaging, distributions, reuse, operations, maintenance, or disposal of a product or service and includes foods that are organic inasmuch as possible.
- B) Environmental Purchasing.** Purchasing of environmentally preferable products.
- C) Facility Operations (FO).** Operational actions performed by the Concessioner on a recurring basis that meet daily operational needs of Concession Facilities. Typical work performed under Facility Operations includes janitorial and custodial services, snow removal, operation of utilities, and grounds-keeping.
- D) Feasible.** The ability to provide the equipment, materials or procedures because they are technically possible, economically reasonable, appropriate for the location and the use identified, and consistent with industry best management practices.
- E) Main Season.** The second Friday in March through the last Saturday in October and all Holidays as described below.
 - (1) *Martin Luther King Day:* (Friday, Saturday, Sunday) preceding the holiday on the third Monday in January.
 - (2) *President's Day:* Period spans one week and two weekends, dependent on when the holiday falls in the month. If it is earlier in the month, then peak rates follow the holiday; later in the month, then peak rates precede the holiday.
 - (3) *Veteran's Day--November 11:* Weekend that moves according to the day of the week coinciding with the actual holiday. Example: if Veteran's Day is later in the week (Thursday-Friday) then the peak rate weekend will be Friday, Saturday and Sunday following the holiday. If Veteran's Day is earlier in the week (Monday-Tuesday) then the peak rate weekend would be Friday, Saturday and Sunday preceding the holiday. If the holiday falls on a Wednesday, then no peak rate is authorized.
 - (4) *Thanksgiving:* Wednesday, Thursday, Friday and Saturday.
 - (5) *December holidays:* December 15 through the Saturday following New Year's Day.
- F) Off Season.** Last Sunday in October through second Thursday in March, excluding all Holidays listed above under Main Season.

- G) Post-consumer Material.** Material or finished product that has served its intended use and has been diverted or received from waste destined for disposal.
- H) Recycling.** The act of producing new products or materials from previously used and collected materials.
- I) Service Policy.** The directives, policies, instructions and guidance regarding the National Park System and the Service which are in writing and approved by the Secretary of Interior or a Department of Interior or National Park Service official to whom appropriate authority has been delegated, as such may be amended, supplemented, or superseded throughout the term of the Contract. Service Policy is available upon request from the Service.
- J) Waste Prevention.** Any change in the design, manufacturing, purchase, or use of materials or products (including packaging) to reduce their amount or toxicity before they are discarded. Waste prevention also refers to the reuse of products or materials.
- K) Waste Reduction.** Preventing or decreasing the amount of waste being generated through waste prevention, recycling, or purchasing recycled and environmentally preferable products.

3) **RESPONSIBILITIES**

A) Concessioner

- (1) To achieve an effective and efficient working relationship between the Concessioner and the Service, the Concessioner must designate an on-site general manager who:
 - (a) Has the authority and the managerial experience for operating the Concession Facilities and services required under the Contract;
 - (b) Must employ a staff with the expertise and training to operate all services authorized under the Contract;
 - (c) Has full authority to act as a liaison in all concession administrative and operational matters within the Area; and
 - (d) Has the responsibility for implementing the policies and directives of the Service.
- (2) In the absence of a General Manager, the Concessioner must designate an acting General Manager.

B) Service

The Superintendent of the Area manages the Service operations, including oversight of concession operations. The Superintendent carries out the policies and directives of the Service, including concession contract management. Directly, or through designated representatives, the Superintendent reviews, directs, and coordinates pursuant to Service Policy and Applicable Laws activities under the Contract relating to the Area. This includes:

- (1) Evaluation of Concessioner services and Concession Facilities;
- (2) Review and approval of rates charged for commercial services and products;
- (3) Review and approval of changes to services, advertisements, and other items outlined in this Operating Plan;
- (4) Review and approval of information and reports required of the Concessioner.

4) **GENERAL OPERATING STANDARDS AND REQUIREMENTS**

A) Scope and Quality of Service

The Concessioner must provide all services in a consistent, environmentally sensitive, and high quality manner and must operate in accordance with the operating standards as defined by the Service. The Service Operational Performance Program provides standards that are service minimums. These standards are referenced in this Operating Plan. The Service expects the Concessioner to make every effort to exceed these standards. This Operating Plan contains additional required operating standards and requirements.

- (1) *Support Facility.* The Concessioner will establish a Support Facility outside of the Area. This Support Facility will house a number of administrative and other functions to support the

Concessioner's operations within the Area as referenced throughout this Operating Plan and its Individual Plans.

B) Schedule of Operations

- (1) *Operating Seasons.* The Concessioner must provide the required services for Area visitors on a year-round basis, excluding those facilities that operate only on a seasonal basis. The Main Season begins the second Friday in March and ends the last Saturday in October. The traditional winter operating season begins mid-December and ends in early March.
- (2) *Opening and Closing Plans.* The Concessioner must submit for Service approval a written proposal of all projected facility or service opening and closing dates and hours of operation **no later than October 1** for the next calendar year.
 - (a) Weather, road, and other conditions may cause specific dates of operating seasons and operating hours to fluctuate. To the greatest practical degree, the Service will approve such changes prior to implementation. The Concessioner may not have operating hours less than those published in the Area's newspaper. The approved opening and closing dates and list of operating hours for the first year of the Contract are included as Exhibits B-1 and B-2, respectively to this Operating Plan.
 - (b) As part of its annual Operational Reports, the Concessioner must report the actual opening and closing dates for the previous calendar year to the Service by **February 1**.
- (3) *Operations Proposal.* The Concessioner must submit requests to modify visitor or employee services using the Operations Proposal form included as Exhibit B-12 (Concessioner Forms) to the Operating Plan. The Concessioner must describe in detail the nature of a proposed change, including an addition, suspension or discontinuance of a service authorized under the Contract. All completed Operations Proposals must be submitted to the Service under the signature of the Concessioner's Chief Operating Officer. Service staff will review Operations Proposals to determine the benefits of the proposed modification to the services provided under the Contract. The Service will provide the Concessioner with a written determination as to approval. All actions approved as Operations Proposals must be incorporated into an updated Operating Plan.

C) Rate Determination and Approval Process

- (1) *Rate Determination.* All rates and charges to the public by the Concessioner must comply with the provisions of Section 3(e) of the Contract, including (without limitation) the requirements regarding Service approval of the rates and charges set. It is the objective of the Service to ensure the Concessioner's charges to the public are commensurate with the level of services and facilities provided and are reasonable, justified, and comparable with similar services and facilities provided by the private sector. The reasonableness and appropriateness of rates and charges under this Contract must be determined using the methodologies set out below, unless and until a different rate determination is specified by the Service. As used in this Operating Plan, each of the specified methodologies has the same meaning as that set out in the *National Park Service Concession Management Rate Administration Guide (July 2010)* ("Rate Administration Guide") (a copy which can be obtained by contacting the Service), as it may be amended, supplemented, or superseded throughout the term of this Operating Plan.
 - (a) Overnight Accommodations. Overnight accommodation rates must be determined using comparability. Rates for in-camp guests at the High Sierra Camps must include breakfast and dinner.
 - (b) Food and Beverage. Rates must be determined using the Core Menu Guidelines. After the Concessioner and Service establish an initial core menu, those core menu items are subject to comparability analysis. Non-core menu items are set using Competitive Market Declaration. The Concessioner must submit all requests in accordance with the Service's guidance for Core Menu rates and must submit its entire menu for Service approval prior to implementation.

- (c) Merchandise. Merchandise rates are set in accordance with the Service's Competitive Market Declaration guidelines. If the item is marked with a Manufacturer's Suggested Retail Price (MSRP), the Concessioner must sell the merchandise at that price or less.
 - (d) Convenience, Grocery, and Vending. Convenience, Grocery, and Vending items are priced using National Association of Convenience Stores Markup Percentages or, if marked on the package, at MSRP or less.
 - (e) Fuel. Rates must be determined using comparability with consideration for seasonality. Since prices may fluctuate frequently, the Concessioner must submit a gasoline pricing information sheet with comparable property information to the Service whenever rates increase.
 - (f) Catered and Special Events (Authorized Service). Rates for catered and special events are determined using Competitive Market Declaration.
 - (g) Other Services using Comparability. Rates for Motorized Interpretive Tours, Mountaineering School and Guide Services, Equipment Rentals (Rafts, Bicycles, Skis, Snowboards, Nordic Equipment and Ice Skates), Public Showers, Public Laundry, Ski and Snow Related Services, Golfing, Tennis, Horse and Mule Operations, Swimming Pools, Ice Skating (Authorized Service), Internet (Authorized Service), Kennel Services (Authorized Service), and Badger Pass and Tuolumne Meadows Shuttle Service (Authorized Service) are determined using comparability.
 - (h) Other Services using Competitive Market Declaration. Rates for Interpretive Services, Hair Care (Authorized Service), Child Care (Authorized Service), and Massage Services (Authorized Service) are determined using Competitive Market Declaration.
- (2) Rate Approval Process
- (a) Rate Request Timing. Rates cannot be changed unless approved by the Service. Proposed rate request are typically submitted on an annual basis. Requests must be in writing and **at least 90 days in advance of intended effective date**. Should special conditions require a quicker than normal response, the Concessioner must clearly explain these conditions in writing. All rate increase requests must accord with applicable Service Policy and provide information to substantiate the requested rates in sufficient detail for the Service to replicate results using the applicable methodology specified in the Rate Administration Guide. The Service analyzes the rate requests using the selected rate method and will approve, disapprove, or adjust the rates based upon this analysis. The Service will inform the Concessioner of the approved rates and the reason for any disapproval or adjustment. The Service also annually reviews and documents the applicability of the Competitive Market Declaration of specific services and notifies the Concessioner if this rate method no longer applies.
 - (b) Rate Request Information. All rate requests must include pertinent information about the rate and product or service proposed. This includes, but is not limited to, brand names, portions, length of service, amenities provided, etc.
 - (c) Approved Rate Posting. The Concessioner must prominently post all rates for goods and services provided to the visiting public, including room rates posted in each room.
 - (d) Approved Rate Effective Period. Approved rates must remain in effect until superseded by changes approved in writing by the Service.
 - (e) Deposits/Refunds. The policy must be included in all overnight accommodation brochures and reservation confirmations.
 - (i) A deposit may be required to hold a reservation and may be paid by cash, check, or major credit card. The Concessioner's deposit policy must be approved by the Service as part of its rate approval request.
 - (ii) Refunds must be processed within two weeks of cancellation.
 - (f) Advanced Rate Approvals. The Concessioner may advertise and charge a higher advanced overnight accommodations rate for its upcoming season prior to completion of formal rate

approvals in accordance with the Service's Advanced Rate Approval policy and Rate Approval Guidelines.

- (g) Rate Compliance. The Service will check rate compliance during periodic operational evaluations and throughout the year.
- (h) Reduced Rates for Federal Government Employees. The Concessioner must include reduced overnight accommodation rates for federal government employees on official business as part of its approved rate requests.
- (i) Exceptional Conditions. In exceptional circumstances when the Concessioner must offer an item or service at less than the optimum condition because of unavailable elements or amenities or because of poor service or other conditions (such as a power outage), the Concessioner must discount the item or service.

D) Purchasing

- (1) *Competitive Purchasing*. The Concessioner may purchase from a facility operated or owned by the Concessioner or an affiliated company, provided the product is comparable in quality and price to like products manufactured by unrelated suppliers.
- (2) *Discounts*. To the extent applicable to the rate approval method in place, the Concessioner will take advantage of all available trade, cash and quantity discounts and rebates and pass them through to the consumer or the operation.
- (3) *Environmental Purchasing*. The Concessioner must employ environmental purchasing practices (i.e., purchase Environmentally Preferable products such as buying in bulk, reducing packaging, and purchasing locally) if feasible.

E) Evaluations

- (1) *Concessioner Monitoring Program*. The Concessioner must inspect and monitor its Concession facilities and services with respect to Applicable Laws, Service policy and standards, authorized rates, life and fire safety, public health, environmental management and impacts on cultural and natural resources, asset management, responsiveness to visitor comments, compliance with the Contract including all of its Exhibits and other operational performance as appropriate. The Concessioner is responsible for developing and implementing corrective action plans to respond in a timely manner to any operating deficiencies it identifies. Particular inspection and testing requirements are described in other sections of this Operating Plan.
- (2) *Service Concession Review Program*. The Service will evaluate the Concessioner facilities and services to assess and rate concessioner performance in accordance with the NPS Concession Review Program. This consists of periodic service evaluations, contract compliance evaluation, risk management program evaluation, environmental management evaluation, asset management review, public health inspections and visitor satisfaction review. The results of these evaluations are used to prepare an Annual Overall Rating. These activities may be conducted by Service personnel. The Service may request the assistance of third-party subject matter experts. The findings of such experts may be fully incorporated in Service evaluations. The Concessioner must provide full access to management, facilities, documentation, and other resources necessary for the Service to conduct these evaluations. The Concessioner must work with Service officials to prioritize, schedule and correct deficiencies and implement improvement programs resulting from these activities. The Concessioner's performance in addressing deficiencies on schedule and in a timely manner may be a consideration in determining the Concessioner's rating.
- (3) *Periodic Operational Evaluations*. The Service will conduct both announced and unannounced periodic operational evaluations of Concession facilities and services to ensure conformance to applicable operational standards. The Concessioner will be contacted at the time of facility evaluations so that a representative of the Concessioner may accompany the evaluator.
 - (a) Asset Management Evaluation. The Service will conduct an annual asset management evaluation and rating. The evaluation will consider performance against requirements in maintaining facilities as defined in the Concession Contract including this Operating Plan and the Maintenance Plan.

- (b) Environmental Management Program Evaluation. The Service will conduct an annual evaluate the Concessioner's Environmental Management Program (EMP) evaluation and rating. The evaluation will consider performance in protecting natural resources, meeting environmental compliance requirements, and operating in accordance with the Concessioner's documented EMP. Performance in addressing Concessioner environmental audit findings will also be a component of this evaluation.
 - (c) Interpretive Program Review. The Service will evaluate the Concessioner's interpretive and informational services to ensure appropriateness, accuracy, quality, and the relationship of interpretive presentations to Area themes. The Service will consider this information in the Concessioner's Annual Overall Rating.
 - (d) Public Health Inspections. A representative of the Service's Public Health Program will periodic evaluations of the Concessioner's food and beverage operations, grocery, and swimming pool operations. These evaluations will be conducted in accordance with Service Public Health Service procedures based upon the U.S. Food Code. Additional facility and service operations may also be evaluated by the Public Health official on an ad hoc basis. The Concessioner must post a public notice in its food and beverage that results of food and beverage facility public health inspections are available from the Superintendent's Office.
 - (e) Risk Management Program Evaluation. The Service will annually conduct a comprehensive evaluation of the Concessioner's Risk Management Program. This evaluation will consider performance in implementing life safety and fire safety programs, and operating in accordance with the Concessioner's documented RMP results of any life or fire safety inspections conducted by the Service will also be a component of this evaluation a component of Periodic Operational Evaluations.
 - (f) Visitor Satisfaction Review. The service will review Concessioner visitor satisfaction program results, complaints and comments on the Concessioner's services and will consider this information in the Concessioner's Annual Overall Rating.
- (4) Annual Overall Rating. The Service will determine and provide the Concessioner with an Annual Overall Rating based upon Service evaluation by April 1 for the preceding calendar year. The Annual Overall Rating will include a Contract Compliance Report and rating and an Operational Performance Report and rating.
- (a) Contract Compliance Evaluation and Report. The Contract Compliance Report and rating considers the contract compliance criteria, including timely submission of the annual financial report, timely and accurate submission of franchise fees, timely submission of proof of general liability, automobile, workers compensation insurance.
 - (b) Operational Compliance Report. The Operational Compliance Report and rating considers Periodic Operational Evaluations, the Concessioners RMP Evaluation, EMP Evaluation, Public Health Rating, and Asset Management Evaluations.
 - (c) Other Information. Visitor satisfaction and interpretive program reviews are also considered in Annual Overall Rating.
- (5) Other Service Audits and Inspections
- (a) Environmental Audits. The Service may conduct environmental audits to evaluate the Concession facilities and operations with respect to environmental compliance and environmental Best Management Practices in accordance with the current Service Concession Environmental Audit Program Operating Guide. Performance in closing audit findings is considered in the annual EMP Evaluation.
 - (b) Fire Inspections. Concessioners are responsible for various fire system inspections and tests as described in Section 8(B) (Fire Prevention, Protection, and Suppression) of this Operating Plan. The Service may also conduct fire safety inspections at its discretion over the course of the Contract term. Location managers will be contacted at the time of facility evaluations so that a representative of the Concessioner may accompany the Service evaluator. Performance in addressing fire safety requirements may be considered in the annual RMP Evaluation.

- (c) Integrated Pest Management Inspections. The Service may conduct integrated pest management inspections of Concessioner facilities and operations which may consider issues such as vector control and exclusion practices, pesticide application practices and others.
- (d) Other Inspections. The Service reserves the right to enter the Concessioner's facilities at any reasonable time for any evaluation or when otherwise deemed necessary.

F) General Policies

(1) Facilities Use

- (a) Authorized Use. The Concessioner must use the Concession Facilities only for activities or services that directly and exclusively support the visitor services required or authorized by the Contract unless the Concessioner obtains prior written permission from the Service.
 - (b) Laundry Facilities. The Concessioner must locate laundry facilities for its operations outside the Area. Construction of laundry facilities for operational use in the Area is not authorized.
 - (c) Quiet Hours. The Concessioner must enforce quiet hours between the hours of 10 p.m. and 6 a.m. in all Concession Facilities including the concession employee housing areas. The Concessioner must clearly mark this information on the guest registration folio and other printed materials.
 - (d) Smoking Policy. The Concessioner must comply with current Service guidelines and requirements about smoking. Smoking is prohibited in all Concession Facilities, including overnight accommodations and in any outdoor areas within twenty-five (25) feet of air intake ducts, windows, doorways, and bay doors. The Concessioner must designate employee smoking areas.
- (2) *Seasonal Facility Set-up/Take-Down*. The Concessioner must coordinate seasonal facility set-up and take-down operations with adequate staffing levels to ensure Concession Facilities are fully functional and ready to operate on opening day and are properly secured at the end of each season.

(3) Beverage Containers

- (a) The Concessioner may either participate in or fully emulate the California beverage container redemption/recycling program. The Concessioner will promote and implement a recycling program that fully supports the efforts of the Service, at the Concessioner's expense. The Concessioner will ensure a deposit sticker is placed on all recyclable beverage containers if not participating in the California program and will establish locations at each developed area where containers are sold to recycle and redeem these beverage containers.
- (b) If not participating in the California beverage container redemption/recycling program, any beverage container deposits collected in excess of related operating expenses will be used for environmental projects as approved in writing by the Superintendent. A detailed accounting of the beverage container deposits collected and distributed will be provided to the Service by **March 1** on an annual basis.

- (4) *Reservations*. The Concessioner must utilize a central computerized reservation system. The Concessioner must make reservations accessible to the public without restriction to assure no one category of visitor gains special privileges, whether through group affiliation, prepayment of substantial advance rental, or other means. The Concessioner must not withhold any type of room inventory within its reservation system in connection with any yield management program (such as length of stay). The Concessioner must use reservation policies and procedures similar to those businesses used as comparison properties in approving rates.

- (a) Reservation Services. The Concessioner must make reservation services available, at a minimum, via telephone, mail, fax, and Internet. The Concessioner will offer an on-line Internet reservation system consistent with lodging industry best practices. The reservation call center(s) must be based in the United States. The Concessioner may accept individual visitor overnight accommodation reservations on a 366-day forward rolling basis.
- (b) Reservation Confirmation. The Concessioner must provide confirmation notification in writing (e.g. mail or email) to guests upon confirming reservation.

- (c) Reservations Staff. The Concessioner must adequately staff its reservations center on a year-round basis and will increase staff, if necessary, to meet the need during peak periods. All reservation personnel must be familiar with services available under this Contract to coordinate reservations of multiple services or activities. The Concessioner must designate a point of contact for the Service regarding the reservation system.
 - (d) Accessibility and Reservation Services. Reservation services will meet all Service accessibility requirements.
 - (e) Third party sales or intermediaries. Third party companies that are selling rooms or services for the Concessioner must sell those rooms or services at or below the NPS-approved maximum rate. The Concessioner must include any service fee or commission that the third party charges in the approved maximum rate.
 - (f) Overbooking. The Concessioner must not overbook unless there is a comparable or superior service or facility available. The Concessioner must provide the superior service or facility at the same price as the original booking price. The Concessioner may implement a waiting list system, where the visitor is not guaranteed, nor charged for, a reservation until a service is confirmed available.
- (5) *Conferences, Group Meetings, Special Events, Packages and Private Functions*
- (a) Groups. A "group" is defined as an individual or organization making a reservation of ten (10) or more sleeping rooms for any given period. Examples of groups include, but are not necessarily limited to, conferences, educational activities, and social functions such as weddings, reunions or other milestone events. Group blocks are portions of the overnight accommodations inventory that may be set aside for sale to groups. The Concessioner may set aside group blocks and reserve rooms on a two year forward rolling basis.
 - (b) The Concessioner may set aside group blocks for special events organized and marketed by the Concessioner and may package overnight accommodations and special event activities as "packages" or "promotions" for sale to the general public, but overnight accommodations must remain on a first-come, first-served reservation basis.
 - (c) Allocation of Space for Group or Special Event Functions. The Concessioner must manage the allocation of special event and group functions in Concession Facilities to not unduly interfere with the use and enjoyment of the Area or Concession Facilities by the visiting public. The Concessioner is limited to the following specific spaces within the Concession Facilities for group or special event functions:
 - (i) *The Ahwahnee Hotel*: Available year round: Colonial Room, Mural Room, Tresidder Room, Tudor Lounge, and Winter Club Room, Solarium, and Under Lounge
 - (ii) *Curry Village*: Available between November 1 – April 1: Lounge and Pavilion
 - (iii) *Wawona Hotel*: Available year round: Sun Room
 - (iv) *Yosemite Lodge*: Available year round: Cliff Room and Garden Terrace
 - (d) Total Number of Rooms Allowed. The following are the maximum number of rooms allowed for group blocks by location within the Area. If either a type of function or season is not listed, there are not a maximum number of rooms. All midweek and weekend room allotments defined below are during Main Season dates with the exception of the Social Milestone event at Yosemite Lodge as noted.
 - (i) *The Ahwahnee Hotel*
 - (a) Weddings: Weekend = 12 rooms
 - (b) Social Milestone Event: Midweek/Weekend = 20 rooms
 - (c) Travel Agencies: Midweek/Weekend = 10 rooms
 - (ii) *Curry Village*
 - (a) Weddings: Weekend = 15 rooms
 - (b) Social Milestone Event: Midweek/Weekend = 10 rooms
 - (c) Travel Agencies: Midweek/Weekend = 10 rooms

- (iii) *Housekeeping Camp*
 - (a) Social Milestone Event: Midweek/Weekend = 78 units
- (iv) *Wawona Hotel*
 - (a) Weddings: Weekend = 10 rooms
- (v) *Yosemite Lodge*
 - (a) Tour Group: Midweek = 25 rooms; Weekend = no group bookings
 - (b) Weddings: Weekend = 25 rooms
 - (c) Social Milestone Events: Midweek/Weekend = 25 rooms (Main Season); Weekend = 25 rooms (Off Season)
 - (d) Travel Agencies: Midweek/Weekend = 35 rooms
- (6) *Credit Cards*. The Concessioner must honor credit cards to include, but not limited to, MasterCard, Visa, American Express, and Discover. The Concessioner must accept debit cards and may accept other types of payment methods including but not limited to travelers' checks, personal visitor checks, and gift cards at its discretion.
- (7) *Telephone Services*. The Concessioner must provide telephone services with public access to long distance services.
 - (a) Public Pay Phones. The Concessioner must provide public pay phone service (operated by coin, credit card, calling card) within the Concession Facilities. The Concessioner must submit to the Service a list of public pay phones by location, quantity, and type for Service review and approval. The Concessioner must check public phones regularly to ensure they are in working order. The Concessioner will report within 48 working hours' out-of-order phones to the appropriate telephone utility and post a computer-generated sign on them directing visitors to the nearest working unit. A change in number, type, or location of pay phones requires Service approval. The service provided must allow customers to reach their preferred long distance carrier from public telephones and receive sufficient information about the rates they will pay for operator services.
- (8) *Lost and Found*. The Concessioner must develop and maintain a lost and found program to address items collected from on and off-Concession premises. The Concessioner must submit its program to the Service for review and approval **within 45 days of Contract effective date**.
 - (a) All lost items found must be logged and turned into a designated secure location. These articles must be properly dated, secured and stored. Records must be maintained and procedures established to ensure prompt, accurate response to guest inquiries concerning lost articles.
 - (b) Collection of valuable items such as credit cards, jewelry and portable electronics must be immediately reported to the Service in accordance with agreed upon procedures. These items will be promptly collected by the Service. Less valuable items will be held until retrieved bi-weekly by the Concessioner's staff as identified in its Lost and Found program.
 - (c) Instructions for visitors on reporting lost items to the Area should be provided in overnight accommodations guest room materials and otherwise be available to visitors upon request at appropriate concession locations (e.g., lodging front desk, ticket counter, etc.).
 - (d) If a visitor claims a found item prior to the Service retrieving that item, the concessioner must require the claimant to provide proper identification of the item, name, contact information, and signature of receipt. This information must be given to the Service.
- (9) *Vehicles*
 - (a) Licensing, Insurance, and Registration. The Concessioner must properly register, license, and insure all vehicular equipment used by the Concessioner to perform services under the Contract.
 - (b) Maintenance. The Concessioner must conduct annual inspections, servicing, and repair of all company vehicles and smaller shuttle vehicles at its Support Facility. Upon removal of the Yosemite Valley Garage from the Concession Facilities, the Concessioner may use the

Government Utility Building for minor maintenance and servicing of large buses, including VTS buses, or emergency work.

- (c) Vehicle Management Plan. The Concessioner must develop a Vehicle Management Plan **within 60 days following the effective date of the Contract** that identifies all vehicles by serial number, age, style, purpose, mileage, fuel-use, etc. Based on this information, the Concessioner must implement the following **no later than the first anniversary of the Contract effective date** (unless otherwise stated):
- (i) Eliminate at least 10 vehicles from fleet purchased from the prior concessioner
 - (ii) Replace at least 15 additional gasoline powered vehicles with all electric work vehicles
 - (iii) After (i) and (ii) are completed above, replace one third of its remaining fleet annually with hybrid or the most fuel efficient alternative technology available no later than the **first, second, and third anniversaries of the Contract effective date**
 - (iv) Establish during the first year of the Contract, and enforce throughout term of the Contract, a no-idling policy for all Concessioner vehicles and visitor transportation buses.
 - (v) Provide a plan regarding the location and installation of up to five vehicle charging stations and compressed air stations for Service review and approval and complete installation within one year of Service approval.
 - (vi) Provide a mobile air compressor at all winter tire-chain installation locations and mobile tire-chain service units.
- (d) Vehicle Monitoring System. The Concessioner will implement in each of its vehicles a monitoring system, including GPS, to track vehicle use, location, speeds, mileage, and fueling **no later than the first anniversary of the Contract effective date**.
- (e) Parking. The Concessioner must park all its vehicles and equipment in Service-approved designated areas in a safe and orderly manner. Parking must maintain adequate ingress and egress of the designated area at all times. Concessioner or concession employee vehicles may not be parked in spaces designated for visitor use for a period greater than 24 hours. All Concessioner vehicles parking in spaces designated for visitor use must have prior Service approval. Concessioner and/or concession employee vehicles registered as "planned non-operation" (PNO) may not be parked or stored in the Area.
- (f) Abandoned Vehicles. The Concessioner must notify the Service of abandoned, immobile, or inoperable vehicles, including employee vehicles, within the Concession Facilities. The Service will arrange to have vehicles towed in accordance with Service standard operating procedures. Concession employee vehicles will be towed at the expense of the owner, or if the owner cannot be located, at the expense of the Concessioner.
- (g) Identification. The Concessioner's name or logo must be on every vehicle.
- (h) Deliveries. The Concessioner must reroute all courier services and vendor and supplier delivery services to its Support Facility. To not interfere with business operations during peak visitor times of day, the Concessioner must make delivery trips at night, unless conditions warrant alternative delivery times. Deliveries should use non-public areas to the extent possible. The Concessioner and its contractors must comply with oversize vehicle restrictions and regulations set forth in the Superintendent's Compendium. The Concessioner must transport deliveries into the Area using appropriately sized trucks to minimize the number of runs per day. Delivery vehicles must not obstruct traffic along Village Drive while accessing the Concessioner Warehouse.
- (10) *Employee Housing, Food and Recreation, and Area Community Programs*. The Concessioner must provide clean, well maintained employee housing accommodations to appropriate staff. Specific terms and conditions for this service are contained in Operating Plan Exhibit B-7 (Employee Housing Operating Plan). All housing within the Area will meet Service standards for Concession employee housing and dining and will be subject to evaluation by the Service under the Concessioner Review Program.

(11) *Interactions with Wildlife*

- (a) The feeding of wildlife within the Area is prohibited.
- (b) While the sale of popcorn, nuts, seed, suet, or other bird food is not prohibited, the Concessioner must not encourage the feeding of wildlife by displaying food such as popcorn or nuts or maintaining hummingbird seed, suet, or any other type of bird food in such a manner that may imply approval of the feeding of wildlife.
- (c) The Concessioner may not sell plant seed of any kind within the Area.
- (d) With the exception of approved vending machines, the Concessioner may not display food or wildlife attractants at the exterior of Concession Facilities.
- (e) The Concessioner must display Service approved signage discouraging leaving unattended food or food trash on every outdoor tables within the Concession Facilities.
- (f) The Concessioner must display Service approved signage discouraging visitors from feeding wildlife in all outdoor eating areas and in the exterior areas of food and beverage and retail outlets.
- (g) The Concessioner must make all buildings and other structures, such as lockers that contain food, as defined in the Superintendent's Compendium, bear resistant and pest-proof.
- (h) The Concessioner must have preventive measures in place to limit exposure to vector borne diseases such as Hantavirus. The Concessioner is required to adhere to the Yosemite National Park Directive 9, Hantavirus Risk Reduction Program. The Concessioner must submit its protocols for Hantavirus Risk Reduction **within 60 days of Contract effective date** and provide updates as necessary.
- (i) The Concessioner must notify the Area Communication Center at (209) 379-1992 immediately of any wildlife incidents or sightings that need immediate attention such as car or building break-ins, sightings of bears in developed areas, incidents where a bear is still present, or if visitors are seen feeding or approaching wildlife. The Concessioner will report past sightings or wildlife incidents that do not need response to the Service Wildlife Management Office at (209) 372-0476.
- (j) Upon Service request, the Concessioner will employ camp hosts to educate visitors and monitor proper food storage within Curry Village, Housekeeping Camp and at all High Sierra Camps.

(12) *Visitor Satisfaction Monitoring Program*

- (a) The Concessioner must ensure the availability of an adequate visitor satisfaction monitoring program through the use of comment cards or by electronic means. The Concessioner must make Service-approved comment cards and/or electronic surveys available to visitors in order to measure service and quality standards, product mix, pricing, and overall Area experience.
- (b) The Concessioner must investigate and respond to all visitor complaints regarding its services. The Concessioner must provide visitor comments alleging misconduct by Concession or Service employees, pertaining to the safety of visitors or employees, or involving threats to Area resources, to the Service upon receipt.
- (c) The Concessioner will provide to the Service, by the **15th day of each month**, tabulated summaries, including year to date, of all visitor comments and complaints received on comment cards, surveys, or any other form of documentation. The Concessioner must provide Individual comments upon request.
- (d) The Service will forward to the Concessioner comments and complaints received regarding the Concession Facilities or services. The Concessioner must investigate and make every effort to provide an initial response to complaints within 48 hours. The Concessioner must provide a copy of responses to the Service. The Service will forward a copy of Service responses to the Concessioner.

G) Human Resources Management

- (1) *Certified Human Resource Executive.* The Concessioner must ensure its human resources manager is a certified Human Resources Executive **no later than the first anniversary of the Contract effective date.**
- (2) *Employee Identification and Appearance.* At a minimum, the Concessioner must issue all employees an employee photo identification card that includes the name and an expiration date. The Concessioner must collect these identification cards upon termination of employment or at the end of the season for seasonal employees. The Concessioner must require all employees in direct contact with the general public wear uniforms or standardized clothing with a properly displayed nametag. Employees must be neat and clean in appearance and project a hospitable, positive, friendly and helpful attitude. Additional requirements may apply to particular services. These are identified in applicable sections of this Operating Plan.
- (3) *Area Entrance Passes*
 - (a) The Concessioner must contact the Fee Management Office to obtain Area entrance passes for permanent and seasonal employees.
 - (b) The Concessioner will maintain a tracking system for passes issued and appropriate distribution.
 - (c) All Area entrance passes are the property of the U.S. Government. The Concessioner will adhere to the Area's Standard Operating Procedure for Area Entrance Passes, available upon request.
- (4) *Employee Hiring Procedures*
 - (a) Staffing Requirements. The Concessioner must hire and schedule a sufficient number of employees to ensure satisfactory visitor services throughout the season. At the onset of the Contract, the Concessioner will interview, screen, and hire as many of the prior concessioner's employees as possible. The Concessioner must make its best efforts to hire 75% or more of its employees for the first operating season three months prior to the effective date of the Contract. The Concessioner must hire bilingual employees as often as possible.
 - (b) Drug-free Environment and Testing Program. The Concessioner must provide its employees with a statement of its policies regarding drug and alcohol abuse, and conduct educational program(s) for its employees to deter drug and alcohol abuse.
 - (i) The Concessioner must establish an appropriate employee drug-testing program.
 - (ii) All employees in safety sensitive positions (e.g., tour bus drivers, ski lift operators, security officers) or in positions where a federal or state law so requires, must participate in a Service-approved drug-testing program.
 - (iii) Should illegal drug use occur, the Concessioner must report such use and subsequent action taken by the Concessioner to the Chief Ranger's Office or to a Service Law Enforcement Officer or Special Agent (Investigator).
 - (c) Background Checks. The Concessioner will establish hiring policies that will include comprehensive background checks on all employee hires as appropriate to the position. These may include: wants/warrants check; local criminal history checks; federal criminal records check; national multi-jurisdictional database and sexual offender search; social security number trace; and driving history check. No employee must be hired if they show any active wants or warrants (current fugitive from justice). The Concessioner will submit these policies for review by the Service prior to implementation, including any updates or amendments that substantially change the previously reviewed and approved policies.
 - (d) Driver Requirements. Drivers of all vehicles will have a valid license for the type of vehicle being operated per California law.
 - (e) Employment of Service Employees or their Family Members. The Concessioner must not employ the spouse or dependents of the Superintendent, Deputy Superintendent, Business and Revenue Management staff, or Public Health Sanitarian. The Concessioner must not

employ in any status any other Service employee, his/her spouse, minor children, or any other household member without the prior written approval of the Superintendent.

- (5) *Employee Programs*. The Concessioner must provide the following throughout the term of the Contract.
- (a) Rewards and Incentives. The Concessioner must develop and implement the use of a variety of monetary and non-monetary rewards and incentives to encourage employee retention. It will implement its employee recognition program (e.g. *Encore! Encore!*) to recognize and encourage employees.
 - (b) Employee Engagement Task Force. The Concessioner must create an Employee Engagement Task Force responsible for brainstorming and implementing ideas and programs to connect employees throughout their employment period.
 - (c) Employee Questionnaire and Company Evaluations. The Concessioner must provide employees, at least twice a year, an opportunity to evaluate and provide feedback regarding the Concessioner's management staff, employment opportunities, and other issues.
 - (d) Maintenance Certification. The Concessioner must provide interested employees with a three-tier maintenance certification program, which can lead to certification and recognition through the International Maintenance Institute (IMI), providing facility professionals specific training for their career path.
 - (e) Employee Engagement. The Concessioner must highlight water and energy conservation initiatives and savings benefits, and provide posters and brochures highlighting conservation initiatives, savings, and benefits throughout the term of the Contract. The Concessioner must encourage employees to submit suggestions for water conservation and energy efficiency ideas on an annual basis and provide recognition and a monetary award for suggestions implemented in its operations.
- (6) *Training*
- (a) General. The Concessioner must provide appropriate job training to each employee prior to duty assignments and working with the public and must include all training required by Applicable Laws. The Service periodically audits Concessioner training sessions.
 - (b) Training Academy. The Concessioner must implement a dedicated Training Academy, located at its Support Facility, for training and required certifications for employees at Yosemite National Park. The Training Academy must provide training in a variety of areas (e.g. on-boarding and orientation, job-specific training, customer service and effective communication, safety, environmental training, etc.). The Concessioner will determine, based on the Training Academy, where the employee will be assigned.
 - (c) Preservation Academy. The Concessioner must establish a Preservation Academy at its Support Facility. The Concessioner must provide at least 20 hours of training for all maintenance employees with an 8 hour annual refresher training for returning employees from its Preservation Academy. For new employees hired as part of the preservation team, the Concessioner must require completion of an extended course (initial 40 hours of training and an additional 16 hours annually). The Preservation Academy will provide in-depth training regarding the following: Introduction to Historic Preservation, Basic Preservation Training, and Advanced Preservation Training.
 - (d) In addition to job-specific training and skills, employee training must include the following:
 - (i) *Concessions Management*. The Concessioner will provide managers and staff adequate reference materials and resources, including but not limited to the Service Periodic Concession Evaluation standards and the Concession Contract and its exhibits such as, land assignment maps, the Maintenance Plan, and the Operating Plan.
 - (ii) *Customer Service/Hospitality Training*. The Concessioner must provide customer service/hospitality training for employees who have direct visitor contact. Training will include guidance on how employees can positively present the Area and Area partners to the public, as well as how to effectively report and respond to visitor comments and concerns.

- (iii) *Alcoholic Beverage Service*. Managers and employees whose responsibilities include the management or dispensing of alcoholic beverages must be provided State of California-approved training prior to assuming alcoholic beverage service positions.
- (iv) *Sanitation Training*. The Concessioner must provide sanitation training to food service personnel at the start of their employment in a food service facility and as needed to comply with Applicable Laws.
- (v) *Environmental and Risk Management Training*. The Concessioner must provide environmental and risk management training to employees as required by Applicable Laws and in accordance with its Environmental Management and Risk Management Programs.
- (vi) *ServSafe and TiPS Training*. The Concessioner must maintain at least 3 certified *ServSafe* (or equivalent) trainers on staff and at least 2 certified *TiPS* (or equivalent) trainers on staff at all times.
- (e) Orientation. The Concessioner must provide mandatory employee orientation for all new employees and inform employees of Area regulations and requirements that affect their employment and activities while working and residing in the Area.
- (f) Interpretive Training. The Concessioner must provide interpretive skills training for all employees who provide interpretive, educational or instructional programs, safety orientation information and services. Direction and emphasis on this program must incorporate the Service's Long Range Interpretive Plan, which is available from the Service. Service Interpretive staff is available to work with the Concessioner to improve the methods of preparing and presenting effective interpretive information. The Service evaluates interpretive visitor services to ensure appropriateness, accuracy, and the relationship to Area interpretive themes.
- (g) Employee Handbook. An employee handbook including the policies of the Concessioner and the regulations and policies of the Service must be developed and provided to the Service for review and approval prior to distribution to employees **within 30 days of Contract effective date**. Updates to the handbook must be submitted to the Service for a 30-day review period.
- (7) *Possession of Firearms*. Concession employees may not possess firearms while on duty. The Superintendent, in his or her sole discretion, may grant exceptions to this prohibition upon consideration of a written request from the Concessioner's general manager with a thorough explanation of the basis of the request. The Superintendent will provide a written response to the Concessioner.

H) Employee Services

- (1) *Employee Recreation and Wellness Center*
 - (a) General. The Concessioner must provide year round employee recreation services at the Curry Village Wellness Center. Use of other locations outside of the Concession Facilities requires prior Service approval.
 - (b) Employee Requirements and Qualifications. The Concessioner must designate an Activities Manager responsible for creating an Activities Committee, comprised of front-line employees and departmental managers, to establish the employee recreational program. Wellness Center employees must be adequately and appropriately trained for their area of responsibility.
 - (c) Activities and Events. Employee recreation and wellness activities and events must not be open to the general public. The Concessioner may allow persons employed by other organizations in the Area to participate in wellness and recreation activities.
 - (i) The Concessioner may not advertise employee activities or events in a public area without the prior approval of the Service.
 - (ii) Activities should promote the health and well-being of employees and sufficiently diverse to attract a variety of interests.

- (iii) The Concessioner must provide carpooling and other methods for group shopping and recreational trips, free of charge, to its employees.
- (d) Employee Website. The Concessioner must develop a website for its Yosemite employees to provide recreational information, housing rules and information, frequently asked questions and answers, employee shuttle schedules, a place to share photos and experiences, water conservation initiatives, and other information useful to its employees.
- (2) Language Assistance. The Concessioner must provide reasonable assistance for employees with a first language other than English.
 - (a) Employee Library. The Concessioner must make available to its staff a library of all company training manuals, handbooks, department procedures, and company programs in various languages.
 - (b) English as a Second Language Class. The Concessioner must provide to its international and non-English speaking employees regular evening classes to learn English as a second language.
- (3) Cashier Services. The Concessioner must provide cashier cashing services for its employees.

I) Collective Bargaining Agreements (if Applicable)

The Concessioner must provide a copy of each Collective Bargaining Agreement to the Service **as soon as any new Bargaining Agreements is put in place or current Bargaining Agreement is updated.**

5) RISK MANAGEMENT

A) Risk Management Plan

The Concessioner must develop, maintain, and implement a Concessioner Risk Management Program that is in accordance with the Occupational Safety and Health Act and Director's Order #50B, Occupational Safety and Health Program, Directors Order #50C, Public Risk Management and NPS-48, Chapter 34, Risk Management. The Concessioner must submit its initial plan to the Superintendent **within 120 days of Contract effective date** and annually thereafter by **November 30** of each year. The Concessioner must update its Concessioner Risk Management Program to comply with Applicable Laws.

The elements that must be addressed in the Concessioner Risk Management Program are included at the end of this Operating Plan (Attachment A). Further risk management specifications and requirements are found below, are found in the Maintenance Plan, Exhibit H, to this Contract and other sections of this Operating Plan.

B) Emergency Response Plans

The Concessioner must provide plans and procedures, equipment and training to employees to effectively respond to releases of hazardous substances for the purpose of stopping the release in accordance with Applicable Laws as defined in 29 CFR 1910.120. These must include, as applicable by regulation an Emergency Action Plan and Emergency Response Plan. A Spill Prevention Control and Countermeasure (SPCC) Plan may also be required. These plans must be submitted to the Area **within 120 days of Contract effective date** and when updated. These stand-alone planning requirements must also be referenced as key parts of the Concessioner's RMP and EMP. Emergency response equipment must be provided as appropriate and must be maintained in good condition. The Concessioner must submit to the Area its Hazard Communication Plan, prepared in accordance with 29 CFR 1910.1200, **within 120 days of Contract effective date**. This plan must be referenced as part of the Concessioner's Risk Management Program.

C) Safety Representative

The Concessioner must designate a Health and Safety Officer **no later than the Contract effective date** and update this information as necessary. This person must have full documented responsibility and authority to make decisions within the Concession Facilities in regard to safety concerns.

D) Acknowledgement of Risk

The Concessioner may require clients participating in activities to sign an Acknowledgement of Risk form. All such forms must comply with Service requirements (as these may be amended during the term of the

Contract). The Concessioner may not require Area visitors to indemnify or hold harmless the Concessioner.

- (1) The Service approved sample Visitor's Acknowledgement of Risk form is available from the Service.
- (2) The Concessioner must submit to the Service for approval its proposed Visitor's Acknowledgement of Risk form at least **30 days in advance of any proposed changes** in the form. If no Visitor's Acknowledgement of Risk form will be used, the Concessioner must advise the Superintendent of this intention. The Concessioner may not request or require guests participating in activities to sign a liability waiver form, insurance disclaimer, and/or indemnification agreement.

E) Voluntary Protection Program (VPP)

- (1) The Concessioner must apply for membership in the OSHA Voluntary Protection Program **no later than the third anniversary of the Contract effective date.**

6) ENVIRONMENTAL MANAGEMENT PROGRAM

The Concessioner must prepare, with guidance from the Service, an Environmental Management Program ("EMP") in accordance with Section 6 of the Contract and updates submitted annually by **November 30**. Further environmental specifications and requirements are found in the Maintenance Plan, Exhibit H, to this Contract and other sections of this Operating Plan. **No later than the Contract effective date**, the Concessioner must designate an Environmental Program Manager with full documented responsibility and authority for all environmental matters, including implementation of the environmental management system.

A) Compliance Audits

- (1) The Concessioner must conduct a comprehensive environmental and safety compliance audit of all areas and activities within the **first 60 days of the Contract effective date and annually thereafter.**

B) Implementation of International Standard (ISO) Systems

- (1) The Concessioner must implement the following ISO systems no later than the **first anniversary of the Contract effective date.**
 - (a) ISO 14001 Environmental Management System
 - (b) ISO 14046 Water Footprint Management System
 - (c) ISO 50001 Energy Management System

C) Water Conservation and Energy Efficiency Actions and Programs

- (1) The Concessioner must launder all employee uniforms and soft goods outside of the Area throughout the term of the Contract.
- (2) **No later than the first anniversary of the Contract effective date**, the Concessioner must complete a third-party water audit and an all-area energy audit.
- (3) The Concessioner must develop an Energy Conservation Plan **within 120 days of the Contract effective date.**
- (4) The Concessioner must partner with a local university or college with an environmental program to improve its environmental systems and employ at least 2 students every season to work on implementing approved water conservation initiatives and evaluate the success of these initiatives throughout the term of the Contract.
- (5) The Concessioner must fund at least 25% of a research professor's salary to support its energy conservation goals by investigating new technologies and methods. The Concessioner also must establish an internship program to include at least two graduate students to support the Concessioner's energy conservation program. Additionally, the Concessioner must employ one person to focus on the Concessioner's energy conservation program to monitor performance information and provide weekly summaries to the Environmental Manager throughout the term of the Contract.

- (6) **Within 60 days of the Contract effective date**, the Concessioner must submit its request to eliminate plastic water bottles from its retail operations throughout the Area for Service approval. The Concessioner must eliminate the use of plastic water bottles **within one year of approval**.
- (7) *Visitor Engagement Program*. The Concessioner must educate visitors about water conservation and energy efficiency initiatives, savings, and benefits, throughout the term of the Contract, through in-room signage, non-personal interpretive information regarding conservation measures and accomplishments, twice-weekly interpretive talks, large screen displays in every lobby/registration area, and through the use of a mobile app providing water conservation status through real time data collection. The Concessioner also must implement a visitor participation program encouraging visitors to pledge to conserve water and a monthly drawing for a free stay. The Concessioner also must encourage the use of the public transportation system through interpretive information and discount incentives at food and beverage and retail operations.

7) UTILITIES

Responsibilities and procedures to supply, assess costs, and bill utilities for Concession Facilities and operations are described in this section. Additional requirements are described in the Maintenance Plan (Exhibit H) of this Contract.

A) General Responsibilities

- (1) *Concessioner*
 - (a) The Concessioner must encourage conservation of energy, water, and other resources through policies, programs, and goals. The Concessioner must participate in energy audits and incentives if offered by its power provider.
 - (b) The Concessioner must contract with independent suppliers to provide utility services not provided by the Service including electricity, phone, internet, propane, solid waste, and recyclables removal. The Concessioner must provide prompt payment for these services.
- (2) *Service*
 - (a) The Service will provide potable water and wastewater services to the Concession Facilities.
 - (b) The Service will bill the Concessioner in accordance with its Applicable Laws, including without limitation, Service Policy, which requires that utility rates charged to the Concessioner reflect actual costs incurred by the Service.
 - (c) The Service will review operating costs for utility systems and services annually and will notify the Concessioner in writing **90 days before new rates for the upcoming year become effective**. Rates will be based on the preceding fiscal year's actual costs.

B) Utility Add-on

- (1) *Utility Add-on Approval*. The Service has approved a Utility Add-on of 3.05% of the Concessioner's gross receipts for the first year of the Contract. The Service may approve a Utility Add-on for subsequent years in accordance with Service policy, but the Utility Add-on will not exceed 3.05% of the Concessioner's gross receipts for the term of the Contract. This amount is projected to cover a portion of the Concessioner's utility expenses above the industry norm. The Service developed the utility rate projections in accordance with DO-35B. The Service expects utility rates to increase at approximately twice the rate of inflation.
- (2) *Distribution and Billing of Utility Add-ons*
 - (a) The Utility Add-on approved by the Service must be distributed across those services that are predominant users of the utility under a reasonable distribution method (such as using a ratio of departmental revenue relative to gross receipts). The Service will review and approve the distribution as appropriate as part of its annual rate approval process.
 - (b) The Concessioner may not show any Utility Add-on amounts as a separate line item on Concessioner billing (receipts). The Concessioner must incorporate the Utility Add-on into the advertised rate or price.

(3) *Reporting and Reconciling the Utility Add-on*

- (a) The Concessioner must provide an annual reconciliation of the total Utility Add-on amount collected (additional revenue) and the actual utility costs incurred to the Service by **January 15** for the previous year.
- (b) The Concessioner must not include Utility Add-on revenues, if any, in its gross receipts for the purpose of calculating franchise fees.
- (c) The Concessioner must report Utility Add-on revenue in the notes to its Annual Financial Report (AFR).

8) EMERGENCY SERVICES

Responsibilities and procedures concerning emergency services for law enforcement, fire prevention, protection and suppression and emergency medical services are described in this section.

A) Law Enforcement

(1) *Service Responsibilities*

- (a) Except as provided in Exhibit B-5 Badger Pass Operating Plan, the Service provides visitor protection, including responses to emergencies involving public safety, civil disturbances, and violations of the law. The Service provides law enforcement patrols of the Area year-round.
- (b) The Service handles all violations of Federal, State, County, or Service regulations or policies. The Service may call State or County officials to assist in some matters.

(2) *Concessioner Responsibilities*

- (a) Concessioner Authority. Concessioner-employed security personnel have only the authority of private citizens in their interaction with Area visitors and employees. The Concessioner has no authority to take law enforcement action or to carry firearms or any other defensive weapon.
- (b) Reporting. The Concessioner must report to the Service:
 - (i) All incidents must be either reported to the Area Communication Center at (209) 379-1997 or 911 (or 9-911 depending on location within the Area), or the Concession Management Office as follows:
 - (a) Property Damage:
 - Criminal – Area Communication Center
 - Non-criminal – Concession Management
 - (b) Motor Vehicle Accidents:
 - Property damage on Concession Assigned Land of less than \$500 involving only concession vehicles – Concession Management
 - Other Motor Vehicle Accidents – Area Communication Center
 - (c) Other Criminal Activities and Fires – Area Communication Center
 - (ii) All known or suspected criminal violations, all fires, motor vehicle accidents, and damage to property or real property.
 - (iii) Medical or veterinary incidents requiring more than minor first aid.
 - (iv) All employee and visitor illness complaints must be directed through the Safety Office so that thorough investigation procedures can be completed by the Sanitarian as necessary.
- (c) Security Personnel
 - (i) During the operating season, the Concessioner must provide security personnel for employee housing areas to handle in-house employee issues of an administrative nature and to check Concession Facilities (including parking lots) for security purposes on a 24-hour, 7-day per week schedule.

- (ii) Uniform apparel worn by Concessioner security personnel must clearly indicate that such personnel are employees of the Concessioner. The Concessioner's security personnel uniform clothing must distinguish them from protection rangers employed by the Service.
- (iii) Concessioner security vehicles must be marked with the word "Security" adjacent to the Concessioner logo to distinguish them from protection rangers employed by the Service as well as from other Concessioner vehicles.

B) Fire Prevention, Protection, and Suppression

Structural fires must be suppressed to prevent the loss of human life and limit damage to real property and to cultural and natural resources. Fire prevention, protection and suppression programs and procedures must be integrated with the Concessioner's overall Risk Management Program.

(1) Service Responsibilities

- (a) Authority Having Jurisdiction (AHJ). The Service is the AHJ and will be responsible for approving equipment, materials, installation, or procedure regarding structural fire. The AHJ will be responsible for resolving conflicts between policy, codes or standards. The Concessioner may request a copy of these documents from the Service or find them at <http://home.nps.gov/applications/npspolicy/DOrders.cfm>.
- (b) The Service is the primary coordinator and respondent for any structural fire emergency.
- (c) Point of Contact to Report Fire Incidents. All fire incidents including alarms, smoke, and fires of any size must be reported to 911 and the Area Communication Center at (209) 379-1992 within 24 hours even if Service response is not required.

(2) Concessioner Responsibility

- (a) The Concessioner must ensure the installation, operation, maintenance and repair of fire detection and suppression equipment, fire protection planning and training meet Applicable Laws including OSHA and National Fire Protection Association (NFPA) standards and RM-58.
- (b) The Concessioner must prepare and maintain a Fire Prevention Plan in accordance with 2 CFR 1910.39. This plan must be made available to the Service upon request.
- (c) The Concessioner structural fire, wildland fire, and life safety plans and procedures must be integrated in the Concessioner's Risk Management Program.
- (d) The Concessioner must register all eligible overnight accommodations with the Federal "Fire-Safe-List".
- (e) The Concessioner must designate a Structural Fire Manager to ensure the Concessioner's compliance with its fire program responsibilities. The Concessioner must employ one staff member, at all times, with a Certified Fire Inspector II certification from the National Fire Protection Association.
- (f) The Concessioner must conduct fire prevention equipment and system inspection, testing, maintenance and repairs. These must address fire extinguishers requirements under NFPA 10, fire suppression systems (sprinklers) under NFPA 25, fire detection and notification systems (i.e., fire alarms) and other fire suppression systems (e.g., kitchen hoods and computer rooms) under NFPA 72, and emergency lighting and illuminated exit signs under NFPA 101.
- (g) Inspections must include an occupancy inspection covering building interiors and exteriors **within 30 days of occupancy** for new Concession Facilities and each opening for any seasonal operations.
- (h) Initial occupancy inspections, bi-annual, annual and periodic inspection, testing, maintenance and repair must be conducted by an applicable licensed fire professional. Licensed fire professionals include fire inspectors, fire protection engineers, or contractors licensed and approved by the State.
- (i) Weekly and monthly visual inspections may be conducted by a concession employee approved by the Service that has adequate education, training and experience to conduct these fire prevention activities.

- (j) Written records, verifying the completion of such inspections, will be maintained by the Concessioner through the term of the Contract and must be provided to the Service upon request.
- (k) Repair and replacement of fire protection systems and life safety systems and components that are found not to be functioning properly during inspections or through other means must be promptly completed.
- (l) The Concessioner must conduct applicable fire prevention awareness and training for staff including fire drills and portable fire extinguisher training.
- (m) The Concessioner is encouraged to promote employee participation in the Volunteer Fire Department. Any Concessioner staff participating in firefighting must comply with medical and training requirements specified in RM 58 (if applicable).

C) Emergency Response Medical Services

- (1) *Service Responsibilities.* The Service will be the primary responder for emergency medical response.
- (2) *Emergency Reporting Procedures.* The Concessioner and its employees must be trained in proper emergency reporting procedures and must be instructed to provide essential information, e.g. a call back number at their location.
 - (a) Life-threatening emergencies: 911.
 - (b) Non-emergencies: (209) 379-1992
- (3) *First Aid Kits.* The Concessioner must have first aid kits meeting the requirements of a generic first aid kit as defined by ANSI Z308.1 (American National Standard – Minimum Requirements for Workplace First Aid Kits and Supplies) in appropriate locations.
- (4) *Automatic External Defibrillators.* Each property for overnight accommodation, as well as the Badger Pass Day Lodge during winter season, must have one fully operable Automatic External Defibrillator (AED) available in a central location for public use at all hours during facility operation.
- (5) *Training.* The Concessioner is encouraged to allow all employees to attend emergency response, cardiopulmonary resuscitation (CPR), automatic external defibrillator (AED), and other first aid training.
 - (a) The Concessioner must train and equip personnel for evacuation of employees and visitors. Evacuation plans must be posted in public areas for emergencies.

D) Alarm Systems

The Concessioner must maintain all existing and all new alarm systems in Concession Facilities to the National Fire Protection Association (NFPA) Life Safety Code. Trained personnel must be available on a 24-hour basis to repair all such systems. Repairs must be completed within 12 hours of initial report of deficiencies. The Concessioner may install intrusion alarms to protect personal property and employees within the Concession Facilities. Any notification to the alarm contractor must also be relayed to Area Communication Center. Alarm systems, if installed, must be in accordance with applicable Service maintenance standards or guidelines for historic preservation.

9) PUBLIC RELATIONS

A) Required Notices

The following notices must be prominently posted at all Concessioner cash registers and payment areas:

"This service is operated by [Concessioner Name], a Concessioner under contract with the U.S. Government and administered by the National Park Service. The Concessioner is responsible for conducting these operations in a satisfactory manner. Prices are approved by the Service"

Please address comments to: Superintendent
Yosemite National Park
P.O. Box 577
Yosemite, CA 95389

"This is a facility operated in an area under the jurisdiction of the U.S. Department of the Interior. No discrimination by segregation or other means in the furnishing of accommodations, facilities, services, or privileges on the basis of race, creed, color, ancestry, sex, age, disabling condition or national origin is permitted in the use of this facility. Violations of this prohibition are punishable by fine, imprisonment, or both."

B) Use of National Park Service Authorized Concessioner Mark (Mark)

- (1) The Service has an approved Mark it allows Concessioners to use to advertise the official relationship between the Service and the Concessioner. The Mark consists of the official NPS Arrowhead and the words "Authorized Concessioner."
- (2) *Authorized Users.* The Concessioner is authorized to use the Mark at the start of the Contract in accordance with the approval procedures below. The Concessioner must have received a satisfactory or marginal rating in the previous Annual Overall Review to use the Mark following the first year of the Contract.
- (3) *Authorized Uses of the Mark.* The Concessioner may use the Mark in publications; written advertising; web-based information; interpretive materials; or broadcasts (television, film or other audio/visual) associated with required or authorized services; facility signs designed, constructed, or commissioned for official Concessioner functions or purposes; and signs placed on visitor transportation systems, vessels and aircraft.
- (4) *Prohibited Uses of the Mark.* The Concessioner may not use the Mark on merchandise, souvenirs and clothing sold to the public; Concessioner employee uniforms; or Concessioner equipment and transportation equipment not specifically providing required or authorized visitor services.
- (5) *Approval Procedures.* The Concessioner must submit a written request to the Service for approval to use the Mark. The submittal must include proposed applications and sample layouts. The Concessioner may not use the Mark until the Service has approved the request in writing.
- (6) *Artwork and Layout.* The Concessioner must use official artwork provided by the Service in accordance with the Authorized Concessioner Mark Guidelines available on the NPS Commercial Services website at www.nps.gov/commercialservices.

C) Public Statements

All media inquiries concerning operations within the Area, questions about the Area or any incidents occurring within the Area must be referred to the Media Relations Office.

D) Advertisements and Promotional Material

- (1) *Promotional Material*
 - (a) Approval. The Concessioner must obtain the approval of the Service for all promotional material, including website information, prior to publication, distribution, broadcast, etc., with the exception of social media postings (e.g. Facebook, Twitter, Instagram, Pinterest). The Concessioner must contact the Service well in advance to establish specific time frames for each project review. The Service may require the Concessioner to remove unapproved promotional material from circulation.
 - (b) Distribution. Promotional material distributed within the Area is restricted to Area services and facilities.
 - (c) Display. The Concessioner may display promotional material at approved locations within Area visitor centers as well as within the Concession Facilities.
 - (d) Changes. The Concessioner must submit brochure text and layout changes to the Service for review and approval at least **30 days prior to projected need/printing dates**. The Service will make every effort to respond to minor changes to brochures and other texts within fifteen (15) days.
 - (e) Yosemite Guide. The Yosemite Guide (Area's newspaper) includes information on Concessioner-operated facilities within the Area. The Concessioner must provide updated information in accordance with guidelines associated with publication schedules.
 - (f) Social Media & Websites. The Concessioner must monitor its social media pages for offensive postings and inappropriate activities and offensive, inappropriate, or inaccurate

postings must be removed immediately upon discovery. The Concessioner's websites must link, at a minimum, to the National Park Service website, as well as the Yosemite National Park website.

- (g) All advertisements and promotional material are recommended to be published on minimum 30% post-consumer material paper and or tree-free products and double sided. The use of soy-based inks is also recommended.
- (2) *Statements*
- (a) Authorization Statements. Advertisements must include a statement that the National Park Service and the Department of the Interior authorize the Concessioner to serve the public in Yosemite National Park.
 - (b) Equal Opportunity. Advertisements for employment must state that the Concessioner is an equal opportunity employer.

10) VOLUNTEERS IN PARKS (VIP) PROGRAM

The Concessioner must allow its employees to participate in the Area's Volunteers in Parks (VIP) program. More information on the Service VIP program is found at www.nps.gov/volunteer.

11) SPECIFIC OPERATING STANDARDS AND REQUIREMENTS

The Concessioner must provide all services in a consistent, environmentally-sensitive and high quality manner and will operate in accordance with the operating standards as defined by the Service. The operating standards provided by the Service Concession Guidelines, NPS-48 (as amended, supplemented, or revised throughout the term of the Contract) are considered service minimums. The Service is in the process of updating its operating standards. These revised standards are adopted where specified in this Operating Plan. Where service operating standards for the Area are different than from those in the Service standards they are noted as exceptions in this Operating Plan. Where there are conflicts between the standards and the requirements in the Operating Plan, the Operating Plan requirements prevail.

A) General

- (1) *Administrative Functions*. The Concessioner must phase-out its administrative services from the Area into its Support Facility, which will include moving 20 employees out of the Area. The Concessioner must complete this move **no later than the first anniversary of the Contract effective date**. These functions include, but are not limited to, the following:
 - (a) Human resource functions (except those limited activities that must take place in or near employees housed in the Area or the seasonal employee housing complex)
 - (b) Accounting
 - (c) Reservation Center
 - (d) Purchasing and Accounts Payable
 - (e) Transportation management, including administrative functions overseeing maintenance functions for all company vehicles, shuttles, and buses
 - (f) In-processing of all new hire employees and employee orientation training
 - (g) Maintenance functions (servicing and repair) for all company vehicles and smaller shuttle vehicles, heavy maintenance of all shuttle vehicles, and annual inspections and rework tasks during winter months
 - (h) Environmental Program Manager and Health and Safety Officer
 - (i) Bulk storage of retail merchandise
- (2) *Converting Residences to Office Space*. The Concessioner must convert at least one, and up to two, existing manager residences to office space for its senior management team. Once identified, the Service will update Exhibit B-7 (Employee Housing Operating Plan) to remove the residences from the Concessioner Assigned Housing and to update the occupancy type for Insurance Replacement Costs purposes.

- (3) *Forward Staging Area*. The Concessioner must stage and store all preposition construction materials, heavy equipment, new personal property ready for transfer into the Area, deconstruction debris, used personal property, and other materials coming out of the Area at its forward staging area. The Concessioner will move necessary materials into the Area at night to reduce traffic and visitor distraction.
- (4) *Installation of Sensor Array throughout operations*. The Concessioner must establish a comprehensive wireless communication system and array of sensors, **no later than the first anniversary of the Contract effective date**, to accomplish the following: optimize its "just-in-time" delivery of merchandise, monitor the use of purchased electricity, monitor water use, monitor food storage temperatures, track fuel transfers to company vehicles, shuttles, and buses, monitor vehicle positions and speeds, and monitor underground and aboveground storage tanks. The Concessioner will track all of this information at the Support Facility. The Concessioner must implement the use of its "RoadNet" transportation management software system, as part of its sensor array, to ensure employees arrive at designated times and to schedule deliveries **no later than the first anniversary of the Contract effective date**.
 - (a) The Concessioner will install all communication equipment out of sight in various Concession Facilities and camouflage all exterior communication units so they are not seen by visitors.
 - (b) The Concession may not install any towers or other large structures within the Area for this communication equipment.

B) Overnight Accommodations

- (1) *General*
 - (a) Required Certifications. The Concessioner must ensure its overnight accommodation managers are all Certified Hotel Administrators from the American Hotel and Lodging Educational Institute (AHLEI) (or equivalent) and all housekeeping supervisors are Certified Rooms Division Executives and Certified Hospitality Housekeeping Executives through AHLEI (or equivalent). Initial certifications must be obtained **no later than the second anniversary of the Contract effective date**.
 - (b) Wildlife Interaction. Rooms which are not hard sided shall have lockable, bear resistant and pest-proof Service-approved food storage containers provided at or near each unit. The Concessioner must have prior Service approval before implementation of any new improvements. In addition to written educational and informational materials, programs such as "Bear Aware" videos must be shown at registration areas and/or on in-room televisions, with the exception of the High Sierra Camps (see Section 5 below).
 - (c) Guest Donation Program. Should the Concessioner choose to participate in the Service Guest Donation program, the Concessioner must comply with all Program requirements. The Concessioner must clearly communicate that guests may opt out of the Service Guest Donation program at the time of reservation, during check-in, and on delivery of the guest receipt.
 - (d) Peak Season Rates. The Concessioner may use high or "In Season" lodging rates during the Peak Season Dates.
 - (e) Check-In Time. A 4:00 p.m. or earlier check-in time is required for all overnight accommodations.
 - (f) Accessible Parking. Guest rooms designated as "handicap accessible" must have handicap accessible parking spaces assigned nearby.
 - (g) Door Locks. Electronic door locks are not required at the overnight accommodations.
 - (h) Telephones. In-room telephones are required at The Ahwahnee Hotel and Yosemite Lodge. The Concessioner must deliver emergency messages to the guest immediately upon receipt. The Concessioner must answer guests' calls promptly.
 - (i) The rate charged to guests for local calls must not exceed current local pay phone charges.

- (ii) The Concessioner must charge guests for long distance calls at a rate comparable to that charged by similar lodging properties in the market area. The Concessioner must post this rate on telephones and in lodging rooms. As part of its annual lodging rate request, the Concessioner must submit long distance rates.
- (i) Internet Access. At a minimum, the Concessioner will provide free wireless internet access to all guests staying in overnight accommodations in Yosemite Valley and at the Wawona Hotel within the registration areas. The Concessioner must provide free wireless access throughout the rest of the Concession Facilities as part of its communications network and sensor array system.
- (j) In-Room Recycling. The Concessioner will provide in-room recycling containers.
- (k) In-Room Bath Amenities. The Concessioner must provide bath soap, shampoo, and conditioner dispensers for bathrooms in lieu of individual bath amenities for all overnight accommodation units, with the exception of The Ahwahnee Hotel.
- (2) *Classifications, Requirements, and Standards for Specific Lodging Operations*. The Service has updated its standards for and defined classifications for overnight accommodations in the Area. These classifications and information on the number of overnight accommodation units in each are provided in Table 1 below. General descriptions of for each type of overnight accommodation, including facility, amenity, service requirements and applicable standards by classification are outlined in Exhibit B-8 (Overnight Accommodations Standards). Area-specific requirements, additions and exceptions to these standards are presented by area in the sections below. General requirements applicable are also presented in this Section.

Table 1. Overnight Accommodation Classifications

Concession Facility	Lodging Type	Number of Units
The Ahwahnee Cottages	Upscale	24
The Ahwahnee Rooms (plus 4 parlors)	Upscale	99
Curry Village Cabins with Bath	Basic	46*
Curry Village Specialty with Bath	Basic	1
Curry Village Cabins without Bath	Basic	14
Curry Village Cottage Rooms (Stoneman Building)	Basic	18
Curry Village Tent Cabins (192 heated)	Rustic	403*
High Sierra Camp Tent Cabins (Glen Aulin, May Lake, Merced Lake, Sunrise, and Vogelsang)	Rustic	48*
Housekeeping Camp Units	Rustic	266
Tuolumne Meadows Lodge Tent Cabins	Rustic	69
Wawona Hotel Rooms with Bath	Mid-Scale	50
Wawona Hotel Rooms without Bath	Mid-Scale	54
White Wolf Lodge Cabins	Basic	4
White Wolf Lodge Tent Cabins	Rustic	24
Yosemite Lodge Standard Rooms	Basic	15
Yosemite Lodge Family Rooms	Mid-Scale	4
Yosemite Lodge Motel Rooms	Mid-Scale	226

*Additional information regarding implementation of the Merced River Plan (MRP) or Tuolumne River Plan (TRP) on the number of units included in these specific areas is described in detail below.

- (3) *Personal Property Upgrades*. The Concessioner must complete the following upgrades throughout The Ahwahnee Hotel and Cottages, Curry Village, and Wawona Hotel units and common areas, as expressly described below, **no later than the third anniversary of the effective date of the Contract**. The Concessioner must complete all personal property upgrades noted in this section. The Concessioner must prepare a personal property upgrade plan outlining all of the upgrades at the three locations, **no later than the first anniversary of the effective date of the Contract**, for the Service review and approval. As part of this plan, the Concessioner must clearly state if it desires to remove and replace a piece of Government Personal Property (identified in Exhibit E) from any common area or overnight unit in each of the three areas.

- (a) Upgrades Common to All Three Locations: Upgraded in-room information binder and ability to download information and imagery to smart devices; new telephones; wireless connectivity; charging stations for smart devices; EnergyStar® flat screen televisions (where appropriate and permitted); new required coffee/tea appliances; and new hair dryers.
 - (i) At least 25% of all units must include in-room refrigerators and small safes.
 - (ii) For hearing impaired guest, at least 10% of all units must include tactile bed shaker and door signalers, voice carry-over telephones, televisions with decoders, special alarm clocks, special smoke detectors and alarms, televisions with loop systems, and televisions with wireless headphones. The Concessioner must include in its personal property upgrade plan information regarding accessibility upgrades that will require maintenance work (e.g., door signalers).
 - (b) The Ahwahnee Hotel and Cottages (121 hotel and cottage units)
 - (i) Replace all casegoods (tables, seating furniture, cabinets, and beds).
 - (ii) Replace all softgoods (bedding, curtains, bathroom linens, shower curtains, floor mats, rugs, and new high-quality mattresses).
 - (iii) Replace all wall art with appropriate historic images.
 - (iv) Replace all free standing lamps.
 - (v) Replace all mirrors, cabinets, and lighting fixtures in all bathrooms.
 - (c) The Ahwahnee Bar. Replace all furniture including tables and seating.
 - (d) The Ahwahnee Hotel Guest Lounge. Replace all furniture.
 - (e) Curry Village (79 cabins and cottage units)
 - (i) Replace all softgoods (bedding, curtains, bathroom linens, shower curtains, floor mats, rugs, and new high-quality mattresses).
 - (ii) Replace all wall art with appropriate historic images.
 - (iii) Replace all free standing lamps.
 - (iv) Replace all mirrors, cabinets, and lighting fixtures in all bathrooms.
 - (f) Curry Village Tent Cabins (403 units)
 - (i) Replace all softgoods (bedding and mattresses).
 - (g) Curry Village Guest Lounge
 - (i) Replace all furniture and free standing light fixtures.
 - (h) Wawona Hotel
 - (i) Replace and provide a variety of lawn and porch furniture options.
 - (ii) Replace carpet, window treatments, furniture, free standing light fixtures, and wall art throughout the lobby.
 - (iii) Replace all furniture in the bar area.
 - (iv) Replace all tables, chairs, server stands, and all softgoods in the Dining Room.
 - (v) Replace all furniture in the Sun Room.
 - (i) Wawona Guest Rooms (94 units)
 - (i) Replace all softgoods (bedding, curtains, bathrooms linens, shower curtains, floor mats and rugs, and mattresses).
 - (ii) Replace wall art with historic images.
 - (iii) Replace all free standing lamps.
 - (iv) Replace mirrors, cabinets, and lighting fixtures in all bathrooms.
- (4) *The Ahwahnee Hotel and Cottages*. The Concessioner must meet the applicable service standards for upscale lodging at The Ahwahnee Hotel and Cottages with the following service standards exceptions, additions, and other requirements.
- (a) Great Lounge. The room rate includes complimentary afternoon tea in the Great Lounge.

- (b) Room Service. Room service is available to guests staying in both The Ahwahnee Hotel and Cottages. Guests staying in the Cottages must be informed to contact the Front Desk for pick-up service and that trays or food must not be left outside the building. Pick-up service at the Cottages will be prompt so as to reduce the chance of wildlife scavenging any food that might be left outdoors by Cottage guests.
 - (c) Valet Parking. Must be provided at The Ahwahnee Hotel. Valet parking is not authorized in the two parking lots located immediately on either side of the porte-cochere.
 - (d) Parking (Rockfall Zone). Due to rockfall hazards, parking is not authorized in the following locations (a site map is available from the Service upon request):
 - (i) Between the gate and bridge over Royal Arches Creek
 - (ii) Immediately northwest of the gate located in front of Royal Arches Creek
 - (iii) Along the northeast corner of the pond, directly across from the porte-cochere
 - (iv) Immediately across the driveway from the northeast corner of the pond
 - (e) Pool. The Ahwahnee Hotel pool is heated and available for The Ahwahnee Hotel guests only. Life guards are not required.
 - (f) Additional Required Amenities. The following are required amenities in addition to those identified in the Upscale Lodging Standards for The Ahwahnee Hotel and Cottages.
 - (i) Additional complimentary toiletries available upon request (e.g. toothpaste, toothbrush, razor, shaving cream, etc.)
 - (ii) Breakfast menu left on bed during turn-down service
 - (iii) Complimentary kindling, newspaper, and wood provided for those rooms with a fireplace
 - (iv) Complimentary newspaper available to registered guests (one per room)
- (5) Curry Village. The Concessioner must meet the applicable service standards for rustic and basic lodging for Curry Village as defined in Table 1 above, with the following service standards exceptions, additions, and other requirements.
- (a) Merced River Plan (MRP) Updates. The MRP designates 47 cabins-with-bath, 18 standard rooms, 351 canvas tents, 14 cabin-without-bath units, and the construction of 52 "hard-sided units." The Concessioner will operate 403 canvas tents until such time as the Service begins to assign the newly constructed cabins-with-bath. As the new hard-sided units are assigned an equal number of units will be removed from the canvas tent inventory. The Service will begin construction of hard-sided cabins when Service funding is available.
 - (b) Registration Office. During the Main Season the office must be open for guest services 24-hours per day; seven days a week. During Off Season, the office must be open for guest services from 6:00 a.m. to noon and 3:00 p.m. to 10:00 p.m. Appropriate signage must be prominently posted stating how to contact a representative for guest services and how to contact emergency services when the office is unattended.
 - (c) Tent Cabin Way Finding. The Concessioner must develop and install way finding signs and tent cabin identification names or numbers **no later than the third anniversary of the effective date of the Contract**. The Concessioner must provide the Service with its plan for review and approval **no later than the second anniversary of the Contract effective date**.
 - (d) Telephone Service. Pay phones must be available by the office.
 - (e) Pool. The heated Curry Village pool is available at no charge for all lodging guests and at a fee for non-lodging guests. Life guards are required.
 - (f) Additional Required Amenities. The following are amenities required in addition to those identified in the basic and rustic lodging standards for Curry Village.

Table 2. Curry Village

Additional Required Amenities				
Stoneman Cottage	Cabin 819	Cabins with Bath	Cabins without Bath	Tent Cabins
<ul style="list-style-type: none"> • Complimentary stationery, notepaper, and pen • Iron and ironing board available upon request (irons must be equipped with automatic shut-offs) • Books and magazines that will enhance a visitor's interest or education about the history of Curry Village, the Area, or the Service • In-room phone 	<ul style="list-style-type: none"> • Complimentary stationery, notepaper, and pen • Iron and ironing board available upon request (irons must be equipped with automatic shut-offs) • Sofa with hideaway bed • Television • In-room phone 	<ul style="list-style-type: none"> • Complimentary stationery, notepaper, and pen • Iron and ironing board available upon request (irons must be equipped with automatic shut-offs) • In-room phone 	<ul style="list-style-type: none"> • Complimentary stationery, notepaper, and pen • Iron and ironing board available upon request (irons must be equipped with automatic shut-offs) • In-room phone 	<ul style="list-style-type: none"> • Easily disinfected rug for each bed and preferred non-absorbent material

(g) Amenities Not Required. The following are amenities in the applicable service standards that are not required for Curry Village.

- (i) Stoneman Cottage and Cabins with Bath. Television
- (ii) *Cabins without Bath*. Hair dryer, television, and nightlight
- (iii) *Tent Cabins*. Beds made up (linens folded and provided on bed) washcloths, clock

(6) *High Sierra Camps*. The Concessioner operates the five High Sierra Camps (Glen Aulin, May Lake, Merced Lake, Sunrise, and Vogelsang) which are potential wilderness additions ("PWA"). In accordance with the California Wilderness Act of 1984, (Public Law 16 USC 1131), PWAs "shall be managed ... insofar as practicable as wilderness ...". In addition, per Service Management Policies 2006, the agency "will take no action that would diminish the wilderness eligibility of an area..." and "management decisions will be made in expectation of eventual wilderness designation." (Section 6.3.1). The Concessioner must meet the applicable service standards for rustic lodging at the High Sierra Camps with the following service standards exceptions, additions, and other requirements.

(a) General

- (i) *Administration*. High Sierra Camps must be administered per the *Yosemite National Park Minimum Requirement Decision Process* as described in the *Yosemite Design Guidelines* available on the Park's website: <http://www.nps.gov/yose/parkmgmt/reading-room.htm> or in hard-copy upon request. The Concessioner must conduct business in an environmentally sensitive manner.
- (ii) *Wildlife Interaction*. The Concessioner must provide "Bear Aware" training to all visitors staying at the High Sierra Camps equivalent to the videos available at overnight accommodations throughout other areas of the Area.
- (iii) *Employee Tents*. All employees and guests must sleep in beds within assigned High Sierra Camp tents. Personal tents for employee and/or guest use are not authorized.
- (iv) *Training*. The Concessioner must develop and implement an appropriate training program for all High Sierra Camp employees so each individual satisfactorily performs specific duties and responsibilities and has an understanding of the Service mission in these remote Areas.

- (v) *Season Opening.* The first High Sierra Camp may not open earlier than Friday of the last full weekend in June, or once potable water testing has cleared all regulatory requirements at the camp, whichever is later. After the first camp is open, the remaining camps may open on a staggered schedule, with all camps open within approximately 3 weeks. Due to elevation and road access, Glen Aulin is typically the first camp to open. During low snowpack years, the Service will consider allowing the first High Sierra Camp to open one week earlier than normal but this determination will not be made until April 15 at the earliest.
- (vi) *Lottery.* The Concessioner must use a lottery system to fill bed spaces for independent and guided hikers and saddle trip participants at the High Sierra Camps. Applications must be available to the public by **no later than 30 days prior to the application deadline**. The Concessioner must submit lottery brochure and application content information **at least 30 days prior to projected need and printing dates** to the Service for review and approval. Lottery applicants must be notified of their standing by no later than the end of each February. Changes to the lottery system program must receive Service approval prior to implementation. During years when the Service approves the one (1) week early opening, a separate lottery must be conducted after April 15, and only after Service approval of early opening. No reservations may be accepted for early opening prior to April 15.
- (vii) *Configuration.* Forty eight (48) total guest tents.

Table 3. High Sierra Camps Guest and Employee Tents/Bed Configuration

Guest and Employee Tents/Bed Configuration			
High Sierra Camp	Guest Tents / Beds	Guest Tent Configuration	Employee Tents / Beds
Glen Aulin	8 tents / 28 beds	6 tents with 4 guests/tent 2 tents with 2 guests/tent	3 tents / 8 beds
May Lake	8 tents / 36 beds	6 tents with 4 guests/tent 2 tents with 6 guests/tent	3 tents / 9 beds
Merced Lake	11 tents / 42 beds	1 tent with 2 guests/tent 10 tents with 4 guests/tent	4 tents / 9 beds
Sunrise	9 tents / 34 beds	3 tents with 2 guests/tent 4 tents with 4 guests/tent 2 tents with 6 guests/tent	3 tents / 9 beds
Vogelsang	12 tents / 42 beds	3 tents with 2 guests/tent 9 tents with 4 guests/tent	3 tents / 10 beds

- (b) Conservation Methods and Resource Impact Reduction. The Concessioner must initiate conservation methods to reduce waste, support services, water usage, and stock trips including, but not limited to the following:
- (i) Water usage at each camp must be limited to avoid exceeding mound and leach field capacities and prevent resource impacts.
 - (ii) To minimize the number of stock trips to each camp, wash cloths and pillowcases must be provided for each visitor and adequate blankets and one comforter must be provided on each bed, but sheets and towels must not be provided.
 - (iii) Proposed menus must be developed with consideration for the quantity and type of food brought in via stock and stored or refrigerated at each camp, preparation methods needed to minimize propane use, defrosting methods that do not involve water usage, and food handling concerns associated with backcountry operations.
 - (iv) Only items appropriate to the needs of High Sierra Camp guests should be sold. Souvenir t-shirts must not be sold at any of the camps, but provided at other retail outlets.

- (c) Guided Trips. If the Concessioner offers guided trips to the High Sierra Camps for hikers, each guided trip must comprise of no more than 15 people inclusive of guide(s). All guided trips must depart from Tuolumne Meadows Lodge as outlined on the following schedule:

Table 4. High Sierra Camps Guided Hiker and Saddle Trips

Guest and Employee Tents/Bed Configuration							
	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Glen Aulin	6 day saddle	7 day hike	4 day saddle	7 day hike			
May Lake		6 day saddle	7 day hike	4 day saddle	7 day hike		
Merced Lake	7 day hike	4 day saddle		6 day saddle	7 day hike	7 day hike	7 day hike
	5 day hike				5 day hike	5 day hike	5 day hike
Sunrise	4 day saddle	5 day hike	6 day saddle	7 day hike	4 day saddle	7 day hike	5 day hike
Vogelsang		7 day hike	4 day saddle	5 day hike	6 day saddle	5 day hike	7 day hike

- (d) Registration. A Camp Manager must be available for guest check-in and retail store sales from 1:00 to 5:00 p.m., 7 days a week during the entire operating season. A person in charge must be available 24 hours per day for operational needs and emergencies.
- (e) Furnishings. All furnishings will be basic, and serve only the needs of a rustic overnight stay in a backcountry setting. Appropriate materials include wood, metal, and fabrics made of natural fibers. Plastics, electronics, nor outlets for electric appliances are permitted. The Concessioner must not provide sheets in order to reduce resource impacts. Due to public health concerns, visitors must be informed in advance and reminded upon reservation confirmation that bed sheets, sleeping bags or other similar items must be used. The Concessioner must provide visitors a list of recommended items they should bring with them.
- (f) Restrooms. Composting or low-flush toilets and buildings must be properly maintained and serviced as necessary and cleaned at least daily. Should other human waste systems be used, the Concessioner must maintain and service them to meet public health, safety and applicable standards.
- (g) Showers. Where showers are provided at High Sierra Camps, facilities will be properly cleaned at least daily. Water conservation efforts must be made known to employees and guests and encouraged at each camp.
- (h) Fire Rings. Interpretive programs are held at fire rings at each camp. The Concessioner must not build or allow guests to build any additional fire rings.
- (i) Set-up/Take-down. The Concessioner must be responsible for the seasonal set-up and take-down of structures associated with the High Sierra Camps. This effort must be coordinated in advance with the Service.
- (j) Additional Required Amenities. The following are amenities required in addition to those identified in the rustic lodging standards for the High Sierra Camps.
- (i) Water pitcher and beverage containers (paper or other recyclable material)
 - (ii) Easily disinfected rug for each bed and preferred non-absorbent material
- (k) Amenities Not Required. The following are amenities in the applicable service standards that are not required for the High Sierra Camps.
- (i) All linens, excluding washcloths and pillowcases
 - (ii) Clock
- (7) Housekeeping Camp. The Concessioner must meet the applicable service standards for rustic lodging at Housekeeping Camp with the following service standards exceptions, additions, and other requirements.
- (a) Merced River Plan (MRP) Updates. MRP reduces the total number of Housekeeping Camp units from 266 to 232. This reduction will be implemented no earlier than year 5 of the Contract due to Service funding priorities.

- (b) Registration Office. An office employee must be available for guest services 24-hours per day; seven days a week during the entire operating season including holidays.
 - (c) Telephone Service. Pay phones are available by the office and the laundry building.
 - (d) Restrooms. Restrooms will provide hot and cold water, soap, and towels or hand dryers and will be thoroughly cleaned at least once per day.
 - (e) Additional Required Amenities. The following are amenities required in addition to those identified in the rustic lodging standards for Housekeeping Camp.
 - (i) Each duplex will have a privacy curtain for each sleeping area
 - (ii) Additionally hooks to meet needs of guests hanging clothing, utensils, or other items commonly associated with rustic lodging. Hooks must be sturdy to hold items such as skillets.
 - (f) Amenities Not Required. The following are amenities in the applicable service standards that are not required for Housekeeping Camp.
 - (i) All linens, including towels, pillows, comforters, etc.
 - (ii) Clock
- (8) *Tuolumne Meadows Lodge*. The Concessioner must meet the applicable service standards for rustic lodging at the Tuolumne Meadows Lodge with the following service standards exceptions, additions, and other requirements.
- (a) Registration Office. An office employee must be available for guest services from 6:30 a.m. to 10:00 p.m., seven days a week during the operating season, including holidays.
 - (b) Telephone Service. Pay phones must be available outside the Registration Office building.
 - (c) Restrooms. Except when cleaning, the restroom/shower building must be open 24 hours a day, seven days a week during the Main Season. The Concessioner must provide hot and cold water, soap, and towels or hand dryers in restrooms and must be thoroughly cleaned at least once per day.
 - (d) Set-up/Take-down. The Concessioner will be responsible for the seasonal set-up and take-down of structures associated with Tuolumne Meadows Lodge. Due to seasonal road opening/closing conditions and scheduling, this effort will be coordinated in advance with the Service.
 - (e) Furnishings. Furnishings will be basic, and serve only the needs of a rustic overnight stay in a backcountry setting. Appropriate materials include wood, metal, and fabrics made of natural fibers. Plastics are not permitted. No electronics, nor outlets for electric appliances, are permitted except in shared areas such as shower houses.
 - (f) Additional Required Amenities. The following are amenities required in addition to those identified in the rustic lodging standards for Tuolumne Meadows Lodge.
 - (i) Water pitcher and beverage containers (paper or other recyclable material)
 - (ii) Easily disinfected rug for each bed and preferred non-absorbent material
 - (g) Amenities Not Required. The following are amenities in the applicable service standards that are not required for Tuolumne Meadows Lodge.
 - (i) Clock
- (9) *Wawona Hotel*. The Concessioner must meet the applicable service standards for mid-scale lodging at the Wawona Hotel with the following service standards exceptions, additions, and other requirements.
- (a) Rooms without Bath. Guests staying in Wawona Hotel rooms without bath must have access to the Annex building shower house without additional fees.
 - (b) Telephone Service. Pay phones are located outside the Front Desk area in the Main building and downstairs near the Golf Shop in the Annex building.
 - (c) Pool. The Wawona pool is available to guests only. Life guard attendants are not required.

- (d) Outdoor Furniture. Outdoor chairs or similar seating must be provided where appropriate on building porches and must be consistent in quality and aesthetics to match the overall character of the Wawona Hotel.
 - (e) Additional Required Amenities. The following are amenities required in addition to those identified in the midscale lodging standards for Wawona Hotel.
 - (i) Terry cloth or similar robes
 - (ii) Complimentary stationary, notepaper, and pen
 - (iii) Additional complimentary toiletries available upon request, e.g. toothpaste, toothbrush, sewing kits
 - (f) Amenities Not Required. The following are amenities in the applicable service standards that are not required for the Wawona Hotel.
 - (i) Television
- (10) White Wolf Lodge. The Concessioner must meet the applicable service standards for mid-scale lodging at the Wawona Hotel with the following service standards exceptions, additions, and other requirements.
- (a) Registration Office. An office employee must be available for guest services from 6:30 a.m. to 10:00 p.m.; 7 days a week during the Main Season.
 - (b) Furnishings. Furnishings will be basic, and serve only the needs of a rustic overnight stay in a backcountry setting. Appropriate materials for furnishings include wood, metal, and fabrics made of natural fibers. Plastic furnishings, electronics, or outlets for electric appliances, are not permitted except in shared areas such as shower houses.
 - (c) Restrooms. Except when cleaning, the restroom and shower building must be open 24 hours per day, 7 days a week during the Main Season. The Concessioner must provide hot and cold water, soap, and towels or hand dryers in restrooms which must be thoroughly cleaned at least once per day.
 - (d) Set-up/Take-down. The Concessioner must be responsible for the seasonal set-up and take-down of structures associated with White Wolf Lodge. Due to seasonal road opening and closing conditions and scheduling, this effort must be coordinated in advance with the Service.
 - (e) Additional Required Amenities. The following are amenities required in addition to those identified in the basic or rustic lodging standards for White Wolf Lodge.
 - (i) Tent Cabins. Easily disinfected rug for each bed and preferred non-absorbent material
 - (f) Amenities Not Required. The following are amenities in the applicable service standards that are not required for the White Wolf Lodge.
 - (i) Tent Cabins. Electric appliances and electric outlet are not permitted.
- (11) Yosemite Lodge. The Concessioner must meet the applicable service standards for basic and midscale lodging at the Yosemite Lodge with the following service standards exceptions, additions, and other requirements.
- (a) Front Desk. A front desk agent must be available for guest services 24-hours per day; 7 days a week during the Main Season. Additionally, the front desk will stock books for loan, magazines, tabletop jigsaw puzzles, and other board games for visitors to borrow.
 - (b) Telephone Service. In addition to phone service within each room, pay phones must be available in the Registration building.
 - (c) Pool. The Yosemite Lodge pool is available at no charge for all lodging guests and at a fee for non-lodging guests. Pool entrance passes must be issued at the front desk and managed via a key card system. An entrance kiosk located at the pool is not authorized. Life guards are required.
 - (d) Additional Required Amenities. The following are amenities required in addition to those identified in the basic or midscale lodging standards for Yosemite Lodge.

- (i) *Cottage and Hotel Rooms*. Iron, equipped with automatic shut-offs, and ironing board, complimentary stationery, notepaper, and pen, and additional complimentary toiletries available upon request (e.g. toothpaste, toothbrush, sewing kits).
- (ii) *Family Rooms*. Sofa sleeper, iron, equipped with automatic shut-offs, and ironing board, complimentary stationery, notepaper, and pen, and additional complimentary toiletries available upon request (e.g. toothpaste, toothbrush, sewing kits).

C) Food and Beverage

(1) General

- (a) Management. The Concessioner must ensure the presence of a manager or other key personnel in the food service areas during all operating hours.
- (b) Food Safety Management System. The Concessioner must implement a food safety management system based on the International Standard (ISO) 22000 **no later than the first anniversary of the Contract effective date**. The Concessioner must develop and implement a comprehensive Hazard Analysis Critical Control Point Plan (HACCP) across all areas where food handling, transportation, storage, and preparation is involved.
- (c) Facility Use. The Concessioner must provide a spectrum of food services including Bar/Cocktail Lounge, Upscale Casual, Quick Service, Family Casual, Fast Casual, Fine Dining, and Temporary Food Service. Consideration for the nature of a facility will be reflected in dining area furnishings, fixtures and décor. Specific types of food and beverage service will be provided at the locations noted below.
- (d) Reservations. As appropriate to the facility based on the food and beverage service classification, meal reservations may be accepted by telephone or internet. For The Ahwahnee Hotel, meal reservations should be confirmed.
- (e) Menus. All menus will maintain a price range that accommodates the general range of Area visitors. To the degree practical, the Concessioner must attempt to meet the needs of visitors who require special dietary accommodations upon request. The Concessioner must submit draft menus to the Superintendent for approval before printing. When a change is proposed for any menu item, the full menu must be submitted. Draft menus must reflect design, art work, layout, and selection of items. Menus and, when practicable, menu items will reflect the historic nature of the facility through interpretive messages. Menus will include appropriate interpretive information as space allows at non-historic facilities.
- (f) Food Safety/Public Health
 - (i) At each food and beverage operation, the Concessioner must have at least one person on duty and in charge that is certified by a food protection manager certification program as mandated by the state or described in the Food Code. Food handlers must have completed appropriate public health and food service training and have current, applicable certifications
 - (ii) The Concessioner and its employees must conform to all Food Code requirements. Human illness reports must be sent to the Area Sanitarian **within 24 hours** of a potential food borne illness report. See Exhibit B-12 (Concessioner Forms) to this Operating Plan for the Yosemite Food Borne Illness/Complaint Form.
- (g) Television and Music. Television and/or audio equipment necessary for broadcasting recorded or live music or other entertainment must be approved by the Service prior to installation. The volume level must not detract from the dining experience or other visitor services. In general, live entertainment and/or television broadcasts must not be a focus of the facility, except for special events (e.g. weekend entertainment, special sporting events, etc.). Live musical entertainment may be provided as approved by the Service at The Ahwahnee Hotel Bar and Dining Room, Curry Village Pavilion, Yosemite Lodge Mountain Room Bar, and Wawona barbecue only.
- (h) Item Availability. Items listed on menus and menu boards must be available during the entire serving period.

- (2) *Healthy Food Offerings.* The Concessioner must ensure the Service's Healthy Food Standards included in Exhibit B-10 (NPS Healthy and Sustainable Food Standards & Guidelines) are met for all front-county food and beverage operations. The Concessioner also must meet the additional specific requirements regarding percentages of healthy food offerings included in each individual food and beverage location below.
- (3) *Sustainable Food Offerings.* The Concessioner is encouraged to adopt the Service's Sustainable Food Guidelines contained in Exhibit B-10 (NPS Healthy and Sustainable Food Standards & Guidelines) for all front-county food and beverage operations. The Concessioner also must meet the additional specific requirements regarding percentages of sustainable food offerings included in each individual food and beverage location below.
- (4) *Backcountry Food and Beverage Operations.* The Concessioner is encouraged to provide healthy and sustainable food offerings in its backcountry operations as appropriate based upon client nutritional needs, site management considerations, and other factors.
- (5) *Outdoor Dining*
 - (a) Outdoor dining areas in specified locations may be used when the weather is pleasant and customers can dine comfortably. Since wildlife have access to these outdoor eating areas, public health and service considerations must be a high priority. Appropriate food service sanitation procedures must be established and enforced. Food and tableware must be removed promptly from the area after each meal. Nests, hives, and other such wildlife habitat must be eliminated when appropriate. Adequate and appropriate signage to discourage visitors from feeding, approaching or attracting wildlife in any manner must be prominently posted by the Concessioner on all outdoor tables and throughout the seating area. As appropriate to the dining experience, the Concessioner should encourage visitors to clean their own tables.
 - (b) Adequate staffing levels must be available to routinely dispose of all food and food trash left out during operating hours as well as immediately after closing time. Trash cans must be emptied to prevent overflowing to minimize attracting wildlife to the outdoor dining area.
 - (c) The Area's natural "soundscape" must not be impacted as a result of the Concessioner providing outdoor dining. A means to notify guests that their food order is ready must be used that does not include a public address or sound system.
 - (d) Should an outdoor food or beverage area become a nuisance for any reason, the area may immediately be closed by the Service. If such an action is necessary, the Concessioner may not reopen without prior Service approval.
- (6) *Catering and Special Events.* Catering events must not occur when they interfere with the general public's enjoyment of the Area. Food and Beverage served during Catering and Special Events must meet the specific standards addressed in this Operating Plan under Food and Beverage Services. The Concessioner must not use the Concession Facilities to provide catering services outside of the Area.
- (7) *Back of House Operations.* All kitchens must be clean, meeting public health inspection requirements as well as safety requirements. The Concessioner must streamline operations to limit energy usage, water consumption, and include composting and recycling programs for solid waste.
- (8) *Table Settings.* In an effort to minimize waste, the Concessioner must avoid use of disposable products. Where disposable products must be used, where water conservation efforts are in effect, the Concessioner must use compostable products and provide appropriate containers to collect these products. Where appropriate, such as at fast or quick food service facilities, the Concessioner must have available an adequate number of trays in good, clean condition for customer use.
- (9) *Composting.* Composting receptacles must be available at the Badger Pass and Wawona Hotel outdoor barbecue's during meal periods and only when staff-attended. Otherwise composting receptacles must be bear resistant and pest-proof.

(10) *Classifications, Requirements, and Standards for Specific Food and Beverage Operations.* The Service has updated its standards for and defined classifications for food and beverage services in the Area. These classifications and other operating requirements are provided in the table below. Descriptions of for each food and beverage classification including facility and service expectations are outlined in Exhibit B-9 (Food and Beverage Standards). Applicable food and beverage standards by classification are presented in Exhibit B-9 (Food and Beverage Standards). Area-specific requirements, additions and exceptions to these standards are presented by food and beverage establishment in the sections below.

Table 5. Food and Beverage Standards Classification Summary

Facility	Service Classification	Meal Period(s)*	Outdoor Dining	Special Events
The Ahwahnee Hotel				
Bar	Full Service – Bar/Cocktail Lounge	B, L, D	Patio, no food	No
Dining Room	Full Service – Fine Dining	B, L, D	No	Yes
Badger Pass Lodge				
Barbeque (outdoor)	Other – Temporary Food Service	L	Deck	N/A
Skiers Grill	Limited Service – Quick Service	B, L	Deck	No
Snowflake Room	Limited Service – Quick Service	L	Deck	No
Curry Village				
Coffee Bar	Limited Service – Quick Service	B, L	Patio	No
Food Deck and Bar	(Food Deck) Limited Service – Quick Service (Bar) Full Service – Bar/Cocktail Lounge	L, D	Deck	No
Pavilion	Limited Service – Fast Casual	B, D	Patio	Yes
Glacier Point				
Snack Bar	Limited Service – Quick Service	B, L	Yes	No
High Sierra Camps				
Dining Rooms	Limited Service – Fast Casual	B, sack lunch, D	No	No
Tuolumne Meadows Lodge				
Dining Room	Full Service – Family Casual	B, D	No	No
Grill	Limited Service – Quick Service Standards	B, L, D	Limited	No
Wawona Hotel				
Barbeque	Other – Temporary Food Service	D	Annex grounds	Yes
Dining Room and Bar	Full Service – Family Casual	B, L, D	Front porch	No
Golf Shop	Limited Service – Quick Service	B, L	Covered patio	No
White Wolf Lodge				
Dining Room	Full Service – Family Casual	B, sack lunch, D	Porch	No
Yosemite Lodge				
Food Court	Limited Service – Fast Casual	B, L, D	Courtyard	No
Mountain Room	Full Service – Upscale Casual	B, L, D	No	No
Mountain Room Bar	Full Service – Bar/Cocktail Lounge	No	Patio, no food	No
Yosemite Village				
Degnan’s Building	Limited Service – Fast Casual and Quick Service	B, L, D	Downstairs Patio	No
Village Grill	Limited Service – Quick Service	L, D	Deck	No

*B-Breakfast; L-Lunch; D-Dinner

(11) *The Ahwahnee Hotel*

(a) Bar

- (i) The Concessioner must provide indoor table service during all operating hours. Outdoor table service can be provided during the year when temperatures and other conditions allow.
- (ii) Food service in the bar during breakfast hours may be available with a limited menu.

(b) Dining Room

- (i) Reservations are not required for breakfast or lunch, but may be taken for dinner. Parties should be seated within 5 (five) minutes of their reserved time.
- (ii) High quality china, glass, silverware, tablecloths and cloth napkins must be used for all three meals.
- (iii) The service bar, located near the dining room entrance, is not used by the public. This area is used by staff for alcoholic beverage service provided to tables located within the dining room.
- (iv) As long as the general public is not displaced, special events, banquets, and groups can be hosted in the restaurant consistent with the exceptions noted herein.

(12) Badger Pass

- (a) Skiers Grill, Barbeque, and Snowflake Room. Three food and beverage operations in the Badger Pass Lodge are associated with the ski area. Food service must be provided in at least one of these operations when the ski area is open to the public. The required services at the Skiers Grill and Snowflake Room must be available on the weekends and holidays. The outdoor BBQ may supplement these food service outlets. Food particles shall be cleaned off grills after each barbecue and must be properly stored after each use to prevent wildlife access.

(13) Curry Village. The Concessioner must complete improvements, in personal property upgrades and improvements to interior spaces, throughout the Curry Village food and beverage operations as identified throughout this section.

- (a) Food Offerings, Information, and Improvements. The Concessioner must ensure it meets the following requirements throughout its Curry Village food operations.
 - (i) Venue-specific and seasonal offerings including entrees, combination entrees, small portions, and unique children's entrees.
 - (ii) Menus feature at least 80% locally sources food and over 50% sustainably sourced food.
 - (iii) At least 25% of all menu items offered are vegetarian or vegan.
 - (iv) At least 10% of all entrees offered will be heart healthy (low in saturated fat, low in cholesterol, and providing, without fortification, significant amounts of one or more of five key nutrients: Vitamin A, Vitamin C, Iron, Calcium, protein).
 - (v) No more than 20% of menu items will be similar between any two of the following locations: Meadow Deck, Food Deck and Bar, and Pavilion.
 - (vi) At least 65% of entrees and fresh baked products (including baked goods for breakfast and specialty deserts) are house-made.
 - (vii) At least 10% of all entrees on each menu within Curry Village will be portioned and priced as small portions or "light eaters."
 - (viii) All menus will include nutritional information.
 - (ix) The Concessioner must install at each food and beverage operation within Curry Village, free standing food ordering kiosks for easy ordering and flexible digital menu boards. The Concessioner must provide for ordering, paying, and scheduling pick up times of food through the use of smart devices. The smart device ordering must be available in at least five (5) languages in addition to English.

(b) Food Deck and Bar

- (i) The Concessioner must provide pizza by the slice option at the food deck operation and a tapas menu at the bar.
- (ii) The Concessioner must provide a plan to improve upon the pizza kitchen, create an interior vestibule, and relocate the bar to a fully interior space including a small kitchen and pass through window, **no later than eighteen (18) months after the Contract**

effective date for review and approval. The Concessioner **must complete improvements no later than March 31, 2019.**

- (iii) The Concessioner must use indoor seating for the entire operating season and outdoor seating in the summer months when conditions permit.
- (iv) Seating area must be thoroughly cleaned at least twice each day: after peak lunch service and at the end of each day's operation, at a minimum.
- (v) At a minimum, the Concessioner will provide cocktail service wait staff starting at 5:00 p.m. daily.

(c) Coffee Bar

- (i) Some indoor seating must be provided.
- (ii) The Concessioner will make available to customers located in common area appropriate, self-use equipment such as toasters and microwaves.
- (iii) *Improvements.* The Concessioner must provide a plan to modernize and improve the coffee bar, including enclosing the space with glass partitions and creating a tech bar space, to the Service **no later than eighteen (18) months after the Contract effective date** for review and approval. The Concessioner **must complete improvements no later than March 31, 2019.**

(d) Pavilion

- (i) In addition to the minimum breakfast and dinner meal periods, lunch may be offered.
- (ii) The Concessioner must provide a juice station including grab-n-go and fresh pressed juices when larger pavilion is closed.
- (iii) The Concessioner must provide a rotisserie.
- (iv) The Concessioner must provide a variety of seating arrangements including picnic and communal tables for larger groups.
- (v) The Pavilion must be open from late March to late October to the general public and during winter months when environmental education programs use the lodging facilities.
- (vi) "Ski buffet" dinners, banquets, conferences, or other special events may be held in this facility during the winter as long as the general public is not displaced and with prior approval of the Service.
- (vii) *Improvements.* The Concessioner must provide a plan to improve the service area, relocate cashier stands, install perimeter fence for overflow seating, and maximize the natural daylight by clearing the clerestory windows at the raised ceiling in the dining room to the Service **no later than eighteen (18) months after the Contract effective date** for review and approval. The Concessioner **must complete improvements no later than February 28, 2019.**

(e) Fast Food at Meadow Deck

- (i) The Concessioner must provide a fast food grill and ice cream shop throughout the operating season. The grill and ice cream shop provide only outdoor seating, which must be thoroughly cleaned at a minimum twice a day: after peak lunch service and at the end of each day's operation.
- (ii) *Improvements.* The Concessioner must provide a plan to improve the grill area to the Service **no later than eighteen (18) months after the Contract effective date** for review and approval. The Concessioner **must complete improvements no later than February 28, 2019.**

(14) *Glacier Point*

(a) Snack Bar

- (i) Fried foods must not be offered on the menu.

- (ii) The Concessioner must minimize the offering of food items such as popcorn which visitors can use to feed wildlife.
- (iii) Indoor seating will be available and the seating area must be uncluttered and free of refrigeration and freezer equipment and other display racks.
- (iv) Outdoor seating may be available. Outdoor seating area must be thoroughly cleaned at least twice each day: after peak lunch service and at the end of each day's operation, at a minimum.
- (v) Recycling and trash receptacles must be located near the entrance to the building. Recyclable items such as cardboard must not be stored in public view and must be removed as soon as restocking is completed.
- (vi) Service vehicles must not be parked at the entrance to the building. All service deliveries and pick-ups must be made at the lower level of the building.

(15) *High Sierra Camps*

- (a) The five High Sierra Camps are accessible via foot and stock. The Concessioner must initiate conservation methods to reduce waste, support services, water usage, and stock trips. Food must be delivered to the camps by pack stock. Perishable foods must be maintained at the temperature required by the Food Code. Due to the fragile operating area, running water will not be used to defrost foods.
- (b) The Concessioner must store all bear attractants in bear-resistant and rodent proof containers when not in use or being consumed.
- (c) Menus must primarily be based on comparison with similar properties located outside the Area with due consideration to available storage space, refrigeration, and food preparation equipment, water conservation efforts, reduction in use of grease and the goal of minimizing stock use to support the camps.
- (d) Breakfast and dinner are included in the room rate for in-camp guests.
- (e) Requests for meals only. The Concessioner is authorized to sell meals-only at all High Sierra Camps except Glen Aulin, where meals-only service is not authorized. The Concessioner may sell up to six (6) meals only (breakfast and dinner) per day per meal when the camp occupancy is full and as food supplies allow. The Concessioner may sell more than six meals only per day per meal period if the camp is less than full and the total number of meals sold may not exceed the total number of beds at the camp plus six. The reservations office and each camp will coordinate the sale of meals-only to prevent overbooking and provide adequate food supplies. Requests for sack lunches from non-High Sierra Camp guests can be accommodated as long as food supplies are available.

(16) *Tuolumne Meadows Lodge*

- (a) Dining Room
 - (i) At a minimum, food service must be offered for breakfast and dinner when Tuolumne Meadows lodging is open for the season; typically early June through late September.
 - (ii) Reservations for breakfast are not required. Dinner reservations may be required; walk-in guests may be accommodated if space is available.
 - (iii) Appropriate quality tableware and linens must be used at meals. Disposable dishware products and eating utensils will be acceptable as conditions warrant.
- (b) Grill. With prior Service approval, outdoor tables and seating can be provided in public areas surrounding the building.

(17) *Wawona Hotel*

- (a) Barbecue
 - (i) The Wawona Hotel barbecue must be offered on the hotel grounds outside the Annex building on Saturday evenings from May through October. The barbecue must be operated to meet public health and safety standards, including, but not limited to the Food Code.

- (ii) Disposable dishware products and eating utensils must be acceptable.
 - (iii) Grills will be cleaned to remove food particles at the end of each evening. When not in use, the grills must be properly stored to prevent wildlife access and removed from public view.
 - (b) Dining Room and Bar Service
 - (i) The service bar, located in the Petite dining room, is not used by the public. This area is used by staff for alcoholic beverage service provided to guests seated within the dining room and on the front porch.
 - (ii) Food service must be available in the Dining Room during the same season that overnight accommodations are offered.
 - (c) Golf Shop
 - (i) Food service must be available during golf course operating hours.
 - (ii) The entire dining area is located outdoors.
- (18) *White Wolf Lodge*
- (a) Dining Room
 - (i) The Concessioner can offer a limited take-out lunch menu from the White Wolf Lodge registration area which is also used as a limited merchandise retail store.
 - (ii) Menu selections must highlight simple, home-style fare appropriate to the rustic setting. When possible, menus must reflect the historic nature of the lodge through interpretive messages. Furnishings, fixtures and décor must also reflect the rustic setting and be appropriate to the historic facility.
 - (iii) Breakfast meals are served buffet style with a rotating entrée; dinner menus are family style with communal seating. Guests may ask for, and must be served additional portions of all side-dish menu items.
 - (iv) Appropriate quality tableware and linens must be used for all meals. When conditions warrant, disposable dishware products and eating utensils must be acceptable.
- (19) *Yosemite Lodge – Food Court*. The Concessioner must complete improvements in personal property upgrades and improvements to interior spaces throughout the Yosemite Lodge Food Court food and beverage space as identified throughout this section.
- (a) Food Offerings, Information, and Improvements. The Concessioner must meet the following throughout the Yosemite Lodge Food Court operation.
 - (i) Menus include internationally inspired food concepts (e.g., Latin, Mediterranean), comfort style foods, and a separate coffee and grab and go area.
 - (ii) Menus feature at least 80% locally sourced food and over 50% sustainably sourced
 - (iii) At least 25% of all menu items offered are vegetarian or vegan
 - (iv) At least 10% of all entrees offered will be heart healthy (low in saturated fat, low in cholesterol, and providing without fortification, significant amounts of one or more of five key nutrients: Vitamin A, Vitamin C, Iron, Calcium, protein)
 - (v) At least 10% of all entrees on each menu within Yosemite Lodge Food Court will be portioned and priced as small portions or “light eaters”
 - (vi) All menus will include nutritional information
 - (b) The Concessioner must install, at each food and beverage operation within the Yosemite Lodge Food Court, free standing food ordering kiosks for easy ordering and flexible digital menu boards. The smart device ordering must be available in at least five (5) languages in addition to English.
 - (c) During fair weather, the Concessioner must open the outdoor seating areas in the courtyards for dining. The Concessioner must provide breakfast, lunch, and dinner at this facility.

- (d) Improvements. The Concessioner must provide a plan to improve the service area and interior seating using space adjacent to the Food Court (former Nature Shop and possibly the meeting room space when necessary) by incorporating a retractable dividing wall, to provide flexibility in the type of use. The Concessioner may use the additional space as additional dining space during peak periods, use as meeting or large group space, or redefined food service space to provide a grab and go and separate coffee bar. Other improvements may include additional outdoor seating added to the exterior patio, and replacement of interior lighting. The Concessioner will submit its plan to the Service **no later than six (6) months following the Contract effective date** for review and approval. The Concessioner **must complete improvements no later than February 28, 2018**.
- (20) *Yosemite Lodge – Mountain Room and Mountain Room Bar*
- (a) Mountain Room. The Concessioner may provide breakfast and lunch, using limited service/quick service standards. Dinner service will follow upscale casual standards.
- (b) Mountain Room Bar
- (i) The Concessioner must provide food service at this facility as well as cocktail service.
- (ii) Private special events, functions, or other group activities that are not open to the general public must not be allowed in this space.
- (21) *Yosemite Village – Degnan’s*. The Concessioner must complete improvements in personal property upgrades and improvements to interior spaces at the Degnan’s food and beverage space within Yosemite Village as identified throughout this section.
- (a) Food Offerings and Information. The Concessioner must ensure it meets the following at Degnan’s.
- (i) Expand menu variety to include the following concepts: deli and grill (including fresh bread), full-service coffee, and grab and go market.
- (ii) Menus feature at least 80% locally-sourced food and over 50% sustainably sourced food
- (iii) At least 25% of all menu items offered are vegetarian or vegan
- (iv) At least 10% of all entrees offered will be heart healthy (low in saturated fat, low in cholesterol, and providing, without fortification, significant amounts of one or more of five key nutrients: Vitamin A, Vitamin C, Iron, Calcium, protein)
- (v) At least 10% of all entrees on each menu at Degnan’s will be portioned and priced as small portions or “light eaters”
- (vi) All menus will include nutritional information
- (vii) The Concessioner will install free standing food ordering kiosks for easy ordering and flexible digital menu boards. The smart device ordering must be available in at least five (5) languages in addition to English.
- (b) Improvements. The Concessioner must provide a plan for the indoor area including a new counter configuration using the prior retail space to increase indoor seating, to improve the outdoor footprint, new entry and exit doors, installation of banquette seating, incorporating a folding glass door/wall system to the outdoor patio, remove kitchen wall at The Loft to expose pizza prep and cook area, new bar area, and other interior improvements to provide a more open loft space to the Service **no later than the effective date of the Contract** for review and approval. The Concessioner **must complete improvements no later than February 28, 2017**.
- (c) With Service approval, an employee recreation food and beverage service establishment may be operated during the winter season, typically from late October through late March in this Concession Facility.
- (d) Seating area must be thoroughly cleaned at least twice each day: after peak lunch service and at the end of each day’s operation, at a minimum
- (e) The Concessioner must provide a library and internet café for visitors within Degnan’s.

(22) Yosemite Village – Grill

- (a) Outdoor tables and seating must be provided in public areas in front of operation not to include visitor contact area. Seating area must be thoroughly cleaned at the end of each day's operation, at a minimum.

D) Alcoholic Beverage Sales

- (1) *General.* Alcoholic beverage sales can be offered to the public with meal service (bona fide eating place) and at designated lounges or bars. Alcoholic beverages will not be promoted (e.g. happy hours, two-for-one sales, etc.). Alcoholic beverage sales are allowed to the public at specific merchandising outlets. The Concessioner is encouraged to offer a "Designated Driver" program to employees and guests. If minors are present the bar facility must serve food.
- (2) *Liquor Laws.* At any location serving alcoholic beverages, the Concessioner must have at least one full-time manager per facility on duty who has satisfactorily completed a liquor law training program. All wait staff and bartenders must have completed a Service-approved alcoholic beverage service training module prior to entering on duty in any position that requires service, sale or preparation of alcoholic beverages. Consistent with the provisions of 36 C.F.R Part 5.2, the Concessioner will comply with the State of California Alcoholic Beverage Control (ABC) Act.
- (3) *House Policies.* The Concessioner must submit for Service approval its policy detailing the Concessioner's operational standards and procedures regarding alcoholic beverage sales. This policy must include information for each facility authorized to sell alcoholic beverages (whether on or off site). The policy must be submitted to the Service within **60 days of the Contract effective date**. All facilities authorized to sell alcoholic beverages (on or off site) must have up-to-date house policies. The Concessioner's alcoholic beverage sales policy must be available for immediate reference by any staff member at any time during their duty assignment. A copy of the house policy shall be made available to any member of the Service upon request.
- (4) *Required Authorized Beverage Sales.* The following matrix provides facility-specific information regarding alcoholic beverages authorized and type of sale/service.

Table 6. Required Alcoholic Beverage Sales

Facility	Distilled Spirits	Beer	Wine	On-Sale*	Off-Sale
The Ahwahnee Hotel Bar & Patio service	Yes	Yes	Yes	Yes	No
The Ahwahnee Hotel Dining Room & Great Lounge	Yes	Yes	Yes	Yes	No
The Ahwahnee Hotel Gift Shop	No	No	No	No	No
The Ahwahnee Hotel Room Service	Yes	Yes	Yes	Yes	No
The Ahwahnee Hotel Sweet Shop	No	No	Yes	No	Yes
Badger Pass Food Service	No	Yes	Yes	Yes	No
Badger Pass Sport Shop	No	Yes	Yes	No	No
Crane Flat Store	Yes	Yes	Yes	No	No
Curry Village Bar and Food Deck	Yes	Yes	Yes	Yes	No
Curry Village Pavilion	No	Yes	Yes	Yes	No
Curry Village Coffee Bar	No	No	No	No	No
Curry Village Mountain Shop	No	No	No	No	No
Curry Village Gift and Grocery	Yes	Yes	Yes	No	Yes
Curry Village Quick Service	No	No	No	No	No
Glacier Point	No	No	No	No	No
High Sierra Camps	No	No	No	No	No
Housekeeping Camp Store	Yes	Yes	Yes	No	Yes
Tuolumne Meadows Lodge Dining Room	No	Yes	Yes	Yes	No
Tuolumne Meadows Grill	No	No	No	No	No
Tuolumne Meadows Lodge Retail Sales	No	Yes	Yes	Yes	No
Tuolumne Meadows Lodge Grocery	Yes	Yes	Yes	No	No
Wawona Hotel Barbeque	No	Yes	Yes	Yes	No
Wawona Hotel Dining Room	Yes	Yes	Yes	Yes	No
Wawona Hotel Golf Shop Quick Service	No	Yes	Yes	Yes	Yes
Wawona Hotel Lounge (Main Lobby & Veranda)	Yes	Yes	Yes	Yes	No
Wawona Hotel Store	Yes	Yes	Yes	No	Yes

White Wolf Lodge Dining Room	No	Yes	Yes	Yes	No
White Wolf Lodge Store	No	Yes	Yes	No	Yes
Yosemite Lodge Food Court	No	Yes	Yes	Yes	No
Yosemite Lodge Gift Shop	Yes	Yes	Yes	No	Yes
Yosemite Lodge Mountain Room Lounge	Yes	Yes	Yes	Yes	No
Yosemite Lodge Mountain Room Restaurant	Yes	Yes	Yes	Yes	No
Yosemite Village Degnan's Food and Beverage	No	No	No	Yes	No
Yosemite Village Degnan's Loft	No	Yes	Yes	Yes	No
Yosemite Village Grill	Yes	Yes	Yes	No	Yes
Catered Events	Yes	Yes	Yes	Yes	No

*Off-Sale and On-Sale: Off-sale is defined as the authorization to sell beer, wine, and distilled spirits for consumption off the premises where sold, and minors are allowed on the premises. On-Sale is defined as the authorization to sell beer, wine, and distilled spirits for consumption on the premises, and minors are allowed with appropriate food service in operation.

E) Retail Sales

- (1) *General.* Retail sales must be offered at a variety of price points that have a direct relationship to the Area, its history, or other related natural or cultural topics. All retail outlets must meet the respective Service Standards as outlined in Exhibit B-11 (Retail Standards). This must provide visitors with opportunities to buy memorabilia of their visit, while at the same time obtaining information or educational messages related to the Area's resources. Items offered must not be below average/ poor quality as determined by the Superintendent.
 - (a) The Concessioner must actively seek and prominently display Environmentally Preferable merchandise such as that made with recycled content or using less toxic materials such as paper products and clothing.
 - (b) The Concessioner must adhere to Service policies regarding the sale of biological materials which includes the prohibition on seed package sales. Seeds of any origin must not be available for sale at retail outlets in Area.
 - (c) The Concessioner must provide retail items which are manufactured in the United States and prominently identify and display them.
 - (d) The Concessioner must institute a bag-on-request program as a waste reduction measure.
 - (e) The Concessioner must ensure one type of thermometer (fixed or interior) is provided in all of its refrigeration equipment.
- (2) *Merchandise Plan.* The Concessioner must develop and implement a merchandise plan based on the Area's Gift Shop Mission Statement (included as Exhibit B-3 to this Operating Plan), and submit the plan to the Superintendent for review and approval **within 180 days of the Contract effective date**. The Concessioner must incorporate the Merchandise Plan into the operation of all merchandise areas. Any merchandise sales conducted over the Internet by the Concessioner will also be governed by the Gift Shop Mission Statement
- (3) *Handcrafts*
 - (a) The Concessioner must actively seek and prominently display local Native American Handicrafts (as defined in 36 C.F.R. §51.83).
 - (b) The Concessioner must maintain adequate records to verify the adjustments made to gross receipts related to the sale of Native American Handicrafts. These records must provide verification of actual sales through use of a separate cash register key or a similar system. The Concessioner must maintain and provide for review, upon the request of the Superintendent, certification of authenticity of all Native American Handicrafts for which an exception to franchise fee is claimed.
- (4) *Labeling and Certification*
 - (a) Labeling. The Concessioner must mark all merchandise with a selling price, point of origin, or other identification as available. Point of origin may not be covered by labeling. The Concessioner may mark identical items by a single sign rather than individually.

- (b) Informational Tags. Wherever appropriate, informational tags attached to the items must show their relationship to Area interpretive themes.
- (c) Handicraft Labeling. The Concessioner must label handicraft items as such.
- (d) Natural Product Labeling. The Concessioner must label merchandise made from natural products to disclose that the product was obtained from legally authorized sources outside of the Area and not from rare, threatened, or endangered species (including, but not limited to geological items).
- (5) *Items Available for Sale*
- (a) Gifts and Souvenirs. Gift shops must offer items that have a direct relationship to the Area, its environs, history, or other related natural or cultural topics to allow visitors the opportunity to buy memorabilia of their visit while at the same time obtaining information or educational messages related to the Areas' resources. The Service is authorized to review and approve all merchandise sold in the Area. Each outlet must carry some items unique to the location.
- (b) Grocery and Convenience Items. The Concessioner must provide a wide range, selection, and pricing for grocery and convenience items appropriate for the Area. The Concessioner must protect all grocery and convenience store outlets from wildlife and pests. The Concessioner should encourage the purchase of healthy food and beverage items.
- (c) Sporting Goods and Recreational Equipment. The Concessioner must carry a selection of sporting goods, recreational equipment, and clothing to meet the needs of visitors who may have forgotten items or need emergency replacements. The intent of this visitor service is to provide an appropriate selection of items which represents a range of price and quality levels.
- (6) *Firewood*
- (a) To prevent the spread of invasive pests, the Concessioner must purchase and sell only locally grown and harvested firewood in accordance with state quarantines.
- (b) The term "local firewood" means purchasing firewood within a 50 mile radius of the Area.
- (c) If local firewood is not available, the Concessioner must purchase and sell certified firewood. Certified firewood must have a USDA issued certificate indicating it is pest-free.
- (7) *Classifications, Requirements and Standards for Merchandise*. The Service has updated its standards for and defined classifications for retail sales in the Area including souvenirs, gifts, and recreation specialty, grocery, and convenience store. The Concessioner must provide the following types of merchandise at each location as identified in the following table. Applicable merchandise standards by classification are presented in Exhibit B-11 (Retail Standards). Area-specific requirements, additions and exceptions to these standards are presented by retail outlet in the sections below.

Table 7. Retail Sales by Location

Facility Name/Location	Classification	Merchandise Type
The Ahwahnee Hotel Gift Shop	Souvenirs and Gifts	Gifts and souvenirs, apparel, and interpretive materials related to area
The Ahwahnee Hotel Sweet Shop	Convenience	First aid and beauty aids, reading materials, limited food items related to the "Sweet Shop" theme; no gifts or souvenirs
Badger Pass Ski Area	Souvenirs, Gifts, Recreation Specialty; Convenience	Souvenirs, apparel, pre-packaged food, and general merchandise associated with skiing
Crane Flat Store	Souvenirs and Gifts; Convenience	Groceries, souvenirs, apparel, and camping goods
Curry Village Gift Shop and Grocery		Groceries, souvenirs and interpretive materials related to area, apparel, and sundries
Curry Village Mountain Shop	Recreation Specialty	Apparel, camping and outdoor recreation goods related to hiking, backpacking, and climbing

Glacier Point	Souvenirs and Gifts	Interpretive materials related to the area and general needs of hikers and picnickers, with limited camping supplies
High Sierra Camps	Convenience	Only items appropriate to the needs of High Sierra Camps will be sold in a limited space at each of the camps. Souvenirs such as t-shirts will not be sold at any of the camps, but may be provided at other retail outlets
Tuolumne Meadows Grocery	Souvenirs, Gifts, Recreation Specialty; Grocery	Groceries, sundries, souvenirs, apparel, outdoor equipment, camping goods, and interpretive materials related to the area. Within the grocery store, the Concessioner may operate a branch post office via separate contract with the U.S. Postal Service
Tuolumne Meadows Lodge Retail Sales	Souvenirs and Gifts; Convenience	Apparel, sundries, interpretive materials related to the Area, and convenience items
Wawona Hotel Gift Shop	Souvenirs and Gifts; Convenience	Souvenirs, apparel, groceries, sporting goods. Within the grocery store, the Concessioner may operate a branch post office via separate contract with the U.S. Postal Service
Wawona Hotel Golf Shop	Souvenirs and Gifts	Souvenirs, apparel, pre-packaged foods and beverages
White Wolf Lodge	Souvenirs and Gifts; Convenience	Souvenirs, apparel, sundries, pre-packaged foods and beverages.
Yosemite Lodge Gift Shop & Grocery	Souvenirs and Gifts; Convenience	Souvenirs, sundries, apparel, groceries
Yosemite Village Store	Souvenirs and Gifts; Convenience	Groceries, sundries, souvenirs, apparel, sporting goods

(8) *On-line Retail Sales (Authorized Service)*. All online retail sales must be consistent with the themes as required by this Operating Plan and the Gift Shop Mission Statement. All online retail sales are subject to Franchise Fees.

F) Visitor Transportation Services (VTS)

(1) *General*. The Concessioner must provide complimentary Visitor Transportation Service shuttles within the Area in order to promote utilization of its facilities and minimize related traffic congestion and associated environmental impacts of its operations. Specific terms and conditions for this service are contained in Operating Plan Exhibit B-6 (VTS Operating Plan).

G) Fuel Sales and Automotive Services

(1) *General*. The Concessioner must maintain records relating to personnel, insurance, payroll, lien sales, repairs, and all tow services furnished. All records must be available for inspection for a period of two (2) years, plus the current operating year.

(2) *Fuel*. Service stations must provide three grades of unleaded gasoline, lubricants, and other routine automotive products to the visiting public at all public service stations. Diesel fuel must also be provided at Crane Flat, El Portal, and Wawona service stations. Propane must be provided at El Portal and Wawona service stations. Free water and pressurized air dispensers must be provided at all public service stations.

(3) *Service Stations*

(a) The Concessioner must operate the Crane Flat, El Portal, and Wawona service stations on a year round basis.

(b) All service stations must be self-service and provide pay at the pump 24 hours with credit or debit card. At a minimum, the Concessioner must staff the service stations as follows:

(i) Crane Flat: 8:00 a.m. to 5:00 p.m. during the Main Season

(ii) El Portal: 8:00 a.m. to 5:00 p.m.

(iii) Wawona: May – October 8:00 a.m. to 5:00 p.m.; November – April 9:00 a.m. to 6:00 p.m.

- (c) The Concessioner must post adequate and appropriate signage in a prominent location stating contact information for emergency services as well as other necessary signage.
 - (d) Automotive supplies must be available that are customary for service stations, such as fuses, oil, battery fluid, transmission fluid, fan belts, pressurized air, water, etc. Weights and measures certification inspection reports must be provided to the Service upon request with appropriate stickers posted at the pumps.
- (4) *Tour Transportation/Maintenance Fueling Stations.* The Concessioner must operate fueling stations at Badger Pass and Yosemite Valley. The Badger Pass and Yosemite Valley fueling stations must be operated year round.
- (a) At the Valley Fueling Station, the Concessioner sells fuel to the Service via an approved U.S. Government Fleet card assigned to the vehicle being fueled, and, on an emergency basis, to the public.
 - (b) Red-dye off-road diesel tanks at the Badger Pass maintenance shop are used by the Concessioner to fuel vehicles used during winter seasonal operations at the ski area.
 - (c) Wawona shuttle vehicles must be fueled at the Wawona service station. Vehicles must be fueled on a schedule arranged to minimize visitor service interruption.
- (5) *Yosemite Valley Concessioner Garage (Emergency Services Only)*
- (a) Automotive Services. The garage must be equipped and supplied with parts to make emergency vehicle repairs only. Routine vehicle maintenance activities are not authorized. The Concessioner must staff the garage operation with a manager or lead associate who has three verifiable years of for-hire towing experience. Appropriately certified mechanics must be available on staff at the garage. Propane must be available during operating hours. The facility must be staffed with a person capable of providing assistance to motorists who are in need of emergency services and make arrangements for tow truck services.
 - (b) Removal of Concessioner Garage. The Merced River Plan calls for the removal of the Concessioner Garage. As such, the Valley Garage will be removed at some point during the term of the Draft Contract. At the point in which this occurs the Concessioner must relocate the above defined emergency automotive services to the El Portal and Wawona service facilities and must accommodate emergency vehicle repairs from these locations. Shuttle bus and fleet maintenance services will be relocated outside the river corridor to the NPS Maintenance Area within the Government Utility Building.
 - (c) Impound. The Concessioner must work with NPS law enforcement personnel and provide impound services with short-term (5-7 days) storage within the Area and long-term storage located outside the Area. Billing for all towing and impounds will be made directly to the vehicle owner. The Concessioner must have access to payment utilizing lien sale procedures as provided in the California Vehicle Code.
- (6) *Tow Truck Services*
- (a) Service. The Concessioner must be capable of responding to at least four simultaneous calls for tow services. The Concessioner must make every reasonable effort to initiate tow truck services within 30 minutes. When this standard cannot be met, the garage manager should contact the Service Communication Center to update Service staff as to the expected time of arrival at the call site. Expected response times are as follows:
 - (i) Zero (0) active field requests = 10 minutes plus drive time
 - (ii) One (1) active field requests = 15 minutes plus drive time
 - (iii) Two (2) active field requests = 30 minutes plus drive time
 - (iv) Three (3) active field requests = 60 minutes plus drive time
 - (b) Staffing. Staffing levels must be sufficient to meet anticipated call volume based upon weather forecasts, road conditions, levels of Area visitation, seasonality (periods of the year when the Tioga and Glacier Point roads are open or closed) and past business records.
 - (c) Drivers. Tow truck drivers must participate in a controlled substance and alcohol testing (CSAT) program. Drivers requiring a Class A, Class B or commercial Class C license (endorsed

for hazardous materials transportation) shall participate in a CSAT program as defined in 49 CFR Parts 40 and 382.

- (d) Tow Truck Vehicles. The Concessioner must maintain a fleet of at least four (4) tow trucks (two wreckers, one of which must have a towing capacity greater than 26,000 pounds, and two flat beds). Tow trucks shall be located at El Portal, Wawona and Yosemite Valley. A properly licensed tow truck driver must respond with a properly equipped tow truck of the class required to tow the inoperable vehicle and be in possession of the appropriate class of license and applicable endorsements. Any applicable permits (e.g., load variance, oversize, etc.) must be valid and maintained in the tow truck. All tow trucks shall have recovery and wheel lift capabilities and be able to tow most vehicles commonly found on the road, including RVs and buses.
 - (e) Vehicle Storage. The Concessioner must be responsible for the safekeeping and prevention of vandalism of all vehicles and contents that are stored at a garage site. The primary storage facility must be at the same location as the garage, or other location approved by the Service. The Concessioner's staff must be properly trained to conduct business transactions related to towing, storage and release of vehicles/property. The Concessioner must keep a written record of every vehicle stored. The record must contain the name and address of the person storing or requesting the tow, the names of the owner and driver of the vehicles (if this information is ascertainable), and a brief vehicle description, including the make, model, license plate number, vehicle identification number, and any vehicle damage. The Concessioner must contact Service law enforcement agents prior to releasing a vehicle with law enforcement hold.
 - (f) Affiliation. The Concessioner must affiliate itself with at least one major auto club or other network of towing service providers that maintain an operational standard and customer feedback system.
- (7) *Snow Chain Services*. The Concessioner must provide snow chain service, including sales, installation, and removal, in The Ahwahnee Hotel, Badger Pass, Curry Village, Wawona Hotel, and Yosemite Lodge parking lots as weather and road conditions dictate. Chain service must also be available at all staffed service stations which operate during the winter season. The Service issues commercial use authorizations for chain service to other operators to supplement service in the event the Concessioner is unable to meet the demand.

H) Motorized Interpretive Tours

- (1) *General*
 - (a) Operating schedules and hours of operation will be reviewed and approved in advance by the Service.
 - (b) The Concessioner must provide guided bus and tram tours using vehicles provided by the Concessioner unless otherwise stipulated.
 - (c) The Concessioner must provide a sufficient number of trained, courteous drivers and support staff to meet the operating schedule. Personnel must wear appropriate uniforms. Employees who deliver interpretive programs, tours, or guide services will be certified by the National Association for Interpretation or equivalent. Products and services will be evaluated based upon Service interpretive standards as outlined in the Long Range Interpretive Plan.
 - (d) The Concessioner must provide the interpretive program, approved by the Service, unless the Service provides the interpretive messages.
 - (e) When the Concessioner uses its interpretive staff for tours, the Concessioner will train its staff members in safe operating procedures.
 - (f) Interpretive programs must meet Service Accessibility requirements, when appropriate.
- (2) *Yosemite Valley Floor Tour*
 - (a) The Valley Floor Tour travels 26 miles in two hours starting in the east end of Yosemite Valley, then up to Tunnel View and back.

- (b) An evening "Moonlight" tour may be offered around the time of the full moon during non-inclement weather.
- (c) The Concessioner must provide each passenger on an open-air tram a headphone or must retrofit the tram's sound system to prevent the interpretive messages from impacting or intruding upon other visitors' experiences.
- (3) *Glacier Point Tour.* The Glacier Point Tour is a half day (four hour) tour traveling from Yosemite Valley to Glacier Point and back. The Concessioner must offer one-way rides to Glacier Point for those who wish to hike down to Yosemite Valley. One-way tickets must be sold at a reduced price approved by the Service.
- (4) *Grand Tour.* The Grand Tour is a full day (eight hour) tour leaving Yosemite Valley, traveling to the Mariposa Grove of Big Trees, Wawona, Glacier Point and returning to Yosemite Valley. This tour must include an optional lunch at the Wawona Hotel dining room. At the Mariposa Grove of Big Trees the Concessioner is authorized to use the parking lot at the Lower Grove only for unloading and loading passengers. The Concessioner is not authorized to park at the Lower Grove parking area while passengers are offloaded.
- (5) *Hiker's Bus.* The Hiker's Bus must be offered seasonally on a daily basis from mid-June through mid-September from Yosemite Valley to Tuolumne Meadows as a means of transportation between Yosemite Valley and various trailheads along the way to Tuolumne Meadows and back. The driver must provide an appropriate interpretive program during the trip.

I) Interpretive Services

- (1) *General*
 - (a) The Concessioner must offer a variety of interpretive services programs in the Area that promotes stewardship of natural, cultural, and recreational resources and supports the concepts and goals of the Area's Long Range Interpretive Plan.
 - (b) Service staff is available to the Concessioner for training, advice, and assistance in the development of interpretive materials and programs.
 - (c) New interpretive programs require Service approval prior to implementation.
 - (d) A representative of the Concessioner will be assigned to serve on the Area's Interpretive Management Team.
 - (e) Concessioner employees who provide interpretive programs must demonstrate their knowledge of Area resources and audiences and use appropriate interpretive techniques in their interpretive services. The Concessioner must provide interpretive training for its employees. Employees who deliver interpretive programs, tours, or guided services will be certified by the National Association for Interpretation or equivalent. Products and services will be evaluated based upon Service interpretive standards as outlined in the Long Range Interpretive Plan.
 - (f) Interpretive programs must meet Service accessibility requirements.
- (2) *Interpretive Program Locations*
 - (a) The Ahwahnee Hotel, Badger Pass Ski Lodge, Curry Village (Amphitheater and Pavilion), Tuolumne Meadows Lodge (Campfire Ring), Wawona Hotel, and Yosemite Lodge (Amphitheater and Cliff Room) are locations within the Concession Facilities where interpretive programs may be provided by the Service. Additional operating details for interpretive programs held at these locations and provided by the Concessioner, but not addressed elsewhere within this Operating Plan, should be coordinated with the divisions of Interpretation and Business and Revenue Management.
 - (b) Interpretive programs conducted by the Concessioner must be provided within the Concession Facilities and as approved in advance by the Service. Interpretive programs provided outside of Concession Facilities must be approved in advance by the Service.
 - (c) The Cliff Room at Yosemite Lodge must be set up and available on Monday, Wednesday, Friday, and Saturday nights from November 1 through April 30 for Service and Concessioner

evening interpretive programs. The room must be available starting at 6:30 p.m. to allow adequate setup time for the interpretive program.

(3) *Point of Contact and Equipment Requirements*

(a) The Concessioner must designate a readily accessible and available point of contact in case of emergency or if there is need for assistance during and at least one hour prior to and after all programs provided by the Service at Concession Facilities.

(b) The Concessioner must provide and maintain adequate and appropriate equipment, including, but not limited to, audio systems, projectors, media players (DVD and VCR), cables, connectors, and adaptors at all facilities and locations where films, slide shows, presentations, and other such interpretive programs are held. A proper system for lighting the presenter must also be provided and maintained by the Concessioner at each of these areas. The Service will provide a recommended equipment list to the Concessioner upon request.

(4) *Walk and Programs*. Free guided walks, tours of The Ahwahnee Hotel and Wawona Hotel and other Concession Facilities, films, slide shows, presentations, and other programs must be provided on a scheduled basis to the visiting public by trained staff of the Concessioner. Changes to the schedule must be submitted to the Service for review and approval prior to implementation. Additional no fee programs may include:

(a) Stories and activities for kids 6 and under

(b) Curry Village history walk

(5) *Fee Based Interpretive Walks and Programs*. The Concessioner must provide Service-approved fee-based interpretive programs. All such programs must have the prior approval of the Service. In addition to the guided vehicular tours and other guided services listed below and in the Yosemite Mountaineering School and Guide Services, Yosemite Theater, and Horse and Mule Operations sections of this Operating Plan, additional interpretive programs can include:

(a) Guided snowshoe interpretive programs in the Crane Flat area

(b) Star gazing tours

(6) *Non-Personal Interpretive Services*

(a) General. The Concessioner must actively engage in a non-personal interpretive program. The Concessioner must explore a wide array of methods for conveying interpretive messages to visitors on Area-related themes and topics such as resource protection, appreciation of Area values, and Service goals as outlined in the Long Range Interpretive Plan. In retail, lodging, and food service facilities, interpretive messages must be included on a variety of items, including hangtags, receipts, menus, placemats, paper cups, and comment cards. Messages will be made in styles approved by the Service and consistent with the Area's Design Guidelines. The Divisions of Business and Revenue Management and Interpretation & Education must review and approve all interpretive materials for public distribution.

(b) Locations. Area interpretive themes must be integrated into the interior decors at retail, lodging, and food service facilities. Appropriate areas within the land assignment, both interior and exterior locations, must be made available to provide Area interpretive and safety messages in various mediums, including bulletin boards and kiosks.

(c) Maps and Guides. The Concessioner must make Area information available at lodging, food service, retail, tour, recreation centers (mountaineering school locations, horse and mule operations, etc.), and activities desks. All Concessioner produced maps must be approved by the Service prior to distribution.

J) Mountaineering School and Guide Services

(1) *General*. The Concessioner must provide instruction and guiding services for climbing, hiking, backpacking, fly-fishing, cross-country skiing, and backcountry skiing through the Yosemite Mountaineering School (YMS). Equipment rentals and appropriate personal protective equipment must be included in the YMS program. YMS operations must be offered from Badger Pass Ski Area, Curry Village, and Tuolumne Meadows area on a seasonal basis. All guided

- services will contain an interpretive component promoting stewardship of Area resources. All activities must have Service approval.
- (2) *YMS Operating Procedures Manual*
- (a) The Concessioner must develop and maintain the Yosemite Mountaineering School Operating Procedures Manual to define Nordic operations, staff responsibilities, and instructor and guide training competencies, environmental responsibilities, customer service, safety, first aid, emergency reporting, etc. The Concessioner must update this manual as necessary and submit it to the Service for review and approval. The Concessioner must make copies of this manual at the Badger Pass Nordic center for reference by Concessioner and Service employees.
 - (b) The Concessioner must submit the initial Yosemite Mountaineering School Operating Procedures Manual, which contains specifications of staff responsibilities, instructor and guide training competencies, environmental responsibilities, customer service, safety, First Aid, emergency reporting, etc., to the Service for review **within 90 days of Contract effective date**. In addition to the conditions noted below, the Concessioner must adhere to the operating standards found in Exhibit B-5 (Badger Pass Operating Plan) and any other applicable Exhibit(s) approved by the Service.
- (3) *General Conditions for Guided Climbing, Hiking, Backpacking, Fishing, Cross-country Skiing, and Backcountry Skiing*. In order to provide consistency in how activities are conducted in the Area, the following General Conditions for providing guided climbing, hiking, backpacking and fishing apply to the Yosemite Mountaineering School programs.
- (a) Acknowledgement of purpose of activities. In accepting the conditions of providing the above mentioned visitor services, the Concessioner acknowledges that the activities must bear a direct relationship to the purpose for which the Area was established, i.e., visitor understanding and enjoyment of the Area. Even though the activity may be primarily recreational in nature, the Concessioner must provide stops and talks to explain the natural ecosystems, history, and culture within the Area to its clientele.
 - (b) Employee Training/Skills. Guides must be a minimum of eighteen (18) years of age. Guides must understand the hazard involved and be properly trained and prepared for conditions and situations that may be encountered. The Concessioner must ensure that guides possess the knowledge, skills, judgment, leadership ability and experience necessary to safely lead groups on day or overnight trips in the Area. Guides must have experience in the subject areas in which they guide. The Concessioner must provide training or credentialing for mountain guides and climbing instructors through the American Mountain Guides Association or an equivalent professional organization(s).
 - (c) Safety. The Concessioner must take every reasonable precaution to ensure the safety of its clients, its employees, other Area visitors, and Area employees.
 - (d) Group/Private Lessons. The Concessioner must offer group and private climbing instruction and lessons by the day (or portion of a day) or overnight. The Concessioner must observe any climbing route or area location closure announced by the Service, including but not limited to those in the Superintendent's Compendium.
 - (e) Nordic Skiing. All Nordic skiing guides must maintain current Wilderness First Responders certification, including CPR and First Aid. Overnight trip leaders must carry a communication working device to contact the Service in case of an emergency or as needed to report other situations. All instructors, including Nordic Guides, must possess the appropriate skills, training, and certification necessary to provide a professional ski experience for the activity type and level of instruction offered. The Concessioner may use training and testing criteria of the Professional Ski Instructor Association (PSIA) and the American Association of Snowboard Instructors (AASI) (or equivalent) for its employees.
- (4) *Special Conditions for Guided Hiking and Backpacking*
- (a) Hiking. The Concessioner must offer group (half day) and custom (half and full day) hikes.

- (b) Backpacking. The Concessioner must offer a full range of guided backpacking trips in the Area.
- (c) Trailheads. The Concessioner's groups should avoid trailheads with high public use, such as Happy Isles, the Mist Trail and Little Yosemite Valley during the peak visitation months of July and August. (Alternative access to and from Yosemite Valley may be made via the Pohono Trail, Snow Creek Trail and Yosemite Falls Trail, in addition to others not listed here).
- (d) Supervision and Compliance. The Concessioner must provide adequate supervision of its employees and clients to ensure that the Area's geological, biological, natural, and cultural resources are not disturbed. The Concessioner must inform its employees and clients of Area regulations. If the guide does not stay with the client throughout their daily activities, that client, or at least one person in the group, must be in possession of a valid Yosemite Wilderness Regulation form. The Concessioner must explain regulations, supervise clientele and report any violations to the Service in a timely manner. Common regulations include:
 - (i) *Protection of Natural Resources and Cultural Artifacts (Historic and Prehistoric)*. The Concessioner must not allow employees or clients to disturb or remove any natural objects or cultural artifacts from the Area including arrowheads or similar artifacts. Rocks, flowers, plants and parts of plants (alive or dead) as well as other natural resources may not be removed.
 - (ii) *Campsites/Campfires*. Camping is prohibited within one hundred (100) feet of a trail, flowing stream, river or any body of water. Only existing fire rings, which will be left neat and clean, will be used. Only dead and down wood can be used. Fires must be put out cold using water before leaving a campsite. Wood fires are prohibited above 9600-foot elevation. Campsites will be left clean. All refuse and trash must be hauled out of the backcountry and properly disposed. Garbage is not to be left in fire rings.
 - (iii) *Construction*. No new construction is allowed including rock walls, trenches or new fire rings.
 - (iv) *Food Storage*. Food must be stored properly in approved containers and not be left unattended at any time.
 - (v) *Sanitation*. The disposal of human waste within one hundred (100) feet of a water source, high water mark of any body of water, or a campsite, or within sight of a trail is prohibited. Human waste must be buried at least 6 inches deep.
 - (vi) *Motorized Equipment and Mechanized Transport*. Wilderness Area regulations prohibit the use of motorized equipment and mechanized transport, including bicycles.
 - (vii) *Feeding Wildlife*. Area regulations prohibit the feeding or disturbing of any wildlife in the Area. The Concessioner must enforce this rule with its clients.
- (e) Bear Damage Reports. The Concessioner must report all bear contacts and bear damage incidents. Reports may be made at any Wilderness Permit Station or by contacting the Wildlife Management Office at (209) 372-0476.
- (f) Controlling Clients. The Concessioner must ensure that clientele and vehicles do not obstruct vehicular or pedestrian traffic on roads, trailheads or along trails. The Concessioner must control clients at those places where the group travels in the Area. This includes keeping clients from walking in posted sensitive areas where resource destruction may result. The Concessioner must exercise courtesy and sound judgment to avoid and alleviate risks when encountering other groups.
- (g) Fireworks. Possession and use of fireworks are prohibited in the Area.
- (h) Audio Disturbances. The Concessioner must not transport or use any audio device with an external speaker during any portion of the guided activities. The use of two way radios or other equipment devices for communication purposes by Concessioner personnel is exempted from this restriction.
- (i) Group Size. Group size on trails must not exceed fifteen (15) persons, including guides. Groups traveling cross-country shall not exceed 8 (eight) persons. Only one party at a time may camp at a particular location. Groups must not be combined to accommodate larger

numbers. Groups exceeding permitted group size limits must separate into allowable sizes and use separate trailheads. These groups must travel and camp a minimum of ½ (one-half) mile from each other at all times.

- (j) Mitigation. The Concessioner must be responsible for costs associated with mitigation of resource impacts. The Concessioner is responsible for the employee and guide knowing, understanding and following all Area regulations, and for the practice of "Leave No Trace" principles.
 - (k) Visitor Information. The information that is provided to Area visitors through tour leaders, brochures, literature or advertising must be accurate and reflect the most current information available to depict Area flora, fauna, culture and history.
 - (l) Transportation. Concessioner employees must not transport clients using personal vehicles.
 - (m) Commercial Vehicle Safety Inspections. The Concessioner must fully cooperate regarding the inspection of commercial passenger vehicles in the Area. Commercial passenger vehicles in the Area are occasionally inspected by law enforcement rangers or other agencies for mechanical deficiencies and for compliance with other laws and regulations.
 - (n) Equipment Inspection. The Service must inspect the Concessioner's equipment used in the permitted activity, including vehicles for mechanical soundness and safe operating condition before each trip. Inspection documents must be maintained by the Concessioner and must be made available for Service inspection upon request.
 - (o) Emergency Medical Response. At least one employee with each group must be trained and currently certified in Cardio Pulmonary Resuscitation (CPR). They must also hold a minimum certification of Standard First Aid. A copy of current certificates must be made available upon request of the Service. The group leader must carry and maintain a readily accessible kit for emergency medical care of sufficient size for the number of persons in the group. Copies of all Outdoor Emergency Care (OEC), EMT-1 level certification, and Wilderness First Responder certificates for each employee or volunteer, as appropriate, must be provided to the Business and Revenue Management Office upon request.
 - (p) Report of Injury. The Concessioner is required to make a report of personal injury requiring more than minor first aid and/or property damage incident occurring within the Area involving Concessioner vehicles, clientele, livestock, and employees. The report must be made at the first available opportunity. Refer to the Reporting Requirements section of this Operating Plan for additional information.
 - (q) Search and Rescue Cost Recovery. The Concessioner must assume all costs incurred by the Service associated with rescues, evacuations and searches for lost, injured, deceased persons participating in trips guided by the Concessioner resulting from the Concessioner's negligence.
 - (r) Wilderness Use Permits. Yosemite Wilderness Permits are required for all commercial users of the Area Wilderness who begin backcountry trips at Area trailheads. These permits are subject to the Area's trailhead quota system.
- (5) *Special Conditions for Guided Fly Fishing*
- (a) Guiding License. A copy of the guide's valid California State Guiding License must be placed on file in the Business and Revenue Management Division
 - (b) Client License. Clients must have a valid California State fishing license in their possession while fishing in the Area.
 - (c) Fishing Regulations. California State fishing regulations and Title 36 of the Code of Federal Regulations apply. The Concessioner must abide by all area closures designated by the Area Superintendent.
 - (d) Commercial Fishing in Yosemite Valley. Guided fishing is not allowed east of the El Capitan Bridge. From the El Capitan Bridge to the Pohono Bridge, the following limits apply:
 - (i) For rainbow trout, a limit of zero (0) (catch-and-release only);
 - (ii) For brown trout, a limit of five (5) per day, or a total of ten (10) in possession.

- (iii) Only artificial lures or flies with barbless hooks may be used. No bait fishing is allowed.
- (e) Use of Hooks, Bait, Lead. Fishing in any manner other than by hook and line, with a rod or line being closely attended, is prohibited. No live or dead minnows or other bait fish, amphibians, non-preserved fish eggs, or roe may be used /possessed. Use of lead sinkers and other fishing equipment is prohibited.
- (f) Chumming. Chumming or placing preserved or fresh fish, eggs fish roe, food, fish parts, chemicals, or other foreign substances in fresh waters for the purposes of attracting fish in order that they may be taken is prohibited.
- (g) Bridges, Docks, and Dams. Fishing from bridges, docks or dams is prohibited. Beaches for swimming must be designated as such; otherwise, fishing from a beach is permitted.
- (h) Resources. Areas used for fishing must remain essentially in the same condition as or better than prior to its use. Logs and/or rocks may not be moved. Tree limbs and/or bushes may not be cut down or broken off to improve fishing experience. Digging for bait is prohibited. Fishing from horseback in any lake or stream is prohibited.

K) Equipment Rentals

- (1) *General*. The Concessioner is authorized to rent camping equipment and other equipment appropriate for approved services. Equipment rentals may be offered at the Curry Village and Tuolumne Meadows Lodge and at the Badger Pass Ski Area Cross Country and Alpine rental shops. Snowshoes may be rented at the Crane Flat grocery store.

L) Public Showers and Laundry

- (1) *General*. The Concessioner must maintain and service public and employee shower facilities on a regular schedule and provide consistently clean, sanitary conditions. Stalls must be maintained to minimize build-up of soiled grout and cracked surfaces. Stalls must be free of excessive remnants of soap, scraps of paper and hair. Shower curtains must be commercial grade and laundered or cleaned on a regular basis. Worn or torn curtains must be promptly replaced. Floor surfaces shall be slip resistant. Shower facilities must provide adequate amounts of hot water to meet reasonably anticipated levels of use. If towels are included as a part of the shower service, they must be of a commercial quality.
- (2) *Curry Village and Housekeeping Camp Showers (Required Service) and Tuolumne Meadows Lodge, Wawona Hotel, White Wolf Lodge (Authorized Service)*
 - (a) The Concessioner must operate the Housekeeping Camp and Curry Village shower houses when tent cabins are occupied and may operate Tuolumne Meadows Lodge, Wawona Hotel, and White Wolf Lodge showers.
 - (b) Charging Rates. The Concessioner may not charge registered guests for shower services. The Concessioner may charge the public (non-registered guests) for the showers but must provide a towel as part of the shower rate.
 - (c) Attendants. The Concessioner must station attendants at the public shower facilities from at least 7:00 a.m. until 10:00 p.m. during the period beginning on the Friday of Memorial Day weekend, through each Labor Day (Monday), at Curry Village and Housekeeping Camp. Any time occupancy of Curry Village tent cabins is forty percent (40%) or higher, an attendant is required.
 - (d) Each shower must be furnished with a stool or bench of sufficient construction to be easily cleaned and comfortably accommodate the needs of a typical adult user. The Concessioner must provide at least two, sturdy clothing hooks within each shower stall. The Concessioner must clean restrooms and showers at least twice daily, according to a posted schedule. During periods of high demand, the Concessioner must provide staff in sufficient numbers to service the public showers and restrooms on a consistent basis throughout the day and nighttime operating hours.
- (3) *Housekeeping Camp Laundromat*
 - (a) The Concessioner must operate the facility daily on a year round basis.

- (b) Washing machines and dryers must be in good operating order. Out-of-order machines must be marked as such with a computer-generated sign and repaired or replaced within a reasonable time.
- (c) Change and laundry soap vending machines must be available and in good working order.

M) Ski and Snow Related Services

- (1) *General.* All minimum operating standards and requirements regarding the Badger Pass Ski area is included in Exhibit B-5 (Badger Pass Operating Plan) attached to this Operating Plan.
- (2) *Off Season Badger Pass Ski Lodge Use.* The Badger Pass Ski Lodge must be made available for Service use during the summer.
- (3) *Overnight Guided Ski Trips (Authorized Service).* The Concessioner is authorized to use the Glacier Point snack bar ("Ski Hut") for guided overnight ski trips. Overnight accommodations and meals will be provided as part of the overnight ski trips.
- (4) *Overnight Self-guided Ski Trips to Glacier Point (Authorized Service).* The Concessioner is authorized to provide overnight accommodations and meals at the Glacier Point Ski Hut for those who wish to ski without a guide to the facility. Children ages 13-18 must be accompanied by an adult. Children 12 and under are prohibited from this activity. The group size is limited to 22.

N) Golfing (Wawona)

- (1) *Standards.* All minimum operating standards and requirements regarding the Wawona Golf Course are included in NPS-48, Chapter 21.
- (2) *Operations and Maintenance.* The Concessioner must operate and maintain the Wawona Golf Course in accordance with sound management practices to provide a quality service, but with respect for the natural environment of the Area. The Concessioner must comply with all Applicable Integrated Pest Management (IPM) laws.
- (3) *Golf Course Operating Plan.* The Concessioner must develop a Wawona Golf Course Operating plan, which includes the operation and maintenance of the course. The Plan must be submitted to the Service for review and approval **within 90 days of the Contract effective date.** The Concessioner's approved Golf Operating Plan must become a supplement to this Operating Plan. The Plan must receive annual review with revision as needed.
- (4) *Wastewater*
 - (a) Although the course lies within the Concession Facilities, it also serves as a natural effluent spray field for the Wawona Waste Water Treatment Plan. This system provides water and nutrients to the course. When the course is open or the Concessioner has groundskeepers on duty, the Concessioner must operate the system under the direction of the Service and must coordinate with the Service in a timely manner to report necessary maintenance and repairs. The Service assumes responsibility for the wastewater system throughout the remainder of the year.
 - (b) The Concessioner and Service will inspect the system prior to every transfer of responsibility. The party relinquishing responsibility of the system must correct any identified deficiencies noted in the mutual inspection.
 - (c) The Concessioner shall operate the system in accordance with the National Pollutant Discharge Elimination System Permit for the wastewater treatment plant in effect at the time of operation. A copy of the permit is available from the Service's Utilities Branch.
- (5) *Inspections.* The Service performs regular and unannounced inspections of the irrigation and spray field system. If the Concessioner is unable to affect timely maintenance and repairs, then the Service must perform the needed repairs, and the Concessioner must reimburse the Service for all related costs.
- (6) *Portable Toilets.* The Concessioner must adequately supply, maintain, and clean portable toilets on the course at least near tee #6 or as specified by the Service. Any treatment chemicals used in the toilets will be Environmentally Preferable (e.g. biodegradable and formaldehyde free).

O) Tennis Court (Wawona)

- (1) *General*
 - (a) Concessioner must ensure that the Wawona tennis court is well maintained and free of debris.
 - (b) The tennis court must be accessible 7 days a week during daylight hours between Memorial Day and Labor Day. The Concessioner may reduce operations between Labor Day and Memorial Day.
- (2) *Tennis Racquets*
 - (a) Tennis racquets must be made available free of charge to all guests of the Wawona Hotel.
 - (b) Tennis racquets must be maintained in good condition. Racquets with missing or broken strings will be restrung or replaced.

P) Horse and Mule Operations

- (1) *General*. All minimum operating standards and requirements regarding Horse and Mule operations are included in Exhibit B-4 (Horse and Mule Operating Plan) attached to this Operating Plan.

Q) Swimming Pools

- (1) *General*. The use of public swimming pools, associated showers, and towels at the Yosemite Lodge and Curry Village must be available without additional charge to guests staying at any lodging facilities within the Area. Pools at The Ahwahnee Hotel and Wawona Hotel will be available only to guests of those respective lodgings.
- (2) *Standards*. All minimum operating standards and requirements regarding swimming pools are included in NPS-48, Chapter 21.
- (3) *Certification*. The Concessioner will employ at least one Certified Pool and Spa Operator who will maintain this certification from the National Swimming Pool Foundation or equivalent.
- (4) *Operating Schedule and Hours of Operations*
 - (a) Swimming pools and showers are open to the public starting Memorial Day weekend through Labor Day weekend.
 - (b) With advance approval of the Service, the Concessioner can adjust pool hours to limit use to specific activities (e.g. lap swimming).
- (5) *Employee Requirements and Qualifications*. An appropriate number of life guards, possessing current certification in water rescue, First Aid, and CPR, must be on duty at all times during hours of pool operation at Curry Village and Yosemite Lodge. Life guards must always stay in the immediate vicinity of their assigned posts while the pool is in operation.
- (6) *Pool Maintenance and Resource Protection*
 - (a) The Concessioner must maintain and operate all pools and dressing/shower facilities according to Applicable Laws.
 - (b) Any leaks must be reported to the Service within 48 hours of detection.

R) Automated Teller Machines (ATM)

- (1) *ATM Services*. The Concessioner must provide an automatic teller machine (ATM) in the Yosemite Village Store, The Ahwahnee Hotel, Curry Village Gift and Grocery Store, Yosemite Lodge registration building, Wawona Gift and Grocery Store, Badger Pass Ski Lodge, Crane Flat Store, and Tuolumne Meadows Store. Locations and aesthetics of the machines must be subject to the approval of the Service. Any income received must be included in gross receipts. The Concessioner must submit all rate requests for ATM service in accordance with NPS guidelines.

S) Vending

- (1) *General*. The Concessioner must provide hot and cold beverages including soda, coffee, tea, hot chocolate, water, and juices; pre-packaged foods including candy, snacks, and pastries; health aids such as aspirin and Band-Aids; ice; and phone cards in vending machines at approved

- locations. Changes to types, quantities and locations must have prior Service approval. Vending machines must be equipped with energy saving devices/features.
- (2) *Presidential \$1 Coin*. Presidential \$1 Coin Act of 2005, Public Law (PL) No. 109-145. The Concessioner will be fully capable of accepting and dispensing \$1 coins in connection with its operations, including vending machines. The Concessioner will display signs and notices denoting such capability on the premises, including on each vending machine, where coins or currency are accepted or dispensed. Vending machines accepting no higher than the \$1 bill need not be modified to dispense dollar coins in change. Vending machines that accept bills greater than \$1 are subject to the \$1 coin dispensing guidelines contained in this policy.
 - (3) *Vending Sources*. Vending, ice, and newspaper machines must be conveniently located, and of a design and color that complement the aesthetics of the building and surroundings. The Concessioner must obtain the Service's approval of all new machine locations and exterior aesthetics before the machines are installed.
 - (4) *Standards*. All machines must be clean, properly stocked, and in good working condition. Signing on the machine may relate to Area interpretive themes or must be generic in nature. Brand information may only be visible when standing at or near the machine. The machines must be adequately illuminated, but must not contribute to night light pollution.
 - (5) *Out-of-Service*. The Concessioner will post professionally prepared signs with appropriate information on machines that are temporarily out of service or out of service for the season directing visitors to the closest available unit.
 - (6) *Cigarettes*. The Concessioner must not offer cigarette vending machines.
 - (7) *Healthy Choices*. Healthy food and beverage choices must be offered.

T) Raft Rentals (Authorized Service)

- (1) *General*. The Concessioner may offer raft rentals. The Concessioner must locate the point of sale system for the raft rentals to a location outside the Merced River corridor.
- (2) *Schedule and Operating Hours*. Raft rentals may occur when the portion of the Main Stem of the Merced River between Stoneman Bridge and Sentinel Picnic Area is open to all non-motorized vessels. Rafts will be allowed upon the water between the hours of 10:00 a.m. and 6:00 p.m. when the river gauge at Sentinel Bridge reads less than 6.5 feet and the combination of air and water temperature is 100 degrees Fahrenheit or more. In addition to the general standards, the Concessioner will make the last pickup at the takeout no later than 6:30 p.m. so that it will allow other visitors the opportunity for raft-free activities such as photography and fishing and time for personal reflection and enjoyment of the natural environment.
- (3) *Equipment*
 - (a) The Concessioner will not exceed the limitation of fifty (50) rafts on the river at any time and no more than one hundred (100) rafts per day. During the operating season, the inventory will be properly stored on or within a vehicle(s) at the Curry Village recreation area across Southside Drive from Stoneman Bridge in a manner that is unobtrusive and does not cause resource impacts. Permanent storage within the Merced River corridor is not authorized.
 - (b) All equipment will be inspected prior to each operating day. Only well maintained and serviceable equipment will be rented. Personal Flotation Devices (PFD) will conform to the standards set forth in the Superintendent's Compendium.
- (4) *Safety*. The Concessioner will establish safe river rafting operating guidelines to include, but not be limited to age, height and weight restrictions, etc. The Concessioner will ensure that each customer is informed of common hazards, safe operating procedures, and emergency procedures. Maps and other information will be provided to each party.
- (5) *Resource Protection*. The Concessioner will ensure minimal resource impact to the river banks at the launch and take out areas. The launch location will be determined by the Service. Rafters will be notified that no entry will be allowed at closed areas along the river banks. An orientation for each rafter will include an educational component about resource protection to include, but not be limited to, rafter conduct, environmental issues (litter), and the natural environment on the Merced River (aquatic and plant).

- (6) *Shuttle Transportation.* The Concessioner will provide a complimentary return shuttle from the take out point to the raft rental stand. Shuttle vehicles will be maintained and operated in a safe manner. Members of the public may use the return shuttle on a space available basis for fee.
- (7) *Public Health and Resource Impact Mitigations*
 - (a) The Concessioner will supply and maintain toilet facilities at the take-out point.
 - (b) The Concessioner will regularly remove trash and solid waste from the take-out site and any other areas along the route that are used during the Concessioner rafting operation.
 - (c) The Concessioner will clean the Merced River bottom of litter and other debris on a weekly basis during the rafting season and will complete a thorough sweep at the end of each season. A thorough sweep of the river banks within thirty (30) feet of the river will be done once mid-season and at the end of the season.
 - (d) The Concessioner will maintain the rafting put-in and take-out areas in such a manner so as not to cause localized impacts to the sites. The Concessioner shall be responsible for the costs of rehabilitation of impacts to these areas that may occur as a result of the raft rental operation.

U) Bicycle Rentals (Authorized Service)

- (1) *General.* The Concessioner may offer bicycle rentals at Curry Village and Yosemite Lodge, outside of the Merced River Corridor, seasonally. The Concessioner will have at least two wheelchair rentals at each bike rental location. Child trailers, strollers, motorized mobility scooters and helmets, will also be available for rent. Limited bicycle parts and accessories such as tire tubes, chains, locks, and gloves related to bicycling may be sold in a small section of each outlet.
- (2) *Documented Maintenance Program.* The Concessioner will provide and enforce a documented preventative maintenance program, which includes an inspection of each bike between rentals. The Concessioner will provide a bicycle already adjusted to the individual visitor or make adjustments to seat and handlebar height as required. Only well maintained and serviceable equipment shall be rented.
- (3) *Visitor Information and Safety.* The Concessioner will provide each customer with adequate information about safe operating and emergency procedures, Area regulations regarding bicycle operation, legal and appropriate areas for bicycling with correct directions of travel, common hazards, etc. The Concessioner will adhere to the California Vehicle Code in the operation of this visitor service including, but not limited to, youth bicycle helmet laws and requirements. Maps and other information will be provided to each party. The Concessioner is encouraged to provide additional interpretive messages concerning littering, recycling, behavior with Area animals, etc. to each group of renters.

V) Ice Rink (Authorized Service)

- (1) *Ice Skating.* The Concessioner may provide ice skating at the Curry Village outdoor ice rink in Yosemite Valley. In accordance with the Merced River Plan the Concessioner will be authorized to erect a temporary ice skating operation outside of the Merced River Corridor within the Curry Village Parking Area within the first year of the Draft Contract. The visitor service must be operated in compliance with Applicable Laws and Area policies and regulations.
- (2) *Operating Schedule and Hours of Operation.* The ice rink will be open to the public when weather and ice rink conditions are met and as approved in advance by the Service. Typically, the ice rink will be open mid-November through early March.
- (3) *Ice Rink and Area Facilities and Grounds*
 - (a) If the facility is used after dark, the Concessioner will provide appropriate, adequate lighting. Lighting must be kept at a level that does not interfere with visitors staying in nearby lodging facilities or employees living in nearby housing units. Lighting must be sufficient to illuminate the ice rink and surface to ensure employee and visitor safety.
 - (b) Emergency light must be adequate for evacuation of the ice rink arena and perimeter in the event of an after dark power outage.

- (c) If music is played, the type of music will be appropriate to the activity and the volume must not interfere with guests staying or employees living nearby.
 - (d) The Concessioner will ensure that ice skating surfaces are safe and will cone or rope off any areas with large cracks or holes until they can be repaired or filled.
 - (e) The Concessioner will not allow any skaters or non-maintenance employees on the ice during ice resurfacing.
 - (f) Suitable walkways for those wearing skates to access the rink from the changing areas must be provided and well maintained.
 - (g) Indoor flooring must be equipped with either a non-slip mat or constructed with a non-skid surface. All flooring will be well-maintained and clean.
 - (h) The Concessioner will keep standing water to a minimum.
 - (i) If the Concessioner uses the outdoor fire ring, the fire must be attended by an employee and the area maintained to provide a safe and clean environment. The area must be maintained so as not to attract pests or wildlife during or after operating hours.
- (4) *Equipment and Other Visitor Amenities*
- (a) The Concessioner will maintain rental equipment in good operating condition and have an adequate number of skate rental sizes.
 - (b) Skate guards should be available and provided upon request or as needed by ice skaters.
 - (c) Lockers, clothes hooks, and/or storage bins will be provided and conveniently located for public use. If coin-operated lockers are provided, rates must be approved in advance by the Service.
 - (d) The Concessioner must offer helmets for visitor use.
 - (e) Outdoor seating may be provided. Indoor seating must be provided. All seating must be clean and in good physical condition.
- (5) *Employee Qualifications and Requirements*
- (a) Ice rink personnel must wear distinctive clothing to allow visitors to identify them while on duty.
 - (b) The Concessioner must have a minimum of one employee who possesses current certification in Standard First Aid and CPR on location at the ice rink during all operating hours.

W) Hair Care (Authorized Service)

- (1) The Concessioner may offer public hair care services located in the Village Store area. Employees of the Concessioner must receive discounts on this service.

X) Child Care (Authorized Service)

- (1) The Concessioner may offer Child Care services at Badger Pass Day Lodge during the winter season of operation for fee. Child Care services must comply with all Applicable Laws.

Y) Kennel Service (Authorized Service)

- (1) *General.* The Concessioner may provide a kennel service in Yosemite Valley at the stables for up to ten healthy dogs of Area visitors. The Concessioner will comply with Pet Care Services Association (formerly known as ABKA or American Boarding Kennels Association) standards, including the Pet Care Services Association Code of Ethics and Pet Owner's Bill of Rights. This information can be found at www.petcareservices.org. All applicable fire/safety and public health guidelines will be followed. An animal boarding agreement must be developed by the Concessioner and approved by the Service whenever changes are made.
- (2) *Operating Schedule, Signing, and Employee Assistance*
 - (a) Kennel service will be available on a seasonal basis between Memorial Day and Labor Day when weather conditions are favorable.
 - (b) At a minimum, hours of operation will be 9:00 a.m. to 5:00 p.m. daily in May and 8:00 a.m. to 5:00 p.m. daily during the remainder of the season.

- (c) Appropriate signing about kennel services will be posted at the Valley Stables operation. Information should include, but is not limited to, hours of operation, rates, and Service-approved Concessioner policies and procedures.
- (d) Stables employees will be available during operating hours to assist visitors with kennel services.
- (3) *Facility and Grounds*
 - (a) The facility and all associated structures, containers, and other appurtenances must be maintained in good, physical condition.
 - (b) The facility and grounds must be maintained so as not to attract pests and wildlife.
 - (c) Hose bibs (anti-siphoning devices) must be installed as appropriate.
 - (d) Runs will be cleaned at least twice daily and waste and other debris will be removed from drain areas daily.
- (4) *Care and Treatment of Animals*
 - (a) All employees must be properly trained in the care and handling of boarded animals.
 - (b) Animals in the control of kennel employees must be secured at all times either by being locked in runs or on leash. No animal is to be tied and left unattended outside of the compound.
 - (c) No sick or obviously diseased animals are to be accepted at the facility. All animals accepted at the kennel must have appropriate vaccinations, proof of shots, and meet all requirements of Area policy, and state or county law.
 - (d) Each animal will be properly cared for to assure adequate food, water, and shelter conditions and will be treated humanely.
 - (e) Food will be properly stored in bear resistant and vermin-proof containers.

Z) Massage Service (Authorized Service)

- (1) *Massage Therapy Service.* The Concessioner may provide massage therapy service at The Ahwahnee Hotel only.

AA) Internet (Authorized Service)

- (1) Sales via the Internet are gross receipts that are subject to fees and must be reported on the Annual Financial Report.

BB) Badger Pass and Tuolumne Shuttle (Authorized Service)

- (1) The Concessioner may provide a for-fee shuttle service from the Yosemite Valley to Badger Pass and within the Tuolumne Meadows developed area.
- (2) All requirements outlined in VTS Operating Plan regarding maintenance, safety and vehicle operations will apply to these operations.

CC) Special Events (Authorized Service)

- (1) The Concessioner may offer Special Events to the public such as Bracebridge and other events designed to encourage and spread visitation throughout the year and target periods of low projected occupancy. Bracebridge is limited to eight evening performances traditionally held in the month of December.

12) OPPORTUNITY TO USE NEW NAMES FOR CONCESSION FACILITIES

- A)** The Concessioner may choose to operate one or more of the Concession Facilities using a name other than the current place name (e.g., The Ahwahnee Hotel, Curry Village). In that event, the Concessioner must obtain written approval of the new name by the Service before any change goes into effect. The Concessioner must provide at its own expense signage reflecting any new name (other than directional signage provided by the Service).

13) REPORTING REQUIREMENTS

A) Concessioner Operational Reports

- (1) *Management Listing.* The local General Manager must provide the Service with a list identifying key Concession management and supervisory personnel by department with their job titles, and office and emergency phone numbers, **initially within 60 days of Contract effective date, by May 1 of each year, and as significant revisions are made.**
- (2) *Incident Reporting.* The Concessioner must immediately report to a Service ranger or to the Area Communication Center at (209) 379-1992 (or 911/9-911) the following:
 - (a) Any fatalities and any visitor-related accidents/incidents that could result in a tort claim to the United States or the Concessioner.
 - (b) Property damage estimated to be over \$500.
 - (c) Employee or visitor injuries requiring more than minor first aid treatment.
 - (d) Any fires.
 - (e) Any motor vehicle accidents resulting in property damage of over \$500, personal injury or death.
 - (f) Incident that may affect Area resources (e.g. fires, hazardous material spills, etc.) or are violation of state or federal law.
 - (g) Any known, or suspected, violations of the law.
- (3) *Human Illness Reporting.* Information on potential foodborne illnesses, gastro-intestinal illnesses, illnesses transmitted by animals or insects, such as Hantavirus, West Nile virus, Relapsing Fever, etc., whether in employees or guests, must be promptly reported to the NPS Environmental Health Officer in the Safety Office, with a copy to the Division of Business and Revenue Management using Exhibit B-12 (Concessioner Forms) Foodborne Illness Reporting Form. This information, along with other information received, must be inspected by the USPHS consultant or representative to help identify outbreaks of illness associated with contaminated water or food sources, or caused by other adverse environmental conditions. Initial reports can be made by telephone.
- (4) *Hazardous or Non-hazardous Substance Spills.* The Concessioner must immediately report spills to Area Communication Center at (209) 379-1992 and the Business and Revenue Management
- (5) *Certificates of Insurance.* The Concessioner must provide annual updated statements and certificates of insurance **not later than 30 days after the insurance renewal date(s)** and in accordance with this Contract. A complete copy of any insurance policy shall be provided to the Service upon request.
- (6) *Survey Response Data.* Any and all surveys conducted by the Concessioner must be approved in advance in writing by the Superintendent. All customer satisfaction data collected by a third party for the Concessioner must be available to the Service in summary form **within 30 days of receipt.** The Service reserves the right to review supplemental information that supports the summary provided.
- (7) *Visitor Comments.* The Concessioner must provide summaries of all visitor comments to the Service in a format to be approved by the Service **15 days after the end of each month with an annual summary tabulation by January 15.** The Service reserves the right to review all comment cards, when requested.
- (8) *Environmental Report.* The Concessioner must issue an environmental report **within 60 days of the effective date of the Contract and, then on an annual basis by December 31.** If changes occur, the report must contain any violations, and addresses the current status of goals, policies, and procedures included in the EMP. The report must quantify the following:
 - (a) Water used
 - (b) Waste disposed (by type, hazardous and non-hazardous)
 - (c) Materials recycled (type and amount)
 - (d) Materials composted

- (e) Energy used (type and amount)
- (f) Gas or other fuel substances such as propane used (type and amount)
- (9) *Monthly Wilderness Itinerary Plan.* The Concessioner must submit a monthly itinerary by mail or fax that provides a schedule of planned trips (both day use and overnight use). The itinerary will be forwarded at least **30 days in advance** of the scheduled trips to: Yosemite Wilderness Office, P.O. Box 577, Yosemite, CA 95389 or fax information to 209-372-0557. The Wilderness Office must be notified by phone or fax when an unscheduled trip, not listed on the itinerary, is planned.
- (10) *Monthly Use Reports.* A Commercial Use Report form must be completed and sent to the Wilderness Office by the **15th of each month** for guided backpacking and hiking trips, for the months in which the activities occur. Contact the Wilderness Office for a copy of the report form. Mail the reports to Yosemite Wilderness Office, PO Box 577, Yosemite, CA 95389, or fax to 209-372-0557.

B) Operational Reports by Use

The monthly operational performance report must include all operational statistics for the individual service. The Concessioner must deliver an annual summary report **60 days after the end of the calendar year**, unless otherwise agreed upon by the Superintendent. This data should be presented in a concise spreadsheet format. Unless otherwise stated, reports must be delivered electronically to the Business and Revenue Management Division.

- (1) *Overnight Lodging (by location and type)*
 - (a) Rooms available and occupied and average daily room rate
 - (b) Market segmentation (e.g. individual leisure, tours, group, conference)
 - (c) Total guest count
 - (d) Average length of stay
 - (e) Telephone revenues (in room and fax charges)
 - (f) Turn away demand for days during that month and reasons
- (2) *Food and Beverage (by location)*
 - (a) Number of covers served by breakfast, lunch, brunch, and dinner by outlet with corresponding revenues and average check
- (3) *Merchandising (by location)*
 - (a) Gross revenue by outlet
 - (b) Number of transactions by outlet
 - (c) Revenue by merchandise category (e.g., Native American handicraft, gifts and souvenirs, grocery, apparel)
- (4) *Fuel and Automobile Service*
 - (a) Revenue by category (gasoline, diesel, propane, merchandise, visitor repairs, fleet repairs, employee vehicle repairs)
 - (b) Number of tow calls by district
 - (c) Gallons of fuel sold (gasoline, diesel)
 - (d) Number of auto service employees
- (5) *Visitor Tours and Transportation (other than Shuttle), by type of trip/tour:*
 - (a) Gross revenue
 - (b) Number of trips
 - (c) Number of riders
 - (d) Number of transportation employees
- (6) *Visitor Recreation by activity*
 - (a) Horse rides by location (number of riders for each ride duration)

- (b) Guided climbs (number of guided climbs and number of climbing lessons)
- (c) Golfing (number of rounds)
- (d) Badger Pass (number of ski lessons, number of skiers, and number of ski rentals)
- (7) *Yosemite Valley Shuttle by service area (Valley, El Capitan, Visitor Center - Camp 6):*
 - (a) Number of trips
 - (b) Number of riders
 - (c) Number of transportation employees
- (8) *For Fee Shuttle by service area (Badger Pass, Tuolumne Meadows):*
 - (a) Number of trips
 - (b) Number of riders
 - (c) Number of transportation employees
- (9) *Interpretive Programs*
 - (a) Number of days offered, by type
 - (b) Number of participants
 - (c) Revenue
 - (d) Number of employees
- (10) *Stock Day Trips*
 - (a) Number of day trips, including the number of participants and guides
 - (b) Location of each trip
- (11) *Other*
 - (a) Vending revenue per month
 - (b) Any other revenue per month
- (12) *Employee Housing*
 - (a) Total number of beds
 - (b) Number of beds occupied
 - (c) Total direct housing rental revenue and expenses
 - (d) Total number of permanent and seasonal employees on staff at end of month

C) Concessioner Financial Reporting

In addition to the Annual Financial Report (AFR) required in the Contract, the following financial reports will also be required. Each revenue-producing department (i.e. lodging, food and beverage, retail, etc.) will have a supporting schedule presenting revenues and cost of goods sold, labor, and departmental expenses. The report format will be approved by the Service.

- (1) *Annual Budget.* A budget including detailed utilization and revenue and expense projections, due by the date determined by the Service.
- (2) *Financial Forecast.* A pre-season financial forecast for each business activity compared to annual budget. Format used to be pre-approved and due date to be determined by Service.
- (3) *Monthly Franchise Fee Report.* By the **15th of the month** as part of the monthly reporting, the Concessioner will report on the franchise fee deposit made for the preceding month. Reporting documentation will include a copy of the wire transfer identifying the account and the amount transferred.
- (4) *Utility Add-On.* Expenses recovered from utility add-ons must be shown as "Other gross receipts, Utility Add-On Revenues".
- (5) *VTS Reporting.* VTS Reporting Requirements are outlined in Exhibit B-6, VTS Operating Plan
- (6) *Internet Sales and Reporting.* Sales via the Internet are gross receipts that are subject to franchise fees and must be reported on the Annual Financial Report.

14) SUMMARY OF INITIAL AND RECURRING DUE DATES

Title	Schedule	Due Date
Contract & Exhibit B: Operating Plan		
Opening and Closing Plans	Annual	October 1
Actual Opening and Closing Dates (prior year)	Annual	February 1
Rate Approval Request	Annual	NLT 90 days in advance of intended effective date
Beverage Container Redemption/Recycling Program	Annual	March 1
Lost and Found	Initial	Within 45 days of Contract effective date
Hantavirus Risk Reduction Protocols	Initial / Updated	Within 60 days of Contract effective date
Visitor Comments and Complaints	Annual / Monthly	January 15; NLT 15 th of each month
Employee Handbook	Initial / Updated	Within 30 days of Contract effective date; as updated
Collective Bargaining Agreements	Initial / Updated	As new agreement in place; as updated
Risk Management Plan	Initial / Annual	Within 120 days of Contract effective date; November 30
Emergency Response Plan & Hazard Communication Plan	Initial / Updated	Within 120 days of Contract effective date; as updated
Safety Representative	Initial / Updated	Within 60 days of Contract effective date; as updated
Acknowledgement of Risk	Updated	NLT 30 days in advance of proposed changes
Environmental Management Program	Initial / Annual	Within 120 days of Contract effective date; November 30
Reporting and Reconciling Utility Add-On	Annual	January 15
Fire Prevention, Protection, Suppression Inspections	Initial / Annual	Within 30 days of occupancy;
Advertisements & Promotional Material	As Needed	NLT 30 days in advance of need
High Sierra Camps Lottery Application	Annual	NLT 30 days in advance of need
Operating Standards for Degnan's	Initial	Within 120 days of Contract effective date
Alcoholic Beverage Policy	Initial	Within 60 days of Contract effective date
Merchandise Plan	Initial	Within 180 days of Contract effective date
YMS Operating Procedures Manual	Initial	Within 90 days of Contract effective date
Golf Course Operating Plan	Initial	Within 90 days of Contract effective date
Management Listing	Initial / Annual	Within 60 days of Contract effective date; May 1
Certificate of Insurance	Annual	Within 30 days of renewal date
Third Party Survey Data	As Needed	Within 30 days of receipt

Title	Schedule	Due Date
Environmental Report	Initial / Annual	Within 60 days of Contract effective date; December 31
Monthly Wilderness Itinerary Plan	As Needed	NLT 30 days in advance of scheduled trips
Monthly Use Reports	Monthly	NLT 15 th of each month
Operational Reports by Use	Annual	Within 60 days after calendar year end
Annual Budget	Annual	TBD
Financial Forecast	Annual	TBD
Monthly Franchise Fee Report	Monthly	By the 15 th of each month
Exhibit B-4: Horse and Mule Operating Plan		
Animal Boarding Agreement	Initial	Within 120 days of Contract effective date
Exhibit B-5: Badger Pass Operating Plan		
Alpine Skiing Operations Plan	Initial / Annual	Within 90 days of Contract effective date; November 15
Operating Schedule	Annual	NLT 30 days prior to implementation
Special Event Approval	As Needed	NLT 30 days prior to proposed date
Badger Pass Ski Patrol Manual	Annual	NLT October 1
EMS Liaison & Medical Control	Annual / As Updated	Prior to start of the operating season
Medial Certificates	Annual / As Updated	Prior to start of the operating season
Evacuation Plan	Initial	Within 120 days of Contract effective date; as updated
Terrain Park Safety Work Plan	Annual	Prior to terrain park season opening
Exhibit B-6: VTS Operating Plan		
VTS Operating Schedule	Annual	NLT October 15
Inspection Government-Owned VTS Vehicles	Initial	Within 90 days of Contract effective date
Report of Annual Inspection of VTS Vehicles	Annual	Within 30 days of completed inspection
VTS Budget Proposal	Annual	October 15
Quarterly Financial Reporting	Quarterly	Within 30 days from end of each quarter
Operating Report	Monthly	NLT 15 th day of following month
VTS Maintenance Reserve Account	Annual	Within 60 days of Concessioner's fiscal year
Warranty Reporting	Quarterly	Within 15 days after the end of each quarter
Exhibit B-7: Employee Housing Operating Plan		
Employee Housing Plan	Initial / Annual	Within 90 days of Contract effective date; July 1
Designated Employee Housing Supervisors	Initial / As Updated	Within 30 days of Contract effective date

ATTACHMENT A**CONCESSIONER RISK MANAGEMENT PROGRAM
PERFORMANCE STANDARDS****Introduction**

The following general standards apply to almost all concession operations. There are, however, some instances where individual performance standards may not be applicable to the size and complexity of the concession operation. The Superintendent has the authority to select the elements which apply. First Priority (A) deficiencies may not be waived.

A. Documented Program

1. Policy written and available to staff (B)
 - The policy states the concessioner's commitment to provide a safe and healthy environment for employees and visitors.
 - At a minimum it will address procedures to identify and correct safety deficiencies, and measures to ensure safety awareness and training in hazards recognition.
 - The policy will outline accountability and responsibility for management, supervisors, and employees.
 - The policy is distributed to employees or is posted conspicuously.
 - The scope and complexity of the program is commensurate with the size and type of operations and services being provided.
 - Long-range goals and objectives to achieve a safe, healthful environment are formulated.
2. Safety and health official is designated (B) or (C)
 - The person with primary responsibility for managing the concessioner's risk management program is clearly identified.
 - This person's responsibilities and authority are clearly stated.
 - Sufficient documentation is provided to verify the designated safety and health official has carried out his/her assigned responsibilities; such documentation may include inspection reports, records of training sessions conducted/attended, accident/incident reports and follow-up, analysis of accident trends, etc.
3. Management and staff held accountable for compliance (A)
 - Supervisors are assigned the responsibility to conduct routine safety inspections of the assigned work areas, job sites, etc.
 - Procedures to evaluate all employees on compliance with the concessioner's risk management program are identified.
 - Employees are encouraged to report unsafe or unhealthy working conditions.
4. Sufficient funds and/or resources have been allocated to support the risk management program (A)
 - Adequate funds and/or other resources have been set aside to cover needs for staff, training, personal protective equipment, safety literature, and other recurring needs commensurate with the size and complexity of the concession operation.
5. Annual Goals and Objectives (B) or (C)
 - Specific goals and objectives are established annually for achieving a safer and healthful work environment. These may be based on needs identified in prior reporting periods, e.g., specific goal for reducing back injuries, expanding safety segment of general orientation training for

seasonal wait staff, housekeepers, and maintenance workers, purchase and use of an expanded safety videotape library, etc.

6. Program administration (C)
- Safety and health information is available to all permanent and seasonal employees.
 - OSHA "right to know" posters (OSHA 2203) are prominently displayed in areas frequented by staff.
 - Summary of accidents/injuries listing total number and total lost-days are reported to NPS annually.
 - Employees (and employee unions) have an involvement in the program via committees, suggestion programs, or other systems for reporting workplace hazards.

B. Inspections

7. Inspection schedule has been developed (B)
- A schedule for inspecting all facilities, equipment, and public use areas has been developed.
 - The frequency and timing of inspections for all facilities and equipment is identified and is commensurate with the complexity or seasonality of the operation.
 - Any facilities or equipment requiring specialized safety inspections are identified and a schedule is established, e.g., in accordance with manufacturer recommendations, or governing or professional organization recommendations, etc.
 - Inspections are conducted according to the established schedule.
8. Inspections are conducted as scheduled or required (A)
- Procedures for documenting inspections, reporting hazards, etc., are established.
 - Inspections are conducted as required.
9. Inspections conducted by person(s) trained and capable of recognizing and evaluating hazards (B)
- Person(s) responsible to conduct the required inspections are identified.
 - Individual(s) conducting inspections have the knowledge, skills and abilities to recognize, evaluate, and make recommendations for corrective actions.
 - Person(s) are fully familiar with the operation being inspected and typical problems that might be associated with it.
 - Person(s) conducting inspections understand and follow the established procedures for documenting and reporting hazards.
 - Person(s) conduction inspection follow-up to ensure that hazards are abated within established time limits.
10. Inspections records kept for a minimum of three years (C)
- All inspection records are kept for a minimum of three years, and must be made available to the Superintendent or his/her representative upon request.
 - Such records must include the following information: date of inspection, name of facility/building, identified deficiencies/hazards, classification of deficiencies, abatement date or action plan to correct deficiencies, and name of person conducting inspection.

C. Deficiency Classification and Hazard Abatement Schedules

11. "Imminent danger" deficiencies abated or action plans developed within time limits (A)
- Imminent danger is defined as a condition or practice with potential for loss of life or body part, permanent disability, and/or extensive loss of structure, equipment or material.
 - Such deficiencies must be abated immediately. An example is a dangling power line.

- Abatement methods include correction of deficiency or other action to reduce risk temporarily to staff and visitors. If abatement cannot be immediately achieved, the facility or service must be closed.
12. “Serious hazard” deficiencies abated or action plans developed within time limits (B)
- Serious hazard is defined as a condition or practice with potential for serious injury or illness resulting in temporary disability or property damage that is disruptive, but less severe than imminent danger. An example is an open trench in front of a public area.
 - Such deficiencies should be abated within approximately 15 days or other reasonable time frame as established by the concessioner and approved by the NPS.
 - Abatement methods include correction of deficiency or other action to reduce risk temporarily to staff and visitors. If abatement cannot be immediately achieved, the facility or service must be closed.
13. “Non-serious hazard” deficiencies abated or action plans developed within time limits (C)
- Non-serious hazard is defined as a condition or practice with potential for minor nondisability injury or illness or nondisruptive property damage. An example is a minor tripping hazard.
 - Such deficiencies should be abated within 45 days or a reasonable time frame as established by the concessioner and approved by the NPS.
 - Abatement methods include correction of deficiency or other action to reduce risk temporarily to staff and visitors.

D. Accident Reporting and Investigation

14. Documented plan for reporting and investigating employee and visitor accidents/incidents (B) or (C)
- Accident/incident reporting and investigation procedures are documented.
 - Such procedures must include, but not be limited to, the types of accidents to be reported, the forms to be used to properly document accidents/incidents, the person(s) responsible for reporting and/or investigating accidents/incidents and for completing the forms, required time frames for reporting and documenting accidents/incidents, etc.
 - Corrective action is taken to reduce or eliminate recurrence of accidents.
 - Records are maintained verifying that accidents were reported and documented as required by the NPS, OSHA, Office of Worker’s Compensation, etc.
15. All reportable accidents are being reported to NPS (B)
- A Plan has been developed outlining procedures for accident reporting. Employees are aware of these procedures.
 - Reportable accidents/incidents include any fatalities, visitor incidents with likelihood of a tort claim against the United States, and fires.
 - Employees are aware of the type of accidents/incidents which must be reported to NPS.
 - Such records should include date accident/incident was reported, to whom and by whom.

E. Public safety awareness and promotion

16. Communication of Activity-related hazards (B)
- Activity related hazards, e.g., safety orientation for white-water rafting trips, horseback rides, etc., are effectively communicated to park visitors. (Note: This standard may not be applicable to operations that are normally low-risk, such as gift shops.) This element relates directly to the safety component in the “general standard” and any deficiencies noted in periodic operational evaluations of specific services.

17. Communication of resource-related hazards (B)
- Resource hazards that exist within the scope of the concession operation, e.g., falling rocks, wild animals, lyme disease, trail or river conditions, hypothermia, etc., are effectively communicated to park visitors and staff.

F. Training

18. Training plan and accomplished training for supervisors (B) or (C)
- A plan is established identifying the training requirements for all supervisors.
 - Required subject matter and/or required training courses are identified and provided.
 - All accomplished training is documented.
19. Training plan and accomplished training for safety and health official (B) or (C)
- A plan is established identifying the training requirements for safety and health official(s).
 - Required subject matter and/or required training courses are identified and provided.
 - All accomplished training is documented.
20. Training plan and accomplished training for employees (B) or (C)
- A plan is established identifying the training requirements for all employees.
 - The plan includes safety training appropriate to the job being performed, as well as general safety information.
 - Required subject matter and/or required training courses are identified and provided.
 - All accomplished training is documented.

G. Emergency Procedures

21. Procedures are documented for all probable occurrences (B)
- An emergency action plan is developed which identifies occurrence that will require specific procedures to be followed in the interest of life safety and/or property protection, e.g., earthquakes, floods, fires, bomb threats, etc.
22. Plans are coordinated with NPS (B)
- The concessioner has coordinated all emergency action plans with the NPS.
 - Plans are approved by the Superintendent.
 - Plans are reviewed annually and updated as necessary.
23. Plans are distributed to employees or posted conspicuously (B)
- Employees are familiar with emergency action plans and are aware of their individual responsibilities in implementing such plans.
 - Procedures are practiced, if required.

2016 Anticipated Opening and Closing Schedule

(All dates are dependent upon road, weather, and other conditions)

Facility Location	2016 Opening Dates	2016 Closing Dates
The Ahwahnee Hotel		
Employee Housing Dormitory	Open all year	Open all year
Employee Housing Tents	Sunday, April 24, 2016	Sunday, October 23, 2016
Food and Beverage	Open all year	Open all year
Hotel and Cottages	Open all year	Open all year
Retail	Open all year	Open all year
Badger Pass		
Ski Area and Facilities	Friday, December 16, 2016	Sunday, April 03, 2016
Crane Flat		
Grocery Store & Service Station	Open all year	Open all year
Curry Village		
Cocktail Bar	Saturday, March 26, 2016	Sunday, October 30, 2016
Coffee Corner	Fridays/Saturdays, January 1 - March 12, 2016	
	Friday, March 18, 2016 (for Season)	Sunday, November 27, 2016
	Friday, December 16, 2016 (for Holidays)	Monday, January 02, 2017
Employee Housing Boystown Tents	Monday, March 14, 2016	Sunday, October 23, 2016
Employee Housing Cook's Tents	Monday, March 14, 2016	Friday, October 21, 2016
Employee Housing Cook's WOBS	Open all year	Open all year
Employee Housing Dormitories	Open all year	Open all year
Employee Housing Huff Insulated Tents	Open all year	Open all year
Employee Housing Huff Seasonal Tents	Friday, March 25, 2016	Monday, November 28, 2016
Employee Housing Huff WOBS	Open all year	Open all year
Employee Recreation Huff House Recreation Trailer	Open all year	Open all year
Curry Village Wellness Center	Open all year	Open all year
Grocery and Gift Shop	Open all year	Open all year
Housekeeping Camp Laundry	Open all year	Open all year
Housekeeping Camp Store	Friday, April 08, 2016	Monday, October 03, 2016
Housekeeping Camp Units	Friday, April 08, 2016	Monday, October 03, 2016
Lodging	Fridays/Saturdays, January 1 - March 12, 2016	
	Friday, March 18, 2016 (for Season)	Sunday, November 27, 2016
	Friday, December 16, 2016 (for Holidays)	Monday, January 02, 2017
Mountain Shop	Open all year	Open all year
Mountaineering School	Friday, March 25, 2016	Sunday, November 13, 2016
Pavilion	Friday, March 25, 2016	Sunday, October 23, 2016
Pavilion Ski Buffet (Saturdays only)	Saturday, January 09, 2016	Saturday, March 26, 2016
Pizza Deck	Fridays/Saturdays, January 1 - March 12, 2016	
	Friday, March 18, 2016 (for Season)	Monday, October 03, 2016
	Friday, December 16, 2016 (for Holidays)	Monday, January 02, 2017
Swimming Pool	Saturday, May 14, 2016	Sunday, September 04, 2016
Meadow Grill	Saturday, April 09, 2016	Sunday, September 25, 2016
Tour Booth	Saturday, April 23, 2016	Friday, November 11, 2016
El Portal		
Service Station	Open all year	Open all year
Glacier Point		
Gift Shop	Friday, May 13, 2016	Sunday, October 16, 2016
Snack Stand	Friday, May 13, 2016	Sunday, October 16, 2016
Tour	Friday, May 13, 2016	Sunday, October 16, 2016

2016 Anticipated Opening and Closing Schedule

(All dates are dependent upon road, weather, and other conditions)

Facility Location	2016 Opening Dates	2016 Closing Dates
High Sierra Camps		
Glen Aulin	Friday, June 24, 2016	Sunday, September 11, 2016
May Lake	Friday, July 01, 2016	Sunday, September 11, 2016
Merced Lake	Friday, July 08, 2016	Monday, September 05, 2016
Sunrise	Thursday, July 14, 2016	Sunday, September 11, 2016
Vogelsang	Thursday, July 07, 2016	Monday, September 05, 2016
Tuolumne Meadows		
Employee Housing Tents (all locations)	Sunday, May 22, 2016	Wednesday, September 28, 2016
Grill	Friday, June 03, 2016	Sunday, September 25, 2016
Grocery Store	Friday, May 27, 2016	Sunday, September 25, 2016
Hiker's Bus	Friday, June 10, 2016	Sunday, September 11, 2016
Lodge	Friday, June 10, 2016	Sunday, September 11, 2016
Mountaineering School	Friday, May 27, 2016	Sunday, September 18, 2016
Mountaineering Shop	Friday, May 27, 2016	Sunday, September 18, 2016
Service Station	Friday, May 27, 2016	Sunday, October 23, 2016
Shuttle bus	Friday, June 10, 2016	Sunday, September 11, 2016
Stable (for HSC only)	Friday, June 10, 2016	Sunday, September 18, 2016
Wawona		
Barbecue (Saturdays only)	Saturday, May 14, 2016	Wednesday, September 07, 2016
Employee Housing Houses	Open all year	Open all year
Employee Housing Tents	Friday, March 25, 2016	Monday, September 26, 2016
Golf Shop Course, Retail and Snack Bar	Sunday, March 27, 2016	Sunday, October 23, 2016
Grocery and Gift Shop	Open all year	Open all year
Hotel and Dining Room	Friday, March 18, 2016 (for Season)	Monday, January 04, 2016
	Friday, December 16, 2016 (for Holidays)	Sunday, November 27, 2016
Service Station	Open all year	Monday, January 02, 2017
Stable	Open all year	Open all year
Shuttle to Mariposa Grove	Friday, June 03, 2016	Monday, September 05, 2016
Shuttle to Mariposa Grove	Saturday, April 23, 2016	Sunday, October 23, 2016
White Wolf		
Employee Housing Tents	Friday, May 20, 2016	Friday, September 23, 2016
Lodge and Dining Room	Friday, June 10, 2016	Sunday, September 04, 2016
Yosemite Lodge		
Employee Housing Highland Court	Open all year	Open all year
Employee Housing 1000 Cabins	Open all year	Open all year
Food Court	Open all year	Open all year
Garden Terrace	Open all year	Open all year
Grocery and Gift Shop	Open all year	Open all year
Lodging and 24-hour Registration	Open all year	Open all year
Lounge	Open all year	Open all year
Mountain Room Restaurant	Open all year	Open all year
Yosemite Valley		
Employee Housing Stables Cabins	Open all year	Open all year
Employee Stables Tents	Open all year	Open all year
Stables (HSC support only)	Friday, June 10, 2016	Friday, September 16, 2016
Valley Floor Tour	Open all year	Open all year
Yosemite Village		
Employee Housing Tecoya Dormitories	Open all year	Open all year
Employee Hsg Lost Arrow WOBs/Dorms	Open all year	Open all year
Garage and 24 hour towing	Open all year	Open all year
Grocery and Gift Shop	Open all year	Open all year
Transportation Kiosk	Wednesday, April 13, 2016	Monday, October 17, 2016
Village Grill	Saturday, March 26, 2016	Tuesday, October 11, 2016
Degnan's Deli	Open all year	Open all year
Degnan's Loft	Open all year	Open all year
Village Gift and Grocery	Open all year	Open all year

2016 Operating Hours

(unless specified hours of operation are on a daily basis, changes to hours must be submitted prior to implementation to Service for review and approval)

Service	Main Season <i>Generally second Friday in March through last Saturday in October</i>	Off Season <i>Generally last Sunday in October through Second Thursday in March, excluding holidays</i>
The Ahwahnee Hotel		
Bar	11:00 a.m. - 11:00 p.m.	11:00 a.m. - 10:00 p.m.
Dining Room Breakfast	7:00 a.m. - 10:30 a.m.	7:00 a.m. - 10:30 a.m.
Dining Room Lunch	11:30 a.m. - 3:00 p.m.	11:30 a.m. - 3:00 p.m.
Dining Room Dinner	5:30 p.m. - 9:00 p.m.	5:30 p.m. - 9:00 p.m.
Dining Room Sunday Brunch	7:00 a.m. - 3:00 p.m.	7:00 a.m. - 3:00 p.m.
Front Desk <i>(check-in 3:00 p.m., check-out noon)</i>	24 hours	24 hours
Gift Shop	8:00 a.m. - 10:00 p.m.	8:00 a.m. - 10:00 p.m.
Sweet Shop	7:00 a.m. - 10:00 p.m.	7:00 a.m. - 10:00 p.m.
Afternoon Tea Service	4:30 p.m. - 5:30 p.m.	4:30 p.m. - 5:30 p.m.
Room Service	7:00 a.m. - 11:00 p.m.	7:00 a.m. - 11:00 p.m.
Badger Pass		
Lifts		9:00 a.m. - 4:00 p.m.
Lift Tickets		8:30 a.m. - 4:00 p.m.
Nordic Shop and Rentals		8:30 a.m. - 4:30 p.m.
Alpine Rentals		8:30 a.m. - 4:30 p.m.
Tubing		11:30 a.m. - 1:30 p.m. and 2:00 p.m. - 4:00 p.m.
Ski School Desk		8:30 a.m. - 4:00 p.m.
Skier's Grill		8:00 a.m. - 4:00 p.m.
Snowflake Room		Friday-Sunday & Holidays: 8:00 a.m. - 4:00 p.m.
Sport Shop		9:00 a.m. - 4:00 p.m.
Crane Flat		
Grocery Store & Service Station <i>(diesel available) (24 hr. pay at the pump w/ credit/debit card)</i>	8:00 a.m. - 5:00 p.m.	24 hr. pay at the pump, concessioner is authorized to close store
Curry Village		
Coffee and Snack Stand <i>(inside Pavillion)</i>	6:00 a.m. - 10:00 p.m.	7:00 a.m. - 11:00 a.m.
Front Desk	24 hours	6:00 a.m. - Noon and 3:00 p.m. - 10:00 p.m.
Store & Gift Shop	8:00 a.m. - 10:00 p.m.	8:00 a.m. - 8:00 p.m.
Mountain Shop	8:00 a.m. - 8:00 p.m.	8:30 a.m. - 6:30 p.m.
Mountaineering School	8:30 a.m. - noon, 1:00 p.m. - 5:00 p.m.	
Pavilion Breakfast	7:00 a.m. - 10:00 a.m.	
Pavilion Lunch	11:00 a.m. - 2:00 p.m.	
Pavilion Dinner	5:00 p.m. - 8:00 p.m.	
Food Deck and Bar	11:00 a.m. - 10:00 p.m.	Sunday - Thursday, 5:00 p.m. - 9:00 p.m. Friday & Saturday, Noon - 9:00 p.m.
CV Showers	24 hours	24 hours
Ski Buffet <i>(dancing until 10:00 p.m.)</i>		Saturdays Jan.-Mar., 5:00 p.m. - 8:00 p.m.
Swimming Pool	11:00 a.m. - 5:00 p.m.	
Fast Food Grill	11:00 a.m. - 8:00 p.m.	11:00 a.m. - 6:00 p.m.
Tour Booth	7:30 a.m. - 3:30 p.m.	
Housekeeping Camp Laundry	8:00 a.m. - 10:00 p.m.	8:00 a.m. - 10:00 p.m.
Housekeeping Camp Store	8:00 a.m. - 8:00 p.m.	8:00 a.m. - 6:00 p.m.
Housekeeping Camp Showers	7:00 a.m. - 10:00 p.m.	7:00 a.m. - 10:00 p.m.
Housekeeping Camp Front Desk	24 hours	8:00 a.m. - 9:00 p.m.
El Portal		
El Portal Gas Station	8:00 a.m. - 5:00 p.m.; 24 hour pay at the pump	8:00 a.m. - 5:00 p.m.; 24 hour pay at the pump
Glacier Point		
Gift & Snack Stand	9:00 a.m. - 7:00 p.m.	9:30 a.m. - 5:00 p.m.
Glacier Point Tour	8:30 a.m. - 4:30 p.m.	8:30 a.m. - 4:30 p.m.

2016 Operating Hours

(unless specified hours of operation are on a daily basis, changes to hours must be submitted prior to implementation to Service for review and approval)

	Main Season <i>Generally second Friday in March through last Saturday in October</i>	Off Season <i>Generally last Sunday in October through Second Thursday in March, excluding holidays</i>
Service		
High Sierra Camps		
Breakfast	7:30 a.m.	
Dinner	6:30 p.m.	
Store Hours (<i>check-in 1:00 p.m.</i>)	1:00 p.m. - 5:00 p.m.	
Tuolumne Meadows		
Dining Room Breakfast	7:00 a.m. - 9:00 a.m.	
Dining Room Dinner	5:30 p.m. - 8:00 p.m.	
Grill	8:00 a.m. - 6:00 p.m.	
Grocery Store	8:00 a.m. - 8:00 p.m.	
Lodge Front Desk (limited retail)	24 hours	
Mountaineering School	9:00 a.m. - 5:00 p.m.	
Stable (<i>HSC Support only</i>)	7:00 a.m. - 5:00 p.m.	
Hikers Bus	8:00 a.m. - 5:00 p.m.	
Wawona		
Barbecue	5:00 p.m. - 7:00 p.m. (<i>Saturday's only</i>)	
Lounge Service	5:00 p.m. - 9:30 p.m.	
Dining Room Breakfast	7:00 a.m. - 10:00 a.m.	7:00 a.m. - 10:00 a.m.
Dining Room Lunch	11:00 a.m. - 3:00 p.m.	11:30 a.m. - 2:00 p.m.
Dining Room Dinner	5:00 p.m. - 9:00 p.m.	5:30 p.m. - 9:00 p.m.
Golf Course	8:00 a.m. - 6:00 p.m.	
Golf Shop and Snack Stand	8:00 a.m. - 6:00 p.m.	8:00 a.m. - 5:30 p.m.
Grocery Store	8:00 a.m. - 8:00 p.m.	8:00 a.m. - 7:00 p.m.
Front Desk	24 hours	24 hours
Service Station (propane and diesel available) (<i>24 hr. pay at the pump w/ credit/debit card</i>)	May - October, 8:00 a.m. - 5:00 p.m.	November - April, 9:00 a.m. - 6:00 p.m.
Stable	7:00 a.m. - 5:00 p.m.	
White Wolf		
Dining Room Breakfast	7:30 a.m. - 10:00 a.m.	
Dining Room Dinner	5:30 p.m. - 8:00 p.m.	
Take-out Lunch	Noon - 2:00 p.m.	
Limited Retail (<i>check-in 4:00 p.m.</i>)	7:00 a.m. - 9:00 p.m.	
Yosemite Lodge		
Coffee Corner	6:00 a.m. - 9:00 p.m.	6:30 a.m. - 1:30 p.m.
Food Court Breakfast	6:30 a.m. - 11:00 a.m.	6:30 a.m. - 11:00 a.m.
Food Court Lunch	11:00 a.m. - 4:30 p.m.	11:00 a.m. - 4:30 p.m.
Food Court Dinner	4:30 p.m. - 10:00 p.m.	4:30 p.m. - 8:00 p.m.
Front Desk	24 hours	24 hours
Tour & Activity Desk	7:30 a.m. - 7:00 p.m.	7:30 a.m. - 7:00 p.m.
Gift and Apparel Shop	8:00 a.m. - 10:00 p.m.	8:00 a.m. - 8:00 p.m.
Swimming Pool	11:00 a.m. - 5:00 p.m.	
Mountain Room Restaurant Breakfast	7:00 am - 10:30 am	7:30 am - 10:00 am
Mountain Room Restaurant Lunch	11:00 a.m. - 3:00 p.m.	11:00 a.m. - 3:00 p.m.
Mountain Room Restaurant Dinner	5:00 p.m. - 10:00 p.m.	5:00 p.m. - 10:00 p.m.
Mountain Room Bar	4:30 p.m. - 11:00 p.m.	5:00 p.m. - 10:00 p.m.
Yosemite Valley		
Stable (<i>HSC Support only</i>)	7:00 a.m. - 5:00 p.m.	
Valley Floor Tour	Operates daily	
Valley Shuttle	Operates daily	
Visitor Center Transportation Desk	7:30 a.m. - 7:00 p.m.	8:00 a.m. - 5:00 p.m.
Yosemite Village		
Degnan's Building	<i>Operating hours for the Degnan's building will be developed within 120 days of Contract effective date</i>	
Garage (Towing 24 hrs.)	8:00 a.m. - noon, 1:00 p.m. - 5:00 p.m.	8:00 a.m. - noon, 1:00 p.m. - 5:00 p.m.
Store Recycling Center	10:00 a.m. - 5:00 p.m.	T, Th, Sat.: Noon - 4:00 p.m.
Transportation Kiosk	7:30 a.m. - 3:30 p.m.	
Village Grill	11:00 a.m. - 6:00 p.m.	11:00 a.m. - 5:00 p.m.
Employee Recreation/Wellness Center	No later than 5:00 p.m. until midnight	No later than 5:00 p.m. until midnight

EXHIBIT B-10

HEALTHY AND SUSTAINABLE FOOD STANDARDS AND GUIDELINES

Healthy Food Standards – Front Country Operations

A. Food Ingredients and Choices: Applicable to the portion of the menu as specified.	
1. Overall Menu: Applicable to the entire menu.	
<u>Vegetable and Fruit Option</u>	Offer all entrées or full meals with at least one serving of a fruit or vegetable. Where food is available only à la carte, offer fruits or vegetables as side dishes on the menu.
<u>Low-fat and Fat-free Dairy</u>	Where milk and milk products are offered, offer low-fat or fat-free milk and milk products.
<u>Beverages with No Added Sugar</u>	At least 30 percent of beverages offered must have no added sugar (e.g., high-fructose corn syrup, fructose, fruit juice concentrates, honey, sucrose, dextrose). Offerings should be grouped when determining the percentage (e.g. diet flavored teas, diet sodas, and non-diet sodas).
2. For Certain Menu Choices: Applicable to two core menu items: one vegetarian and one non-vegetarian. Applies to sit-down meals as well as grab-and-go and cafeteria offerings.	
<u>Light/Lite</u>	Entrée, including sides, is <u>light</u> and contains approximately 800 or fewer calories for adults and 600 or fewer calories for children when prepared according to the recipe.
<u>Fat</u>	Entrée is designated as <u>low fat</u> .
<u>Sodium</u>	Entrée is designated as <u>low sodium</u> .
<u>Whole Grain</u>	Where grains are offered in entrées, they are <u>whole grains</u> .
B. Food Preparation	
<u>Portion Sizes</u>	Offer half servings or reduced portion sizes when possible such as when items are prepared in bulk (e.g., pasta, soups) and are served to order.
<u>Frying Oil Used</u>	Offer the choice of steamed and grilled food rather than fried when food is made to order. Do not use artificial trans fats in frying or as ingredients in any foods on the menu.
C. Food Education	
<u>Signage and Labeling</u>	Identify “healthy choice” options that meet the NPS healthy food choice standards with a designated symbol and key on menus, signs, and other materials to educate visitors on these items. Use signs or other materials to educate visitors on the importance of healthy food.
<u>Placement</u>	For grab-and-go food establishments, ensure that healthier options are placed where they are noticeable and more likely to be purchased.
<u>Nutritional Data</u>	Provide specific nutritional information for core healthy food menu items upon request. At minimum, this information should include the labeling facts recommended by the USDA's Dietary Guidelines for Americans. (The percent daily values and vitamin labels are not necessary).
<u>Marketing</u>	Do not offer fried items as “specials” or “featured” items.

Sustainable Food Guidelines – Front Country Operations

A. Food Ingredients and Choices:	
<u>Sustainable Fisheries</u>	Where seafood options are offered, provide those procured from responsibly managed, sustainable, healthy fisheries.
<u>Fair Trade</u>	Offer fair trade-certified coffee.
<u>Sustainably Grown</u>	Offer shade grown coffee.

<u>Seasonal, or Locally or Regionally Produced</u>	Offer seasonal, locally (within 400 miles) or regionally (within 1,000 miles) produced products and ingredients.
<u>Organic</u>	Provide menu items that could be labeled as " <u>made with organic ingredients</u> ", " <u>organic</u> " or "100 percent organic." Note: Organic foods by definition are not <u>genetically modified organisms (GMOs)</u> .
B. Food Education	
<u>Signage and Labeling</u>	Identify "sustainable choice" options with a designated symbol and key on menus, signs, and other materials to educate visitors on these items. Such items meet one or more of the sustainable food choice attributes. Use signs or other materials to educate visitors on the importance of sustainability and the sustainable components of the food and beverage operation.

EXHIBIT B-11
RETAIL STANDARDS

CONVENIENCE STORE STANDARDS

Description. This category of retail specializes in the sale of immediately consumable, transient convenience type items. Convenience stores sell combination of grocery items and may include sales of gifts/souvenirs as well as grab and go food items, including hot dogs, muffins, sandwiches, soft drinks. Convenience stores may also operate in conjunction with land-based self-service fuel services.

	FACILITY STANDARDS	A, B, C Ranking	Primary Focus Area
Standard Number	A. Retail Facility Exterior		
1	Building Structure - Building exteriors are well-maintained and in a good state of repair at all times. Exterior surfaces are painted or treated to protect against deterioration. Painted surfaces are free of peeling paint, soil, obvious cracks in masonry, and present an attractive appearance. Roofs are maintained with no missing tiles or shingles. Gutters and downspouts are maintained and cleaned to prevent overflow, especially at building entrances. Rooftop ventilation and other systems are in good repair.		
2	Landscaping/Grounds - Landscaping conforms to park standards. Noxious weeds and invasive plants are removed in coordination with the designated NPS integrated pest management coordinator and in accordance with an approved landscape plan. Grounds are continuously monitored to remove debris and trash from exterior structure areas and from shrubbery and planted areas. Appropriate drainage is maintained to keep water from collecting against buildings.		
3	Parking - Adequate parking spaces for automobiles, bicycles, etc., is provided. The parking area is paved and well-marked with stripes or other clearly visible method of designating spaces. Accessible spaces are prominently designated, clean, and free of refuse and obstructions. All parking areas, curbing, concrete bumpers, and driveways are well-maintained and free of excessive cracking, crumbling, holes, or unsightly repairs.		
4	Pathways, Sidewalks, Ramps, Steps and Stairs - All pathways, sidewalks, ramps, steps and stairs are unobstructed and free of debris, obstructions, snow, and ice. These surfaces are maintained in good repair, free of excessive cracking, crumbling, holes, or tripping hazards, with well-maintained hand railings.		
5	Lighting/Illumination - Architecturally appropriate lighting is provided and maintained to indicate the entrance to the property, pathways, sidewalks, steps and stairs and illuminate facades or signage so that guests can identify the building and safely navigate to it. Lighting is consistent with the NPS Night Sky requirements. Down-lighting is preferred on tall structures or post lights. Energy efficient bulbs are used in all fixtures, if feasible.		

CONVENIENCE STORE STANDARDS

6	<p>Public Signs – Public signs for which the concessioner is responsible are appropriately located, accurate, attractive and well-maintained. Permanent signs are professionally designed and produced, consistent with NPS standards, and appropriate for the purpose they serve and approved by the Superintendent prior to installation. Temporary signs are computer-generated, laminated and professional in appearance. Exterior windows are not impeded by signs in windows or other obstructions.</p>		
7	<p>Site Utilities, Equipment and Delivery Area - All service areas and equipment such as above ground tanks and HVAC systems adequately marked and maintained in a neat and orderly manner. All service areas are well-kept with litter and debris removed.</p>		
8	<p>Garbage and Trash/Recycling/Composting- Trash containers are located conveniently and in sufficient quantity to handle the needs of the site. Dumpster drain holes are plugged to keep liquids from draining onto the site. Waste does not accumulate in trash containers to the point of overflowing. Refuse is stored in covered, waterproof receptacles which comply with all relevant construction standards (such as bear and wildlife proof), as specified by the National Park Service. All market available recyclable products are collected and recycled. Provided compost collection areas, if provided, are clean and orderly. Central refuse collection sites are screened from public view.</p>		
9	<p>Loading Docks/Delivery Area - Loading docks and delivery areas are clean, well-maintained and well screened from public view with fencing or other material consistent with the décor of the property. Fences and walls are cleared of overgrowth.</p>		
10	<p>Flags- Any national, state, or park flag displayed at an exterior location near the main entrance is in good condition and adheres to the display guidelines of the United States Flag Code. Flags are a minimum size of 3'x 5'. Any lighted flag display adheres to NPS Night Sky requirements.</p>		
11	<p>ADA Accessibility – Buildings and areas meet the requirements of the Americans with Disabilities Act and all other applicable laws related to accessibility.</p>		
12	<p>Ice/Vending – Ice and vending machines are in good working order and well-maintained. Signage on the machine either relates to park interpretive themes or is generic in nature. Any machines temporarily out-of-service or out-of-service for the season has computer-generated signs directing visitors to the closest functioning unit. All machines that accept currency accept the Presidential \$1 coin. Any change machines which accept \$5 dollar bills or higher denominations are able to dispense \$1 coins in change. Each coin vending machine has signs and notices posted on the machines denoting the acceptance of the Presidential \$1 coin.</p>		

CONVENIENCE STORE STANDARDS

	B. Convenience Store Interior		
13	Entrance Area - Store entrance and waiting areas are clean and well-maintained. Entrance area flooring is mopped or swept and cobwebs removed from walls and ceilings. Any entrance benches, tables and other outdoor furnishings are clean and well-maintained.		
14	Windows, Doors, Floors and Screens -Windows are clean and free of smudges and/or fingerprints. Window sills are in good condition. All promotions are current. Windows are uncluttered. Floors are clean, free of litter, and stains. Walls and ceilings are free of cracks and stains with a fresh appearance. Doors, windows and screens are clean, in good working condition, and sufficiently tight to preclude the entry of rodents and insects.		
15	Aisles – Shopping aisles are uncluttered and not crowded. Overall, the retail outlet has an uncluttered appearance. Aisle signage markers, if provided, are conveniently and accurately marked with information about what items are stocked in a particular aisle.		
16	Public Restroom - Restrooms are clean, free of litter, well-illuminated, ventilated, and maintained. Restrooms are equipped with hot and cold running water, if available, or waterless hand cleaner provided. Toilet bowls, sinks and urinals are clean, free of stains, and in proper operating condition. Toilet tissue, disposable towels, or air drying devices, if provided, are available at all times. Soap is provided, unless prohibited by park wildlife management plans. Walls, floors, ceilings, mirrors, waste receptacles, chairs and other furnishings are clean and well-maintained. Women's or unisex restrooms have a covered waste receptacle in every stall for the disposal of feminine hygiene products. The disposal containers are clean and emptied at least daily. Baby changing areas are provided in both men's and women's restrooms, unless a unisex restroom is available. Quality of decorative finishes is commensurate with the facility. A cleaning inspection log is maintained and posted on the back of the access door noting time of cleaning inspection and initialed by inspector. A sign indicating that employees must wash hands before returning to work is posted.		
17	Public Signs - Interior public signs for which the concessioner is responsible are appropriately located, accurate, attractive and well-maintained. Permanent signs are professionally designed and produced, consistent with NPS standards, and appropriate for the purpose they serve. The Superintendent has approved signs prior to installation. Temporary signs are computer-generated, framed or laminated, and professional in appearance. Handwritten signs within assigned areas except for chalkboards are not used unless the Service approves exceptions. Signage is neat and tidy, and does not create a cluttered or untidy look.		

CONVENIENCE STORE STANDARDS

18	Illumination - Sufficient energy-efficient lighting, including recessed, spot and flood lighting, are adequate and appropriate, and complementary to the décor and overall merchandising strategy of the facility and adequate for the display of grocery or convenience items. All light fixtures are clean and in working condition with no burned out bulbs.		
19	Ventilation/Climate Control/Temperature - Public spaces are adequately ventilated with working climate control thermostats or other methods used to heat public spaces. Public spaces are maintained at a temperature consistent with guest comfort.		
20	Drinking Fountains - Any provided water fountains are clean and in good working condition.		
21	Noise/Music Level - Background music systems or intercom systems, if provided, are maintained in proper functioning order at all times. Recorded music, if provided, is played at a level so as not to disturb guests in adjoining areas. Except for emergencies, public area sound systems not used to page guests.		
22	Storage Areas - Storage areas within view of the public are clean and neat with appropriate signage.		
23	Merchandise Shelving - Shelving and other display fixtures are complementary to the merchandising strategy of the retail outlet. Shelving is high quality, of good appearance and taste, and suitably finished for the décor. Shelves are well-maintained, free of dust and fingerprints, and easily cleaned and maintained.		
24	Merchandise Carts and Shopping Baskets -A sufficient number of wheeled shopping carts and/or shopping baskets or bags used by visitors to assemble purchases are provided during all operating seasons. Carts or baskets are clean, well-maintained, and stored in a manner so as to not block aisles, parking lots, etc.		
25	Security Cameras - If present, security cameras are discrete and professionally mounted.		
C. Convenience Store Safety			
26	Emergency Lighting/Exit Lights/Emergency Exits - Exit lights on permanent structures are on emergency circuits and in operation at all times. Emergency exits in all areas of the facility are adequately marked and unblocked.		
27	Fire Alarms and Pull Boxes - Fire alarms and pull boxes are visible and accessible to guests and employees.		
28	Fire Extinguishers - Accessible fire extinguishers suitable for use on anticipated type of fires are appropriately located, visibly displayed, and signed with proper, up-to-date operating instructions and visible inspection certificates or tags.		
29	First Aid Kit - A standard 24-unit first aid kit provided, adequately marked, and staff knows where to locate the unit quickly.		
30	Automated External Defibrillator (AED) - An automated external defibrillator (AED) is provided, adequately marked, and in good working condition. The AED is accessible at all times.		

CONVENIENCE STORE STANDARDS

31	<p>Shelving and Display Safety - Products that can present safety or security concerns for guests (especially young children) are stored or displayed in areas not within easy guest reach or are easily monitored or controlled by a concessioner employee. Glass shelving has rounded edges in areas of visitor contact. Products displayed are securely fastened and displays are not top-heavy.</p>		
D. Preparation Areas			
32	<p>Hand Washing- Staff hand washing facilities are available and maintained within or in proximity to the food preparation area and equipped with hot and cold running water, soap, towels or hot air drying mechanisms. Hand washing is required by applicable laws enforced for all food preparation staff.</p>		
33	<p>Preparation Area Cleanliness -Preparation areas are maintained in a clean and orderly condition. A program for routine and continuous cleaning is established to ensure overall food preparation area cleanliness, including areas underneath counters, and other kitchen equipment. No noticeable presence of insects, rodents or other animals is found in the food preparation areas.</p>		
34	<p>Health Inspection Certificates - If required by state or local codes, the current health inspection certificate are displayed in a visible manner.</p>		
E. Food Service			
35	<p>Self-Service Equipment - Self-serve equipment including soft drink, ice cream or coffee machines, if available, are clean, operable, and furnished with the appropriate amount and type of items. All self-serve refrigeration units with glass doors are maintained to allow visitors to see products with the door closed.</p>		
36	<p>Beverage Equipment - Beverage dispensing lines and equipment are flushed and treated appropriately on a regular basis according to use in order to eliminate lime build-up. Spouts and nozzles are cleaned and sanitized regularly, as appropriate according to use.</p>		
37	<p>Equipment and Refrigeration - All equipment is clean and well-maintained. All equipment lighting and dials are functioning. All refrigeration equipment is clean and in proper working condition. Both fixed and interior thermometers are present, conspicuous, and accurate within 3 degrees Fahrenheit of each other.</p>		
38	<p>Self-Service Counters - Counters are clean, well-maintained and without large noticeable cracks and chips. Appropriate utensils provided for guests to serve themselves. All food items clearly labeled or marked.</p>		
OPERATIONAL STANDARDS			
A. Products			
Product Selection			

CONVENIENCE STORE STANDARDS

39	<p>General Merchandise - Food/convenience items offered for sale reflect the park themes or general parameters identified by the park or concessioner's Merchandise Plan. Merchandise is available at a range of prices. The concessioner actively seeks and prominently displays environmentally-preferable merchandise such as those made with recycled content or using less toxic materials such as paper products. Products use recycled content whenever possible (e.g. packaging, paper products).</p>		
40	<p>Product Condition - All items are neatly displayed, undamaged, rotated on a regular basis, and checked for cleanliness. Item labels face the front.</p>		
41	<p>Retail Sales Floor Layout - Items are laid out in a logical and organized manner and grouped together in specific areas of the retail outlet.</p>		
42	<p>Mark-down and Clearance Merchandise -Mark-down and clearance convenience items, where spoilage is not a problem, may be sold at a discount rate if properly labeled as being a mark-down item and displayed separately from other merchandise. Mark-down items are not offered for sale past the manufacturers' sell-by date or if these pose a health hazard.</p>		
43	<p>Unacceptable Merchandise - The sale of the following items are not permitted:</p> <ul style="list-style-type: none"> • all articles that people with normal sensitivity might consider obscene, sexually oriented, suggestive, indecent, blasphemous, profane or vulgar or that ridicule established institutions, persons or customs, unless permitted by Park management • toy firearms, slingshots, paintball guns, etc. • animal skins or parts of animals obtained illegally or from threatened or endangered species. (These items also may not be incorporated into merchandise or used in displays.) • lead-containing artificial bait, live bait or fishing lures • Styrofoam coolers or flatware • items mislabeled as to character or origin, or otherwise misrepresented • merchandise which is harmful or hazardous • any merchandise prohibited by law, regulation, special directive or policy or that is contrary to the park's mission • merchandise that is subject to spoilage and has exceeded the producer's expiration date. 		
44	<p>Alcohol Sales – When alcohol is sold, all applicable Federal, State and local laws concerning liquor service, sales and consumption are observed. Guests are appropriately asked for age identification. A uniform carding policy is instituted and applied. There is a clear indication as to the policy of off-site consumption.</p>		

CONVENIENCE STORE STANDARDS

45	Condiments - Condiments are readily available in locations that do not impede the speed of service. Condiment areas are clearly marked, easily identifiable, and clean. Condiments are maintained at appropriate temperatures and replenished as necessary. A clean and routinely emptied trash receptacle located at the condiment station.		
46	Tableware – To-go containers, and eating utensils are recyclable, compostable, and bio-degradable in design to the greatest degree possible. Styrofoam use is prohibited. No washable or re-usable items are required.		
47	Drink ware – Drinking cups are recyclable, compostable, bio-degradable in design to the greatest degree possible. Styrofoam use is prohibited. No washable or re-usable items are required.		
48	Organic, Local, Seasonal and Healthful Products - Organic, seasonal and other products sold are obtained from regulated or inspected producers.		
49	Grab and Go Foods - Grab and go foods, if provided, are served at appropriate temperatures. Food is free of discoloration and neatly wrapped.		
	Labeling & Display		
50	General Merchandise Labeling - All merchandise is properly tagged as to selling price and point of origin, as available. Use of bar-code tags, stickers, grease pencils, stringed price tags, or other park approved methods are acceptable. Identical items may be marked by display area, rather than on each item. Items are clearly labeled for any mark-down or discount that will be applied.		
51	Local and Organic - Local or organically grown items are prominently displayed, clearly marked as locally and/or organically grown, and displayed separately from other products.		
52	Foreign Product Labeling - Foreign imports are properly labeled to indicate the origin of manufacture. Pricing labels do not conceal the foreign point of origin or manufacturer identification. If merchandise is manufactured in multiple countries, the label indicates product manufactured in multiple countries.		
53	Employee or Local Resident Merchandise – Grocery and convenience items sold primarily for employee or local residents' convenience are sold at the discretion of the Superintendent. If possible, this merchandise is displayed less prominently.		
	B. Service		
54	Hours of Operation - All facilities and services are operated in accordance with the specified and posted hours of operation. Hours of operation are prominently displayed at each facility and posted in such a manner as to be easily visible to the public.		

CONVENIENCE STORE STANDARDS

55	<p>Checkout Areas - Checkout areas are clearly marked and visible. Checkout areas are designed and maintained in such a manner to allow for free-flowing visitor traffic. Special attention is made for the appropriateness of merchandise displayed near checkout areas. An electronic Point of Sale (POS) system is utilized to provide timely and accurate checkout services and to support the reporting requirements. Checkout service is timely and not burdensome to park visitors.</p>		
56	<p>Lost and Found - Any and all items found are logged and turned into a designated secure location. Lost and found articles are dated, secured and stored. Records are maintained and procedures established to ensure prompt, accurate response to guest inquiries concerning lost articles.</p>		
57	<p>Return/Exchange Policies - A return and exchange policy is in place for damaged or expired (perishable items) that may be accidentally sold in a no saleable state.</p>		
58	<p>Payment Methods - The concessioner must honor credit cards to include, but not limited to, MasterCard, Visa, American Express, and Discover. The concessioner may accept debit cards and other types of payment methods including but not limited to travelers' checks, personal visitor checks and gift cards at its discretion or at the direction of the Service.</p>		
59	<p>Park Orientation Material -The concessioner provides park-specific material, to include brochures, maps, newsletters, and special notices. Upon guest request, additional information about local businesses, places of interest, major highways, airports, restaurants, places of worship, etc. provided or the concessioner will direct the guest to another location where this information provided.</p>		
60	<p>ATM Machines – ATM machines, if provided, are clean, properly stocked, and in good working condition. Machines are clearly marked and are provided in locations that do not block visitor ingress, egress, or traffic flow. ATM signage may either relate to park interpretive themes or is generic in nature. Brand information is only visible when at the machine. Machines are not cluttered with additional signs or promotional material. Exterior machines are adequately illuminated, and do not contribute to night light pollution. Machines must indicate any associated fees for completing a transaction prior to the completion of the transaction. Any machines that are temporarily out-of-service have computer-generated signs posted with appropriate "out -of-order" information.</p>		
C. Inventory Management			
61	<p>Deliveries - To the extent possible, delivery trucks and delivery times do not interfere with business operations during peak visitor times of day. Delivery locations are non-public areas of the facility to the extent possible.</p>		

CONVENIENCE STORE STANDARDS

62	Inventory Management/Tracking - An inventory management system is in place to keep accurate records of inventory in stock, beginning and ending inventory records to maximize sales per square foot within merchandise guidelines. The inventory management system is managed to sustain a sufficient level of inventory so merchandise does not run out of essential items. Concessioners are permitted to promote end-of-season discounting to reduce excess merchandise."		
63	Loss Prevention - An appropriate loss prevention policy is developed and implemented.		
	D. Personnel		
64	Customer Service - Customers are greeted by staff, either upon entry or shortly thereafter. Employees are knowledgeable about the location of specific convenience items sold.		
65	Staffing Levels - All facilities and services are properly staffed so as to prevent undue delays. In determining what constitutes undue delay, consideration is given to the kinds and types of service being rendered and situations or conditions beyond the control of the concessioner such as unanticipated influxes of visitors, facility or equipment breakdowns or sudden weather changes. The reasonableness of the delay, based on the above, should be the determining factor.		
66	Employee Attitude - Each employee projects a friendly, hospitable, helpful, positive attitude and capable and willing to answer visitors' questions (about both job and general park information).		
67	Employee Appearance - Each employee wears a uniform or name tag identifying them as a concession employee. The uniform is commensurate with the type of service provided. Employees present a neat, clean and otherwise attractive professional appearance.		
68	Management Visibility - The concessioner ensures that a manager and/or other key personnel are visible in the facility during peak service hours.		
69	Employee Training Programs - An active training program for the development of the necessary skills and techniques is provided for all employees. These sessions stress work performance and, as appropriate to the position, also includes technical training for specific equipment, first aid, AED, fire and life safety, product and service presentation, cleanliness, employee attitudes, NPS philosophy and policy and any other training requirements. Performance is indicative of good training.		
	E. Rates		
70	Approved Rates – All rates charged do not exceed those approved by the Superintendent. These rates are verified against the specific approved, service, quality, price or other such criteria.		

GROCERY STORE STANDARDS

Description. This category of retail specializes in the sale of consumable grocery items. Grocery outlets may be provided in conjunction with souvenir/gift items under the same roof but grocery items are typically segregated from the rest of the store. Grocery items include perishable meat and produce, frozen foods, canned and boxed goods, and beverages (including the sale of alcoholic beverages). Grocery stores may also include some grab and go items including soups, muffins, sandwiches, hot dogs and soft drinks. These goods are sold primarily for domicile consumption.

	FACILITY STANDARDS	A, B, C Ranking	Primary Focus Area
Standard Number	A. Retail Facility Exterior		
1	<u>Building Structure</u> - Building exteriors are maintained in good condition and in a good state of repair at all times. Exterior surfaces are painted or treated to protect against deterioration. Painted surfaces are free of peeling paint, soil and obvious cracks in masonry, and present an attractive appearance. Roofs are maintained with no missing tiles or shingles. Gutters are maintained and cleaned to prevent overflow, especially at building entrances. Rooftop ventilation and other systems are in good repair.		
2	<u>Landscaping/Grounds</u> - Landscaping conforms to park standards. Noxious weeds and invasive plants are removed in coordination with the designated NPS integrated pest management coordinator and in accordance with an approved landscape plan. Grounds are continuously monitored to remove debris and trash from exterior structure areas and from shrubbery and planted areas. Appropriate drainage is maintained to keep water from collecting against buildings.		
3	<u>Parking</u> - Adequate parking spaces for automobiles, bicycles, etc., is provided. The parking area is paved and well-marked with stripes or other clearly visible method of designating spaces. Accessible spaces are prominently designated, clean, and free of refuse and obstructions. All curbing, concrete bumpers, and driveways are well-maintained and free of excessive cracking, crumbling, holes, or unsightly repairs.		
4	<u>Pathways, Sidewalks, Ramps, Steps and Stairs</u> - All pathways, sidewalks, ramps, steps and stairs are unobstructed and free of debris, obstructions, snow, and ice. These surfaces are maintained in good repair, free of excessive cracking, crumbling, holes, or tripping hazards, with well-maintained hand railings.		

GROCERY STORE STANDARDS

5	<p>Lighting/Illumination - Architecturally appropriate lighting is provided and maintained to indicate the entrance to the property and illuminate facades or signage so that guests can identify the building and safely navigate to it. Lighting is consistent with the NPS Night Sky requirements. Down-lighting is preferred on tall structures or post lights. Energy efficient bulbs are used in all fixtures, if feasible.</p>		
6	<p>Public Signs - Public signs for which the concessioner is responsible are appropriately located, accurate, attractive and well-maintained. Permanent signs are professionally designed and produced, consistent with NPS standards, and appropriate for the purpose they serve and approved by the Superintendent prior to installation. Temporary signs are computer-generated, laminated and professional in appearance. Exterior windows are not impeded by signs in windows or other obstructions.</p>		
7	<p>Site Utilities and Equipment - All service areas and equipment such as above ground tanks and HVAC systems are adequately marked and maintained in a neat and orderly manner. All service areas are well-kept with litter and debris removed.</p>		
8	<p>Garbage and Trash/Recycling/Composting - Trash containers are conveniently located and in sufficient quantity to handle the needs of the site. Dumpster drain holes are plugged to keep liquids from draining onto the site. Waste does not accumulate in trash containers to the point of overflowing. Refuse is stored in covered, waterproof receptacles which comply with all relevant construction standards (such as bear and wildlife proof), as specified by the National Park Service. All market available recyclable products are collected and recycled. Provided compost collection areas are clean and orderly. Central refuse collection sites are screened from public view.</p>		
9	<p>Loading Docks/Delivery Area - Loading docks and delivery areas are clean, well-maintained and well screened from public view with fencing or other material consistent with the décor of the property. Fences and walls are cleared of overgrowth.</p>		
10	<p>Flags- Any national, state, or park flag displayed at an exterior location near the main entrance to the facility is in good condition and adheres to the display guidelines of the United States Flag Code. Flags are a minimum size of 3" X 5". Any lighted flag display after dark adheres to NPS Night Sky requirements.</p>		
11	<p>ADA Accessibility – Buildings and areas meet the requirements of the Americans with Disabilities Act and all other applicable laws related to accessibility.</p>		

GROCERY STORE STANDARDS

12	<p>Ice/Vending – Ice and vending machines are in good working order and well-maintained. Signage on the machine relates either to park interpretive themes or is generic in nature. Any machine temporarily out-of-service or out-of-service for the season has computer-generated signs posted directing visitors to the closest functioning unit. All machines that accept currency accept the Presidential \$1 coin. Any change machines which accept \$5 dollar bills or higher denominations, dispense \$1 coins in change. Each coin vending machine has signs and notices posted on the machines denoting the acceptance of the Presidential \$1 coin.</p>		
B. Grocery Store Interior			
13	<p>Entrance Area - Store entrance and waiting areas are clean and well-maintained. Entrance area flooring is mopped or swept and cobwebs removed from walls and ceilings. Any entrance benches, tables, and other furnishings are clean and well-maintained.</p>		
14	<p>Storefront Windows, Doors, Floors, and Screens -Windows are clean and free of smudges and/or fingerprints. Window sills are in good condition. Appropriate, professional looking displays highlighting key merchandise and/or promotions are displayed. All promotions are current. Windows are uncluttered. Floors are clean, free of litter, and stains. Walls and ceilings are free of cracks and stains with a fresh appearance. Doors, windows and screens are clean, in good working condition, and sufficiently tight to preclude the entry of rodents and insects.</p>		
15	<p>Aisles – Shopping aisles are uncluttered and not crowded with merchandise. The retail outlet has an uncluttered appearance. Grocery items placed in the public area are stored neatly, preferably not on the floor for a lengthy time period. Boxes of grocery items, if not actively used for stocking, are removed promptly. If provided, aisle signs are located conveniently, and accurately marked with information about items stocked in a particular aisle.</p>		

GROCERY STORE STANDARDS

16	<p>Public Restroom - Restrooms are clean, free of litter, well-illuminated, ventilated, and maintained. Restrooms are equipped with hot and cold running water, if available, or waterless hand cleaner provided. Toilet bowls, sinks and urinals are clean, free of stains and in proper operating condition. Toilet tissue, disposable towels, or air drying devices, if provided, are available at all times. Soap is provided, unless prohibited by park wildlife management plans. Walls, floors, ceilings, mirrors, waste receptacles, chairs and other furnishings are clean and well-maintained. Women's or unisex restrooms have a covered waste receptacle in every stall for the disposal of feminine hygiene products. The disposal containers are clean and emptied at least daily. Baby changing areas are provided in both men's and women's restrooms, unless a unisex restroom is available. Quality of decorative finishes is commensurate with the facility. A cleaning inspection log is maintained and posted on the back of the access door noting time of cleaning inspection and initialed by inspector. A sign indicating that employees must wash hands before returning to work is posted.</p>		
17	<p>Public Signs - Interior public signs for which the concessioner is responsible are appropriately located, accurate, attractive and well-maintained. Permanent signs are professionally designed and produced, consistent with NPS standards, and appropriate for the purpose they serve. The Superintendent has approved signs prior to installation. Temporary signs are computer-generated, framed or laminated, and professional in appearance. Handwritten signs within assigned areas except for chalkboards are not used unless the Service approves exceptions. Signage is neat and tidy, and does not create a cluttered or untidy look.</p>		
18	<p>Illumination - Sufficient energy-efficient lighting, including recessed, spot and flood lighting, are adequate and appropriate, complementary to the décor and overall merchandising strategy of the facility, and adequate for the display of grocery or convenience items. All light fixtures are clean and in working condition with no burned out bulbs.</p>		
19	<p>Ventilation/Climate Control/Temperature - Public spaces are adequately ventilated with working climate control thermostats or other methods used to heat public spaces. Public spaces are maintained at a temperature consistent with guest comfort.</p>		
20	<p>Drinking Fountains - Any provided water fountains are clean and in good working condition.</p>		
21	<p>Noise/Music Level - Background music systems or intercom systems, if provided, are maintained in proper functioning order at all times. Recorded music, if provided, is played at a level so as not to disturb guests in adjoining areas. Except for emergencies, public area sound systems are not used to page guests.</p>		
22	<p>Storage Areas - Storage areas within view of the public are clean and neat with appropriate signage.</p>		

GROCERY STORE STANDARDS

23	Merchandise Shelving - Shelving and other display fixtures are complementary to the merchandising strategy of the retail outlet. Shelving is high quality, of good appearance and taste, and suitably finished for the décor to include rustic in appearance, if appropriate. Shelves are well-maintained, free of dust and fingerprints, and easily cleaned and maintained.		
24	Merchandise Carts and Shopping Baskets - A sufficient number of wheeled shopping carts and/or shopping baskets or bags used by visitors to assemble purchases are provided during all operating seasons. Carts or baskets are clean, well-maintained, and stored in a manner so as to not block aisles, parking lots, etc.		
25	Produce Weigh Stations - Produce areas are equipped with clean and calibrated weigh stations, as well as recyclable produce bags, labels and markers.		
26	Security Cameras - If present, security cameras used in the operation are discrete and professionally mounted.		
C. Grocery Store Safety			
27	Emergency Lighting/Exit Lights/Emergency Exits - Exit lights on permanent structures are on emergency circuits and in operation at all times. Emergency exits in all areas of the facility are adequately marked and unblocked.		
28	Fire Alarms and Pull Boxes - Fire alarms and pull boxes are visible and accessible to guests and employees.		
29	Fire Extinguishers - Accessible fire extinguishers suitable for use on all anticipated types of fires are appropriately located, visibly displayed, and signed with proper, up-to-date operating instructions and visible inspection certificates or tags.		
30	First Aid Kit - A standard 24-unit first aid kit is provided, adequately marked, and staff knows where to locate the unit quickly.		
31	Automated External Defibrillator (AED) - An automated external defibrillator (AED) provided, adequately marked, and in good working condition. The AED is accessible at all times.		
32	Shelving and Display Safety - Products that can present safety or security concerns for guests (especially young children) are stored or displayed in areas not within easy guest reach, or are easily monitored or controlled by a concessioner employee. Products displays are securely fastened and displays are not top-heavy. Merchandise items stored on high shelves have appropriate staff assistance signage displayed.		
D. Meat and Produce Preparation Areas			
33	Hand Washing - Staff hand washing facilities are available and maintained within or in proximity to the food preparation area and equipped with hot and cold running water, soap, towels or hot air drying mechanisms. Hand washing as required by applicable laws is enforced for all food preparation staff.		

GROCERY STORE STANDARDS

34	Preparation Area Cleanliness - Meat and produce preparation areas are maintained in a clean and orderly condition. A program for routine and continuous cleaning is established to ensure overall food preparation area cleanliness, including areas underneath counters, grills, stoves, refrigerators, and other kitchen equipment. No noticeable presence of insects, rodents or other animals is found in the food preparation areas.		
35	Health Inspection Certificates - If required by state or local codes, the current health inspection certificate is displayed in a visible manner.		
E. Food Service			
36	Self-Service Equipment - Self-serve equipment including soft drink, ice cream, or coffee machines, if available, are clean, operable, and furnished with the appropriate amount and type of items. All self-serve refrigeration units with glass doors are maintained to allow visitors to see products with the door closed.		
37	Beverage Equipment - Beverage dispensing lines and equipment are flushed and treated appropriately on a regular basis according to use in order to eliminate lime build-up. Spouts and nozzles are cleaned and sanitized regularly, as appropriate according to use.		
38	Equipment and Refrigeration - All equipment is clean and well-maintained. All equipment lighting and dials are functional. All refrigeration equipment and walk-ins are clean and in proper working condition. Both fixed and interior thermometers are present, conspicuous, and accurate to within 3 degrees Fahrenheit of each other.		
39	Self-Service Counters - Counters are clean, well-maintained, and without large noticeable cracks and chips. Appropriate utensils are provided for guests to serve themselves. All food items are clearly labeled or marked.		
OPERATIONAL STANDARDS			
A. Products			
Product Selection			
40	General Merchandise - Grocery items offered for sale reflect the park themes or general parameters identified by the park or concessioner's Merchandise Plan. Products are available at a range of prices. The concessioner actively seeks and prominently displays environmentally-preferable products such as those made with recycled content or using less toxic materials such as paper products. Products use recycled content whenever possible (e.g. packaging, paper products).		
41	Product Condition - All items are neatly displayed, undamaged, rotated on a regular basis, and checked for cleanliness. Item labels face the front.		

GROCERY STORE STANDARDS

42	<p><u>Retail Floor Layout</u> - Grocery items are arranged in a logical and organized manner and grouped together in specific areas of the grocery outlet. An accurate central directory sign identifying where specific product types are located in a particular aisle is recommended for larger operations. Aisle content signs are placed to indicate what products are found in that aisle.</p>		
43	<p><u>Mark-down and Clearance Merchandise</u> - Mark-down and clearance items, where spoilage is not a problem, may be sold at a discount rate if properly labeled as being a mark-down item and displayed separately from other merchandise. Mark-down items are not offered for sale past the manufacturers' sell-by date or if these pose a health hazard.</p>		
44	<p><u>Unacceptable Merchandise</u> - The sale of the following items are not permitted:</p> <ul style="list-style-type: none"> • all articles that people with normal sensitivity might consider obscene, sexually oriented, suggestive, indecent, blasphemous, profane or vulgar or that ridicule established institutions, persons or customs, unless permitted by Park management • toy firearms, slingshots, paintball guns, etc. • animal skins or parts of animals obtained illegally or from threatened or endangered species. (These items also may not be incorporated into merchandise or used in displays.) • lead-containing artificial bait, live bait or fishing lures • Styrofoam coolers or flatware • items mislabeled as to character or origin, or otherwise misrepresented • merchandise which is harmful or hazardous • any merchandise prohibited by law, regulation, special directive or policy or that is contrary to the park's mission • products that are subject to spoilage and have exceeded the producer's expiration date. 		
45	<p><u>Alcohol Sales</u> – When alcohol is sold, all applicable Federal, State and local laws concerning liquor service, sales and consumption are observed. Guests are appropriately asked for age identification. A uniform carding policy is instituted and applied. There is a clear indication as to the policy of off-site consumption.</p>		
46	<p><u>Condiments</u> - Condiments are readily available in locations that do not impede the speed of service. Condiment areas are clearly marked, easily identifiable, and clean. Condiments are maintained at appropriate temperatures and replenished as necessary. A clean and routinely emptied trash receptacle is located at the condiment station.</p>		
47	<p><u>Tableware</u> – To-go containers and eating utensils are recyclable, compostable, bio-degradable in design to the greatest degree possible. Styrofoam use is prohibited. No washable or re-usable items required.</p>		

GROCERY STORE STANDARDS

48	Drink ware – Drinking cups are recyclable, compostable, bio-degradable in design to the greatest degree possible. Styrofoam use prohibited. No washable or re-usable items are used or required for serving visitors.		
49	Organic, Local, Seasonal and Healthful Products - Organic, seasonal and other products sold are obtained from regulated or inspected producers.		
50	Grab and Go Foods - Grab and go foods, if provided, are served at appropriate temperatures. Food is free of discoloration and neatly wrapped.		
51	Deli Counter - Where present, the deli counter has a visible "call numbering system" to manage the orderly order taking of customer's orders.		
Labeling & Display			
52	General Merchandise Labeling - All merchandise is properly tagged as to selling price and point of origin, as available. Use of bar-code tags, stickers, grease pencils, stringed price tags, or other park approved methods are acceptable. Identical items may be marked by display area, rather than on each item. Items are clearly labeled for any mark-down or discount that will be applied.		
53	Local and Organic Produce - Local or organically grown items are prominently displayed, clearly marked as locally and/or organically grown, and displayed separately from other products.		
54	Foreign Product Labeling - Foreign imports are properly labeled to indicate the origin of manufacture. Pricing labels do not conceal the foreign point of origin or manufacturer identification. If merchandise is manufactured in multiple countries, the label indicates product manufactured in multiple countries.		
55	Employee or Local Resident Merchandise – Grocery and convenience items sold primarily for employee or local residents' convenience are sold at the discretion of the Superintendent. If possible, this merchandise is displayed less prominently.		
B. Service			
56	Hours of Operation - All facilities and services are operated in accordance with the specified and posted hours of operation. Hours of operation are prominently displayed at each facility and posted in such a manner as to be easily visible to the public.		

GROCERY STORE STANDARDS

57	<p>Checkout Areas -Checkout areas are clearly marked and visible. Checkout areas are designed and maintained in such a manner to allow for free-flowing visitor traffic. Special attention is made for the appropriateness of merchandise displayed near checkout areas. Grocery conveyer belts, if provided, are clean and operable. Operations utilizing grocery conveyer belts also have adequate free standing non-movable areas available for customers to write checks or sign credit card statements. For large facilities with multiple checkout lanes, at least one check-out line labeled "Express" where no more than a predetermined number of items can be checked out at one time (usually 7-12 items). An electronic Point of Sale (POS) system is utilized to provide timely and accurate checkout services and to support the reporting requirements. Checkout service is timely and not burdensome to park visitors.</p>		
58	<p>Lost and Found – Any and all items found are logged and turned into a designated secure location. Lost and found articles are dated, secured and stored. Records are maintained and procedures established to ensure prompt, accurate response to guest inquiries concerning lost articles.</p>		
59	<p>Return/Exchange Policies - A return and exchange policy is in place for damaged or expired (perishable items) that may be accidentally sold in a no saleable state.</p>		
60	<p>Payment Methods - The concessioner must honor credit cards to include, but not limited to, MasterCard, Visa, American Express, and Discover. The concessioner may accept debit cards and other types of payment methods including but not limited to travelers’ checks, personal visitor checks and gift cards at its discretion or at the direction of the Service.</p>		
61	<p>Park Orientation Material -The concessioner provides park-specific material, to include brochures, maps, newsletters, and special notices. Upon guest request, additional information about local businesses, places of interest, major highways, airports, restaurants, places of worship, etc. provided or the concessioner will direct the guest to another location where this information provided.</p>		
62	<p>Shopping Bag Reuse - The concessioner can institute a bag-on-request or bag reuse program as a waste reduction measure. Environmentally preferred bags (e.g. paper, compostable plastic) are used.</p>		

GROCERY STORE STANDARDS

63	<p>ATM Machines – ATM machines, if provided, are clean, properly stocked, and in good working condition. Machines are clearly marked and are provided in locations that do not block visitor ingress, egress, or flow. ATM signage may relate either to park interpretive themes or is generic in nature. Brand information only visible when at the machine. Machines are not cluttered with additional signs or promotional material. Exterior machines are adequately illuminated, and do not contribute to night light pollution. Machines must indicate any associated fees for completing a transaction prior to the completion of the transaction. Any machines that are temporarily out-of-service have computer-generated signs posted with appropriate "out-of-order" information.</p>		
C. Inventory Management			
64	<p>Deliveries - To the extent possible, delivery trucks and delivery times do not interfere with business operations during peak visitor times of day. Delivery locations are non-public areas of the facility to the extent possible.</p>		
65	<p>Inventory Management/Tracking - An inventory management system is in place to keep accurate records of inventory in stock, beginning and ending inventory records to maximize sales per square foot within merchandise guidelines. The inventory management system is managed to sustain a sufficient level of inventory so merchandise does not run out of essential items. Concessioners are permitted to promote end-of-season discounting to reduce excess merchandise.</p>		
66	<p>Loss Prevention - An appropriate loss prevention policy is developed and implemented that does not cause unnecessary inconvenience to guests. Concessioners may use appropriate tagging mechanisms or devices (security tags, retail security doorway towers) for high value or apparel items.</p>		
D. Personnel			
67	<p>Customer Service - Customers are greeted by staff, either upon entry or shortly thereafter. Employees are knowledgeable about the location of specific items sold.</p>		
68	<p>Staffing Levels - All facilities and services are properly staffed so as to prevent undue delays. In determining what constitutes undue delay, consideration is given to the kinds and types of service rendered, and situations or conditions beyond the control of the concessioner such as unanticipated influxes of visitors, facility or equipment breakdowns or sudden weather changes. The reasonableness of the delay, based on the above, is the determining factor.</p>		
69	<p>Employee Attitude - Each employee projects a friendly, hospitable, helpful, positive attitude and capable and willing to answer visitors' questions (about both job and general park information).</p>		
70	<p>Employee Appearance - Each employee wears a uniform or name tag identifying them as a concession employee. The uniform is commensurate with the type of service provided. Employees present</p>		

GROCERY STORE STANDARDS

	a neat, clean and otherwise attractive professional appearance.		
71	Management Visibility - The concessioner ensures that a manager and/or other key personnel are visible in the facility during peak service hours.		
72	Employee Training Programs - An active training program for the development of the necessary skills and techniques is provided for all employees. These sessions stress work performance and, as appropriate to the position, also include technical training for specific equipment, first aid, AED, fire and life safety, product and service presentation, cleanliness, employee attitudes, NPS philosophy and policy and any other training requirements. Performance is indicative of good training.		
	E. Rates		
73	Approved Rates – All rates charged do not exceed those approved by the Superintendent. These rates are verified against the specific approved, service, quality, price or other such criteria.		

SOUVENIR, GIFTS, & RECREATION STORE STANDARDS

Description. The focus of the souvenir, gift and recreation specialty stores is to sell souvenirs and general merchandise, often to simply provide evidence that the consumer has visited that location; or, may specialize their merchandise to predominately one activity. Gift and souvenir items may include specialty food, handicrafts, and thematic merchandise, (coffee mugs, stuffed animals, t-shirts, and postcards). Recreation specialty outlets typically focus on the sale of merchandise for a particular activity (golf, mountaineering, camping) and may also rent equipment associated with that activity.

	FACILITY STANDARDS	A, B, C Ranking	Primary Focus Area
Standard Number	A. Retail Facility Exterior		
1	<u>Building Structure</u> - Building exteriors are maintained in good condition and in a good state of repair at all times. Exterior surfaces are painted or treated to protect against deterioration. Painted surfaces are free of peeling paint, soil, and obvious cracks in masonry, and present an attractive appearance. Roofs are maintained with no missing tiles or shingles. Gutters and downspouts are maintained and cleaned to prevent overflow, especially at building entrances. Rooftop ventilation and other systems are in good repair.		
2	<u>Landscaping/Grounds</u> - Landscaping conforms to park standards. Noxious weeds and invasive plants are removed in coordination with the designated NPS integrated pest management coordinator and in accordance with an approved landscape plan. Grounds are continuously monitored to remove debris and trash from exterior structure areas and from shrubbery and planted areas. Appropriate drainage is maintained to keep water from collecting against buildings.		
3	<u>Parking</u> - Adequate parking spaces for automobiles, bicycles, etc., are provided. The parking area is paved and well-marked with stripes or other clearly visible method of designating spaces. Accessible spaces are prominently designated, clean, and free of refuse and obstructions. All parking areas, curbing, concrete bumpers, and driveways are well-maintained and free of excessive cracking, crumbling, holes, or unsightly repairs.		
4	<u>Pathways, Sidewalks, Ramps, Steps, and Stairs</u> - All pathways, sidewalks, ramps, steps and stairs are unobstructed and free of debris, obstructions, snow, and ice. These surfaces are maintained in good repair, free of excessive cracking, crumbling, holes, or tripping hazards, with well-maintained hand railings.		
5	<u>Lighting/Illumination</u> - Architecturally appropriate lighting is provided and maintained to indicate the entrance to the property and illuminate facades or signage so that guests can identify the building and safely navigate to it. Lighting is consistent with the NPS Night Sky requirements. Down-lighting is preferred on tall structures or post lights. Energy efficient bulbs are used in all fixtures, if feasible.		

SOUVENIR, GIFTS, & RECREATION STORE STANDARDS

6	<p>Public Signs - Public signs for which the concessioner is responsible are appropriately located, accurate, attractive and well-maintained. Permanent signs are professionally designed and produced, consistent with NPS standards, and appropriate for the purpose they serve and approved by the Superintendent prior to installation. Temporary signs are computer-generated, laminated and professional in appearance. Exterior windows are not impeded by signs in windows or other obstructions.</p>		
7	<p>Site Utilities and Equipment - All service areas and equipment such as above ground tanks and HVAC systems are adequately marked and maintained in a neat and orderly manner. All service areas are well-kept with litter and debris removed.</p>		
8	<p>Garbage and Trash/Recycling/Composting - Trash containers are conveniently located and in sufficient quantity to handle the needs of the site. Dumpster drain holes are plugged to keep liquids from draining onto the site. Waste does not accumulate in trash containers to the point of overflowing. Refuse is stored in covered, waterproof receptacles which comply with all relevant construction standards (such as bear and wildlife proof), as specified by the National Park Service. All market available recyclable products are collected and recycled. Provided compost collection areas are clean and orderly. Central refuse collection sites are screened from public view.</p>		
9	<p>Loading Docks/Delivery Area - Loading docks and delivery areas are clean, well-maintained and well screened from public view with fencing or other material consistent with the décor of the property. Fences and walls are cleared of overgrowth.</p>		
10	<p>Flags - Any national, state, or park flag displayed at an exterior location near the main entrance to the facility is in good condition and adheres to the display guidelines of the United States Flag Code. Flags are a minimum size of 3'x 5'. Any lighted flag display after dark adheres to NPS Night Sky requirements.</p>		
11	<p>ADA Accessibility – Buildings and areas meet the requirements of the Americans with Disabilities Act and all other applicable laws related to accessibility.</p>		
B. Retail Facility Interior			
12	<p>Entrance Area - Store entrance and waiting areas are clean and well-maintained. Entrance area flooring is mopped or swept and cobwebs removed from walls and ceilings. Any benches, tables and other furnishings are clean and well-maintained.</p>		
13	<p>Storefront Windows, Doors, Floors, and Screens - Windows are clean and free of smudges and/or fingerprints. Window sills are in good condition. Appropriate, professional looking displays highlighting key merchandise and/or promotions are displayed. All promotions are current. Windows are uncluttered. Floors are clean, free of litter, and stains. Walls and ceilings are free of cracks and stains with a fresh appearance. Doors, windows, and screens are clean, in good working condition, and sufficiently tight to preclude the entry of rodents and</p>		

SOUVENIR, GIFTS, & RECREATION STORE STANDARDS

	insects.		
14	<p>Aisles - Shopping aisles are uncluttered and not crowded with merchandise. The retail outlet has an uncluttered appearance. Opened and unopened boxed merchandise does not impede guest or employee safety. Retail sales floor is not be used for storage of merchandise.</p>		
15	<p>Public Restroom - Restrooms are clean, free of litter, well-illuminated, ventilated, and maintained. Restrooms are equipped with hot and cold running water, if available, or waterless hand cleaner provided. Toilet bowls, sinks and urinals are clean, free of stains and in proper operating condition. Toilet tissue, disposable towels, or air drying devices, if provided, are available at all times. Soap is provided, unless prohibited by park wildlife management plans. Walls, floors, ceilings, mirrors, waste receptacles, chairs and other furnishings are clean and well-maintained. Women's or unisex restrooms have a covered waste receptacle in every stall for the disposal of feminine hygiene products. The disposal containers are clean and emptied at least daily. Baby changing areas are provided in both men's and women's restrooms, unless a unisex restroom is available. Quality of decorative finishes is commensurate with the facility. A cleaning inspection log is maintained and posted on the back of the access door noting time of cleaning inspection and initialed by inspector.</p>		
16	<p>Changing Rooms - Any dedicated changing room area used for visitors to try on apparel is equipped with operable doors, curtains or other devices to ensure guest privacy. Well-maintained and clean mirrors, hooks and appropriate seating are provided. Changing rooms are routinely checked for cleanliness and other left-behind merchandise. Carpeted changing rooms are preferred.</p>		
17	<p>Public Signs - Interior public signs for which the concessioner is responsible are appropriately located, accurate, attractive, and well-maintained. Permanent signs are professionally designed and produced, consistent with NPS standards, and appropriate for the purpose they serve. The Superintendent has approved signs prior to installation. Temporary signs are computer-generated, framed or laminated, and professional in appearance. Handwritten signs within assigned areas are not used unless the Service approves exceptions. Signage is neat and tidy, and does not create a cluttered or untidy look.</p>		
18	<p>Illumination - Sufficient energy-efficient lighting, including recessed, spot and flood lighting, are adequate and appropriate, complementary to the décor and overall merchandising strategy of the facility, and adequate for the display of retail goods. All light fixtures are clean, functional and in working condition with no burned out bulbs.</p>		

SOUVENIR, GIFTS, & RECREATION STORE STANDARDS

19	<u>Ventilation/Climate Control/Temperature</u> - Public spaces are adequately ventilated with working climate control thermostats or other methods used to heat public spaces. Public spaces are maintained at a temperature consistent with guest comfort.		
20	<u>Drinking Fountains</u> – Any provided water fountains are clean and in good working condition.		
21	<u>Noise/Music Level</u> - Background music systems or intercom systems, if provided, are maintained in proper functioning order at all times. Recorded music, if provided, is played at a level so as not to disturb guests in adjoining areas. Except for emergencies, public area sound systems are not used to page guests.		
22	<u>Storage Areas</u> - Storage areas within view of the public are clean and neat with appropriate signage.		
23	<u>Displays and Interactive Display Areas</u> -Professionally manufactured equipment, complementary to the merchandising strategy of the store may be used to display merchandise. Hanging or displaying of a variety of merchandise from rafters, ceilings ropes, chains, over windows, in doorways or in the aisles, etc., is not acceptable, unless typically displayed in that manner in the retail industry. All CD/Music/Video displays are in working condition, or appropriate signage indicates any "out-of-service" displays. Any out of service units are repaired within a reasonable period of time, or removed from the sales floor.		
24	<u>Merchandise Shelving</u> - Shelving and other display fixtures are complementary to the merchandising strategy of the retail outlet. Shelving is of high quality, of good appearance and taste, and suitably finished for the décor to include rustic in appearance, if appropriate. Shelves are well-maintained, free of dust and fingerprints, and easily cleaned and maintained.		
25	<u>Merchandise Carts and Shopping Baskets</u> -A sufficient number of wheeled shopping carts and/or shopping baskets or bags used by visitors to assemble purchases are provided during all operating seasons. Carts or baskets are clean, well-maintained, and stored in a manner so as to not block aisles.		
26	<u>Security Cameras</u> - Any security cameras used in the operation are discrete and professionally mounted.		
C. Retail Store Safety			
27	<u>Emergency Lighting/Exit Lights/Emergency Exits</u> - Exit lights on permanent structures are on emergency circuits and in operation at all times. Emergency exits in all areas of the facility are adequately marked and unblocked.		
28	<u>Fire Alarms and Pull Boxes</u> - Fire alarms and pull boxes are visible and accessible to guests and employees.		
29	<u>Fire Extinguishers</u> - Accessible fire extinguishers suitable for use on all anticipated types of fires are appropriately located, visibly displayed, signed with proper, up-to-date operating instructions and visible inspection certificates or tags.		

SOUVENIR, GIFTS, & RECREATION STORE STANDARDS

30	<p>Shelving and Display Safety - Products that can present safety or security concerns for guests (especially young children) are stored or displayed in areas not within easy guest reach, or are easily monitored or controlled by a concessioner employee. Glass shelving has rounded edges in areas of visitor contact. Products displays are securely fastened and displays are not top-heavy. Merchandise items stored on high shelves have appropriate staff assistance signage displayed.</p>		
OPERATIONAL STANDARDS			
A. Merchandise			
Merchandise Selection			
31	<p>General Merchandise - Items offered for sale shall reflect the park themes or general parameters identified by the park or concessioner's Merchandise Plan. Merchandise must be available at a range of prices. General souvenir and gift stores provide park guests with a wide price range of thematic merchandise, which may include authentic handicrafts, apparel, specialty gifts, jewelry, publications, and other souvenirs. Inexpensive collectibles, such as cups, glassware, spoons, caps, etc. along with clothing and children's merchandise that have a relationship with park themes, should also be offered for sale. Specialized retail outlets (e.g. climbing, skiing, golf, and camping) sell merchandise consistent with the intent of the retail outlet but still provide suitable merchandise at a range of price points. Regardless of the store type, the concessioner will actively seek and prominently display environmentally preferable merchandise such as those made with recycled content or using less toxic materials such as paper products and clothing. Printed/paper items (e.g. cards) should use recycled content wherever possible.</p>		
32	<p>Merchandise Condition - All merchandise neatly displayed, undamaged, rotated on a regular basis, and checked for cleanliness. Shopworn merchandise removed or discounted, and clearly labeled if still appropriate for sale.</p>		
33	<p>Authentic Native American Handicrafts - An active program to purchase and prominently display authentic Native American handicraft items representing Area and regional themes, including crafts by local and Native American artists shall be undertaken in accordance with the operating or merchandise plan.</p>		
34	<p>Foreign Imports - American manufactured items are preferred over imported items. Foreign imports are permitted if United States manufactured merchandise is unavailable for a merchandise category. Foreign imports should not be available in such quantity as to exclude other American manufactured merchandise.</p>		
35	<p>Animal Skins - Animal skins, fabricated into such items as leather gloves, skirts, or jackets, mukluks, etc., are sold provided they are obtained from legally authorized sources and not derived from threatened and/or endangered species.</p>		

SOUVENIR, GIFTS, & RECREATION STORE STANDARDS

36	<p>Other Acceptable Merchandise - The sales of outdated merchandise such as film and other items where spoilage is not a problem may be sold at a discount rate, provided they are properly labeled as being outdated, and displayed separately from merchandise which has not exceeded the manufacturers "Do not sell after" date. Clearance items are not sold past the sell-by date or if these would pose a health hazard.</p>		
37	<p>Unacceptable Merchandise - The sale of the following items are not permitted:</p> <ul style="list-style-type: none"> • all articles that people with normal sensitivity might consider obscene, sexually oriented, suggestive, indecent, blasphemous, profane or vulgar or that ridicule established institutions, persons or customs, unless permitted by Park management • toy firearms, slingshots, paintball guns, etc. • animal skins or parts of animals obtained illegally or from threatened or endangered species. (These items also may not be incorporated into merchandise or used in displays.) • lead-containing artificial bait, live bait or fishing lures • Styrofoam coolers or flatware • items mislabeled as to character or origin, or otherwise misrepresented • merchandise which is harmful or hazardous • any merchandise prohibited by law, regulation, special directive or policy or that is contrary to the park's mission • merchandise that is subject to spoilage and has exceeded the producer's expiration date. 		
38	<p>Plant and Seed Sales - Plant material and seeds of any origin are not available for sale, unless permitted in the Operating Plan or park's Gift Shop Mission Statement.</p>		
39	<p>Internet Sales - Any merchandise sales conducted over the Internet by the Concessioner are governed in accordance with the Operating Plan and park's Gift Shop Mission Statement.</p>		
40	<p>Alcohol Sales – When alcohol is sold, all applicable Federal, State and local laws concerning liquor service, sales and consumption observed. Guests asked appropriately for age identification. A uniform carding policy instituted and applied. There is a clear indication as to the policy of off-site consumption.</p>		
Labeling & Display			
41	<p>General Merchandise Labeling - All merchandise properly tagged as to selling price and point of origin, as available. Use of bar-code tags, stickers, grease pencils, stringed price tags, or other park approved methods are acceptable. Identical items may be marked by display area, rather than on each item. Items clearly labeled for any mark-down or discount that will be applied.</p>		

SOUVENIR, GIFTS, & RECREATION STORE STANDARDS

42	<p><u>Handcraft Labeling and Display and Authentic Native American Handcraft Certification of Authenticity</u> - Authentic Indian/Eskimo/Hawaiian/American Samoan handcrafts are labeled as “Authentic Native American Handcraft” and come with a certificate of authenticity. Handcrafted items that are not “Authentic Native American” are labeled as handcrafts and/or handmade and can be identified by display as well as by item label. The authenticity of each item is clearly stated, so as to distinguish it from commercial or machine-made Indian/Eskimo/Hawaiian/American Samoan style merchandise. Intermingling of other items of different origin is not permissible. Additionally, artists, producers or associations of producers of genuine handcraft articles must certify in writing to the concessioner that their products are produced according to authorized production standards. Such handcraft items shall be physically separated from manufactured facsimiles, from novelty items, from foreign imports, etc., to reduce purchaser confusion. Handcraft merchandise shall be clearly visible to attract guests and promote sales.</p>		
43	<p><u>General Merchandise Labeling for Natural Products</u> - Merchandise made from natural products approved for sale or exhibit shall be labeled to indicate that the product was obtained from legally authorized sources outside of the park and not from rare, threatened, or endangered species. Merchandise shall be consistent with conservation and preservation of natural resources. The proposed sale of any replicas, or of geological merchandise, must be addressed in the Gift Shop’s Merchandise Plan.</p>		
44	<p><u>Foreign Product Labeling</u> - Foreign imports must be properly labeled to indicate the origin of manufacture. Pricing labels shall not conceal the foreign point of origin or other identification. If merchandise is manufactured in multiple countries, the label should indicate product manufactured in multiple countries.</p>		
45	<p><u>General Merchandise Labeling – Animal Skins</u> - Merchandise fabricated from animal skins must be labeled to indicate that skins were obtained from legally authorized sources and are not from threatened and/or endangered species. The manufacturer of such merchandise must certify in writing to the concessioner that their products meet these requirements.</p>		
46	<p><u>Handcraft Labeling and Display – Park Themes</u> - Items of interpretive value and general value in natural and cultural education will be prominently displayed. Wherever possible and appropriate, the concessioner will attach informational tags or shelf signs to the sales items to show the item’s relationship to Area themes.</p>		
47	<p><u>General Merchandise Labeling – Employee and Local Residents Convenience Products</u> - Merchandise sold primarily for employee or local residents' convenience such as school supplies, hardware or tools and cleaning supplies will be sold at the discretion of the Superintendent. If possible, this merchandise will be displayed less</p>		

SOUVENIR, GIFTS, & RECREATION STORE STANDARDS

	prominently.		
	B. Service		
48	Hours of Operation - All facilities and services are operated in accordance with the hours specified in the Operating Plan. Hours of operation prominently displayed at each facility and easily visible to the public.		
49	Checkout Areas - Checkout areas are clearly marked and visible. Checkout areas are designed and maintained in such a manner to allow for free-flowing visitor traffic. Special attention is made for the appropriateness of merchandise displayed near checkout areas. An electronic Point of Sale (POS) system is utilized to provide for timely and accurate checkout services and to support the reporting requirements outlined in the operating plan. Checkout services are timely and not burdensome to park guests.		
50	Cash Desk - The cash desk area shall be free of employee personal belongings and/or sensitive information or documentation (e.g. guest credit card slips).		
51	Lost and Found – Any and all items found are logged and turned into a designated secure location. Lost and found articles are dated, secured and stored. Records are maintained and procedures established to ensure prompt, accurate response to guest inquiries concerning lost articles.		
52	Return/Exchange Policies - A return and exchange policy relating to returns, restocking fees, time after purchase, and type of merchandise is approved by the Superintendent. A notice stating the policy is displayed in an area near the cash register.		
53	Payment Methods - The concessioner must honor credit cards to include, but not limited to, MasterCard, Visa, American Express, and Discover. The concessioner may accept debit cards and other types of payment methods including but not limited to travelers’ checks, personal visitor checks and gift cards at its discretion or at the direction of the Service.		
54	Sales Verification - Sales are accurately and legibly recorded. Receipts are given for all purchases.		
55	Shopping Bag Reuse - The concessioner can institute a bag-on-request or bag reuse program as a waste reduction measure. Environmentally preferred bags (e.g. paper, compostable plastic) are used.		
	C. Inventory Management		
56	Deliveries - To the extent possible, delivery trucks and delivery times do not interfere with business operations during peak visitor times of day. Delivery locations are non-public areas of the facility to the extent possible.		

SOUVENIR, GIFTS, & RECREATION STORE STANDARDS

57	<p><u>Inventory Management/Tracking</u> - An inventory management system is in place to keep accurate records of inventory in stock, beginning and ending inventory records to maximize sales per square foot within merchandise guidelines. The inventory management system is managed to sustain a sufficient level of inventory so merchandise does not run out of essential items, as defined in the Operating Plan and park's Gift Shop Mission Statement. Concessioners are permitted to promote end-of-season discounting to reduce excess merchandise.</p>		
58	<p><u>Authentic Native American Handcraft Records</u> - Adequate records are kept to verify the adjustments made to gross receipts related to the sale of authentic Native American handcrafts. A single electronic POS system with designated SKUs for these items is preferred, but an alternative system (e.g. separate cash register) may also be used. The concessioner maintains and provides for review, upon the request of the Service, certification of authenticity of all handcrafts for which an exception to franchise fee is claimed. The concessioner must submit procedures to meet this requirement upon request of the Service.</p>		
59	<p><u>Off-site Sales/Internet Records Management</u> - A tracking system is maintained to account for revenues from off-site sales (internet, catalog, mail order).</p>		
60	<p><u>Loss Prevention</u> - An appropriate loss prevention policy is developed and implemented that does not cause unnecessary inconvenience to guests. Concessioners may use appropriate tagging mechanisms or devices (security tags, retail security doorway towers) for high value or apparel items.</p>		
D. Personnel			
61	<p><u>Staffing Levels</u> - All facilities and services are properly staffed so as to prevent undue delays. In determining what constitutes undue delay, consideration is given to the kinds and types of service rendered, and situations or conditions beyond the control of the concessioner such as unanticipated influxes of visitors, facility or equipment breakdowns or sudden weather changes. The reasonableness of the delay, based on the above, is the determining factor.</p>		
62	<p><u>Employee Attitude</u> - Each employee projects a friendly, hospitable, helpful, positive attitude and capable and willing to answer visitors' questions (about both job and general park information).</p>		
63	<p><u>Employee Appearance</u> - Each employee wears a uniform or name tag identifying them as a concession employee. The uniform is commensurate with the type of service provided. Employees present a neat, clean and otherwise attractive professional appearance.</p>		
64	<p><u>Employee Training Programs</u> - An active training program for the development of the necessary skills and techniques is provided for all employees. These sessions stress work performance and, as appropriate to the position, also include technical training for specific equipment, first aid, AED, fire and life safety, product and service presentation, cleanliness, employee attitudes, NPS philosophy and policy and any other training requirements. Performance is indicative</p>		

SOUVENIR, GIFTS, & RECREATION STORE STANDARDS

	of good training.		
	E. Rates		
65	Approved Rates – All rates charged do not exceed those approved by the Superintendent. These rates are verified against the specific approved, service, quality, price or other such criteria.		

EXHIBIT B-12
CONCESSIONER FORMS

Yosemite National Park



Foodborne Illness Report/Complaint Form

Administrative Action or Person Completing Initial Report

Name of person receiving report	Date/Time ____/____/____ ____:____ <input type="checkbox"/> am <input type="checkbox"/> pm	Phone #
---------------------------------	---	---------

Action or Notification Taken

Referred to NPS Restaurant Inspection Close Investigation Other _____

Referred to whom for Investigation?	Date/Time ____/____/____ ____:____ <input type="checkbox"/> am <input type="checkbox"/> pm	Phone #
-------------------------------------	---	---------

Reporting Source (Complainant)

Last	First	Affiliation <input type="checkbox"/> General Public <input type="checkbox"/> Medical Provider <input type="checkbox"/> Other _____	
Street Address		City	
County (if known)	State	Zip Code	Home Phone #
Work Phone	Ext	Cell phone	Email Address

Nature and Location of the Alleged Foodborne Illness/Complaint

Name of Restaurant/Special Event*	Date of Service/Event	Restaurant/Event Organizer Phone Number	
Street Address (if applicable)			
City	County	State	Zip Code
# Persons ill <input type="checkbox"/> same household <input type="checkbox"/> complainant	# Known Persons in Attendance	Predominant Symptoms	

Contact (Complainant) Information

List the persons having concurrent or similar illness that were present at the implicated meal or event
Mark the "complainant" box if the complainant reported illness

Name	Address/Town	Phone Number	Relationship to Complainant
<input type="checkbox"/> Complainant	Same as above	Same as above	N/A

Illness (Complainant) Information

Complete the information for a single report.

If **more than 1 person** is ill, complete section for each ill individual listed from the Contact Information

Name:	Onset Date: ____/____/____	Onset Time: ____ : ____ <input type="checkbox"/> am <input type="checkbox"/> pm
--------------	-----------------------------------	--

Duration
 Less than 24 hours *24-48 hours* *More than 48 hours* *Ongoing* *Unknown*

Symptoms
 Nausea *Vomiting* *Abdominal cramps* *Diarrhea* *Bloody Diarrhea* *Fever* *Chills* *Headache*

 Muscle aches *Dizziness* *Fatigue* *Loss of appetite* *Other symptoms* _____

List current medications if applicable:	Patient's D.O.B:
--	-------------------------

Was a physician consulted about the illness? *Yes* *No* *Unknown*

Physician's name and address:	Phone #
--------------------------------------	----------------

Medical diagnosis reported? <input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Unknown</i>	Diagnosis:
---	-------------------

Testing (i.e., blood, stool) performed? <input type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Unknown</i>	
---	--

72 Hour Food History

List all food/beverages consumed 3 days prior to illness onset
Indicate the place where eaten (i.e., home, restaurant, special event) **Onset Date:** ____/____/____
Onset Time: ____ : ____ am pm

Date: Day:	Date: Day:	Date: Day:
Food Item	Food Item	Food Item
Breakfast Time ____ <input type="checkbox"/> <i>Don't recall</i>	Breakfast Time ____ <input type="checkbox"/> <i>Don't recall</i>	Breakfast Time ____ <input type="checkbox"/> <i>Don't recall</i>
Lunch Time ____ <input type="checkbox"/> <i>Don't recall</i>	Lunch Time ____ <input type="checkbox"/> <i>Don't recall</i>	Lunch Time ____ <input type="checkbox"/> <i>Don't recall</i>
Dinner Time ____ <input type="checkbox"/> <i>Don't recall</i>	Dinner Time ____ <input type="checkbox"/> <i>Don't recall</i>	Dinner Time ____ <input type="checkbox"/> <i>Don't recall</i>
Other	Other	Other

Additional Comments

OPERATIONS PROPOSAL FORM

Title: _____

Operations Proposal #: _____
 (CONCID-Proposal Number Sequencing, YEAR)
 (e.g. CC-YOSE004-16-001, 2017)

Concessioner Priority: _____
 Specify: High, Medium, Low

Provide a brief description of what is proposed:**Please check all that most appropriately reflect the nature of the proposed action:**

- | | |
|---|--|
| <input type="checkbox"/> Change of operating dates/hours | <input type="checkbox"/> Menu change |
| <input type="checkbox"/> New or reoccurring special event | <input type="checkbox"/> Introduce new service/product |
| <input type="checkbox"/> Facility redecoration | <input type="checkbox"/> Construction project |
| <input type="checkbox"/> New advertising or marketing | <input type="checkbox"/> Other (please specify) |

Does this proposal fall within the scope of the: (please check appropriate response)

- | | | | |
|-------------------------------------|------------------------------|-----------------------------|--|
| National Environmental Policy Act? | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unsure at this time |
| National Historic Preservation Act? | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unsure at this time |
| Americans with Disabilities Act? | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unsure at this time |

What is the objective of this proposal?

- (1) Why is this action necessary?
- (2) How will the action be implemented, and by whom?
- (3) How will natural or cultural resources or the visitor experience be affected if the proposed action is approved or denied?
 - Are there tangible environmental gains to be realized by accomplishing the proposed action?
 - Are any aspects of the proposed action addressed in Park planning documents (i.e., Merced Wild and Scenic River Plan, Tuolumne Wild and Scenic River Plan or the Concession Services Plan)? If so, how?
- (4) Does this proposal involve physical changes to structures?
- (5) If so, this proposal may require environmental planning and compliance review. Please contact YOSE_EPC@nps.gov to initiate this process.
- (6) Will your organization's staffing or housing requirements be affected by the proposed operational change?
 - How?
 - Will more, less or about the same number of employees be needed to provide the proposed service?
- (7) If possible, provide examples of similar services or operations that might be commonly operated outside the Park that might be visited to gain an understanding of how the proposed action will function in real-world terms. Whenever possible, limit out-of-park references to locations that NPS staff could visit in one-day travel time, i.e. Fresno, Merced, Sonora or Mammoth Lakes, California.
- (8) How will nearby Park operations (NPS, Concessioner, gateway community or other) be affected if the proposed action is approved or denied?
- (9) Does law, including the Food Code, govern any aspect of the proposed action?
 - If applicable, has the NPS Environmental Health Specialist been consulted?

- By whom and when?
- (10) Is there any additional information that might be helpful to the National Park Service in reviewing the proposed action that has not been provided in response to the above questions? If so, elaborate:

**SUPPLEMENTAL QUESTIONS
PROPOSED INTERPRETIVE PROGRAMS**

If this proposal involves the introduction of a new interpretive program or activity, please respond to the eight additional questions outlined below:

- (1) What interpretive theme(s) will this program address or be based upon?
- (2) What are the outcomes or goals of the program?
- (3) Who is the target audience?
- (4) Is this program identified in the Comprehensive Interpretive Plan (specific section and reference to plan)?
- (5) Is the proposed program a conducted activity that will be led by a member of the concessioner's interpretive services division?
- (6) Does the program conflict with other programs, either through duplication or because of scheduling? List and describe conflict(s) and mitigating actions.
- (7) What is the funding source of this program?
- (8) Do you plan to charge a fee for this activity? If so, how will you determine an appropriate fee?

PESTICIDE REQUEST FORM
FOR THE CALENDAR YEAR 20__

Pesticide Name	Proposed Amount Used	Proposed Location Used	Pest Targeted	Notes	Approved (Y/N)

*Form must be submitted to the Park IPM Coordinator for Review and Approval

PESTICIDE USE LOG
FOR CALENDAR YEAR 20__

Pesticide Name	Amount Used	Location Used	Pest Targeted	Date Used	Applied by <small>(company or employee name)</small>	Notes

**Form must be submitted to the Park IPM Coordinator Annually*

EXHIBIT B-2

RATE SUBMITTAL SCHEDULE

MONTH	LOCATION	VISITOR SERVICE
January		
	Curry Village, Yosemite Lodge	Standard Rooms, Family Rooms
	Yosemite Lodge	Deluxe Rooms
	Wawona	Hotel Rooms <i>(including with and without bath)</i>
February		
	The Ahwahnee	Food and Beverage <i>(including breakfast, brunch, lunch, dinner, bar food)</i>
	The Ahwahnee	Lodging <i>(including hotel and cottages)</i>
	The Ahwahnee	Guest Laundry
March		
	Badger Pass	Ski Area <i>(including Babysitting, Fast Food, Ski Equipment Rentals, Lift Tickets, Lessons, Tubing, Glacier Point Hut Self-Guided Overnight Stay, Nordic Holidays, Guided Snow Shoe)</i>
	Curry Village, Tuolumne Meadow Lodge, White Wolf Lodge	Cabins with bath, Cabins without bath, tent cabins
	Housekeeping Camp	Lodging units
April		
	Curry Village, Degnan's, Golf Shop, Glacier Point, Tuolumne Meadow, Yosemite Lodge	Fast Food
May		
	Yosemite Lodge	Food and Beverage <i>(includes Mountain Room and bar food)</i>
	Wawona and Yosemite Valley	Stables
June		
	Curry Village, Housekeeping Camp, Tuolumne Meadow Lodge, Yosemite Lodge	Pools, Showers
	Wawona Hotel	Golf Course, Tennis Courts
	Various locations	Lockers
July		
	The Ahwahnee	Bracebridge, Vintners, Chef's Holidays
	Housekeeping Camp	Laundry
	Various locations	Vending
August		
	High Sierra Camps	Lodging, Food & Beverage <i>(for following year)</i>
	Tuolumne Meadow Lodge, White Wolf	Food & Beverage <i>(not fast food, for following year)</i>
September		
	Wawona Hotel	Food & Beverage <i>(includes breakfast, brunch, lunch, dinner, BBQ, for following year)</i>
	Yosemite Village	Garage, Towing
	The Ahwahnee, Wawona Hotel, Yosemite Lodge	Holiday Dinners <i>(Thanksgiving)</i>

October	
Crane Flat, Curry Village	Ski Equipment Rentals (<i>for cross-country, snowshoe</i>)
The Ahwahnee, Wawona Hotel, Yosemite Lodge	Holiday Dinners (<i>Christmas, New Year's Eve</i>)
November	
Tuolumne Meadow Lodge, Yosemite Valley	Yosemite Mountain School Guide Services
Curry Village	Ski Buffet
All	Bars
December	
Curry Village	Food and Beverage(<i>for following year</i>)
Yosemite Valley	Tours
All lodging	Advance Rate (<i>percent increase for season</i>)
Various Locations	Interpretive Services

EXHIBIT B-3

GIFT SHOP MISSION STATEMENT

This Mission Statement is for the operation of both year round and seasonal retail locations in Yosemite National Park. As outlined in the Operating Plan, a Gift Shop Mission Statement will be incorporated into the Concessioner's operation. The following references to the National Park Service Management Policies and Park Purpose help guide the understanding and development of a Gift Shop Mission Statement:

National Park Service Management Policies Chapter 10: Commercial Visitor Services

Through the use of concession contracts or commercial use authorizations, the National Park Service will provide commercial visitor services that are necessary and appropriate for public use and enjoyment. Concession operations will be consistent to the highest practicable degree with the preservation and conservation of resources and values of the park unit. Concession operations will demonstrate sound environmental management and stewardship.

10.2.4.5 Merchandise

The National Park Service will approve the nature, type, and quality of merchandise to be offered by concessioners. Although there is no Service-wide list of specific preferred merchandise, priority will be given to sale items that foster awareness, understanding, and appreciation of the park and its resources and that interprets those resources. Merchandise should have interpretive labeling or include other information to indicate how the merchandise is relevant to the park and its interpretive program and themes.

Each concession operation with a gift shop will have a mission statement based on the park's concession service plan or general management plan. Concessioners will develop and implement a merchandise plan based on the park's gift shop mission statement. The merchandise plan must be satisfactory to the Director, and should ensure that merchandise sold or provided reflects the significance of the park and promotes the conservation of the park's geological resources, wildlife, plant life, archeological resources, local Native American culture, local ethnic and traditional culture, historical significance, and other park resources and values. The plan should also integrate pollution prevention and waste-reduction objectives and strategies for merchandise and packaging.

Merchandise must be available at a range of prices. Theme-related merchandise manufactured or handcrafted in the United States—particularly in a park's geographic vicinity—will be encouraged. The revenue derived from the sale of United States Indian, Alaska Native, native Samoan, and Native Hawaiian handicrafts is exempt from any franchise fee payments.

10.2.4.6 Artifacts and Specimens

Concessioners will not be permitted to sell any merchandise in violation of laws, regulations, or NPS policies. The park superintendent may prohibit the sale of some items for retail sale because the merchandise is locally sensitive or inappropriate for sale. The sale of original objects, artifacts, or specimens of a historic, archeological, paleontological, or biological nature is prohibited. Replicated historic, archeological, paleontological, or biological objects, artifacts, or specimens may be sold if they are obvious replicas and clearly labeled.

Any geological merchandise approved for sale or exhibit by concessioners must be accompanied by appropriate educational material and a written disclaimer clearly stating that such items were not obtained from inside park boundaries. The proposed sale of any replicas, or of geological merchandise, must be addressed in the gift shop merchandise plan.

Park Purpose

The Park's 1980 *General Management Plan* (GMP) states that there are two purposes for Yosemite National Park. The first is preservation of the resources that contribute to Yosemite's uniqueness and attractiveness - its exquisite scenic beauty; outstanding wilderness values; a nearly full diversity of Sierra Nevada environments, including the very special sequoia groves; the awesome domes, valleys, polished granites, and other evidences of the geologic processes that formed the Sierra Nevada; historic resources, especially those relating to the beginnings of a national conservation ethic; and evidences of the Indians that lived on the land. The second purpose is to make the varied resources of Yosemite available to people for their individual enjoyment, education, and recreation, now and in the future.

The GMP also states that gift shops at Yosemite National Park serve a two-fold mission of (1) providing opportunities for visitors to purchase mementos of the park, and (2) serving as an extension of the park's interpretive responsibilities to the public. The shops provide a means for visitors to take something of their park experience away with them by purchasing gifts and souvenirs which relate to the park's resources and educational messages. The purchases have the potential of both providing memories of an enjoyable experience and further contributing to the understanding of park preservation and related environmental and cultural values.

The following Objectives and Gift and Souvenir Themes for Yosemite National Park will be used in the development and operation of merchandise sales:

Objectives

In responding to the above NPS Management Policies and the purpose of Yosemite National Park, the following objectives are established:

- (1) The image of Yosemite National Park and park gift shops are intertwined. The gift shop merchandise and personnel are a reflection of the park's interaction with its visitors and should exemplify quality and professionalism. The Business and Revenue Division, with support from Interpretation, will assist the concessioner's staff training in terms of the interpretive/educational messages to be conveyed by sales items. The concessioner will continue its training of retail personnel to be aware of the sources (when of importance), quality, and authenticity (when appropriate) of merchandise items.
- (2) To the greatest extent possible, gift and souvenir items will have an identifiable (i.e., environmental themes) relationship to Yosemite National Park, its environs, its natural/cultural history, or other related topics.
- (3) Themes and categories will be identified by the National Park Service and concessioner to guide in the implementation of Objective #1. Gifts and souvenir items which do not relate to any identified themes will be phased out of inventory.
- (4) Sales items with Park interpretive and environmental or cultural educational value will be provided prominent display space.
- (5) Handcraft items representing park and regional themes will be encouraged and sought; conversely, handcraft items from other regions of the United States are discouraged.
- (6) When possible and appropriate, informational tags will be attached to sales items in an interpretive/educational effort to illustrate the relationship of the item to one or more of the specific themes.
- (7) Gifts and souvenirs representing the desired themes will be sought within a broad price range, providing visitors the opportunity to purchase items from both expensive and inexpensive categories. When appropriate, fine art may be included within the concessioner's sales inventory.
- (8) The concessioner has the responsibility to select specific merchandise items that comply with this Mission Statement and NPS Management Policies. Park managers must be careful not to dictate the sale of specific gift items based on individual tastes in gifts and souvenirs. It is recognized that purchasing and merchandising new inventory will be phased over a period of time, and that items which do not sell, regardless of how well they support park themes, need not be sold or reordered.

- (9) The above objectives are for gift and souvenir sales items. It is recognized that the concessioner will also sell grocery, camping, clothing, sundries and other general merchandise necessary and appropriate to meet the needs of visitors.

Gift and Souvenir Themes for Yosemite National Park

- (1) Scenery
 - Domes, cliffs, meadows, forests, rivers and waterfalls seen in and from Yosemite National Park
 - High Sierra peaks, ridges, canyons, lakes, streams, meadows, forests and giant sequoia groves
 - Skies
- (2) Geology
 - Geologic land base and its origins, processes, etc.
 - Mineral and rock samples
- (3) Life Communities
 - Balance and interdependence of life forms
 - Yosemite flowers, trees, etc.
 - Yosemite animals, birds, fisheries
- (4) People and Yosemite
 - Native Americans in Yosemite
 - European Americans in Yosemite
 - Establishment of the park; role of concessioners
- (5) Park Experience
 - Enjoying the special attributes of Yosemite National Park
 - Activities in Yosemite National Park
 - "How-to-do" materials that relate to park activities
 - Park informational materials
- (6) Wilderness
 - The concept of wilderness
 - History of the wilderness idea, its implementation nationwide and at Yosemite National Park.
 - Human uses of wilderness (human values, scientific values, forms of exploitation and their consequences)
 - Wilderness appreciation
- (7) Environmental topics
 - General topics/issues of importance to all parks, i.e. air quality, water quality, waste disposal
 - Relationship between parks and their environs, role of parks as indicators of this relationship
 - The national park movement
 - The conservation/environmental movement
 - Environmental ethics

EXHIBIT B-4

HORSE AND MULE OPERATING PLAN

1) INTRODUCTION 1

2) GENERAL RESPONSIBILITIES 1

 A) Concessioner 1

 B) Service 1

3) STANDARDS 1

 A) Trail Rides 1

 B) Overnight Saddle and Pack Trips 3

 C) Animal Boarding 3

 D) Freight Trips to Support High Sierra Camps 3

 E) Employee Qualifications 4

 F) Visitor Orientation and Interpretation of the Area 4

 G) Public Health and Safety 4

 H) Corral and Trail Operations and Resource Protection 5

 I) Stock Selection, Care, and Handling 6

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1) INTRODUCTION

This Horse and Mule Operating Plan between Yosemite Hospitality, LLC (hereinafter referred to as the "Concessioner") and the National Park Service (hereinafter referred to as the "Service") describes specific operating responsibilities of the Concessioner and the Service with regard to those lands and facilities within Yosemite National Park and the El Portal Administrative Site (hereinafter referred to as the "Area") that are assigned to the Concessioner for the purposes authorized by the Contract.

Expectations of the scope and quality of Concession Facilities and services not addressed in this plan are located in the main Exhibit B (Operating Plan).

2) GENERAL RESPONSIBILITIES

A) Concessioner

The Concessioner must provide horse and mule operations to include trail rides, overnight saddle and pack trips, support for High Sierra Camp operations, spot packing, and animal boarding subject to the parameters set forth herein. The Concessioner must provide for safe operations of all facilities and services associated with horse and mule operations. All stock trips will be conducted in compliance with Service regulations. The Concessioner must designate a representative with full authority to direct the Horse and Mule operations.

B) Service

The Operations and Wilderness branches of the Visitor Protection Division have the overall responsibility for visitor protection and wilderness management. The Service may restrict or close areas used for horse and mule operations at any time for reasons including safety and resource protection.

3) STANDARDS

A) Trail Rides

The Concessioner must offer day rides from the stables located in Wawona. The maximum number of riders per trip is 15, including guides. The Concessioner must provide a guide to rider ratio of not less than one guide for every eight clients (1:8). The Concessioner must ensure all trail rides keep to designated trails and allow no rider to ride off trail. The Concessioner must provide a crossing guard to assist riders crossing the Wawona Road. The crossing guard can be a trip guide.

(1) Trail Rides

- (a) Two Hour Rides. Round trip from Wawona Stables to the Wawona Meadow Loop Trail. Daily ride times are 8:00 a.m., 10:00 a.m., and 2:00 p.m. When the Meadow Loop Trail is closed, the Concessioner may use the Alder Creek Trail with the advance approval of the Service.
- (b) All Day Trail Rides. Departing from the Wawona Stables to the Mariposa Grove. When the Mariposa Grove is closed, an alternate trail ride is to Deer Camp.

(c) Authorized Trail Rides (rides are all round trip)

Stable Location	Ride	Frequency	Departure Time(s)	Destination / Description
Wawona	Two Hour	Daily	8:00 a.m., 10:00 a.m., 2:00 p.m.	Meadow Loop, Alternative: Alder Creek The Meadow Loop trip goes around the eastern perimeter of the Pioneer Yosemite History Center and over the covered Bridge, crossing the Wawona Road. The alternative trip to Alder Creek is used only when the loop trail is closed.
Wawona	Full-Day		TBD	Mariposa Grove, Alternate: Deer Camp When the Mariposa Grove Trail is closed, the alternative trail to Deep Camp is used as temperatures permit.
Wawona	Alternative Rides		TBD	With prior written approval from the Service

(d) Trail Ride Map



B) Overnight Saddle and Pack Trips

- (1) *Guided Saddle Trips to High Sierra Camps*. Each guided trip must be comprised of no more than 15 people inclusive of guide(s). The Concessioner must provide a guide to rider ratio of not less than one guide for every eight clients (1:8). All guided trips depart from the Tuolumne Meadows stables on the following schedule:
 - (a) Six-day Saddle: depart on Sunday via Glen Aulin, May Lake, Sunrise, Merced Lake, and Vogelsang.
 - (b) Four-day Saddle: depart on Sunday via Vogelsang, Merced Lake, and Sunrise and Tuesday via Glen Aulin, May Lake and Sunrise.
- (2) *Private and Customized Saddle and Pack Trips*
 - (a) The Concessioner may provide private saddle trips from Wawona stables as arranged with clients. The Concessioner may customize destinations, itineraries, length, and other details of the trip.
 - (b) The Concessioner must submit an annual use report to the Service on the number of guided overnight trips, including the number of participants and guides, the location of each trip, and the length of stay.
 - (c) Wilderness Permits. The Concessioner must obtain Wilderness Permits from the Service in advance of each saddle and pack trip.
 - (d) Food Storage. The Concessioner must store food properly in approved containers and monitor the stored food at all times.
- (3) *Spot Packing (Delivery Services)*. The Concessioner may offer delivery services or spot packing anywhere stock are allowed as defined in the Wilderness Management Plan, Stock Use Management Plan, and the Superintendent's Compendium. For spot packing camps, the private party must obtain a Wilderness Permit and properly store and monitor food. The Concessioner must provide private users proper food storage containers as part of the spot packing service.

C) Animal Boarding

- (1) The Concessioner may board clients' horses and mules at the stables for no more than seven contiguous days at Yosemite Valley and Wawona stables. The Concessioner must submit an animal boarding agreement to the Service for review and approval **within 120 days of Contract effective date** and whenever the Concessioner makes changes.
- (2) Prior to arrival in the Area, owners of outside horses or mules must fill out an Emergency Form to allow prompt response if the outside animal is sick or injured. This form includes the owner's emergency phone numbers and wishes regarding extent of treatment in case of an emergency should the owner be unreachable. In addition, the Emergency Form will include the horse's name, description and age, and state whether or not the horse(s) is insured (name, address, and phone number of insurance company).
- (3) The Concessioner must keep privately-owned animals separate from the Yosemite herd. Owners must present to the Concessioner prior to arrival proof for each animal to be boarded of each of the following: veterinary health certificate, current vaccination (for sleeping sickness, tetanus, rabies, and West Nile virus), deworming history, and negative Coggins test (within six months) for Equine Infectious Anemia. If an animal's deworming or vaccination history is unclear, the Concessioner must vaccinate or deworm (as appropriate) the animals before introduction or exposure to the herd.

D) Freight Trips to Support High Sierra Camps

- (1) The Concessioner can use the stock and packers from the Horse and Mule operations to support High Sierra Camp operations.
- (2) To the greatest extent possible, the Concessioner must minimize the number of stock trains per week at each of the five High Sierra Camps to reduce resource impacts and user conflicts on the trails.
- (3) To supply Merced Lake High Sierra Camp stock trains are limited to a maximum of 7.5 strings per week (or 30 strings per month).

- (4) To supply Glen Aulin High Sierra Camp stock trains are limited to an average of 5 pack strings per week as calculated over the length of the entire season. The Service and the Concessioner will work to achieve additional gains in operational efficiency with the goal being to further reduce human/stock encounter rates on the trails leading to Glen Aulin High Sierra Camp.

E) Employee Qualifications

- (1) All guides must have current certification in Standard First Aid (or higher) and CPR. Guides must have experience and training in feeding, grooming, and caring for stock, leading rides and offering interpretation during rides.
- (2) All guides must be employees of the Concessioner. Subcontracting with independent wranglers is not permitted.
- (3) The Concessioner must provide safety and Area orientation training for all guides.
- (4) The Concessioner must select management employees on the basis of their experience in stock use, supervision, and ability to serve the public, among other factors.
- (5) Stable hands must have experience with stock and be able to adequately feed, groom, and care for all stock and tack.
- (6) Employees must be friendly, courteous, and helpful to clients.
- (7) Guides are responsible for assuring that clients comply with policies.

F) Visitor Orientation and Interpretation of the Area

- (1) Prior to starting the rides, guides must brief all clients on proper and safe riding procedures such as: how to control the horse or mule prior to mounting; how and when to dismount; and how to pass the word for help (rider by rider) to the guide. Guides must inform clients of the nature and demands of the trip, including but not limited to route, time frame, possible hazards, restroom facilities, water availability, and procedures for removing excess clothing and for taking pictures. The guide must aid the clients in mounting and assist the clients on securing carry-on articles, including raincoats.
- (2) The Concessioner must provide thematic interpretative programs as part of this visitor service (see the Interpretive Services section in the Operating Plan). Interpretation in the corral area and at locations during the ride will be provided. The Concessioner must follow Leave No Trace Principles and include them as part of the interpretation program during all rides.

G) Public Health and Safety

- (1) In areas where toilet facilities are not available, guides must inform clients of backcountry sanitation procedures.
- (2) All water provided for clients must be from a safe water drinking source. The Concessioner must advise clients about the risks of drinking untreated water.
- (3) The guide must have a First Aid kit containing appropriate items for the visitor service available during every ride.
- (4) The guide must have a two-way radio or other communication device on all rides. The guide must have the equipment available to communicate with the Service Communications Center on all rides.
- (5) The Concessioner must make helmets available for all clients. Helmets must be in good condition, cleaned and sanitized after each use, and available in a range of sizes.
- (6) Prior to beginning operations each season, the Concessioner must provide the Business and Revenue Management Division with a written list of guides documenting their First Aid and CPR certification expiration dates.
- (7) Concessioner's provided crossing guards must wear high visibility vests or colors at all road crossings for trail riders.
- (8) The Concessioner may transport visitors who are not clients of the Concessioner out of the backcountry via stock for emergency purposes or provide carry out services for visitors who are not clients of the Concessioner upon request.

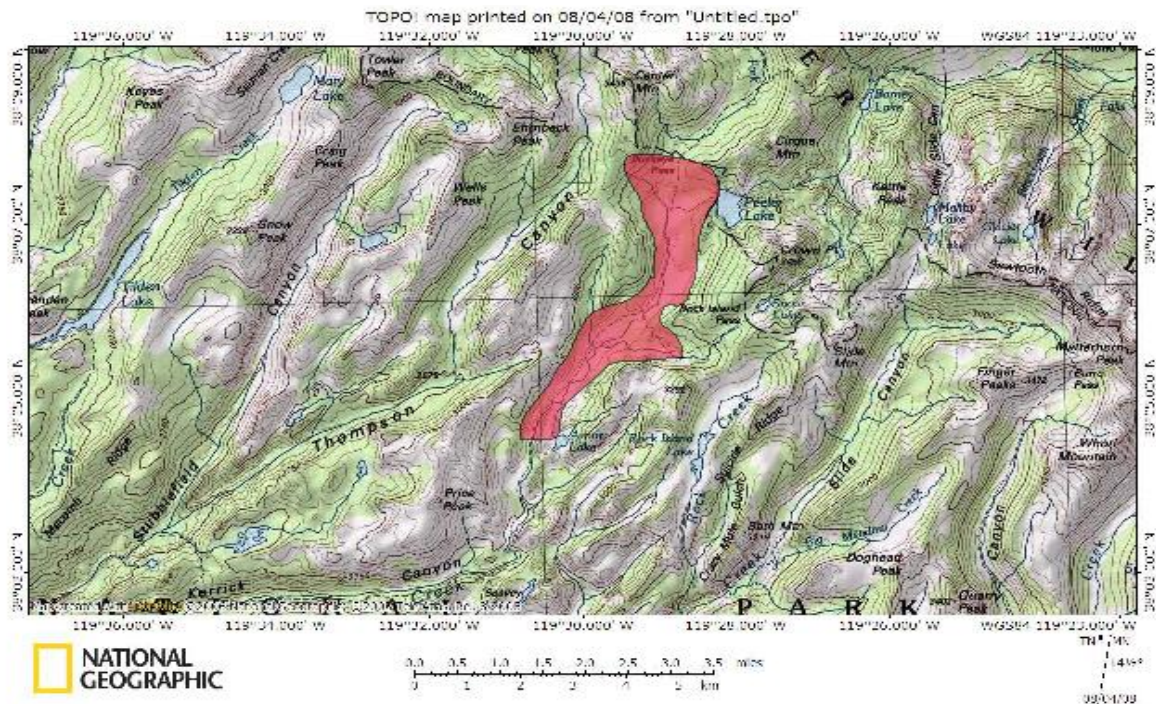
- (9) The Concessioner may charge visitors who are not clients of the Concessioner for carry out and/or transport services rendered.
- (10) The Concessioner must report all human or stock injuries, accidents, unsafe conditions, or any lost stock to the Area Communications Center as soon as possible.

H) Corral and Trail Operations and Resource Protection

- (1) All trails used by the Concessioner for scheduled trail rides must be designated and approved in writing by the Service prior to use. The Service evaluates trail conditions prior to each season and provides the Concessioner with information on tentative start dates for stock use on trails. To prevent resource damage during the season, the Service observes trail conditions and may close trails when they are too wet for stock use or where dangerous conditions exist. The Service will give the Concessioner as much advance notice as possible (preferably 24 hours) of trail closures. During a closure, the district ranger monitors conditions and reopens the trails as soon as they are suitable for use.
- (2) The Concessioner must maintain corrals and other areas where it keeps horses and mules. The Concessioner must keep all corrals free of weeds to reduce the likelihood of introducing non-native plant species in the Area. The Concessioner may use chemicals and other means to control weeds and pests only with the advance written permission of the Service (see the Maintenance Plan, Exhibit H, for additional information). The Concessioner must refer specific problems to the Service Integrated Pest Management Coordinator for review and approval.
- (3) The Concessioner must maintain drainage at the stable locations (Tuolumne Meadows, Wawona and Yosemite Valley) sufficient to ensure that standing water and waste fluids do not accumulate. The Concessioner must contact the Service to review and approve new or additional drainage areas prior to trenching or any other ground disturbance. The Concessioner must remove manure from the trail surface of any trail within 0.5 mile of a High Sierra Camp or Concessioner-operated corral used that day by any Concessioner-owned stock.
- (4) The Concessioner must keep dumpsters for waste removal covered and outside of the corrals as far from animals as practical. The Concessioner must remove dumpster contents before the dumpster is full. The Concessioner must remove manure from its assigned corrals twice daily to prevent the spread of disease, provide fly control, and support general hygiene.
- (5) The Concessioner annually must report the number of stock used per trail to the Service after each operating season. The report will be submitted to the Business and Revenue Management Division.
- (6) Groups, including guides, must travel in single file.
- (7) Multiple groups using the same trail must be spaced a minimum of 15 minutes apart.
- (8) Riders must slow their horses to a walk when approaching and passing persons on foot. The Concessioner may graze stock, subject to periodic grazing capacity limitations while on overnight guided pack trips, other than in areas adjacent to the High Sierra Camps or in closed or restricted areas such as Kerrick Canyon (see below). The Concessioner may graze stock while on overnight saddle trips at the High Sierra Camps in areas designated by the Service.
- (9) The Concessioner must tie horses and mules to hitch rails in all areas where they are available. If none are available, the Concessioner may tie stock to a high line between two trees. The Concessioner must not tie stock directly to any natural feature.
- (10) Guides must ensure protection of flora, fauna, and other Area resources.
- (11) Guides must inform the Service of any obstacles, hazards, or other problem areas in the trails as soon as possible.
- (12) The Concessioner must ensure that all road/bicycle path crossings used by its stock are free of dirt, mud, and manure.
- (13) The Concessioner must use outriders only in emergency situations.
- (14) The Service prohibits the creation of multiple trails.
- (15) The Service may close or restrict use in areas that may affect the Concessioner. One restricted zone includes Kerrick Canyon and neighboring side canyons, which are closed to grazing and off

trail travel in order to reduce the impacts to endangered wildlife and their habitat. The Service will inform the Concessioner of any such closures or restrictions.

(16) *Kerrick Canyon Closure Map*



**Closed
to Grazing**

I) Stock Selection, Care, and Handling

- (1) *Administrative Use.* The Concessioner may use the Yosemite Valley Stables for the processing of stock in and out of the Park.
- (2) The Concessioner must have an equine veterinarian perform an annual pre-season inspection of all stock used during each operating season. The Concessioner must provide a copy of the written report to the Business and Revenue Management Division. The Concessioner must correct any deficiencies or areas of concern prior to placing the stock in the Area. The Concessioner may use only animal in good health.
- (3) The Concessioner must select stock for its operations based on good health, good appearance, and mild disposition.
- (4) The Concessioner must remove from use all animals with a temperamental or unsafe disposition.
- (5) The Concessioner must care for the stock animals, keep health records and immunization records for each animal at each stable operation in the Area, and make the records available for inspection by the Service upon request. The Concessioner must maintain a health record notebook with a clinic record and shoeing record for each animal at its respective barn. The clinic record must accompany the animal if the Concessioner moves it to another stable. The clinic record also must note any treatment, including vaccination, de-worming, shoeing, or examination for any ailment, including the location where the treatment takes place. Stables managers must maintain up-to-date livestock care records electronically, utilizing a format consistent with the standards of the veterinary industry. The Service may inspect the condition of the stock at any time and may require the Concessioner to provide a veterinarian's statement concerning the well-being of any animal. The Concessioner must remove from use any animal suffering from illness, injury, or an unsightly but not disabling condition.

- (6) The Concessioner must monitor geriatric animals closely and, if weight loss occurs, check their teeth for sharp points, de-worm, check for systemic disease, and consider performing lab work as recommended by an equine veterinarian.
- (7) The Concessioner must isolate animals suspected of having contracted a contagious disease out of the Area and segregate them from the main herd population by a distance of not less than 100 yards. If an animal has an infectious disease, the Concessioner must notify the Business and Revenue Management Division immediately.
- (8) The Concessioner will rotate stock to avoid overuse. The Concessioner must maintain an adequate herd to perform such rotations regularly. If the Concessioner does not have an adequate number of stock animals to ensure timely rotation, it must reduce the number of riders and trips accordingly. Stock numbers at any stable will not exceed numbers that create health and safety concerns for the animals and numbers will be capped to allow adequate space for the herd to move about as freely as possible in the corrals.
- (9) The Concessioner must provide a readily accessible equine First Aid kit at all stables. The Concessioner must groom animals used on Area trails daily and clean their hoofs before and after trail use. Grooming includes removal of all stones, burrs, dirt, and manure that might harbor seeds or cause an injury to the animal.
- (10) As part of the Service effort to reduce the introduction of exotic plants, the Concessioner must keep stock brought into the Area in the corral for 48 hours before taking them on Area trails
- (11) The Concessioner must load pack stock taken into the backcountry to minimize the number of stock used while not overloading individual animals.
- (12) The Concessioner must remove dead stock from the Area as soon as possible (not to exceed 24 hours). The Concessioner must coordinate the disposal of dead stock in the backcountry with the Service on a case by case basis.

J) Tack and Other Equipment

- (1) The Concessioner must maintain all equipment and tack in a safe, operable, and clean condition. The Concessioner must establish procedures for evaluating equipment and tack condition.
- (2) The Concessioner must provide saddle bags and slickers or emergency rain gear for the convenience of the client.
- (3) The Concessioner must maintain an adequate number of pack saddles for packing supplies and materials.
- (4) All children's saddles shall be equipped with hooded and breakaway stirrups.

K) Opening and Closing of Trails

- (1) The Concessioner may not use any muddy or unstable Area trails.

L) Hay and Grain

- (1) The Concessioner may use only feed and hay regionally certified as weed-free. The Concessioner must retain weed-free certifications for a period of two years and make available for Service inspection when requested.
- (2) The Concessioner must store hay inside an enclosed structure, a fence, or other type of enclosure to preclude access to wildlife.
- (3) The Concessioner must pack feed for stock at High Sierra Camp operations.
- (4) The Concessioner must store grain inside a bear proof building.
- (5) The Concessioner may not cache processed feed in the backcountry other than at the High Sierra Camps or at a location approved in writing by the Superintendent.

M) Protocols, Standards, and Programs

- (1) *Animals Brought into the Herd During the Operating Season*
 - (a) The Concessioner must have an equine veterinarian examine every animal entering the Concessioner's herd upon arrival. Each animal must have a negative Coggins test (current within the last six months). A health record will be established for each animal identifying it

by name/number, age, and description. All treatments and medication will be recorded in the horse's health record.

- (b) New arrivals may be affected by transportation stress and disease following transport to Yosemite. On arrival, new horses/mules will be isolated from the general population for 14 days to prevent the possible spread of disease. During this period appropriate preventive medicine may be instituted (deworming, dentistry, and vaccinations) and the animals will be monitored. If the animal is off-feed, has a temperature over 101°F or is depressed, a veterinarian will be consulted.
- (2) *Emergency Preparation.* The Concessioner must ensure each stable has the following information: a veterinarian's contact information, including how to reach them after hours. The Concessioner must provide for prompt transport of animals that require out-of-park diagnosis or treatment.
- (3) *Health of Animals.* The Concessioner must maintain the health of all animals as recommended by their veterinarian.

Exhibit B-4, effective date: March 1, 2016

EXHIBIT B-5**BADGER PASS OPERATING PLAN**

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1) **INTRODUCTION**

This Badger Pass Operating Plan between Yosemite Hospitality, LLC (hereinafter referred to as the "Concessioner") and the National Park Service (hereinafter referred to as the "Service") describes specific operating responsibilities of the Concessioner and the Service with regard to those lands and facilities within Yosemite National Park and the El Portal Administrative Site (hereinafter referred to as the "Area") that are assigned to the Concessioner for the purposes authorized by the Contract.

Expectations of the scope and quality of Concession Facilities and services not addressed in this plan are located in the main Exhibit B (Operating Plan).

2) **GENERAL RESPONSIBILITIES**

A) **Concessioner**

- (1) The Concessioner provides downhill and cross-country skiing, food and beverage services, merchandise sales, cross-country ski lessons, cross-country ski equipment and snowshoe rentals, downhill ski and snowboarding lessons, and downhill and snowboarding equipment rentals including helmets at the Badger Pass Ski Area. The Concessioner may also provide locker rentals and child care.
- (2) The Concessioner must provide for safe operation of all facilities and services associated with the ski area. The Concessioner will designate a representative with full authority to direct its Badger Pass operation.

B) **Service**

- (1) The Operations Branch of the Visitor Protection Division, Wawona District, is the designated representative of the Superintendent with overall responsibility for visitor protection and coordinates directly with the Concessioner and Service personnel on day-to-day operational matters. The Service may open and close a run or tow at any time for safety and/or resource protection reasons.
- (2) In order to facilitate the Service's oversight, the Concessioner must issue season passes to Wawona Protection personnel designated by the Wawona District Ranger. The Concessioner must issue an additional three season passes to the Wawona District Ranger for use of other Service employees on official business.

3) **PLANS AND STANDARDS**

A) **American National Standards for Aerial Passenger Tramways (ANSI)**

- (1) The Concessioner must use ANSI as the Area safety standard for design, maintenance, and operation of fixed grip aerial lifts and surface tows. The Concessioner must develop and submit any plans identified in ANSI B-77.1-2011 or more recently published standard to the Service. The Concessioner must comply with all applicable ANSI requirements for written documentation.

B) **Alpine Skiing**

- (1) The Concessioner must develop and maintain an Alpine Skiing Operations Plan addressing staff responsibilities, safety, avalanche rescues, lift evacuation, First Aid, busing, structural fire precaution and response, etc., due **within 90 days of Contract effective date**. The Concessioner must make copies of this plan available at the Badger Pass Ski location for reference by Concessioner and Service employees. The Concessioner must update the manual as needed.
- (2) The Concessioner must submit any revisions to the Alpine Skiing Operations Plan to the Service prior to **November 15** each year for review and approval. The Concessioner's approved Alpine Skiing Operations Plan supplements the Concessioner's Risk Management Program.

C) **Nordic Operations**

Refer to Exhibit B (Operating Plan) for specific Nordic Operations standards.

D) **Food and Beverage Service**

Refer to Exhibit B (Operating Plan) for specific Food and Beverage Service standards for the three food outlets at the Badger Pass Lodge.

4) OPERATING SCHEDULE

A) Schedule of Proposed Operating Dates

The Concessioner will operate the ski hill as snow and other conditions permit, generally from early December through early April. The Concessioner must submit proposals for changes to operating dates and hours to the Service **at least 30 days prior to implementation**. Refer to Exhibit B-1 (Opening/Closing Schedule and Operating Hours) for specific operating hours and dates.

B) On-site Evaluations

Annually and prior to opening the area, the Service and the Concessioner will conduct an on-site evaluation to determine if snow pack levels will support safe operation of the facility and adequate resource protection.

- (1) Generally, fifteen inches of unpacked snow as measured on the snow stake at the top of Eagle Run will be required to consider opening downhill operations for the season. The Service and Concessioner also will consider additional factors such as temperature, snow consistency, exposed hazards, etc. when determining safe skiing conditions.
- (2) Service and Concessioner representatives will evaluate snow conditions throughout the season to evaluate safe operation and resource protection.

C) Special Events

- (1) The Concessioner may allow organized groups, such as local ski teams, to set up practice gates or courses during operating hours on designated runs to prevent collisions or interference with other skiers. If interference occurs, the Concessioner must require the group to remove the gates.
- (2) The Concessioner may allow special events, such as contests, benefits, etc., subject to submitting requests for such events **30 days prior to the proposed date** and receiving Service approval before the event.

5) SKI PATROL

A) Responsibilities

The Concessioner must develop and submit revisions to the Badger Pass Ski Patrol Manual to the Service **prior to October 1** each year for review and approval. Any initial or revisions to the Ski Patrol Manual must use generally accepted practices of the ski industry as the basis for developing ski patrol standards. The Concessioner must require ski patrollers to meet standards of professionalism, including special training for the emergency medical care and transportation of injured skiers. In addition, the ski patrollers must ensure a safe skiing environment each day. Ski patrollers are responsible for patrolling ski hills, controlling lift lines, reporting and rectifying safety hazards as observed, rendering first aid to and transporting injured skiers on the slopes, encouraging and assisting skiers, and controlling the activity of skiers to ensure compliance with Area safety policies and standards.

B) Minimum Number of Patrollers

The Concessioner must provide at least one (1) ski patroller per aerial lift in operation. A minimum of two (2) ski patrollers must be on duty on the hill whenever any downhill segment of the Badger Pass Ski location is operating.

C) Volunteer Ski Patrollers

Volunteer ski patrollers must wear standard Ski Patrol System parkas and first aid belts and comply with the Concessioner's standards for personal appearance and conduct.

6) MEDICAL CARE

A) Concessioner Responsibilities

- (1) The Concessioner provides all medical response, treatment, and arrangements for transportation of patients. All medical procedures will be consistent with current Mountain Valley EMS

Protocols available on-line at www.mvemsa.org. The Concessioner must establish Medical Control under a licensed physician for all providers at the EMT certification and higher. Medical Control is defined as oversight by a licensed medical director or physician authorizing protocols and clinical practice of emergency medical service providers. At minimum, the Concessioner must staff the Badger Pass Ranger Station with a National Registry EMT-Paramedic during all operating hours. Prior to the start of the season or after a staffing change, the Concessioner must identify, in writing, the individual designated to serve as EMS liaison with the Service and the Concessioner's Medical Control **prior to the start of each operating season.**

- (2) The Concessioner must contact, consult, and cooperate with the Yosemite Emergency Communication Center at 209-379-1992 in arranging basic ambulance transport or air medical transport to the nearest medical facility. The Concessioner must request all air medical helicopters through Yosemite Emergency Communications Center. The Concessioner must provide the Service with copies of all accident reports and an end of season summary of all medical incidents.

B) Ski Patroller Medical Training Requirements

The Concessioner must ensure that patrol members have proper training and certification. At a minimum, all staff whose primary duties involve supervising visitor behavior on the hill during operating hours must be certified with the Basic First Aid and CPR for Health Care Providers. Professional ski patrollers must have National Registry EMT-Basic or California State EMT-1 level certification. The Concessioner must provide copies of all required and applicable medical certificates for each employee or volunteer to the Business and Revenue Management Office **prior to the start of each operating season** and **as new staff are hired** during the season.

C) First Aid Station Provision Requirements

The Concessioner must supply a first aid station within the Concession Facilities at Badger Pass. At the discretion of the Service, the Concessioner may use the first aid station area within the Service's Badger Pass Ranger Station (A-Frame structure). Should the Service determine to change the use of the first aid station in the A-Frame structure, the Service will provide sufficient notice to the Concessioner so other arrangements can be made. The Concessioner must supply the A-Frame with all necessary medical supplies and equipment. The Service and the Concessioner will perform a joint inventory of existing equipment in the A-Frame at the beginning and end of the ski season for any medical equipment left in the building over the summer.

7) SKI AND SNOWBOARD INSTRUCTORS AND GUIDES

A) Ski and Snowboard Instructor and Guide Training

All instructors must possess the appropriate skills, training, and certification necessary to provide a professional ski experience for the activity type and level of instruction offered. The Concessioner may use training and testing criteria of the Professional Ski Instructor Association (PSIA) and the American Association of Snowboard Instructors (AASI) (or equivalent) for its employees.

8) TOWS AND LIFTS

A) Annual Inspections

The Concessioner must contract with a qualified professional engineer with tramway experience to perform an annual pre-season inspection and annual in-season operation inspection of all tows and lifts. The Concessioner must provide a copy of each written inspection report to the Service. The Concessioner must correct all deficiencies noted in the inspection prior to operating the lifts and tows.

B) Employee Training Plan

The Concessioner must establish and document a formal training plan for employees assigned to lift operations. This training must include basic safety rules as they relate to visitor use of the lifts and a familiarity with ANSI B-77.1-2011 or current standards. Employees must be properly trained and licensed or certified to operate vehicles and equipment.

C) Loading / Unloading

The Concessioner must establish and maintain safe and efficient loading and unloading areas for skiers and snowboarders. The Concessioner must maintain track lines and tows and provide adequate lift and maintenance staff.

D) Evacuation Plan

The Concessioner must establish and document a formal plan for lift and tow evacuations. The Concessioner must provide comprehensive evacuation training for all applicable staff prior to opening with refresher training each 30 days thereafter. Refresher training does not have to be performed on site. The Concessioner must provide a copy of the Evacuation Plan to the Service **within 120 days of Contract effective date and as updated thereafter.**

9) SKI SLOPES

A) Lift Ticket Sales Limit

The established limit on ski lift ticket sales for Badger Pass Ski Area is 2,300 daily.

B) Safety Monitoring

The Concessioner must correct minor hazards that develop on slopes or tow tracks as they occur. The Service will approve snow borrow areas before use.

C) Grooming

- (1) The Concessioner must properly groom and adequately sign the ski slopes. The Concessioner also must mark obstacles on designated ski slopes. The Concessioner must mark and sign closed slopes and areas of slopes.
- (2) The Concessioner will groom and perform routine maintenance activities when the Badger Pass location is not open to the public to eliminate hazards to skiers presented by mechanized equipment. The Concessioner must place directional signs and mark hazards on slopes and monitor them during snowstorms to determine whether grooming is necessary. If visibility is significantly impaired, slopes will be closed for grooming. The Concessioner must develop a map of routes for mechanized packing equipment on groomed slopes and "snow borrow" areas and include the map in the Alpine Skiing and Snowboarding Plan. The Concessioner must provide, maintain and appropriately locate equipment needed to perform on-hill rescue.
- (3) Grooming of the Glacier Point and Bridal Veil Campground Roads will typically be done between 6:00 p.m. (1800 hours) and 8:00 a.m. (0800 hours), and not on weekends and holidays, except as necessary to provide a satisfactory visitor experience. In case of an emergency, the Concessioner and the Service will coordinate efforts, including use of snowmobiles or other equipment. The Concessioner will groom a minimum of two sets of tracks.
- (4) The Concessioner will prepare trails on the Glacier Point and Bridalveil Campground roads for use by cross country skiers. Motorized equipment may operate only on paved roads; no spur trails will be allowed.

D) Monitoring Skier Conduct

Concessioner employees including ski patrollers must stop skier conduct that may threaten public safety. The Concessioner must revoke lift privileges of repeat violators of safe skiing practices.

E) Terrain Park Conditions and Information

- (1) The Concessioner must meet the following conditions specified in the most recent Service approval for a "terrain park" on the runs between upper Eagle and Beaver runs. During dry years, the Concessioner must coordinate with the Service to identify alternate locations for the Terrain Park.
 - (a) Submission of a Safety Work Plan to the Service Safety Office for review and acceptance **prior to terrain park season opening;**
 - (b) Verification that the area boundaries allow other skiers to view the terrain park without being under an active lift;
 - (c) Snow depth must be no less than 24 inches, packed, before the Concessioner places and constructs terrain features;

- (d) The Concessioner must post Service-approved liability language within plain view to visitors prior to entering terrain park areas;
 - (e) The Concessioner must fence the terrain park area to separate thru-skiers from terrain park participants;
 - (f) The Concessioner must remove all wood, metal, and building materials at the end of the operating season.
- (2) The Concessioner must provide accurate and timely information on current skiing conditions to the public and the news media.

F) Environmental Protection

To ensure protection of environmentally sensitive areas such as wetlands and rare plant and animal habitats, the Concessioner may not commence grooming activities unless a sufficient quantity of snow is on the ground to ensure no soil or vegetation disturbance. The Service will identify all areas where the Concessioner will need to restrict operations prior to the operating season.

G) Signs

The Concessioner will furnish, install, and maintain all signs that designate runs, regulate skier conduct, describe tow and lift operating instructions and loading procedures, etc. All such signs should be the same style, be submitted for approval of the Superintendent, and comply with sign and symbol standards as identified by ANSI B-77.1-2011 or as otherwise accepted by the skiing industry. The Concessioner must maintain all signs and posts in good condition and replace them promptly when damaged or destroyed.

10) PARKING AND VEHICLES

A) Badger Pass Parking Lot

When the parking lot at Badger Pass fills to capacity, the Concessioner must close the uphill lane from Chinguapin to Badger Pass to private vehicles.

B) Badger Shuttle and Overflow Parking Plan

The Concessioner must provide personnel to direct safe, efficient parking of vehicles as necessary. When the Badger Pass Ski Area parking area has reached 75% capacity and the Concessioner anticipates more vehicles will arrive than the parking lot can accommodate, the Concessioner and Service will implement the Badger Shuttle and Overflow Parking plan dated January 13, 2005 which is available from the Business and Revenue Management Division. This plan will be a component of the Area's Operations Manual. The Concessioner must review the overflow parking plan annually, revise as needed, and submit it to the Service for review and approval prior to implementation.

C) Overnight Parking

The Concessioner may allow parking for overnight ski trips in the Badger Pass lot. Overnight vehicles may not exceed 24 feet in length, must be marked, and parked in the designated overnight parking zone to allow early plowing of the area. The Concessioner may not allow overnight camping in the Badger Pass lot.

D) Personally Owned Vehicles (POV)

Personally owned vehicles (POV) belonging to Concessioner employees must be parked in the main Badger Pass parking lot. The small parking lot area at the Ranger Station/Concessioner Maintenance complex will be reserved for official vehicles of the Service and the Concessioner, ambulance and emergency services vehicles as needed and temporary 15 minute parking for park visitors acquiring Wilderness camping permits. POV parking spaces for the first aid station, Concessioner medical provider, and Concessioner maintenance personnel are acceptable as needed.

E) Over Snow and Related Vehicles

Public use of snowmobiles in or through the ski area is prohibited by the Code of Federal Regulations (CFR). The Concessioner may use snowmobiles or over snow vehicles only on downhill ski and snow replacement hills at Badger Pass and only as approved by the Service on the Glacier Point and Bridalveil Campground Roads. Concession employees operating snowmobiles are required to be outfitted with appropriate personal protective equipment, including, but not limited to, a helmet and reflective gear.

11) MAINTENANCE**A) Utilities**

- (1) *Electrical and Communication Services.* The Concessioner must provide and maintain power and communication lines to tows and the chairlift terminals.
- (2) *L.P. Gas Systems.* By the start of each ski season, the Service provides the Concessioner a full propane tank for the A-Frame when the Concessioner uses the structure as a first aid station. The Concessioner must fill the same tank upon closing the Badger Pass Ski Area operation.

B) Maintenance of Concession Facilities

Refer to Exhibit H, Part B (Maintenance Plan) for maintenance requirements of Concession Facilities

12) GENERAL PROTECTION**A) Search and Rescue**

The Service Visitor Protection Division organizes and directs all search and rescue activities and equips and maintains the rescue cache. Should the Concessioner become aware of the need for a search and rescue operation, the Concessioner must immediately notify the Yosemite Emergency Communication Center. The Concessioner must allow Ski Patrol personnel who are qualified and available to participate in search and rescue operations if requested by the Service

B) Law Enforcement

- (1) All law enforcement responsibility rests with the Service.
- (2) Concession employees must ensure skier compliance with the Concessioner's operating standards, such as loading procedures, wearing of lift tickets, etc.
- (3) The Concessioner must comply with lost and found guidelines outlined in Exhibit B (Operating Plan). In addition, the Concessioner must provide a separate record of suspected stolen ski equipment to the Visitor Protection Division.
- (4) The Concessioner must post conspicuous notices advising skiers to mark and secure their property.

Exhibit B-5, effective date: March 1, 2016

EXHIBIT B-6

VTS OPERATING PLAN

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1) **INTRODUCTION**

This Visitor Transportation Services Operating Plan between Yosemite Hospitality, LLC (hereinafter referred to as the "Concessioner") and the National Park Service (hereinafter referred to as the "Service") describes specific operating responsibilities of the Concessioner and the Service with regard to those lands and facilities within Yosemite National Park (hereinafter referred to as the "Area") that are assigned to the Concessioner for the purposes authorized by the Contract.

Expectations of the scope and quality of Concession Facilities and services not addressed in this plan are located in the main Exhibit B (Operating Plan).

2) **OPERATIONS**

A) General

- (1) The Concessioner provides complimentary Visitor Transportation Services (VTS) to Area visitors to promote visitor use of Concession Facilities by reduction of related traffic congestion. This plan defines the terms and conditions of the VTS operations and vehicle use.
- (2) The Concessioner may recoup the costs of operating the VTS in rates charged to visitors as approved by the Service in writing. The Service may adjust, condition, or cancel such approval as conditions warrant.
- (3) The Concessioner must use best management practices to avoid overcrowding of bus passengers by supplementing VTS vehicle runs as appropriate.
- (4) The Concessioner must park VTS Vehicles in areas not prone to vandalism, excessive dust, falling objects, rock slides, or other natural destructive occurrences when not in service. Concessioner security personnel must routinely monitor the bus parking areas to reduce the possibility of damage by humans, animals, or natural causes.
- (5) All Government Personal Property associated with the VTS program is set out in Contract Exhibit G (Government Personal Property).

B) Shuttle Routes

The Concessioner must operate on the shuttle routes identified in the map included as Attachment 3 to this Exhibit B-6 and the following narrative descriptions:

- (1) *Yosemite Valley*. The 7.8-mile Yosemite Valley loop route in the east end of Yosemite Valley stops at Service contact stations, Concession Facilities, trailheads, and points of interest. Routes and hours of service change throughout the year. The longest route with twenty-one (21) stops occurs in the summer and takes approximately one hour.
- (2) *Visitor Parking Shuttle*. An express shuttle service between the Valley Visitor Center and the Visitor Parking area at Camp 6 provided seasonally from Memorial Day weekend to Labor Day weekend.
- (3) *El Capitan*. The El Capitan Shuttle operates during the peak season months (June to October). Along the 7.3 mile loop on Northside and Southside Drives, the shuttle stops at Camp 4, in the El Capitan Picnic Area parking lot, on the roadway east of El Capitan Crossover, on the roadway at the Four Mile trailhead, and at the Valley Visitor Center.
- (4) *On-Demand Shuttle in Yosemite Valley*. The Concessioner operates an after-hours, on-demand visitor and employee transportation service within the developed area of Yosemite Valley from 10:00 p.m. to 7:00 a.m. year round. This shuttle service must be part of the VTS operating schedule. The Concessioner will inform visitors of this shuttle service through in-park advertising and at front desk check-in. Riders must call Security 24-Hour Dispatcher at (209) 372-1053 in order to be picked up by the shuttle.
- (5) *Coordination with Yosemite Area Regional Transportation System (YARTS)*. The Concessioner must closely coordinate and work in concert with YARTS to provide smooth interface and coordinated transit connections to assure quality visitor experiences.

(6) *Future Route Contraction*

- (a) The Service may decide to abandon routes or provide service on the route through another contracting mechanism and may require the Concessioner to discontinue service on a specific route(s).
- (b) As the Service implements various planning documents in phases, the Service will evaluate and potentially alter shuttle routes and stops as needed to provide smooth, efficient shuttle service.
- (c) The Service may terminate the Concessioner's operation of the VTS with 90 days written notice prior to the end of any operating year without liability or compensation to the Concessioner.

C) VTS Operating Schedule

- (1) The Service and Concessioner will meet in early September each year to determine the next year's VTS shuttle service needs. The Concessioner must submit to the Service, no later than **October 15**, a proposed VTS operating schedule for the coming year. The proposed schedule must provide specific information on routes, times, frequencies, description of equipment used, and number of buses and backups available for each route. The VTS operating schedules, as reviewed and approved by the Service annually, are incorporated by reference into this Operating Plan.
- (2) The Concessioner must operate the VTS in accordance with approved operating schedules. The Concessioner, with the prior written approval of the Service, may adjust scheduled hours to meet short-term operational needs for the VTS depending upon the weather, road conditions, level of ridership, or other conditions. The Concessioner must maintain a log of hours to document deviations from the established schedule and reasons for such deviations.
- (3) The Concessioner must post operating schedules for each of the VTS routes.
- (4) During the season when three or fewer shuttle buses are scheduled to operate, the Concessioner must post bus arrival times at each Yosemite Valley shuttle stop.

D) Vehicles and Equipment

The Concessioner is responsible for providing an adequate number of vehicles to assure that a high quality visitor services are provided on all VTS routes. The Concessioner uses the following three categories of vehicles in the VTS operation.

- (1) *Government-Owned VTS Vehicles*
 - (a) The Concessioner uses Government-Owned VTS Vehicles as the primary vehicles to provide VTS shuttle services. The Concessioner will operate and maintain additional vehicles acquired by the Service and assigned to the Concessioner in the future for use in the VTS under the same terms and conditions as the equipment initially identified in Contract Exhibit G (Assigned Government Personal Property).
 - (b) The Service assigns the Government-Owned VTS Vehicles included in Contract Exhibit G (Assigned Government Personal Property) to the Concessioner for use in the VTS as identified under the terms of this VTS Operating Plan. The Concessioner must use Government-Owned VTS Vehicles before using Concessioner-Owned VTS Vehicles or Concessioner-Leased VTS Vehicles.
- (2) *Concessioner-Owned VTS Vehicles.* The Concessioner may use Concessioner-Owned VTS Vehicles and related equipment on a short-term, emergency, and as-needed basis. The Concessioner uses these vehicles when other vehicles are unavailable or acquiring other vehicles is not economically sound for the time needed.
- (3) *Concessioner-Leased VTS Vehicles.* The Concessioner may use Concessioner-Leased VTS Vehicles and related equipment only if they are specifically for use in the VTS. The Concessioner must ensure lease payment amounts are no higher than those prevailing in the locality of the area where the service is to be provided. The Concessioner may only use Concessioner-Leased VTS Vehicles to fill the needs of the VTS not filled by Government-Owned VTS Vehicles.

- (4) *Approval of Alternative Uses of VTS Vehicles.* The Concessioner may not use either Government-Owned VTS Vehicles or Concessioner-Leased VTS Vehicles to provide transportation for any special group, make unscheduled stops, or operate outside the designated shuttle bus routes without prior written approval from the Service.
- (5) *Inspections of All VTS Vehicles*
 - (a) The Concessioner and the Service must inspect the Government-Owned VTS Vehicles identified in Contract Exhibit G (Assigned Government Personal Property) **within 90 days of the Contract effective date**. The Service will correct deficient items based upon this initial mutual inspection. At the end of the Contract the Service and the Concessioner will inspect the Government-Owned VTS Vehicles to ensure the vehicles are in the same condition subject to normal wear and tear. The Concessioner must correct any deficient items.
 - (b) The Concessioner will hire a qualified third party inspector to conduct annual inspections of all VTS Vehicles. The Concessioner will notify the Service, prior to these inspections. These inspections will identify specific maintenance items that require attention of the Concessioner or the Service. Inspectors will submit a written report, **within 30 days of inspection date**, listing items requiring attention to the Service and Concessioner. Corrective action will be taken by the Concessioner as directed by the Service. The Service may inspect the vehicles at any time, and the Concessioner must release the keys to the Service upon request.
 - (c) Any VTS Vehicles deemed unsuitable for service must be removed from service immediately. Concurrent written notice will be made to the Service with an explanation of the circumstances causing such action. VTS Vehicles removed from service will not be returned to service until they have been deemed fit for service by the Concessioner's certified mechanic.
 - (d) *Unannounced Inspections.* The Service or a qualified third party inspector may conduct unannounced inspections of any VTS Vehicles. Inspections include the garage (terminal), driver training and associated record keeping.
 - (e) All VTS Vehicles must be maintained using Environmentally Preferable materials consistent with the manufacturer's instructions and practical application.

E) Concessioner Safety Inspections

- (1) The Concessioner must perform a pre-trip safety inspection on each VTS Vehicle used for passenger service in accordance with Applicable Laws.

F) Transportation Maintenance Program

- (1) The Concessioner must maintain all VTS Vehicles as follows:
 - (a) In accordance with the manufacturer's specifications. Applicable maintenance manuals and related materials for Government-Owned VTS Vehicles.
 - (b) To prevent deterioration of the equipment except for normal wear and tear.
 - (c) To comply with the California Motor Vehicle Code and transportation industry evaluation criteria published by the Commercial Vehicle Safety Alliance.
- (2) Concessioner must provide all supplies, materials, and parts that meet or exceed original manufacturer's specifications necessary to operate and maintain Government-Owned VTS Vehicles. The Concessioner must maintain spare parts normally considered in the trade as "road-side" repair items for immediate use. Repair items would include, but not be limited to, tires, wheels, brakes, power steering pumps, filters (oil, fuel, water, air, air conditioning), battery refresh kits, alternators, water pumps, belts, hoses, lights, glass windows, seat inserts, hoses, lights, glass windows, seat inserts.

G) Concessioner VTS Personnel

- (1) The Concessioner must employ qualified maintenance and operation personnel for the VTS program.

- (2) The Concessioner must employ qualified operators to drive the vehicles in the VTS system. At a minimum, all operators must meet the State of California requirements for operators of vehicles carrying commercial passengers.
- (3) The Concessioner must monitor driver performance to ensure they operate the vehicles in accordance with the manufacturer's instructions.
- (4) The Concessioner must provide training as required by Applicable Laws.

H) Hybrid Electric Bus Winterization Guidelines

The Concessioner must comply with the following winterization guidelines and use suitable and secure winter storage location within the Camp 6 day use parking lot for Government-Owned VTS Vehicles not needed during the winter operating season. In off-peak season operating periods or during long periods of non-use (one year or longer), the Concessioner must store the vehicles in accordance with the following to maximize the life of the hybrid drive system.

- (1) *General.* The Concessioner operates the 40-foot Gillig hybrid electric transit buses equipped with the Allison EV Drive system year-round for the VTS system. Due to the seasonal passenger demand of the shuttle system, the quantity of buses required to meet passenger demand historically has fluctuated significantly. For example, the summer passenger demand typically requires the Concessioner to use all of its buses during peak periods to reduce visitor wait times, but the Concessioner uses far fewer buses to satisfy off-season passenger demand. This document describes the steps necessary for the preservation of the hybrid electric drive system and other related components (such as the energy storage system) to accommodate periods of non-use or limited use of the buses during the off-peak season to maximize the useful life of the buses and prevent damage or deterioration of system components.
- (2) *Objectives.* The overall objectives of vehicle winterization during extended periods of non-service include the following.
 - (a) Maximize the service life of the Energy Storage System (ESS).
 - (b) Eliminate the potential for water infiltration and biological growth in electrical connections, electronic devices, and vehicle operating fluids.
 - (c) Minimize the potential for mold growth and other premature decay of vehicle bodies.
- (3) *Reference.* To the maximum extent possible, this document relies on manufacturer's operations and maintenance documentation or recommendations.
- (4) *Vehicle Configuration.* The Concessioner must maintain and secure all buses parked for long-term non-use in accordance with the manufacturer's recommendations.
- (5) *Operational Cycling Requirements*
 - (a) Spare Buses. For buses out of service or in service as spares (not used for regular passenger service), the Concessioner must at a minimum start them every two weeks.
 - (b) Operational Cycling in the Off-Season
 - (i) *Inspection Time Frame.* The Concessioner must operate the hybrid buses per California State Law.
 - (ii) The Concessioner must establish a schedule of rotation of buses to track each vehicle's time in and out of service to ensure that buses in service are cycled out of service every six (6) weeks and to ensure that those buses that have been out of service the longest are cycled back into service first.
 - (iii) Bus usage must be based across the entire fleet on attaining an even distribution of total operating hours and total mileage for each vehicle. When the number of buses in service exceeds the recommended number of spares, the Concessioner must replace the buses that have been in service the longest with spare buses to more evenly distribute operating miles among the buses.
- (6) *Extended Storage Requirements more than one year*
 - (a) EV Hybrid Drive System
 - (b) Energy Storage System (ESS) Subsystem

- (c) DPIM Subsystem
- (d) Cummins Engine
- (e) HVAC
- (f) Cooling Systems
- (g) Low-Voltage Batteries

I) Emergency Services Training

Hybrid vehicles present unique safety considerations to passengers. The Concessioner must ensure its drivers have safety training regarding how to minimize risks and how to respond to incidents.

3) FINANCIAL

A) VTS Account

The Concessioner must maintain an account to record all income and expenses as a result of the VTS.

B) Budget

- (1) The Concessioner will submit, for review and approval, an annual VTS budget proposal for the upcoming operating year by **October 15**. This proposal must include:
 - (a) Proposed rate schedule in a Service-approved format containing any existing and proposed additions to the otherwise approved rates for visitor use of Concession Facilities and services.
 - (b) Schedule of projected revenue generated by the additions to the rates at each Concession Facility or for each service.
 - (c) Projection of VTS maintenance and operating costs by shuttle route for all Concessioner-Owned VTS Vehicles, Concessioner-Leased VTS Vehicles, and Government-Owned VTS Vehicles by type (e.g. Gillig, Krystal, etc.).

C) Direct, Other Incidental Direct, and General Administrative Cost Categories

The Concessioner must use the following cost categories in calculating its operating costs.

- (1) *Direct Costs*. Portions of the following directly allocable to the VTS.
 - (a) Labor. Wages and benefits for drivers, mechanics, and dispatchers.
 - (b) Uniforms. Cleaning services and purchase costs.
 - (c) Fuel. Amount of fuel needed to run the VTS shuttle system.
 - (d) Repair, Maintenance, and Service. Monthly allocation of garage costs for work done on the VTS shuttles. The Concessioner will complete garage manifests and keep them on file for review by the Service upon request.
 - (e) Insurance. Vehicle insurance for all VTS Vehicles.
 - (f) All VTS Vehicle costs listed above must be delineated according to the following:
 - (iv) *Concessioner-Owned VTS Vehicles*
 - ◆ The Concessioner will charge Direct Costs for the use of Concessioner-Owned VTS Vehicles planned and approved as part of the annual VTS program and used to supplement the VTS fleet. The Concessioner may not include any costs not associated with the VTS as part of its vehicle costs for Concessioner-Owned VTS Vehicles.
 - ◆ The Concessioner must update the list of Concessioner-Owned VTS Vehicles annually with corresponding use rate and include it as part of the annual VTS operating analysis projection. The Concessioner must base its use rates on written quotes from at least two independent sources.
 - (v) *Concessioner-Leased VTS Vehicles*. The full cost of vehicles specifically leased to provide VTS service is applicable to the Direct Costs.
- (2) *Other Incidental Direct Costs*
 - (a) Prior written approval from the Service is required for proposed expenditures exceeding two thousand dollars (\$2,000).

(3) *General Administrative Costs*

- (a) The General Administration Expenses may not exceed ten percent (10%) of direct costs as defined in subsection (1) above.

D) VTS Reimbursement Account

The Concessioner will place any funds generated by the recouped costs for operating the VTS in excess of the approved costs of the VTS, in an interest-bearing "VTS Reimbursement Account" held by the Concessioner. These funds are only for VTS-related uses approved by the Service. If funding is available, the Concessioner may use funds from the VTS Reimbursement Account to assist with the acquisition of vehicles to be used in the VTS, only with prior written approval from the Service.

- (1) The VTS Reimbursement Account must be booked as a liability rather than revenue.
- (2) The Concessioner must use the VTS Reimbursement Account to refurbish buses, or lease additional buses not covered in the original annual program approval as provided in the Direct Cost section, above, and cover major maintenance, repairs, and other VTS-related expenses, subject to subsection (4) below.
- (3) Any amounts remaining in the VTS Reimbursement Account upon termination of the Contract will be paid to the Director as an additional franchise fee.
- (4) The Concessioner must obtain the prior approval of the Service when using funds in the VTS Reimbursement Account to purchase any part or component for Government-Owned VTS Vehicles or Concessioner Leased VTS Vehicles exceeding one thousand five hundred dollars (\$1,500) in cost. The Concessioner may NOT use VTS Reimbursement Account for any expense relating to Concessioner-Owned VTS Vehicles.
- (5) The VTS Reimbursement must be deposited in an interest bearing account that reflects the most current U. S. Government Treasury bill rate.

E) Franchise Fees on VTS Revenues

Revenue derived from the recouped costs for operating the VTS are not subject to Franchise Fees.

F) Reporting

- (1) The Concessioner must maintain all records requested by the Service and as required for good business practices. The Concessioner must ensure proper monitoring of service levels and maintenance and operations activities related to providing the services required by this Operating Plan.
- (2) The Concessioner must allow the Service full access to all data and records related to the operation of the VTS.
- (3) All documents, reports, or data generated by the Concessioner in connection with the performance of this VTS Operating Plan is the sole property of the Service. The Concessioner may retain copies of such items for its files.
- (4) *Financial Reporting*
 - (a) **Within thirty (30) business days from the end of each operating quarter**, the Concessioner must provide the Service with quarterly gross revenues and costs, with an explanation of substantial deviations from the estimated revenues and costs provided in the annual budget
 - (b) The Concessioner must also provide a recap of the total number of miles driven by the **15th day of the following month** for all Government-Owned VTS Vehicles operated under this VTS Operating Plan, along with total number of gallons of fuel consumed and the related costs.
 - (c) **Within sixty (60) business** days from the end of the Concessioner's fiscal year, the Concessioner must provide the Service a statement containing, at a minimum, any VTS Reimbursement Account deposits, withdrawals, and balance on a monthly basis.
 - (d) Revenue and expenses will be reported on the Annual Financial Report as a separate department on Schedule H.

- (5) *Maintenance Manifests.* The Concessioner must maintain a record of fuel used by, and all maintenance performed on, each VTS Vehicle. The record will log all costs for fuel, parts, labor, fluids, lubricants, safety checks, etc.
- (6) *Operational Reporting.* The Concessioner will provide the following information monthly to the Service.
 - (a) Number of trips and ridership, by individual shuttle route, per 2(B) above.
 - (b) The Concessioner must submit other reports as requested by the Service.

G) Warranty, Tracking, and Administration

The Concessioner must establish and operate a warranty tracking and administration program in accordance with Attachment 1, Warranty Tracking and Administration Guidelines, for the purpose of performing scheduled maintenance tasks for all Government-Owned VTS Vehicles assigned under this VTS Operating Plan. This Service may inspect this at any time.

Exhibit B-6, effective date: March 1, 2016

ATTACHMENT 1

WARRANTY, TRACKING, AND ADMINISTRATION PROGRAM

1) **SCOPE**

This Warranty Administration Program serves as a guideline for the Concessioner to take appropriate steps to enforce warranty provisions for all Government-Owned VTS Vehicles and related equipment for the purpose of reducing overall maintenance costs.

2) **WARRANTY PARTS / COMPONENTS TRACKING**

The Concessioner must create and adopt a system to track warranty parts and all relevant repair work including normal preventive maintenance to enable proper processing of warranty claims for each component and subsystem of Government-Owned VTS Vehicles under warranty.

- A) Accurate logging of in-service dates. The Concessioner must enter in-service dates to the warranty administration tracking system as part of the regular process for receiving new vehicles. Further, the Concessioner must develop a process and track several different warranties on individual Government-Owned VTS Vehicles.
- B) The Concessioner must record the initial installation date of each warranted part, the vehicle mileage at the time of installation, and all other information required by the warranty agreement into the maintenance and warranty tracking system. If a part should fail, the maintenance and warranty tracking system must be capable of retrieving necessary warranty related information (warranty terms, part number, vehicle mileage, etc.) quickly to document that the failure occurred within the time frame of the warranty.
- C) The Concessioner must review the vehicle repair and parts issue records on a periodic quarterly basis to provide accurate and timely identification and processing of warranty claims. The Concessioner must keep summary reports of the warranty review on-file and provide copies to the Service for review upon request.
- D) The Concessioner must dispense all parts with warranties on an exchange basis only. In order to identify these parts, the Concessioner must develop and use a parts exchange list and parts issue log.
- E) The Concessioner must establish a cross referencing system to identify and match maintenance work orders and component failures by individual vehicle number. The Concessioner must use this system for claim follow-up and analysis. The cross referencing system also must track and quantify similar component failures for use in determining whether fleet defects have occurred (relative to the fleet defect terms and conditions of the vehicle contract).

3) **WARRANTY CLAIMS**

The Concessioner must make warranty claims with the Government-Owned VTS Vehicle supplier or the original equipment manufacturer (OEM) of failed or faulty vehicle components/parts per the warranty terms and conditions of the Government Services Administration procurement contract for the Government-Owned VTS Vehicles.

The Concessioner must submit all warranty claims to suppliers, in writing, on manufacturer's warranty claims forms.

4) **WARRANTY CLAIMS TRACKING**

- A) The Concessioner must track all warranty claims until each claim is closed. Accepted claims and payments against claims must be made in accordance with the warranty terms and conditions of the Government Services Administration procurement contract.
- B) The Concessioner must report all rejected warranty claims to the Service for further evaluation. The Service may determine the Concessioner must take additional action, and the Concessioner will take the action as directed by the Service.

- C) The Concessioner, to the extent possible, must use formal letters when corresponding about warranty claims. The Concessioner may issue formal letters electronically (via fax and/or e-mail); however, it should send all formal correspondence. At a minimum, the Concessioner must keep all warranty related correspondence (including correspondence from parts supplier/manufactures) on file for a period of 10 years beyond the expiration of the vehicle/component warranty.

5) **WARRANTY REPORTING**

A) **Reporting Requirements**

The Concessioner must report all warranty claims for Government-Owned VTS Vehicles to the Service **no later than 15 days after the end of each quarter**. The warranty claim reports must include the warranty claim forms and a quarterly summary of warranty activity (for each individual warranty claim and a sum of all warranty claims for the quarter including parts and labor). The quarterly summary reports must include an itemized list of the following for each individual warranty claim for the current quarter of reporting:

- (1) Warranty part number and manufacturer
- (2) Vehicle number associated with the warranty part
- (3) Warranty part cost
- (4) Total man-hours associated with warranty work
- (5) The labor rate for the warranty work
- (6) Total labor costs for the warranty work (multiply items (3) and (5) above)
- (7) Total of warranty part costs and labor costs (add items (3) and (6) above)

The quarterly summary report must also include the following related to the previous quarter's warranty report(s):

- (1) Summary providing the following, of the previous 4 quarters:
 - (a) Total Value of quarterly warranty claims
 - (b) Total Value of quarterly warranty reimbursements by OEMs
- (2) Itemized list of previous quarter warranty claim status (e.g. accepted, rejected, pending)
- (3) Itemized list of all previous quarter's spending warranty claims

6) **FLEET DEFECTS**

- A) For Government-Owned VTS Vehicles under warranty with fleet defect provisions in the vehicle procurement contract, the Concessioner must track and quantify similar failures of all components under warranty as described in Section 2 (Warranty Parts/Components Tracking) above.
- B) The Concessioner must implement a Service approved flagging system (or a review process) to notify Concessioner staff when potential fleet defects may have occurred (per the fleet defect provisions of the vehicle procurement contract).
- C) The Concessioner must review the circumstances of the flagged similar failures to determine if sufficient grounds exist for enforcement of a fleet defect. If sufficient grounds exist (per the terms of the vehicle procurement contract), the Concessioner must notify the Service, in writing, of the potential fleet defect for review and further evaluation. The Service will notify the Concessioner, in writing, whether or not the Concessioner must provide fleet defect information to the Service who then will proceed with the fleet defect declaration.
- D) The Concessioner must track all fleet defect claims and report all rejected fleet defect claims to the Service for further review and evaluation. The Concessioner must review all OEM provided field service repair procedures (FSRPs) and the implementation schedule associated with accepted fleet defect claims and forward copies to the Service with the Concessioner's summary assessment of the FSRP for review and approval as they occur. The Service has final approval of OEM proposed FSRP's and scheduled implementation.

- E)** Upon approval of the OEM proposed FSRP's associated with fleet defect claims; the Concessioner must follow all FSRP's and implement them as prescribed by the OEM.

ATTACHMENT 2

SHUTTLE ROUTE MAP

Year-round Route:

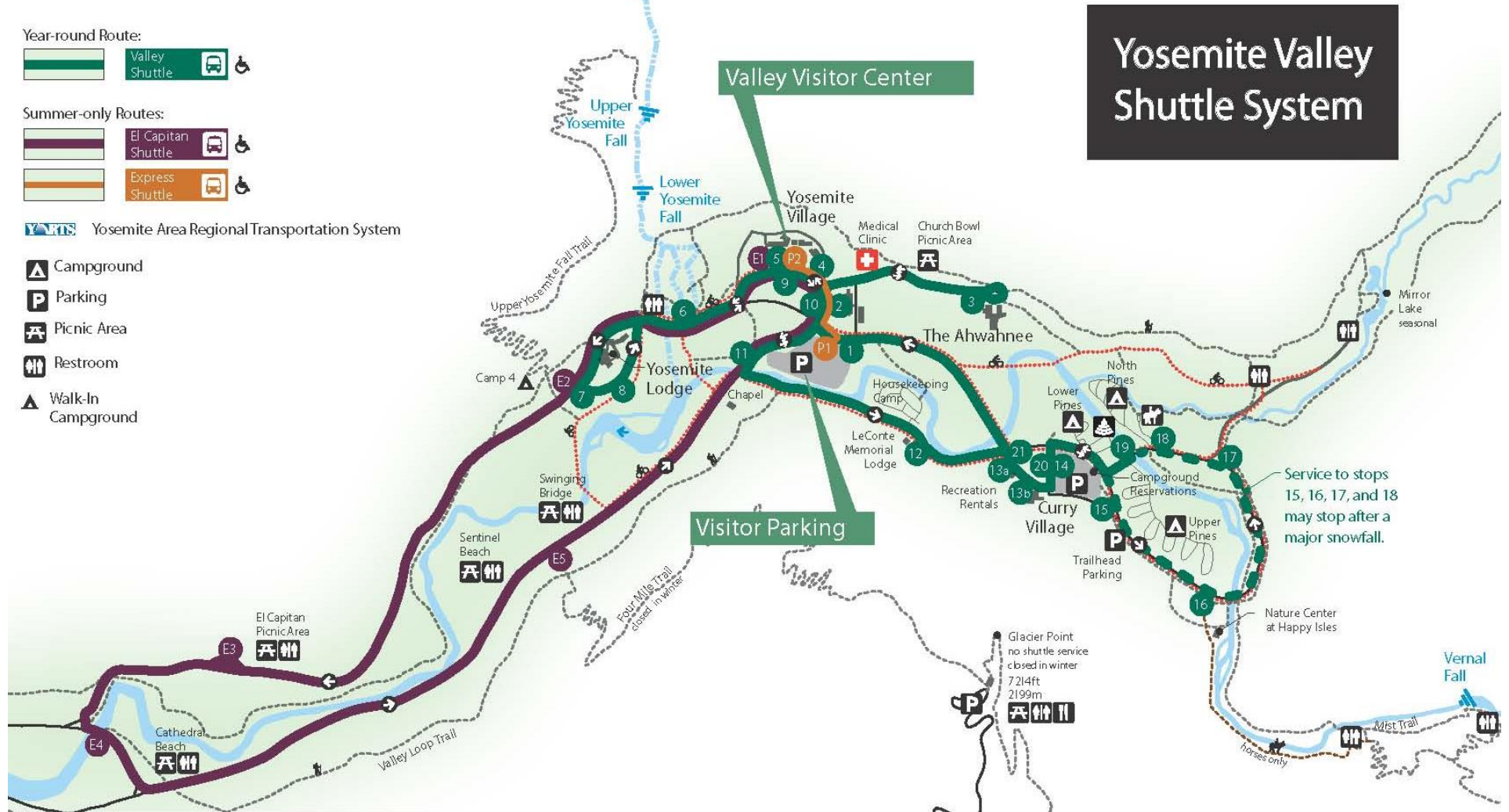


Summer-only Routes:



YAVTS Yosemite Area Regional Transportation System

- Campground
- Parking
- Picnic Area
- Restroom
- Walk-In Campground



Yosemite Valley Shuttle System

Shuttles run daily every 10-20 minutes depending on the time of day. The Valley Visitor Shuttle operates from 7:00am - 10:00pm. The El Capitan and Express Shuttles operate from 9:00am - 6:00pm. All shuttles follow the same route, serving stops in numerical order. Service may be affected by construction projects. Check shuttle stops for more information.

























Stop #	Location	Stop #	Location	Stop #	Location
1 	Visitor Parking	8 	Yosemite Lodge	16 	Happy Isles
2 	Yosemite Village	11 	Sentinel Bridge	17 	Mirror Lake Trailhead
3 	The Ahwahnee	12 	LeConte / Housekeeping Camp	18 	Stable
4 	Degnan's Deli	13a 	Recreation Rentals	19 	Pines Campgrounds
5    	Valley Visitor Center	13b 	Curry Village	E3 	El Capitan Picnic Area
6 	Lower Yosemite Fall	14 	Curry Village Parking	E4 	El Capitan Bridge
7 	Camp 4	15 	Upper Pines Campground	E5 	Four Mile Trailhead

EXHIBIT B-7

EMPLOYEE HOUSING OPERATING PLAN

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1) **INTRODUCTION**

This Employee Housing Operating Plan between Yosemite Hospitality, LLC (hereinafter referred to as the "Concessioner") and the National Park Service (hereinafter referred to as the "Service") describes specific operating responsibilities of the Concessioner and the Service with regard to those lands and facilities within Yosemite National Park and the El Portal Administrative Site (hereinafter referred to as the "Area") that are assigned to the Concessioner for the purposes authorized by the Contract.

Expectations of the scope and quality of Concession Facilities and services not addressed in this plan are located in the main Exhibit B (Operating Plan).

2) **GENERAL RESPONSIBILITIES**

A) **Concessioner**

The Concessioner is responsible for submitting an initial Employee Housing Plan which includes the following information:

- (1) Identification of which structures will be single family/group housing
- (2) Maximum bed occupancy for each structure
- (3) Anticipated annual occupancy
- (4) Rate charged employee for use
- (5) Dates of intended use for each structure

The plan must meet all Applicable Laws. The Employee Housing Plan must be submitted to the Service **within 90 days of the effective date of the Contract** and resubmitted annually by **July 1** if changes are requested.

3) **STANDARDS**

A) **General**

- (1) The Concessioner must provide housing, food, and recreation programs for its employees.
- (2) The Concessioner must manage its employee housing rental and meal programs or food account on a cost recovery basis and not as a profit center.
- (3) The Concessioner must designate a supervisor for employee housing at each shared housing location and provide the supervisor's name and contact information to the Service **within 30 days of the effective date of the Contract** and as updated.
- (4) *Employee Shuttle Service.* The Concessioner must develop and implement, **no later than the first anniversary of the Contract effective date**, a scheduled shuttle service for employees living outside the Area with work sites in Yosemite Valley. The Concessioner must provide this shuttle service to and from assigned work areas at no cost to its employees. The Concessioner must invest in energy-efficient employee shuttle buses including 55-person buses and other smaller vehicles. The Concessioner must store its shuttle buses, during the winter months, at its Support Facility.
- (5) *Emergency Transportation.* The Concessioner must provide those employees working in Yosemite Valley and required to take the Concessioners shuttle service with emergency transportation out of the Area when necessary at no cost to the employees.
- (6) *Abandoned Property and Personal Property in Employee Housing Areas*
 - (a) The Concessioner must remove abandoned property in a timely manner and not store any abandoned property within any Concession Facilities longer than 30 days.
 - (b) The Concessioner must remove personal property in various states of disrepair in all housing areas within a designated and reasonable time. The Concessioner must post a time frame in places obvious to all employees and advise the Service of the time frame.

B) **Employee Housing Agreement and Policies**

- (1) *Employee Housing Agreement.* The Concessioner must develop a license agreement for all employee housing. This agreement must include employee housing rules and regulations,

including housing and meal rates for employees, deposit and refund policies, assignment policies, policies regarding overnight guests, and information regarding naturally occurring risks within the Area and mitigation (including rock fall, tree failures, high wind and snow events, wildfire, and other evacuation plans). The Employee Housing Lease Agreement is subject to review by the Service and must be made available upon request.

- (2) *Pet Policy.* The Concessioner must establish a pet policy consistent with the Area's current pet policy for employee ownership of pets. Employee pet owners are subject to the same pet restrictions as Area visitors.
- (3) *Personally Operated Vehicles.* The Concessioner must include a provision in its employee housing license agreement that employees required to live outside of Yosemite Valley are not allowed to drive personal vehicles to and from assigned work areas within Yosemite Valley.
- (4) The Concessioner must inform employees residing in the Concessioner's employee housing area of Service regulations and policies, including but not limited to residency within the Area. Information can be distributed through employee orientation, newsletters, and official advisories and notices provided by the Concessioner or the Service. The Concessioner must ensure residents comply with the Yosemite National Park Residential Yard Care Policy, available upon request from the Service.

C) Requirements of Housing

- (1) The Concessioner must provide adequate cooking and food storage facilities as appropriate and feasible.
- (2) Cooking and food storage facilities must be bear resistant and pest proof. Measures must be in place to prevent the spread of disease and illness (e.g. Hantavirus).
- (3) The Concessioner must furnish employee rooms adequately to serve the number of occupants. The Concessioner must ensure that occupancy levels based upon Area Fire Codes are not exceeded.
- (4) *Seasonal Employee Housing Complex.* The Concessioner must establish a seasonal employee housing complex, subject to necessary compliance, outside of the Area. This seasonal employee housing complex must be fully furnished and house approximately 430 seasonal employees and include food service, training, and recreational facilities. The Concessioner must move the seasonal employees out of the Area **no later than the second anniversary of the Contract effective date**. The seasonal employee housing complex will house seasonal employees previously living in the Curry Village, Yosemite Lodge, and Yosemite Village areas. Once the Concessioner has fully implemented the seasonal employee housing complex, the Service will update this Individual Operating Plan as necessary. The Concessioner will close the seasonal employee housing units during winter months as an environmental conservation measure.

4) CONCESSIONER ASSIGNED HOUSING

A) The Ahwahnee Hotel Housing

- (1) The Ahwahnee Hotel Dormitory (two story dormitory building)
- (2) The Ahwahnee Hotel Tents (canvas tents)

B) Curry Village Housing

- (1) Cooks WOBs (hardsided cabins without bath)
- (2) Cooks WOBs Tents (canvas tents)
- (3) Curry Village Management (hardsided cabins with bath)
- (4) Curry Village Residential Area (two story dormitory buildings)
- (5) Huff House (house)
- (6) Huff Trailers (trailers)
- (7) Huff Tents (canvas tents)
- (8) Huff WOBs (hardsided cabins without bath)
- (9) Valley Stables Management (houses)

- (10) Valley Stables Tents (canvas tents)
- (11) Valley Stables cabins (hardsided cabins without bath)

C) El Portal Housing

- (1) Improved Trailer Sites

D) High Sierra Camps

- (1) Canvas tents

E) Tuolumne Housing

- (1) Canvas Tents

F) Wawona Housing

- (1) Kessler (hardsided cabins with bath)
- (2) Novak (house)
- (3) Nestor (house)
- (4) Zipser (house)
- (5) Bickston (house)
- (6) Minch (house)
- (7) Eaton (house)
- (8) Bray (house)
- (9) Hixson (house)
- (10) Kaiser (house)
- (11) Maxwell (house)
- (12) Johnson (house)
- (13) Smith (house)
- (14) W2 (house)
- (15) Wawona Tents (canvas tents)

G) Yosemite Lodge Housing

- (1) 1000s (cabins)
- (2) Highland Court (modular units)

H) Yosemite Village Housing

- (1) Ahwahnee Meadow Management Housing (houses and duplexes)
- (2) Hospital Row (apartment buildings)
- (3) Indian Creek (apartment buildings)
- (4) Lost Arrow Cabins (hardsided cabins with bath)
- (5) Lost Arrow Dorm (two story dormitory)
- (6) Lost Arrow Dorm Management (apartments)
- (7) N-20 VC (house)
- (8) Tecoya (three-story dormitories)
- (9) Y Apartments (apartment building)
- (10) Garage Management (house)

Per Exhibit B (Operating Plan) Section 11(A)(2), the Concessioner will remove at least one, and up to two, existing manager residences to convert to office space. Once houses are identified, this Exhibit B-7 (Employee Housing Operating Plan) must be updated to remove those units from the Concessioner Assigned Housing. Other employee housing no longer needed as a result of the Concessioner moving seasonal employees out of the Area to a seasonal employee housing complex (per Section 3(C)(4) above) will be removed from this Exhibit B-7 (Employee Housing Operating Plan) and Exhibit D (Assigned Land).

Exhibit B-7, effective date: March 1, 2016

EXHIBIT B-8
OVERNIGHT ACCOMMODATIONS STANDARDS

RUSTIC LODGING STANDARDS

General. Consists of establishments that provide very simple accommodations. The classification includes broad range of facilities from huts and dormitories to canvas tents. Facilities have very limited improvements. The most basic accommodations in this classification are differentiated from camping in that a structure is provided. The Accommodations may be easily assessable or require guests to hike on foot or other means to get to the facilities.

Public Spaces. Typically not found in these establishments. A dedicated central area may be provided with limited room area and sparse furnishings.

Rooms. The overall appearance and feel of the space is simple. Electricity and water may not be provided and heating may be via wood burning stove or other fuel type. Rooms may be equipped with a small kitchen area where guests provide their own food, or central eating facilities may be available. Basic bed structures are typically provided. Linens and bedding may or may not be provided.

Bathrooms. Individual bathrooms are unusual; typically bathrooms are shared or centrally located. Bathrooms are utilitarian with few, if any decorative elements.

	FACILITY STANDARDS	A, B, C Ranking	Primary Focus Area
Standard Number	A. Facility Exterior		
1	Building Structure - Building exteriors are maintained in good condition and in a good state of repair at all times. Exterior surfaces are painted or treated to protect against deterioration. Painted surfaces are free of peeling paint, soil and obvious cracks in masonry, and present an attractive appearance. Roofs are maintained with few, if any missing tiles or shingles. Gutters and downspouts are maintained and cleaned to prevent overflow, especially at building entrances. Rooftop ventilation and other systems are in good repair. Canvas structures, if present, are clean and unstained, free of holes or tears, and adequately attached to frames. Any patches are kept to a minimum.	B	CC
2	Landscaping/Grounds - Landscaping conforms to park standards. Noxious weeds and invasive plants are removed in coordination with the designated NPS integrated pest management coordinator and in accordance with an approved landscape plan. Grounds are continuously monitored to remove debris and trash from exterior structure areas and from shrubbery and planted areas. Appropriate drainage is maintained to keep water from collecting against buildings. Tables, grills and fire containing devices, if provided, are free of vandalism and/or graffiti and repaired as necessary to assure proper function. Outdoor furnishings such as fire pits are situated in an appropriate location and arrangement (e.g. out of the path of travel).	B	CC

RUSTIC LODGING STANDARDS

3	<p>Parking - Parking areas and spaces, if provided, are adequate for automobiles, bicycles etc. The parking area is paved and well-marked with stripes or other clearly visible method of designating spaces. Accessible spaces are prominently designated and be clean and free of refuse and obstructions. All parking areas, curbing, concrete bumpers and driveways are in a good state of repair and free of excessive cracking, crumbling, holes or unsightly repairs.</p>	B	CC
4	<p>Pathways, Sidewalks, Ramps, Steps and Stairs - All pathways, sidewalks, ramps, steps and stairs are kept clear of debris, obstructions, snow and ice. These surfaces are maintained in a good state of repair, free of excessive cracking, crumbling, holes or tripping hazards with well-maintained hand railings installed.</p>	A	LS
5	<p>Lighting/Illumination - Minimal lighting provided which highlights signage, pathways, sidewalks, ramps, steps, stairs, and parking areas. Any lighting provided is fully functional and consistent with NPS Night Sky requirements. Down-lighting is preferred on tall structures, or post lights. Energy efficient bulbs are used in all fixtures, if feasible.</p>	B	LS
6	<p>Public Signs - Public signs for which the concessioner is responsible are appropriately located, accurate, attractive and well-maintained. Permanent signs are professionally designed and produced, consistent with NPS standards, and appropriate for the purpose they serve. The Superintendent has approved signs prior to installation. Temporary signs are computer-generated, framed or laminated, and professional in appearance.</p>	B	VS
7	<p>Entrance/Porte Cochere - Entrance to the property is clearly identified and driveways unobscured so that incoming guests can readily locate the front office or registration areas. Driveway areas with obstructed views are clearly marked with slow driving cautionary signage.</p>	B	VS
8	<p>Site Utilities, Equipment and Delivery Area - All service areas and equipment such as above ground tanks and HVAC systems are adequately marked and maintained in a neat and orderly manner. All service areas are well-kept with litter and debris removed.</p>	C	CC
9	<p>Garbage and Trash/Recycling/Composting - Trash containers are conveniently located and in sufficient quantity to handle the needs of the site. Dumpster drain holes are plugged to keep liquids from draining onto the site. Waste does not accumulate in trash containers to the point of overflowing. Refuse is stored in receptacles which are covered, waterproof, and which comply with all relevant construction standards (such as bear and wildlife proof), as specified by the National Park Service. All market available recyclable products are collected and recycled. Provided compost collection areas are clean and orderly. Central refuse collection sites are screened from public view.</p>	A	RP
10	<p>Fences and Walls - All fences and walls are kept free of vegetative overgrowth and well maintained.</p>	C	CC

RUSTIC LODGING STANDARDS

11	Flags - Any national, state, or park flag displayed at an exterior location near the main entrance is in good condition and adheres to the display guidelines of the United States Flag Code. Flags are a minimum size of 3'x 5'. Any lighted flag display adheres to NPS Night Sky requirements.	C	VS
12	ADA Accessibility – Buildings and areas meet the requirements of the Americans with Disabilities Act and all other applicable laws related to accessibility.	A	AL
B. Public Areas – Interior			
13	Lobby and Registration Area -A separate registration area, if present, is clean and well maintained. Room elements are color coordinated. Any chairs, lamps, tables, draperies and other furnishings are functional and adequate for the visitors' comfort. Vinyl floor coverings are clean, waxed or buffed, free of cracks, chips and worn places. Flooring is clean and waxed or otherwise sealed. Carpeting is clean, reasonably free of stains and be in good repair. Walls and ceilings are free of cracks and stains and have a fresh appearance. Windows are clean and free of breaks. Window coverings, if present, are coordinated with the decor of the registration area and are clean, free of holes, tears and stains and in proper working order.	B	CC
14	Luggage Carts – Any provided luggage carts are clean, well maintained and in working order. One cart is available per 50 rooms.	C	VS
15	Corridors/Ramps/Stairs - Corridors, ramps and stairs are kept clean, uncluttered, and well lighted. Treads and landings have non-slip surfaces.	A	LS
16	Public Restroom - Restrooms are clean, free of litter, well-illuminated, ventilated, and maintained. Restrooms are equipped with hot and cold running water, if available, or waterless hand cleaner is provided. Toilet bowls, sinks, and urinals are clean, reasonably free of stains and in proper operating condition. Toilet tissue, disposable towels or air drying devices, if provided, are available at all times. Soap is provided, unless prohibited by park wildlife management plans. An inspection log is maintained and posted on the back of the access door noting time of inspection and initialed by the inspector. A sign indicating that employees must wash hands before returning to work is posted.	A	CC
17	Public Signage - Interior public signs for which the concessioner is responsible are appropriately located, accurate, attractive, and well-maintained. Permanent signs are professionally designed and produced, consistent with NPS standards, and appropriate for the purpose they serve. The Superintendent has approved signs prior to installation. Temporary signs are computer-generated and professional in appearance. Handwritten signs within assigned areas are not used unless the Service approves exceptions. Signage is neat and tidy, and does not create a cluttered or untidy look.	B	VS

RUSTIC LODGING STANDARDS

18	<p>illumination - Sufficient energy-efficient lighting, including recessed, spot and flood lighting, are adequate and appropriate, and complementary to the décor of the facility. All light fixtures are clean and in working order, with no burned out bulbs. Hallways and corridors are sufficiently illuminated to create a warm, hospitable feeling, provide a good level of illumination for guests entering/exiting from rooms, and provide guests with a sense of safety.</p>	B	VS
19	<p>Ventilation/Climate Control/Temperature - Public spaces are adequately ventilated with working climate control thermostats or other methods used to heat public spaces. Public spaces are maintained at a temperature consistent with guest comfort.</p>	B	VS
20	<p>Ice/Vending - If provided, machines are in good working order and well maintained. Signage on the machine either relates to Area interpretive themes or is generic in nature. Exterior machines are adequately illuminated, but do not contribute to night light pollution. Any machines that are temporarily out-of-service or out-of-service for the season have computer-generated signs posted directing visitors to the closest functioning unit. All machines (e.g. vending, laundry and change) that accept currency accept the Presidential \$1 coin. Any change machines that accept \$5 dollar bills or higher denominations are able to dispense \$1 coins in change. Each coin vending machine has signs and notices posted on the machines denoting the acceptance of the Presidential \$1 coin.</p>	B	VS
21	<p>Coin Laundry - If present, on-premises public coin laundries and dryers are energy and water efficient, clean, and well-maintained, and in proper working condition. Change machines, if present, are in working order. Laundry rooms are adequately ventilated and lighted. The concessioner provides approved, environmentally friendly, individually-vended, biodegradable laundry detergent, powdered bleach, and other laundry-related supplies for a nominal fee. These supplies are available in close proximity to the facility. Any machine temporarily out-of-service has a computer-generated sign posted with appropriate "out-of-order" information.</p>	B	VS
22	<p>Drinking Fountains - If provided, public drinking fountains are clean and in good working condition.</p>	B	CC
23	<p>Trash/Recycling - Waste does not accumulate in trash containers to the point of overflowing. Multiple trash containers are conveniently located and in sufficient quantity to handle the needs of the area. Separate recycling containers, labeled to indicate acceptable recyclables, are provided in close proximity to the solid waste container(s).</p>	A	RP

RUSTIC LODGING STANDARDS

24	Housekeeping Closet and Equipment - Housekeeping storage areas are clean, orderly, free of rodents and are clearly differentiated from guest rooms by appropriate signage. Housekeeping carts and trolleys in use during the day shall, to the maximum extent possible, not impede guest movement in the corridors or on trails and pathways. Carts are neat, well organized, and well-maintained. If used outdoors, carts are not left unattended for lengthy periods of time to prevent wildlife access.	B	CC
25	Emergency Lighting/Exit Lights/Emergency Exits - Exit lights on permanent structures are on emergency circuits and in operation at all times. Emergency exits in all areas of the facility are adequately marked and unblocked.	A	LS
26	Fire Extinguishers - Accessible fire extinguishers suitable for use on anticipated type of fires are located in each building, visibly displayed, and appropriately signed with proper, up-to-date operating instructions, and visible inspection certificates or tags.	A	LS
27	Fire Alarms and Pull Boxes - Fire alarms and pull boxes are visible and accessible to guests and employees.	A	LS
28	First Aid Kit - A standard 24-unit first aid kit is provided near the registration or front desk, adequately marked, and staff knows where to locate the unit quickly.	A	LS
29	Automated External Defibrillator (AED) - An automated external defibrillator (AED) is adequately marked, and in good working condition. The AED is accessible after hours if located away from the front desk area.	A	LS
30	Carbon Monoxide Detectors – Operable Carbon Monoxide (CO) detectors are present in all hallways or other public areas adjacent to those areas that incorporate gas or oil powered heating equipment (laundry rooms) or public areas with fireplaces, etc. Hard-wired detectors are preferable to plug-in portable units. Any battery-operated detector is tested monthly and batteries replaced at least yearly.	A	LS
31	Chemical and Equipment Storage - All chemicals, supplies and equipment used in the cleaning and maintenance of guest rooms and public areas are stored per manufacturer's recommendations. All chemicals are stored in properly marked containers. Current Material Safety Data Sheets (MSDS) are accessible and known to all employees.	A	LS
32	Night Entrance/Exits - If provided, all entrance/exit doors normally locked during specific times in the evening have signage, both inside and outside the doors, indicating the time they are locked and include directions to the appropriate, alternate entrance/exit doors.	A	LS
	C. Guest Rooms		
	Signage		
33	Unit Numbers - Each guest room or tent site is numbered with easily distinguishable, uniform numbers.	A	VS

RUSTIC LODGING STANDARDS

34	Directional/Emergency - Directional, emergency exit and/or evacuation routes, and safety information indicating where individual guest rooms or camp sites are located is prominently displayed in the registration area, central bulletin board, and individual camp site or guest room.	A	LS
35	Posting of Rates - Rates are posted and made available at the registration area.	C	AL
Security			
36	Entry and Other Exterior Door Security - All guest room doors are self-locking and equipped with a key lock. Doors provide a double locking system from the inside. Entry doorways on hard-sided units are sufficiently illuminated to allow easy access. Door locks and hardware are regularly inspected for easy, efficient operation and good appearance. All sliding doors are equipped with a hook lock built-in within the door handle, as well as, a secondary locking device. French doors have surface-mounted slide bolts at top and bottom to secure the stationary/auxiliary door. The secondary locking device includes a safety bar (charley bar), a sliding door deadbolt, or pin-type lock. Striping or other mechanisms is applied to French doors and sliding glass doors at eye level. Any inoperable guest room entrance door lock has an “out-of- service” sign and not rented until the lock is repaired. Canvas-sided buildings are excluded from the key lock and double-locking requirement with the stipulation that other means of providing security for visitors' valuables are available. Canvas-sided buildings or structures without an entry door have a door/tent flap, in good condition that can be closed for privacy.	A	LS
37	Auxiliary Locks - All guest room entrance doors are equipped with a chain or fixed night latch type door guard. Auxiliary locks are provided for all exterior and connecting doors. Locks are either a safety latch or other approved non-key locking device (chain). Locks are installed to the door jam and the door for maximum security and strength of installation, and assure ease of guest operation. Canvas-sided buildings or structures are excluded from the auxiliary locking requirement with the stipulation that other means of providing security for visitors' valuables are available.	A	LS
38	View Ports - One-way view ports, mounted 5 feet above the floor are present on entrance doors only, unless within historic facilities, where doors cannot be changed or when there are no side windows. Canvas-sided buildings or other soft-sided structures are excluded from the view port requirement.	B	LS

RUSTIC LODGING STANDARDS

39	<p>Doors, Windows and Screens - All doors, windows and screens are clean, in good working condition, and sufficiently tight to preclude the entry of rodents and insects. Exterior doors are well-maintained with limited scratches, scuffs, or marks. All guest room windows that open have a lock which secures the window in a closed position. Canvas-sided buildings or fabric structures with windows have some type of flap to provide privacy. Canvas-sided buildings or other soft-sided structures are excluded from the locking window requirement with the stipulation that other means of providing security for visitors' valuables are available.</p>	A	LS
40	<p>Interior and Connecting Doors and Locks- All guest rooms with interconnecting solid-core or metal doors, these doors are equipped with a lock that is self-locking and a one-inch bored-in deadbolt lock on each door. A knob on the guest room side of the interconnecting door with a tamper-proof plate on the other side of the door complies with the self-locking requirement. All doors, handles and catch mechanisms are fully operable, clean, with limited scuffs, scratches, or marks from cleaning equipment.</p>	A	LS
41	<p>Hang Tags - "Do Not Disturb" or other types of hang tags are present for all rooms and sites. Tags are clean with few tears or bent corners and in otherwise good condition.</p>	C	VS
42	<p>Wildlife Food Storage Units - Each cabin, canvas tent, or housekeeping cabin is equipped with a Service-approved wildlife food storage locker in general proximity to the guest room or site. Other Service-approved provisions for storing food such as metal containers inside a hard-sided building are acceptable. Each storage unit is adequately marked to indicate the unit number, painted and in good condition.</p>	A	RP
Safety			
43	<p>Smoke Detectors - An operational single-station smoke detector is provided in each guest unit. Hard-wired smoke detectors are preferred. Any battery-operated detector is tested monthly and batteries replaced at least yearly. Canvas-sided buildings and structures are excluded from the smoke detector requirement.</p>	A	LS
44	<p>Carbon Monoxide Detectors - Operating Carbon Monoxide (CO) detectors are present in all guest rooms that incorporate gas or oil powered heating equipment or rooms with fireplaces, etc. Hard-wired CO detectors are preferred. Any battery-operated detector is tested monthly and batteries replaced at least yearly. Canvas-sided buildings and structures are excluded from the carbon monoxide detector requirement.</p>	A	LS
45	<p>Ground Fault Interrupters (GFI) - Each electrical outlet adjacent to sinks or other water sources is connected to a working ground fault interrupter.</p>	A	LS

RUSTIC LODGING STANDARDS

46	Emergency Instruction - Notification is provided in each guest room or tent site on how to obtain emergency assistance, such as fire, police, ambulance and medical. Provisions are made to deliver emergency messages to guests in a timely, effective manner.	A	LS
	Room		
47	Walls and Ceilings - Walls and ceilings are clean, free of defects such as cracks, breaks, torn coverings, mold, mildew, stains, and cobwebs. Canvas walls and ceilings are water tight, mold and fire proof and have few, if any patches.	B	CC
48	Floors and Carpeting - Floors and floor coverings are clean, untorn, and free of litter and stains, and in good repair. When replaced, carpet using recycled materials, composite materials, or wood from sustainable sources is preferred.	B	CC
49	Window Coverings, Drapery and Shades - All units have some type of simple window covering for privacy and weather protection. Shades and blinds, if used, are firmly installed to the wall or ceiling and in good operating condition with cords maintained to minimize choking hazards to children. Window coverings offer limited blackout capabilities from the sun or outside light sources.	B	CC
50	Lighting and Ceiling Fans - A minimum of one light fixture is provided in each room to provide a limited level of illumination. Ceiling fans, if present, are of basic, simple design. Compact Fluorescent Light (CFL) bulb provides the equivalent of 75 watts of illumination. If provided, one functional, easily accessible light switch is located at the entrance area. Light fixtures, ceiling fans and blades are clean, free of insects and debris, and in working order. For units without electricity, at least one L.P. lantern or alternate lighting source (flashlight) per furnished unit is provided in working order with accompanying safety instructions.	B	VS
51	Climate Control - Optional heating is available on an as-needed seasonal basis. Window style air conditioning units, if present, are clean, relatively quiet and in working order. Ceiling or floor fans are an acceptable substitute for air conditioning.	B	VS
52	Furniture - Guest rooms are equipped with adequate furnishings that are coordinated in color, style and finish, appropriate to the room size, reasonably attractive and comfortable, in good condition and free of dust, lint, finger marks, smudges, stains, and scratches. Furniture is inspected, repaired or replaced on a scheduled basis to eliminate worn finish or upholstery. Furniture is routinely inspected and treated if evidence of rodents and bedbugs are found.	B	CC
53	Bed Frame and Headboards - Bed frames and headboards are not required; however, beds do not rest directly on the floor. Use of a bed platform is acceptable. If present, bed frames and headboards are dust free and in good condition. Camp cots or bunk beds are sturdy and simple in design. Headboards are routinely inspected and treated if evidence of rodents and bedbugs are found.	B	CC

RUSTIC LODGING STANDARDS

54	<p>Bedding - Each bed is made-up with two sheets, one mattress pad, pillow(s) and pillow case(s), blanket and bedspread. All bedding is uniform, clean, and free of stains, rips, and tears and appropriate with the size of the bed. Depending on location and climatic conditions, a second blanket for each bed is available, preferably in the room but at a minimum, obtainable at the registration desk. Bed linens consist of common blends and thread counts. Pillows are of standard grade (thin polyester batting) and a minimum of two are provided per person. Soft goods are color coordinated with window coverings and upholstery.</p>	A	CC
55	<p>Mattresses and Box Springs - Mattresses and box springs are of basic quality and in good physical condition. Mattresses are clean, odorless, non-sagging, and free of lumps and protruding tufts, sized to fit the bed frame or springs, and routinely rotated. Mattresses and box springs are routinely inspected and treated if evidence of rodents and bedbugs are found. Cots are minimally sagging and consistent with the normal expectation of a camping experience. All mattresses are encased with a moisture barrier.</p>	A	VS
56	<p>Linens/Mattress and Other Furniture Replacement - All guest room linens are replaced every 3-5 years or more frequently as use requires. All guest room furniture is replaced every 7-10 years, or more frequently as use requires. Mattresses are replaced every 5 to 7 years. Historic furniture in historic properties is well-maintained, and replaced at the end of their useful life.</p>	B	CC
57	<p>Clothes Storage - Hang Space - An open-wall mounted area or free-standing cabinet in each guest room is available for guests to hang clothing and personal belongings. Closet/clothes hanger area is clean and neat.</p>	C	VS
58	<p>Kitchens, Kitchenettes and Appliances - Kitchens and kitchenette equipment (stoves, refrigerators, microwaves, cooking and eating utensils) are in good condition, adequate, clean and reasonably quiet. All items and equipment are of good quality. At a minimum, kitchenettes include a fixed microwave with operating instructions. All appliances are UL-approved and are Energy Star rated. Full kitchens have a stove or cook top, properly vented and provide appropriate cooking equipment and utensils. Cooking and eating utensils are provided in quantities, based on the pillow count of the room and consist of reusable cutlery, bowls, and plates; disposable coffee cups/mugs; large plastic glasses and plastic juice glasses; one microwave-safe dish for heating food items; one pot holder; one can/bottle opener; and, paper towels.</p>	A	CC

RUSTIC LODGING STANDARDS

59	<p>Open Flame Equipment/ Fireplaces - Woodstoves, fireplaces or other open flame heating equipment are clean and in good operating condition. Equipment is cleaned before each new occupant is checked in, and regularly inspected. Combustible materials, including partitions and walls constructed with wood studs or other unprotected materials, furniture, and bedding are at least 36 inches from the front of the heating source; fire pads are placed under wood burning stoves to prevent fire. Adequate child protection devices such as screens, doors, etc., are present and in good condition. All woodstoves and fireplaces include instructions, appropriate fire tools, and precautionary notices for the guest information. Wood for woodstoves is provided in the fireplace and is ready to use.</p>	A	LS
60	<p>Balconies/Patios and Other Outdoor Amenities - Any balconies and/or patios include adequate seating and, if size permits, a table to seat two guests. Balcony/patio railings, if present, are in good condition and of sufficient height, based on local code requirements. Furniture is constructed of functional materials (e.g. wood or plastic), suitable for exterior use. Adjoining balconies/patios are appropriately partitioned (wall, dense shrubbery). Balconies and patios are provided with at least one outside light meeting NPS Night Sky standards. Decks, walls, floors etc. are clean and in good condition. Fire rings and picnic tables, if provided, are clean, free of chips, splinters and otherwise well-maintained.</p>	B	CC
61	<p>ADA Rooms - Accessible rooms have a second view port mounted in accordance with ADA requirements. All fixtures (light switches, clothing cupboards etc.) are placed in accordance with ADA requirements.</p>	A	AL
Room Amenities			
62	<p>Clock – If provided, the guestroom is equipped with a clean and operable clock, set to the local time with the alarm turned off at the end of each stay.</p>	C	VS
63	<p>Luggage Rack – If provided, the guestroom is equipped with an operable folding lightweight metal or plastic luggage rack in good condition.</p>	B	VS
64	<p>Cribs, Rollaway, Trundle Bed - Cribs, rollaway, or other types of beds are available upon request and are clean, well-maintained, and fully operational. Cribs, rollaway, and other types of extra beds are delivered with clean, appropriately sized linens and blankets.</p>	A	VS
65	<p>Trash Can/Recycling - Each room contains one (1) clean trash can in good repair. Additionally, one (1) in-room recycling container is located in each room. Canvas-sided buildings and structures are excluded from the in-room trash can and recycling requirement, provided that a central trash and recycling area is provided. Recycling provisions are not required in backcountry facilities with approved visitor pack-in/pack-out requirements.</p>	A	RP

RUSTIC LODGING STANDARDS

66	Guest Room Directory - A clean, printed directory of guest services is provided, either at the registration area or in the room in good condition without missing or torn pages. The directory includes information about the park, the facility, activities, area services, and amenities.	C	VS
D. Guest Room Bathroom			
67	Floor Coverings - All bathroom floor coverings are non-slip, clean, well-maintained, and free of defects, dirt, smudges, mildew, and hair.	A	CC
68	Walls and Ceilings - Bathroom walls and ceilings are clean, free of cobwebs, mold, and mildew.	B	CC
69	Shower/Tubs/Sinks and Surrounds - Showers, sinks, and bath tubs are clean, unspotted, free of stains inside and out, and in good condition. Surfaces are sanitized daily. Additional amenities include commercial grab bars that meet ADA requirements. Tubs and showers are equipped with either a non-slip mat or constructed with non-skid surfaces or strips that are tightly secured, clean, and free of mildew, and unturned.	A	CC
70	Shower/Tubs/Sinks - Enclosures and Fixtures - Showers/tubs include a single, plain, light weight vinyl tub curtain that is unturned, clean, and free of mold and mildew. Shower curtain uses plastic or metal shower hooks. Curtains are of sufficient length and width to prevent water from flowing onto the floor. Plastic or metal straight shower rods are provided. Other types of enclosures, if provided (hinged and sliding doors) are clean and free of mildew, are easily movable and free of breaks. Sliding door tracks are clean and in good repair. All fixtures are low flow, securely installed, and properly sealed/grouted. All sink and tubs are equipped with clean and functioning stoppers.	A	CC
71	Toilet - Two-piece low-flow toilets are cleaned and sanitized daily, are unpitted and free of cracks and stains. Toilet seats and lids are clean and sanitary, with no chipped or worn surfaces, bare wood or other composition visible. Seats and lids are free of discoloration or stains and be securely fastened to the toilet seat and fit the shape of the toilet. Seats have required bumper supports. Paper bands are not recommended.	A	CC
72	Mirror/Cabinetry - One small sized (> 1 sq. ft.), basic designed mirror is provided, or for central restrooms, sufficient numbers and sizes of mirrors for each sink area. The mirror(s) are securely mounted, clean, unpitted and free of cracks. Optional shelf to hold toiletries is maintained in good condition.	B	CC
73	Illumination - Guest room bathrooms provide minimal illumination that generally consists of one bulb and a simple designed cover. All lighting and covers are clean and in good working condition.	B	VS

RUSTIC LODGING STANDARDS

74	Ventilation/Windows/Screens - All bathrooms areas are adequately ventilated. Window ventilation is acceptable, but if windows are not available, exhaust vents and fans are provided, kept clean, and well-maintained. Windows are either at a height to provide privacy or appropriate screening (e.g. frosted glass, voile curtains) is used. Bathroom windows are clean, free of defects such as breaks or torn screens, and in working condition.	A	CC
75	Bathroom Linens - One clean 100% quality terry cloth bath towel is provided in good condition in quantities based on pillow count. Bath mats are provided in similar weight and grade to towels. The following sizes and linen weights are used: bath - 24 X 48, 8 lb. per dozen.	A	CC
76	Towel Storage and Hooks - One securely mounted hook is provided in each bath area in a hard sided structure. Separate robe hooks are not provided.	B	VS
77	Nightlight - Each bathroom or bathroom area has a functioning nightlight. This may be integrated into a light switch, or otherwise provided.	B	VS
Bath Amenities			
78	Amenity Package - Optional soap and shampoo is provided in bulk dispensers. Dispensers are flushed and cleaned once per quarter, or more often depending on usage.	B	VS
79	Toilet Tissue - Each bathroom or central bath stall contains two rolls of two ply toilet tissue. One roll or package of toilet tissue is held in reserve and conveniently located. No chlorine-bleached rolls are permitted.	B	VS
OPERATIONAL STANDARDS			
Services			
A. Reservation Services			
80	Availability - Reservation services are available, at a minimum, via telephone, mail, fax, and internet. Reservation services are available via the Internet on a 24 hour real time on-line basis. If telephone service is utilized, service is available 24 hours per day.	B	VS
81	Knowledge of Reservation Agent/Details on Website - Reservation agents demonstrate their ability to provide accurate information about rates, cancellation, convention reservation policies, arrival and departure time, amenities and services, local attractions, access, etc. The concessioner's website provides the same information.	A	VS
82	Confirmation - Each reservation call is concluded with a confirmation number. Additionally, an e-mail is automatically sent, or written confirmation is sent via mail to confirm the reservation and provide additional property and park information.	C	VS
83	Property Management Information Systems - All reservation systems integrate with the concessioner's Property Management Information System (PMIS) and provide comprehensive reporting capabilities.	C	VS

RUSTIC LODGING STANDARDS

84	Payment Methods -The concessioner honors credit cards to include, but not limited to, MasterCard, Visa, American Express, and Discover. Debit cards and other types of payment methods including but not limited to travelers' checks, personal visitor checks and gift cards may be accepted at their discretion or at the direction of the Service.	B	VS
85	Deposits - A deposit to hold a room may be required, but all deposit policies/information is disclosed at the time of the reservation and approved by the Service. Advance deposits do not exceed the room rate, including tax, for the minimum number of nights occupied per reservation.	B	VS
86	Rate Changes - The advance rate is honored and the customer refunded the difference if the approved rate is lower than the anticipated rate. Provisions for additional charges based on other factors like multiple occupancy, type of room, and additional beds are provided for.	B	VS
87	Cancellations - Concessioner selects a cancellation deadline from 1-30 days prior to the arrival date and communicates it to the guest at time of reservation. Concessioner refunds the full deposit if the guest cancellation complies with this policy. If a reservation is made within the established cancellation window, and the guest cancels the reservation, concessioner may require the guest to forfeit the entire advance deposit provided that the "no refund" policy was communicated to the guest at the time of the reservation. The concessioner's cancellation and refund policy is documented with the reservation confirmation. Concessioner must determine what adjustment must be made if a guest cancels after the deadline due to a personal emergency and be able to demonstrate in written materials.	B	VS
88	Overbooked Reservations - In the event of an overbooked reservation, the concessioner will make every effort to arrange for a comparable accommodation in the area. The replacement room shall be provided to the guest at no charge for the first night's stay. Transportation and a telephone call to notify the guest's home or office of this change are also provided without charge. If the guest has paid an advanced deposit, this is refunded to the guest in addition to the payments described above. If the concessioner can accommodate the guest on the next or subsequent nights, the guest is invited back to the property.	B	VS
B. Registration/Check-In/Out Services			
89	Hours of Operation - Check-in and registration services are staffed a minimum of 14 hours a day. If the registration or front desk is closed for certain hours, the concessioner provides a bell, or other arrangements for guest services.	B	VS

RUSTIC LODGING STANDARDS

90	<p>Check-In - Check-in is completed promptly in a friendly and professional manner. Guest wait times are limited to 10 minutes during peak periods; and 1 to 2 minutes during other periods. Front desk staff acknowledges any waiting guests and demonstrates a sense of courteous urgency in concluding transactions when guests are waiting. Photo ID's are requested. At a minimum, the front desk staff confirms room type, bed type, number of persons in the party, length of stay, departure date and check-out time, method of payment, and discretely identifies the room/site number and directions to the room/site. Check-in staff also identifies any extra charges (utility pass through fees, donations to friends and associations, internet access fees). Check-in times are prominently displayed at check-in desk or have been clearly communicated to guest upon room reservation.</p>	A	VS
91	<p>Park Orientation Material - Upon request, the concessioner offers park-specific material upon check-in, to include brochures, maps, newsletters, special notices. Information may be centrally posted on well-maintained bulletin boards.</p>	B	VS
92	<p>Check-Out - Guests are acknowledged as soon as possible with eye contact and a warm friendly greeting. Guest check-out wait times are limited to 10 minutes during peak periods; and 1 to 2 minutes during other periods for check-out services. Check-out staff completes check-out promptly or within 5 minutes. Concessioner presents the statement to guests for review prior to settlement of the bill, presents a copy of the statement to the guest with a method of payment shown, asks the guest if the stay was satisfactory, and thanks departing guest for staying at the property. Either guest comment cards are included in the check-out material, or guests are directed on how to fill-out an online comment card. Check-out times are generally no earlier than 10AM and clearly communicated upon check-in and in print material.</p>	A	VS
93	<p>Late Check-Out - If the guest requests and upon availability, the concessioner extends check-out until 2PM at no additional charge.</p>	C	VS
C. Housekeeping Services			
94	<p>Cleaning Services and Frequency - Every occupied room/site (stay-overs and check-outs) is serviced daily, unless specified by the guest. Stay-over guests are offered options to provide minor cleaning and straightening of their own rooms. At a minimum each checked-out guest unit or site is cleaned (with complete bed and bath linen changes, if provided) by the concessioner between stays. Concessioner services include cleaning soiled surfaces, straightening or replacing used concessioner-provided towels, emptying wastebaskets (if provided), re-making beds/cots, vacuuming or sweeping, inspecting for safety items, identifying and reporting lost and found items, and other maintenance issues. Central bathrooms are cleaned to the above specifications daily.</p>	A	VS

RUSTIC LODGING STANDARDS

95	Room Maintenance Requests - Any maintenance requests/issues noted by the guest is dealt with promptly, at a minimum by the end of the day. Housekeeping notes any maintenance issues (e.g. replacing a light bulb) for resolution by the end of the day. Upon request, a work order log containing work orders and completion dates is provided.	B	VS
96	Deep Cleaning - An annual deep cleaning housekeeping program is conducted for each room/site. Deep cleaning services includes mattress rotation, vacuuming, shower liner wash, and furniture vacuuming and cleaning, wash/dry clean draperies, and launder pillows.	C	CC
97	Linen Reuse - For greater than 2 night stays, linens and towels is changed after 3 days, unless the guest requests more frequent or less frequent change. Compliance with this requirement and guest requests are monitored through the inspection program.	C	VS
98	Inspection Program - All check-out rooms/sites are inspected daily for housekeeping services.	C	VS
99	ADA Rooms Housekeeping Services - ADA rooms/sites are left set-up for accessibility after each check-out (e.g. shower heads lowered, mirrors pulled forward, chairs pulled away from HVAC units). A personal visit is made within an hour of check-in to inquire if the guest needs any changes or assistance in the room.	A	VS
100	Other Universal Access Services - Employees assist guests with visual impairments at registration by reading the registration information to the guest and by providing a written welcome and instructions for registration. Guests are informed of the Telecommunications Device for the Deaf (TDD) phone and other assistance devices available. At least one TDD is available at the front desk at all times and one additional TDD is available for use in guest rooms/sites upon request. If visual fire alarm notification is not permanently installed in the rooms/sites for guests with hearing impairments, portable units are available at the front desk.	A	AL
E. Other Services			
101	Room Check - Guests who fail to answer their service call are visually contacted. Each occupied room that has not been serviced is contacted or checked at least once daily to ensure guest safety. To minimize guest inconvenience the guest in each room shown as occupied on the daily room status report must be contacted after posted daily check-out time. If no contact is made with the guest, the room must be visually checked for guest safety.	B	LS
102	Quiet Hours - Required quiet hours for all services are enforced by the concessioner. The concessioner clearly marks this information on the guest registration folio and other printed materials.	B	VS

RUSTIC LODGING STANDARDS

103	Lost and Found - Any and all items found are logged and turned into a designated secure location. Lost and found articles are properly dated, secured and stored. Records are maintained and procedures established to ensure prompt, accurate response to guest inquiries concerning lost articles.	C	VS
F. Personnel			
104	Staffing Levels - All facilities and services are properly staffed so as to prevent undue delays, e.g., registration areas, etc. In determining what constitutes undue delay, consideration is given to the kinds and types of service rendered and situations or conditions beyond the control of the concessioner such as unanticipated influxes of visitors, facility or equipment breakdowns or sudden weather changes. The reasonableness of the delay, based on the above, is the determining factor. All lodging facilities have a general manager or manager on duty at all times.	A	VS
105	Employee Attitude - Each employee projects a friendly, hospitable, helpful, positive attitude and is capable and willing to answer visitors' questions (about both job and general park information).	A	VS
106	Employee Appearance - Each employee wears a uniform or name tag identifying them as a concession employee. The uniform is commensurate with the type of service provided. Employees present a neat, clean and otherwise attractive professional appearance.	B	VS
107	Employee Training Programs - An active training program for the development of the necessary skills and techniques is provided for all employees. These sessions stress work performance and, as appropriate to the position, also include technical training for specific equipment, first aid, AED, fire and life safety, product and service presentation, cleanliness, employee attitudes, NPS philosophy and policy and any other training requirements. Performance is indicative of good training.	A	VS
G. Rates			
108	Approved Rates - All rates being charged do not exceed those approved by the Superintendent. These rates are verified against the specific approved, service, quality, price or other such criteria. Rate sheets are available at the guest's request at the registration desk.	A	VS

BASIC LODGING STANDARDS

General. This classification consists of private room establishments with simple and affordable limited enhancements, design elements, and amenities. Amenities such as in-room phones, internet, meeting rooms, or business center services are not generally provided.

Public Spaces. The overall feel of the public spaces is functional and hospitable providing an adequate level of comfort.

Rooms. The overall appearance and feel of the rooms are simple, with a limited degree of spaciousness and decorative enhancements.

Bathrooms. Are plain and functional, with few decorative enhancements. The overall feel is simple basic design.

	FACILITY STANDARDS	A, B, C Ranking	Primary Focus Area
Standard Number	A. Facility Exterior		
1	Building Structure - Building exteriors are maintained in good condition and in a good state of repair at all times. Exterior surfaces are painted or treated to protect against deterioration. Painted surfaces are free of peeling paint, soil and obvious cracks in masonry, and present an attractive appearance. Roofs are maintained with no missing tiles or shingles. Gutters and downspouts are maintained and cleaned to prevent overflow, especially at building entrances. Rooftop ventilation and other systems are in good repair.	B	CC
2	Landscaping/Grounds - Landscaping conforms to park standards. Noxious weeds and invasive plants are removed in coordination with the designated NPS integrated pest management coordinator and in accordance with an approved landscape plan. Grounds are continuously monitored to remove debris and trash from exterior structure areas and from shrubbery and planted areas. Appropriate drainage is maintained to keep water from collecting against buildings.	B	CC
3	Parking - Adequate parking spaces for automobiles, bicycles etc. are provided. The parking area is paved and well-marked with stripes or other clearly visible method of designating spaces. Accessible spaces are prominently designated, clean, and free of refuse and obstructions. All parking areas, curbing, concrete bumpers and driveways are well-maintained and free of excessive cracking, crumbling, holes, or unsightly repairs.	B	CC
4	Pathways, Sidewalks, Ramps, Steps, and Stairs - All pathways, sidewalks, ramps, steps and stairs are unobstructed and free of debris, obstructions, snow, and ice. These surfaces are maintained in good repair, free of excessive cracking, crumbling, holes, or tripping hazards, with well-maintained hand railings.	A	LS

BASIC LODGING STANDARDS

5	Lighting/Illumination - Minimal lighting is provided which highlights signage, pathways, sidewalks, ramps, steps, stairs and parking areas. Lighting is consistent with NPS Night Sky requirements. Down-lighting is preferred on tall structures, or post lights. Energy efficient bulbs are used in all fixtures, if feasible.	B	LS
6	Public Signs - Public signs for which the concessioner is responsible are appropriately located, accurate, attractive and well-maintained. Permanent signs are professionally designed and produced, consistent with NPS standards, and appropriate for the purpose they serve. The Superintendent has approved signs prior to installation. Temporary signs are computer-generated, framed or laminated, and professional in appearance.	B	VS
7	Entrance/Porte Cochere - Entrance to the property is identified clearly and driveways unobscured so that incoming guests can readily locate the front office or registration areas. Driveway areas with obstructed views are clearly marked with slow driving cautionary signage. A Porte Cochere, if present, is clean and well-maintained.	B	VS
8	Site Utilities, Equipment and Delivery Area - All service areas and equipment, such as above ground tanks and HVAC systems are adequately marked and maintained in a neat and orderly manner. All service areas are well-kept with litter and debris removed.	C	CC
9	Garbage and Trash/Recycling/Composting - Trash containers are conveniently located and in sufficient quantity to handle the needs of the site. Dumpster drain holes are plugged to keep liquids from draining onto the site. Waste does not accumulate in trash containers to the point of overflowing. Refuse is stored in covered, waterproof receptacles which comply with all relevant construction standards (such as bear and wildlife proof), as specified by the National Park Service. All market available recyclable products are collected and recycled. Provided compost collection areas are clean and orderly. Central refuse collection sites are screened from public view.	A	RP
10	Fences and Walls - All fences and walls are kept free of overgrowth and are well-maintained.	C	CC
11	Flags - Any national, state, or park flag displayed at an exterior location near the main entrance is in good condition and adheres to the display guidelines of the United States Flag Code. Flags are a minimum size of 3'x 5'. Any lighted flag display adheres to NPS Night Sky requirements.	C	VS
12	ADA Accessibility – Buildings and areas meet the requirements of the Americans with Disabilities Act and all other applicable laws related to accessibility.	A	AL
B. Public Areas – Interior			

BASIC LODGING STANDARDS

13	<p>Lobby and Registration Area - A required guest check-in area may be located in an adjacent building; no lobby area with soft seating is required. The registration areas and other public spaces are clean and well-maintained. All room elements are color coordinated. Any chairs, lamps, tables, draperies and other furnishings are functional and adequate for the visitors' comfort. Vinyl floor coverings are clean, waxed or buffed, free of cracks, chips, and worn places. Masonry tile or flagstone grouting is in good repair and clean. Wood floors are clean and waxed or otherwise sealed. Carpeting is clean, free of stains, and be in good repair. Walls and ceilings are free of cracks and stains and have a fresh appearance. Windows are clean and free of breaks. Draperies and sheers, if present, coordinate with the decor of the lobby area and are clean, free of holes, tears and stains and in proper working order.</p>	B	CC
14	<p>Luggage Carts - Luggage carts are clean, well-maintained and in working order. One cart is available per 50 rooms.</p>	C	VS
15	<p>Corridors/Ramps/Stairs - Corridors, ramps and stairs are kept clean, uncluttered, and well lighted. Treads and landings have non-slip surfaces.</p>	A	LS
16	<p>Elevators - Elevators are clean, well-lit, and operable. Elevator flooring consists either of hard surface, carpet, or combination of both corresponding with lobby and corridor flooring. Elevator phone/intercom, automatic doors and illuminated buttons work properly. Only computer-generated, professionally designed, laminated, or framed signage, menus or advertisements are permitted in the elevator. Current inspection certificates are posted or available upon request.</p>	A	CC
17	<p>Public Restroom - Restrooms are clean, free of litter, well-illuminated, ventilated, and maintained. Restrooms are equipped with hot and cold running water. Toilet bowls, sinks and urinals are clean, free of stains, and in proper operating condition. Toilet tissue, disposable towels, or air drying devices, if provided, are available at all times. Soap is provided, unless prohibited by park wildlife management plans. Women's or unisex restrooms have a covered waste receptacle in every stall for the disposal of feminine hygiene products. The disposal containers are clean and emptied at least daily. Diaper changing areas are provided in both men's and women's restrooms, unless a unisex restroom is available. A cleaning inspection log is maintained and posted on the back of the access door noting time of cleaning inspection and initialed by inspector. A sign indicating that employees must wash hands before returning to work is posted.</p>	A	CC

BASIC LODGING STANDARDS

18	<p>Public Signage - Interior public signs for which concessioner is responsible are appropriately located, accurate, attractive, and well-maintained. Permanent signs are professionally designed and produced, consistent with NPS standards, and appropriate for the purpose they serve. The Superintendent has approved signs prior to installation. Temporary signs are computer-generated, framed or laminated, and professional in appearance. Permanent indoor signs are designed and maintained for the disabled and include applicable international graphical symbols. Handwritten signs within assigned areas are not used unless the Service approves exceptions. Signage is neat and tidy, and does not create a cluttered or untidy look.</p>	B	VS
19	<p>Illumination - Sufficient energy-efficient lighting, including recessed, spot and flood lighting, are adequate and appropriate, and complementary to the décor of the facility. All light fixtures are clean, functional, and in working condition with no burned out bulbs. Hallways and corridors are sufficiently illuminated to create a warm, hospitable feeling, provide a good level of illumination for guests entering/exiting from rooms, and provide guests with a sense of safety.</p>	B	VS
20	<p>Ventilation/Climate Control/Temperature - Public spaces are adequately ventilated with working climate control thermostats or other methods used to heat public spaces. Public spaces are maintained at a temperature consistent with guest comfort.</p>	B	VS
21	<p>Ice/Vending - One approved, operable self-service ice machine (or in remote areas have ice available on demand) and one approved, operable soft drink machine of a design and color appropriate for the facility is provided near the registration area. Signage on the machine either relates to Area interpretive themes or is generic in nature. Automatic ice machines dispense a controlled portion of sanitary ice. The dispenser may be operated, at the concessioner's option, by room key or token. Ice is available free of charge to guests 24 hours a day, and its location well identified. Any machines that are temporarily out-of-service or out-of-service for the season have computer-generated signs posted directing visitors to the closest functioning unit. All machines (e.g. vending, laundry and change) that accept currency accept the Presidential \$1 coin. Any change machines that accept \$5 dollar bills or higher denominations are able to dispense \$1 coins in change. Each coin vending machine has signs and notices posted on the machines denoting the acceptance of the Presidential \$1 coin.</p>	B	VS

BASIC LODGING STANDARDS

22	Coin Laundry - Not required, but if present, on-premises public coin laundries and dryers are energy and water efficient, clean, and well-maintained in proper working condition. Change machines, if present, are in working order. Laundry rooms are adequately ventilated and lighted. The concessioner provides approved, environmentally friendly, individually-vended, biodegradable laundry detergent, powdered bleach, and other laundry related supplies for a nominal fee. These supplies are available in close proximity to the facility. Any machines that are temporarily out-of-service have computer-generated signs posted with appropriate "out-of-order" information.	B	VS
23	Drinking Fountains - If provided, water fountains are clean and in good working condition.	B	CC
24	Trash/Recycling - Waste does not accumulate in trash containers to the point of overflowing. Multiple trash containers located conveniently and in sufficient quantity to handle the needs of the area. Separate recycling containers, labeled to indicate acceptable recyclables, provided in close proximity to the solid waste container(s).	A	RP
25	Housekeeping Closet and Equipment - Housekeeping storage areas are clean, orderly, free of rodents and are clearly designated from guest rooms by appropriate signage. Housekeeping carts and trolleys in use during the day shall, to the maximum extent possible, not impede guest movement in the corridors or on trails and pathways. Carts are neat, well organized, and well-maintained. If used outdoors, carts are not be left unattended for lengthy periods of time to prevent wildlife access.	B	CC
26	Emergency Lighting/Exit Lights/Emergency Exits - Exit lights on permanent structures are on emergency circuits and in operation at all times. Emergency exits in all areas of the facility are adequately marked and unblocked.	A	LS
27	Fire Extinguishers - Accessible fire extinguishers suitable for use on anticipated type of fires are located in each building, visibly displayed, and appropriately signed with proper, up-to-date operating instructions, and visible inspection certificates or tags.	A	LS
28	Fire Alarms and Pull Boxes - Fire alarms and pull boxes are visible and accessible to guests and employees.	A	LS
29	First Aid Kit - A standard 24-unit first aid kit is provided near the registration or front desk, adequately marked, and staff knows where to locate the unit quickly.	A	LS
30	Automated External Defibrillator (AED) - An automated external defibrillator (AED) is adequately marked, and in good working condition. The AED is accessible after hours if located away from the front desk area.	A	LS

BASIC LODGING STANDARDS

31	Carbon Monoxide Detectors – Operable Carbon Monoxide (CO) detectors are present in all hallways or other public areas adjacent to those areas that incorporate gas or oil powered heating equipment (laundry rooms) or public areas with fireplaces, etc. Hard-wired detectors are preferable over plug in portable units. Any battery-operated detector is tested monthly and batteries replaced at least yearly.	A	LS
32	Chemical and Equipment Storage - All chemicals, supplies and equipment used in the cleaning and maintenance of guest rooms and public areas stored per manufacturer's recommendations. All chemicals are stored in properly marked containers. Current Material Safety Data Sheets (MSDS) are accessible and known to all employees.	A	LS
33	Night Entrance/Exits - All entrance/exit doors normally locked during specific times in the evening has signage, both inside and outside the doors, indicating the time they are locked and include directions to the appropriate, alternate entrance/exit doors.	A	LS
C. Guest Rooms			
Signage			
34	Unit Numbers - Each guest room are numbered with easily distinguishable, uniform numbers.	A	VS
35	Directional/Emergency - Safety cards are prominently displayed on the back of each guest room door or adjacent to the front door area for all interior corridor rooms with required directional, emergency exit and evacuation routes, and indicating where individual guest rooms are located. Exterior corridor rooms have signage as appropriate.	A	LS
36	Posting of Rates - Rates are prominently posted in a suitable location (e.g. on the back of individual guest room doors) and made available at the guest's request at the registration desk.	C	AL

BASIC LODGING STANDARDS

	Security		
7	<p>Entry and Other Exterior Door Security - All guest room self-locking doors are equipped with an electronically activated locking device. All lock sets automatically re-code with each use of a newly assigned guest key, voiding all previously issued guest keys. Doors have a double locking system from the inside. Entry doorways are sufficiently illuminated to allow easy access. Doors provide a double locking system from the inside. Entry doorways are sufficiently illuminated to allow easy access. Door locks and hardware are regularly inspected for easy, efficient operation and good appearance. All sliding doors are equipped with a hook lock built-in within the door handle, as well as, a secondary locking device. French doors have surface-mounted slide bolts at top and bottom to secure the stationary/auxiliary door. The secondary locking device includes a safety bar (charley bar), a sliding door deadbolt, or pin-type lock. Striping or other mechanisms are applied to French doors and sliding glass doors at eye level. Any inoperable guest room entrance door lock has an "out-of-service" sign and not rented until the lock is repaired.</p>	A	LS
38	<p>Auxiliary Locks - All guest room entrance doors are equipped with a chain or fixed night latch type door guard. Auxiliary locks are provided for all exterior and connecting doors. Locks are either a safety latch or other approved non-key locking device (chain). Locks are installed to the door jam and the door for maximum security and strength of installation, and assure ease of guest operation.</p>	A	LS
39	<p>View Ports - One-way view ports, mounted 5 feet above the floor are present on entrance doors only, unless within historic facilities, where doors cannot be changed or when there are no side windows.</p>	B	LS
40	<p>Exterior Doors, Windows and Screens - All doors, windows and screens are clean, in good working condition, and sufficiently tight to preclude the entry of rodents and insects. Exterior doors are well-maintained with limited scratches, scuffs, or marks. All guest room windows that open have a lock which secures the window in a closed position.</p>	A	LS
41	<p>Interior and Connecting Doors and Locks - All guest rooms with interconnecting solid-core or metal doors, these doors are equipped with a lock that is self-locking and a one-inch bored-in deadbolt lock on each door. A knob on the guest room side of the interconnecting door with a tamper-proof plate on the other side of the door complies with the self-locking requirement. All doors, handles, and catch mechanisms are fully operable, clean, with limited scuffs, scratches, or marks from cleaning equipment.</p>	A	LS
42	<p>Safes - Safes are available to guests at the front desk, upon request.</p>	C	VS
43	<p>Hang Tags - "Do Not Disturb" or other types of hang tags are present for each room. Tags are clean with few tears or bent corners and in otherwise good condition.</p>	C	VS

BASIC LODGING STANDARDS

44	Wildlife Food Storage Units - If required, each room is equipped with a Service-approved wildlife food storage locker in general proximity to the guest room or site. Other Service-approved provisions for storing food such as metal containers inside a hard-sided building are acceptable. Each storage unit is adequately marked to indicate the unit number, painted, and in good condition.	A	RP
Safety			
45	Smoke Detectors - An operational single-station smoke detector is provided in each guest unit. Hard-wired smoke detectors are preferred. Any battery-operated detector is tested monthly and batteries replaced at least yearly.	A	LS
46	Carbon Monoxide Detectors - Operating Carbon Monoxide (CO) detectors are present in all guest rooms that utilize gas or oil powered heating systems, or rooms with fireplaces, etc. Hard-wired CO detectors are preferred. Any battery-operated detector is tested monthly and batteries replaced at least yearly.	A	LS
47	Ground Fault Interrupters (GFI) - Each electrical outlet adjacent to sinks or other water sources is connected to a working ground fault interrupter.	A	LS
48	Emergency Instruction - Notification is provided in each guest room on how to obtain emergency assistance, such as fire, police, ambulance and medical.	A	LS
Room			
49	Walls and Ceilings - Walls and ceilings are clean, free of defects such as cracks, breaks, torn coverings, mold, mildew, stains, and cobwebs.	B	CC
50	Floors and Carpeting - Floors and floor coverings are clean, untorn and free of litter, stains, and in good repair. Replacement carpeting using recycled materials, composite materials, or wood from sustainable sources is preferred.	B	CC
51	Window Coverings, Drapery and Shades - All window coverings including draperies, blinds, and shades are cleanable and designed to provide for the guests' privacy and consistent with the design theme of the facility. Draperies open and close with cords or pull wands. Blinds are composed of wood; plastic/vinyl blinds are not permitted. Drapery and blind cords are installed to minimize choking hazard to children. Drapery rods are firmly fastened to wall or ceiling, properly strung, and in good operating condition. Window coverings provide limited blackout capabilities from the sun or outside light sources.	B	CC
52	Lighting and Ceiling Fans - A minimum of three light fixtures are provided in each room to provide an adequate level of illumination. One fixture either on the wall or overhead, and two bedside lamps for reading or writing purposes are provided. All bulbs are Compact Fluorescent Light (CFL) that provides the equivalent of 75 watts of illumination. One functional, easily accessible light switch is located at the entrance door that activates a light in the room entryway. Light fixtures, ceiling fans, and blades are clean, free of insects and debris,	B	VS

BASIC LODGING STANDARDS

	and in working order.		
53	Climate Control - Heating and air conditioning is available on an as-needed seasonal basis. Window style air conditioning units, if present are clean, relatively quiet and in working order. Ceiling or floor fans are an acceptable substitute for air conditioning.	B	VS
54	Furniture - Guest rooms are equipped with adequate furnishings that are coordinated in color, style and finish, appropriate to the room size, reasonably attractive and comfortable, in good condition and free of dust, lint, finger marks, smudges, stains, and scratches. Furniture is inspected, repaired or replaced on a scheduled basis to eliminate worn finish or upholstery. Furniture is routinely inspected and treated if evidence of rodents and bedbugs are found.	B	CC
55	Bed Frame and Headboards - Bed frames and headboards are not required; however beds do not rest directly on the floor. Use of a bed platform is acceptable. If present, bed frames and headboards are dust free and in good condition. Headboards are routinely inspected and treated if evidence of rodents and bedbugs are found.	B	CC
56	Bedding - Each bed is made-up with two sheets, one mattress pad, pillow(s) and pillow case(s), blanket and bedspread. All bedding is uniform, clean, and free of stains, rips and tears and appropriate with the size of the bed. Depending on location and climatic conditions, a second blanket for each bed is available, preferably in the room but at a minimum, obtainable at the registration desk. Bed linens consist of common blends and thread counts. Pillows are of standard grade (thin polyester batting) and a minimum of two are provided per person. Soft goods are color coordinated with window coverings and upholstery.	A	CC
57	Mattresses and Box Springs - Mattresses and box springs are of basic quality and in good physical condition. Mattresses are clean, odorless, non-sagging, and free of lumps and protruding tufts, sized to fit the bed frame or springs, and routinely rotated. Mattresses and box springs are regularly inspected and treated if evidence of rodents and bedbugs are found. Springs are non-protruding, quiet, and unbroken. All manufacturers' box spring and mattress tags are visible. Box springs contain a minimum of 80 coils. Double bed mattresses are permitted and meet a minimum standard of 364 coils. Queen mattresses meet a minimum standard of 416 coils. King mattresses, if provided, meet a minimum standard of 520 coils.	A	VS
58	Linen/Mattress and Other Furniture Replacement - All guest room linens are replaced every 3-5 years or more frequently as use requires. All guest room furniture is replaced every 7-10 years, or more frequently as use requires. Mattresses are replaced every 5 to 7 years. Historic furniture in historic properties is well-maintained, and replaced at the end of their useful life.	B	CC

BASIC LODGING STANDARDS

59	Clothes Storage - Hang Space - An open-wall mounted area or free-standing cabinet in each guest room is available for guests to hang clothing and personal belongings. Closet/clothes hanger area is clean and neat and includes at least eight matching heavy gauge plastic or wood hangers. No wire hangers are permitted.	C	VS
60	In-Room Refrigerators (No-kitchenette) - If provided, in-room refrigerators are clean, well-maintained and in proper working order.	A	VS
61	Kitchens, Kitchenettes and Appliances - Kitchens and kitchenette equipment (stoves, refrigerators, microwaves, cooking and eating utensils) are in good condition, adequate, clean, and reasonably quiet. All items and equipment are of good quality. At a minimum, kitchenettes include a fixed microwave with operating instructions. All appliances are UL- approved and Energy Star rated. Full kitchens have a stove or cook top, properly vented, and provide appropriate cooking equipment and utensils. Cooking and eating utensils are provided in quantities, based on the pillow count of the room, and consist of reusable cutlery, bowls, and plates; disposable coffee cups/mugs; large plastic glasses and plastic juice glasses; one microwave-safe dish for heating food items; one pot holder; one can/bottle opener; and, paper towels.	A	CC
62	Open Flame Equipment/ Fireplaces - Woodstoves, fireplaces or other open flame heating equipment are clean and in good operating condition. Equipment is cleaned before each new occupant is checked in, and regularly inspected. Combustible materials, including partitions and walls constructed with wood studs or other unprotected materials, furniture, and bedding are at least 36 inches from the front of the heating source; fire pads are placed under wood burning stoves to prevent fire. Adequate child protection devices such as screens, doors, etc., are present and in good condition. All woodstoves and fireplaces include instructions, appropriate fire tools, and precautionary notices for the guest information. Wood for woodstoves is provided in the fireplace and is ready to use.	A	LS
63	Balconies/Patios and Other Outdoor Amenities - Any balconies and/or patios include adequate seating and, if size permits, a table to seat two guests. Balcony/patio railings, if present, are in good condition and of sufficient height, based on local code requirements. Furniture is constructed of good quality durable materials (e.g. wood or wrought iron), suitable for exterior use. Plastic furniture is not permitted. Adjoining balconies/patios are appropriately partitioned (wall, dense shrubbery). Balconies and patios provided with at least one outside light meeting NPS Night Sky standards. Decks, walls, floors etc. are clean and in good condition.	B	CC
64	ADA Rooms - Accessible rooms have a second view port mounted in accordance with ADA requirements. All fixtures (light switches, clothing cupboards etc.) are placed in accordance with ADA requirements.	A	AL
Room Amenities			

BASIC LODGING STANDARDS

65	Clock - Each guestroom is equipped with a clean and operable clock, set to the local time with the alarm turned off at the end of each stay.	C	VS
66	Luggage Rack - Each guestroom is furnished with one operable folding wood or light metal luggage rack in good condition.	B	VS
67	Televisions - One minimum 25-inch color television is provided in each room. Televisions on metal pedestal stands are not allowed. Televisions are dust free, with cords and wires concealed. Televisions are connected to a master antenna system or cable to provide a good quality picture. Each television has a free-standing remote control with full mute function. Educational and NPS interpretive programming with DVD player is available, upon request.	B	VS
68	Ice Bucket/Trays/Glassware - Each guestroom is furnished with a plastic, cardboard or metal ice bucket (no Styrofoam) with plastic liner. Sanitized, wrapped beverage single service drinking cups (recyclable material), or recyclable cups with the lip down on a clean surface is provided in numbers based on room pillow count.	B	VS
69	Cribs, Rollaway, Trundle Bed - Cribs, rollaway, or other types of beds are available upon request and are clean, well-maintained, and fully operational. Cribs, rollaway, and other types of extra beds are delivered with clean, appropriately sized linens and blankets.	A	VS
70	Trash Can/Recycling - Each room contains one (1) clean trash can in good repair. Additionally, one (1) in-room recycling container is located in each room.	A	RP
71	Guest Room Directory - Each guest room is furnished with a printed directory of guest services, clean in good condition without missing or torn pages. The directory includes information about the Park, the facility, activities, area services and amenities, etc.	C	VS
D. Guest Room Bathroom			
72	Floor Coverings - All bathroom floor coverings are non-slip, clean, well-maintained, and free of defects, dirt, smudges, mildew, and hair.	A	CC
73	Walls and Ceilings - Bathroom walls and ceilings are clean, free of cobwebs, mold, and mildew.	B	CC
74	Shower/Tubs/Sinks and Surrounds - Showers, sinks, and bath tubs are clean, unspotted, free of stains inside and out, and in good condition. Surfaces are sanitized daily. Additional amenities include commercial grab bars that meet ADA requirements. Tubs and showers are equipped with either a non-slip mat or constructed with non-skid surfaces or strips that are tightly secured, clean, free of mildew, and unturned.	A	CC

BASIC LODGING STANDARDS

75	<p>Shower/Tubs/Sinks- Enclosures and Fixtures - Showers/tubs include heavy weight vinyl or decorative, good quality, single fabric shower/tub curtain that is untornd, clean, free of mold and mildew. Metal shower hooks are preferred, but plastic is permitted. Curtains are of sufficient length and width to prevent water from flowing onto the floor. Curved, metal shower rods are preferred. Other types of enclosures (hinged and sliding Plexiglas door with aluminum frame) meet the above criteria and are easily moveable and free of breaks. Sliding tub/shower door tracks are clean and in good repair. All fixtures are of enhanced design to be low flow, securely installed, and properly sealed/grouted. Anti-scald single lever mixing valve fixtures are required. All sink and tubs are equipped with clean and functioning stoppers.</p>	A	CC
76	<p>Toilet - Two-piece low-flow toilets are cleaned and sanitized daily, are unpitted, and free of cracks and stains. Toilet seats and lids are clean and sanitary, with no chipped or worn surfaces, bare wood or other composition visible. Seats and lids are free of discoloration or stains, securely fastened to the toilet seat, and fit the shape of the toilet. Seats have required bumper supports. Paper bands are not recommended.</p>	A	CC
77	<p>Mirror/Cabinetry- One small sized (> 2 sq. ft.), basic designed mirror is provided in each guest bathroom. The mirror is securely mounted, clean, unpitted, and free of cracks. A secured shelf to hold toiletries is provided.</p>	B	CC
78	<p>llumination- Guest room bathrooms provide minimal illumination that generally consists of one bulb and a simple designed cover. All lighting and covers are clean and in good working condition.</p>	B	VS
79	<p>Ventilation/Windows/Screens - All bathrooms areas are adequately ventilated. Window ventilation is acceptable, but if windows are not available, then exhaust vents and fans are provided, kept clean, and well-maintained. Windows are either at a height to provide privacy or appropriate screening (e.g. frosted glass, voile curtains) is used. Bathroom windows are clean, free of defects such as breaks or torn screens, and in working condition.</p>	A	CC
80	<p>Bathroom Linens- Clean 100% quality terry cloth wash cloth, face and bath towels are provided in good condition in each bathroom. Bath mats are provided in similar weight and grade to towels. Towels are basic, and lightweight, but absorbent. At least 4 hand, face, and bath towels are provided per room or in quantities based on room pillow count. The following sizes and linen weights are used: hand - 16 X 27, 3 lbs. per dozen; face - 12 X 12, 1 lb. per dozen; bath - 24 X 48, 8 lb. per dozen.</p>	A	CC
81	<p>Towel Storage and Hooks- One towel bar is securely mounted and provided in each bath area. Separate robe hooks are not provided.</p>	B	VS
82	<p>Nightlight - Each bathroom or bathroom area has a working nightlight. This may be integrated in a hair dryer, light switch, or otherwise provided.</p>	B	VS

BASIC LODGING STANDARDS

	Bath Amenities		
83	Amenity Package - Soap and shampoo is provided in bulk dispensers. Dispensers are flushed and cleaned once per quarter, or more often depending on usage.	B	VS
84	Facial Tissues - Facial tissues are of standard size. A tissue holder is not provided.	B	VS
85	Toilet Tissue - Each bathroom contains two rolls of two ply toilet tissue. One roll or package of toilet tissue is held in reserve and conveniently located. No chlorine-bleached rolls are permitted.	B	VS
86	Hair Dryer – A clean and operable wall-mounted commercial type hair dryer is available upon request.	B	VS
	OPERATIONAL STANDARDS		
	Services		
	A. Reservation Services		
87	Availability - Reservation services are available, at a minimum, via telephone, mail, fax, and internet. Reservation services are available via the Internet on a 24 hour real time on-line basis. If telephone service is utilized, service is available 24 hours per day.	B	VS
88	Knowledge of Reservation Agent/Details on Website - Reservation agents provide accurate information about rates, cancellation, convention reservation policies, arrival and departure time, amenities and services, local attractions, access, etc. The concessioner's website provides the same information.	A	VS
89	Confirmation - Each reservation call concludes with a confirmation number. Additionally, an e-mail is automatically sent, or written confirmation is sent via mail to confirm the reservation and provide additional property and park information.	C	VS
90	Property Management Information Systems - All reservation systems integrate with the concessioner's Property Management Information System (PMIS) and provide comprehensive reporting capabilities.	C	VS
91	Payment Methods -The concessioner honors credit cards to include, but not limited to, MasterCard, Visa, American Express, and Discover. Debit cards and other types of payment methods including but not limited to travelers' checks, personal visitor checks and gift cards may be accepted at its discretion or at the direction of the Service.	B	VS
92	Deposits - A deposit to hold a room may be required, but all deposit policies/information is disclosed at the time of the reservation and be approved by the Service. Advance deposits do not exceed the room rate, including tax, for the minimum number of nights occupied per reservation.	B	VS
93	Rate Changes - The advance rate is honored and customer is refunded, the difference if the approved rate is lower than the anticipated rate. Provisions for additional charges based on other factors like multiple occupancy, type of room, and additional beds are provided for.	B	VS

BASIC LODGING STANDARDS

94	<p>Cancellations- Concessioners select a cancellation deadline from 1-30 days prior to the arrival date and communicate it to the guest at time of reservation. A refund for the full deposit is made if the guest cancellation complies with this policy. If a reservation is made within the established cancellation window, and the guest cancels the reservation, concessioners may require the guest to forfeit the entire advance deposit provided that the "no refund" policy was communicated to the guest at the time of the reservation. The concessioner's cancellation and refund policy is documented with the reservation confirmation. Concessioners must determine what adjustment must be made if a guest cancels after the deadline due to a personal emergency and be able to demonstrate in written materials.</p>	B	VS
95	<p>Overbooked Reservations- In the event of an overbooked reservation, the concessioner will make every effort to arrange for a comparable accommodation in the area. The replacement room is provided to the guest at no charge for the first night's stay. Transportation and a telephone call to notify the guest's home or office of this change is also provided without charge. If the guest has paid an advanced deposit, this is refunded to the guest in addition to the payments described above. If the concessioner can accommodate the guest on the next or subsequent nights, the guest is invited back to the property.</p>	B	VS
B. Registration/Check-In/Out Services			
96	<p>Hours of Operation - Check-in and registration services are staffed at a minimum of 14 hours a day. If the registration or front desk is closed for certain hours, the concessioner provides a bell, or other arrangements for guest services.</p>	B	VS
97	<p>Check-In - Check-in is completed promptly in a friendly and professional manner. Guest wait times are limited to 10 minutes during peak periods; and 1 to 2 minutes during other periods. Front desk staff acknowledges any waiting guests and demonstrate a sense of courteous urgency in concluding transactions when guests are waiting. Photo ID's are requested. At a minimum, the front desk staff confirms room type, bed type, number of persons in the party, length of stay, departure date and check-out time, method of payment, and discretely identifies the room number and directions to the room. Front desk staff also identifies any extra charges (utility pass through fees, donations to friends and associations, internet access fees). Guests can check-in from at least 3PM on day of arrival.</p>	A	VS
98	<p>Park Orientation Material - The concessioner offers park-specific material upon check-in, to include brochures, maps, newsletters, and special notices. Upon request, additional information is provided about local businesses, places of interest, major highways, airports, restaurants, places of worship, etc.</p>	B	VS

BASIC LODGING STANDARDS

99	<p>Check-Out - Guests are acknowledged as soon as possible with eye contact and a warm friendly greeting. Guest check-out wait times are limited to 10 minutes during peak periods; and 1 to 2 minutes during other periods for check-out services. Front desk staff completes check-out promptly or within 5 minutes. Concessioner presents the statement to guests for review prior to settlement of the bill, presents a copy of the statement to the guest with a method of payment shown, asks the guest if the stay was satisfactory, and thanks departing guest for staying at the property. Guest comment cards are included in the check-out material, or guests are directed on how to fill-out an online comment card. Check-out times are generally no earlier than 10AM and clearly communicated upon check-in and in print material.</p>	A	VS
100	<p>Late Check-Out - If the guest requests and upon availability, the concessioner extends check-out until 2PM at no additional charge.</p>	C	VS
C. Bell Services			
101	<p>Bell and Door Services - Concessioners provide, upon request, assistance to and from an individual guest room with baggage at check-in and check-out.</p>	B	VS
D. Housekeeping Services			
102	<p>Cleaning Services and Frequency - Every occupied room (stay-overs and check-outs) is serviced daily, unless specified by the guest. At a minimum, each guest room is cleaned (with complete bed and bath linen changes) between stays. Services include turning up pillows, straightening guest room bathrooms, cleaning soiled surfaces, straightening or replacing used towels, replenishing used amenities, replacing glassware, repointing tissues, emptying wastebaskets (if provided), re-making beds, vacuuming, inspecting for safety items, identifying and reporting lost and found items, and other maintenance issues. Central, shared bathrooms are cleaned to the above specifications daily.</p>	A	VS
103	<p>Room Maintenance Requests - Any maintenance requests/issues noted by the guest are dealt with promptly, at a minimum by the end of the day. Housekeeping notes any maintenance issues (e.g. replacing a light bulb) for resolution by the end of the day. Upon request, a work order log containing work orders and completion dates is provided.</p>	B	VS
104	<p>Deep Cleaning - An annual deep cleaning housekeeping program is conducted for each room. Deep cleaning services includes mattress rotation, carpet shampooing, edge vacuuming, shower liner wash, upholstery vacuuming and cleaning, wash/dry clean draperies/blinds, and launder pillows.</p>	C	CC
105	<p>Linen Reuse - For greater than 2 night stays, linens and towels are changed after 3 days, unless the guest requests more frequent or less frequent change. Compliance with this requirement and guest requests are monitored through the inspection program.</p>	C	VS

BASIC LODGING STANDARDS

106	Inspection Program - All check-out rooms are inspected daily for housekeeping services.	C	VS
107	ADA Rooms Housekeeping Services - ADA rooms are left set-up for accessibility after each check-out (e.g. shower heads lowered, mirrors pulled forward, chairs pulled away from HVAC units). A courtesy call is placed or personal visit made within an hour of check-in to enquire if the guest needs any changes or assistance in the room.	A	VS
108	Other Universal Access Services - Employees assist guests with visual impairments at registration by reading the registration information to the guest and by providing a written welcome and instructions for registration. Guests are informed of the Telecommunications Device for the Deaf (TDD) phone and other assistance devices available. At least one TDD is available at the front desk at all times and one additional TDD is available for use in guest rooms upon request. If visual fire alarm notification is not permanently installed in the rooms for guests with hearing impairments, portable units are available at the front desk.	A	AL
E. Other Services			
109	Wake-up - Some type of wake-up service is available on a 24/7 basis. An alarm clock is used if there are no phones in the room.	C	VS
110	Room Check - Guests who fail to answer their personal wake-up service call are visually contacted. Each occupied room that has not been serviced is contacted or checked at least once daily to ensure guest safety. To minimize guest inconvenience the guest in each room shown as occupied on the daily room status report is telephoned or contacted after posted daily check-out time. If no contact is made with the guest, the room is visually checked for guest safety.	B	LS
111	Quiet Hours - Required quiet hours for all services shall be enforced by the concessioner. The concessioner clearly marks this information on the guest registration folio and other printed materials.	B	VS
112	Lost and Found - Any and all items found are logged and turned into a designated secure location. Lost and found articles are properly dated, secured and stored. Records are maintained and procedures established to ensure prompt, accurate response to guest inquiries concerning lost articles.	C	VS
F. Personnel			
113	Staffing Levels - All facilities and services are properly staffed to prevent undue delays, e.g., registration areas, etc. In determining what constitutes undue delay, consideration is given to the kinds and types of service rendered and situations or conditions beyond the control of the concessioner such as unanticipated influxes of visitors, facility or equipment breakdowns or sudden weather changes. The reasonableness of the delay, based on the above, is the determining factor. All lodging facilities have a general manager or manager on duty at all times.	A	VS
114	Employee Attitude - Each employee projects a friendly, hospitable,	A	VS

BASIC LODGING STANDARDS

	helpful, positive attitude and is capable and willing to answer visitors' questions (about both job and general park information).		
115	Employee Appearance - Each employee wears a uniform or name tag identifying them as a concession employee. The uniform is commensurate with the type of service provided. Employees present a neat, clean and otherwise attractive professional appearance.	A	VS
116	Employee Training Programs - An active training program for the development of the necessary skills and techniques is provided for all employees. These sessions stress work performance and, as appropriate to the position, also includes technical training for specific equipment, first aid, AED, fire and life safety, product and service presentation, cleanliness, employee attitudes, NPS philosophy and policy and any other training requirements. Performance is indicative of good training.	A	VS
G. Rates			
117	Approved Rates - All rates being charged do not exceed those approved by the Superintendent. These rates are verified against the specific approved, service, quality, price or other such criteria. Rate sheets are available at the guest's request at the registration desk.	A	VS

MIDSCALE LODGING STANDARDS

General. This classification consists of establishments providing increased enhancements and amenities and services. All rooms or individual cabins have a private bathroom. Services such as business centers, meeting rooms, fitness centers and restaurants may also be provided.

Public Spaces. The overall appearance and feel of the public spaces is inviting, attractive with decorative enhancements where form and function are well-coordinated and provides an obvious degree of comfort.

Rooms. Guestrooms are reasonably modern and modestly comfortable. Rooms have an inviting, relaxing feel and include modest decorative enhancements.

Bathrooms. Provide increased numbers of coordinated, decorative appointments including modest enhancements to function, design elements, room size, and amenities. Overall feel is of a reasonably modern, enhanced, comfortable bathroom.

	FACILITY STANDARDS	A, B, C Ranking	Primary Focus Area
Standard Number	A. Facility Exterior		
1	Building Structure - Building exteriors are maintained in good condition and in a good state of repair at all times. Exterior surfaces are painted or treated to protect against deterioration. Painted surfaces are free of peeling paint, soil, and obvious cracks in masonry, and present an attractive appearance. Roofs are maintained with no missing tiles or shingles. Gutters and downspouts are maintained and cleaned to prevent overflow, especially at building entrances. Rooftop ventilation and other systems are in good repair.	B	CC
2	Landscaping/Grounds - Landscaping conforms to park standards. Noxious weeds and invasive plants are removed in coordination with the designated NPS integrated pest management coordinator and in accordance with an approved landscape plan. Grounds are continuously monitored to remove debris and trash from exterior structure areas and from shrubbery and planted areas. Appropriate drainage is maintained to keep water from collecting against buildings.	B	CC
3	Parking - Adequate parking spaces for automobiles, bicycles, etc., are provided. The parking area is paved and well-marked with stripes or other clearly visible method of designating spaces. Accessible spaces are prominently designated, clean, and free of refuse and obstructions. All parking areas, curbing, concrete bumpers, and driveways are well-maintained and free of excessive cracking, crumbling, holes, or unsightly repairs.	B	CC

MIDSCALE LODGING STANDARDS

4	Pathways, Sidewalks, Ramps, Steps and Stairs - All pathways, sidewalks, ramps, steps and stairs are unobstructed and free of debris, obstructions, snow, and ice. These surfaces are maintained in good repair, free of excessive cracking, crumbling, holes, or tripping hazards, with well-maintained hand railings.	A	LS
5	Lighting/Illumination - Architecturally appropriate lighting is provided and maintained to indicate the entrance to the property and illuminate facades or signage so that guests can identify the building and safely navigate to it. Lighting is consistent with the NPS Night Sky requirements. Down-lighting is preferred on tall structures or post lights. Energy efficient bulbs are used in all fixtures, if feasible.	B	LS
6	Public Signs - Public signs for which the concessioner is responsible are appropriately located, accurate, attractive and well-maintained. Permanent signs are professionally designed and produced, consistent with NPS standards, and appropriate for the purpose they serve. The Superintendent has approved signs prior to installation. Temporary signs are computer-generated, framed or laminated, and professional in appearance.	B	VS
7	Entrance/Porte Cochere - Entrance to the property is identified clearly and driveways unobscured so that incoming guests can readily locate the front office or registration areas. Driveway areas with obstructed views are clearly marked with slow driving cautionary signage. A Porte Cochere, if present, is clean and well-maintained.	B	VS
8	Site Utilities, Equipment and Delivery Area - All service areas and equipment, such as above ground tanks and HVAC systems are adequately marked and maintained in a neat and orderly manner. All service areas are well-kept with litter and debris removed.	C	CC
9	Garbage and Trash/Recycling/Composting - Trash containers are conveniently located and in sufficient quantity to handle the needs of the site. Dumpster drain holes are plugged to keep liquids from draining onto the site. Waste does not accumulate in trash containers to the point of overflowing. Refuse is stored in covered, waterproof receptacles which comply with all relevant construction standards (such as bear and wildlife proof), as specified by the National Park Service. All market available recyclable products are collected and recycled. Provided compost collection areas are clean and orderly. Central refuse collection sites are screened from public view.	A	RP
10	Fences and Walls - All fences and walls are cleared of overgrowth and are well-maintained.	C	CC
11	Flags - Any national, state, or park flag displayed at an exterior location near the main entrance is in good condition and adheres to the display guidelines of the United States Flag Code. Flags are a minimum size of 3'x 5'. Any lighted flag display adheres to NPS Night Sky requirements.	C	VS
12	ADA Accessibility - Buildings and areas meet the requirements of the Americans with Disabilities Act and all other applicable laws related to accessibility.	A	AL

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	B. Public Areas – Interior		
13	<u>Lobby and Registration Area</u> - The lobby, registration areas and other public spaces are clean and well-maintained. All room elements are color coordinated. All furniture is in good repair and is appropriate to the size of the space and its intended purpose, and presents a well-organized and uncluttered appearance. Chairs, lamps, tables, draperies and other furnishings are appropriate and adequate for the visitors' comfort. Floors are clean, free of litter, and stains. Masonry tile or flagstone grouting is in good repair and clean. Wood floors are clean and waxed or otherwise sealed. Carpeting is clean, free of stains and in good repair. Walls and ceilings are free of cracks and stains and have a fresh appearance. Windows are clean and free of breaks. Draperies and sheers, if present, coordinate with the decor of the lobby area and are clean, free of holes, tears and stains and in proper working order.	B	CC
14	<u>Luggage Carts</u> - Luggage carts are clean, well-maintained and in working order. One cart is available per 50 rooms. Luggage assistance is available upon request.	C	VS
15	<u>Corridors/Ramps/Stairs</u> - Corridors, ramps and stairs are kept clean, uncluttered, and well lighted. Treads and landings have non-slip surfaces.	A	LS
16	<u>Elevators</u> - Elevators are clean, well-lit and operable. Elevator flooring consists either of hard surface, carpet, or combination of both corresponding with lobby and corridor flooring. Elevator phone/intercom, automatic doors and illuminated buttons work properly. Only computer-generated, professionally designed, laminated, or framed signage, menus or advertisements are permitted in the elevator. Current inspection certificates and evacuation procedures are posted and available upon request.	A	CC
17	<u>Public Restroom</u> - Restrooms are clean, free of litter, well-illuminated, ventilated, and maintained. Restrooms are equipped with hot and cold running water. Toilet bowls, sinks, and urinals are clean, free of stains and in proper operating condition. Toilet tissue, disposable towels, or air drying devices, if provided, are available at all times. Soap is provided, unless prohibited by park wildlife management plans. Walls, floors, ceilings, mirrors, waste receptacles, chairs and other furnishings are clean and well-maintained. Women's or unisex restrooms have a covered waste receptacle in every stall for the disposal of feminine hygiene products. The disposal containers are clean and emptied at least daily. Baby changing areas are provided in both men's and women's restrooms, unless a unisex restroom is available. Quality of decorative finishes is commensurate with the facility. A cleaning inspection log is maintained and posted on the back of the access door noting time of cleaning inspection and initialed by inspector. A sign indicating that employees must wash hands before returning to work is posted.	A	CC

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18	<p>Meeting Rooms- Meeting rooms are adequately marked, clean and supplied with sufficient and well-maintained furniture and fixtures commensurate with the size of the room. Some audio-visual equipment may be available and in good working condition. A sufficient number of electrical outlets are available to accommodate multiple users on computers/laptops in the room.</p>	B	VS
19	<p>Public Signage - Interior public signs for which concessioner is responsible are appropriately located, accurate, attractive, and well-maintained. Permanent signs are professionally designed and produced, consistent with NPS standards, and appropriate for the purpose they serve. The Superintendent has approved signs prior to installation. Temporary signs are computer-generated, framed or laminated, and professional in appearance. Permanent indoor signs are designed and maintained for the disabled and include applicable international graphical symbols. Handwritten signs within assigned areas are not used unless the Service approves exceptions. Signage is neat and tidy, and does not create a cluttered or untidy look.</p>	B	VS
20	<p>Noise Level/Music/Entertainment - Background music systems or intercom systems, if provided, are maintained in proper functioning order at all times. Live or recorded music or entertainment, if provided, is approved or appropriate for the facility and played at a level so as not to disturb guests from adjoining areas. Public area sound systems are not routinely used to page guests, except for emergencies.</p>	C	VS
21	<p>House Phones - Public house phones, if present, are adequately marked, clean and in working order for visitors to use. If there is no house or in-room phones, pay phones are available.</p>	C	VS
22	<p>Public Space Internet Infrastructure - Complimentary guest wireless internet access throughout lobby or meeting area is preferred. Otherwise service is available in interior hot-spots and meeting spaces. If there is no internet in the rooms, wireless internet access is available in the lobby area. Internet services are maintained to prevent frequent outages of services.</p>	C	VS
23	<p>Illumination - Sufficient energy-efficient lighting, including recessed, spot and flood lighting, are adequate and appropriate, and complementary to the décor of the facility. All light fixtures are clean, functional, and in working condition with no burned out bulbs. Hallways and corridors are sufficiently illuminated to create a warm, hospitable feeling, provide a good level of illumination for guests entering/exiting from rooms, and provide guests with a sense of safety.</p>	A	VS
24	<p>Ventilation/Climate Control/Temperature - Public spaces are adequately ventilated with working climate control thermostats or other methods used to heat public spaces. Public spaces are maintained at a temperature consistent with guest comfort.</p>	B	VS

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25	<p>Ice/Vending - One approved, operable, self-service ice machine and one approved, operable, soft drink machine is provided for each 60 rooms. Signage on the machine either relates to park interpretive themes or is generic in nature. Machines for one- or two-story properties are centrally located for convenient access by guests on each floor. One self-service ice machine and one soft drink machine are provided on every other floor in properties of more than two stories and the location is well identified. Ice is available free of charge to guests 24 hours a day. Exterior machines are adequately illuminated, but do not contribute to night light pollution. Any machines temporarily out-of-service or out-of-service for the season have computer-generated signs posted directing visitors to the closest functioning unit. All machines that accept currency accept the Presidential \$1 coin. Any change machines which accept \$5 dollar bills or higher denominations are able to dispense \$1 coins in change. Each coin vending machine has signs and notices posted on the machines denoting the acceptance of the Presidential \$1 coin.</p>	B	VS
26	<p>Coin Laundry - A minimum of one washing machine and dryer is available on-site or at another location within a 5-minute drive of the property for guest use. Equipment is energy and water efficient, clean, and in working order. Change machines, if present, are in working order. Laundry rooms are clean, adequately ventilated, and lighted. The concessioner provides approved, environmentally friendly, individually-vended, biodegradable laundry detergent, powdered bleach, and other laundry-related supplies for a nominal fee. These supplies are available in close proximity to the facility. Any machine temporarily out-of-service has computer-generated signs posted with appropriate "out of-order" information. Concessioner employees do not use public laundry facilities.</p>	B	VS
27	<p>ATM Machines - ATM machines are clean, properly stocked, and in good working condition. Signage on the machine either relates to park interpretive themes or is generic in nature. Brand information is only visible when at the machine. The machines are adequately illuminated, but do not contribute to night light pollution. Any machine temporarily out-of-service has a computer-generated sign posted with appropriate "out-of-order" information.</p>	B	VS
28	<p>Drinking Fountains - Public drinking fountains are clean and in good working condition.</p>	B	CC
29	<p>Trash/Recycling - Waste does not accumulate in trash containers to the point of overflowing. Multiple trash containers located conveniently and in sufficient quantity to handle the needs of the area. Separate recycling containers, labeled to indicate acceptable recyclables, provided in close proximity to the solid waste container(s).</p>	A	RP

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30	Housekeeping Closet and Equipment - Housekeeping storage areas are clean, orderly, free of rodents and are clearly designated from guest rooms by appropriate signage. Housekeeping carts and trolleys in use during the day shall, to the maximum extent possible, not impede guest movement in the corridors or on trails and pathways. Carts are neat, well organized, and well-maintained. If used outdoors, carts are not be left unattended for lengthy periods of time to prevent wildlife access.	B	CC
31	Emergency Lighting/Exit Lights/Emergency Exits - Exit lights on permanent structures are on emergency circuits and in operation at all times. Emergency exits in all areas of the facility are adequately marked and unblocked.	A	LS
32	Fire Extinguishers - Accessible fire extinguishers suitable for use on anticipated type of fires are located in each building, visibly displayed, and appropriately signed with proper, up-to-date operating instructions, and visible inspection certificates or tags.	A	LS
33	Fire Alarms and Pull Boxes - Fire alarms and pull boxes are visible and accessible to guests and employees.	A	LS
34	First Aid Kit - A standard 24-unit first aid kit is provided near the registration or front desk, adequately marked, and staff knows where to locate the unit quickly.	A	LS
35	Automated External Defibrillator (AED) - An automated external defibrillator (AED) is adequately marked, and in good working condition. The AED is accessible after hours if located away from the front desk area.	A	LS
36	Carbon Monoxide Detectors – Operable Carbon Monoxide (CO) detectors are present in all hallways or other public areas adjacent to those areas that incorporate gas or oil powered heating equipment (laundry rooms) or public areas with fireplaces, etc. Hard-wired detectors are preferable over plug in portable units. Any battery-operated detector is tested monthly and batteries replaced at least yearly.	A	LS
37	Chemical and Equipment Storage - All chemicals, supplies and equipment used in the cleaning and maintenance of guest rooms and public areas stored per manufacturer's recommendations. All chemicals are stored in properly marked containers. Current Material Safety Data Sheets (MSDS) are accessible and known to all employees.	A	LS
38	Night Entrance/Exits - All entrance/exit doors normally locked during specific times in the evening has signage, both inside and outside the doors, indicating the time they are locked and include directions to the appropriate, alternate entrance/exit doors.	A	LS
	C. Guest Rooms		
	Signage		
39	Unit Numbers - Each guest room is numbered with easily distinguishable, uniform numbers.	A	VS

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40	Directional/Emergency - Safety cards are prominently displayed on the back of each guest room door or adjacent to the front door area for all interior corridor rooms with required directional, emergency exit and evacuation routes, and indicating where individual guest rooms are located. Exterior corridor rooms have signage as appropriate.	A	LS
41	Posting of Rates - Rates are prominently posted in a suitable location (e.g. on the back of individual guest room doors) and made available at the guest's request at the registration desk.	C	AL
Security			
42	Entry and Other Exterior Door Security - All guest room doors are equipped with an electronically activated locking device, unless within historic facilities with doors that cannot be changed. All lock sets automatically re-code with each use of a newly assigned guest key, voiding all previously issued guest keys. Doors provide a double locking system from the inside. Entry doorways are sufficiently illuminated to allow easy access. Door locks and hardware are regularly inspected for easy, efficient operation and good appearance. All sliding doors are equipped with a hook lock built-in within the door handle, as well as, a secondary locking device. French doors have surface-mounted slide bolts at top and bottom to secure the stationary/auxiliary door. The secondary locking device includes a safety bar (charley bar), a sliding door deadbolt, or pin-type lock. Striping or other mechanisms are applied to French doors and sliding glass doors at eye level. Any inoperable guest room entrance door lock has an "out-of-service" sign and not rented until the lock is repaired.	A	LS
43	Auxiliary Locks - All guest room entrance doors are equipped with a chain or fixed night latch type door guard. Auxiliary locks are provided for all exterior and connecting doors. Locks are either a safety latch or other approved non-key locking device (chain). Locks are installed to the door jam and the door for maximum security and strength of installation, and assure ease of guest operation.	A	LS
44	View Ports – One-way view ports, mounted 5 feet above the floor are present on entrance doors only, unless within historic facilities, where doors cannot be changed or when there are no side windows.	B	LS
45	Doors, Windows, and Screens - All doors, windows and screens are clean, in good working condition, and sufficiently tight to preclude the entry of rodents and insects. Exterior doors are well-maintained with limited scratches, scuffs, or marks. All guest room windows that open have a lock which secures the window in a closed position.	A	LS

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46	Interior and Connecting Doors and Locks - All guest rooms with interconnecting solid-core or metal doors, these doors are equipped with a lock that is self-locking and a one-inch bored-in deadbolt lock on each door. A knob on the guest room side of the interconnecting door with a tamper-proof plate on the other side of the door complies with the self-locking requirement. All doors, handles, and catch mechanisms are fully operable, clean, with limited scuffs, scratches, or marks from cleaning equipment.	A	LS
47	Safes - In-room safes are clean and in working order. If not provided, safes are available to guests at the front desk, upon request, with appropriate information signage in the room or room directory about the safe's front desk availability.	C	VS
48	Hang Tags - "Do Not Disturb" or other types of hang tags are present for each room. Tags are clean with few tears or bent corners and in otherwise good condition.	C	VS
Safety			
49	Smoke Detectors - An operational single-station, hard-wired smoke detector is provided in each guest unit.	A	LS
50	Carbon Monoxide Detectors - Operating Carbon Monoxide (CO) detectors are present in all guest rooms that utilize gas or oil powered heating systems, or rooms with fireplaces, etc. Hard-wired CO detectors are preferred. Any battery-operated detector is tested monthly and batteries replaced at least yearly.	A	LS
51	Ground Fault Interrupters (GFI) - Each electrical outlet adjacent to sinks or other water sources is connected to a working ground fault interrupter.	A	LS
52	Emergency Instruction - Notification is provided in each guest room on how to obtain emergency assistance, such as fire, police, ambulance, and medical.	A	LS
Room			
53	Walls and Ceilings - Walls and ceilings are clean, free of defects such as cracks, breaks, torn coverings, mold, mildew, stains, and cobwebs.	B	CC
54	Floors and Carpeting - Floors and floor coverings are clean, untorn, and free of litter and stains, and in good repair. Replacement carpeting using recycled materials, composite materials, or wood from sustainable sources is preferred.	B	CC
55	Window Coverings, Drapery, and Shades - All window coverings including draperies, blinds, and shades are cleanable and designed to provide for the guests' privacy and consistent with the design theme of the facility. Draperies open and close with cords or pull wands. Blinds are composed of wood; plastic/vinyl blinds are not permitted. Drapery and blind cords are installed to minimize choking hazard to children. Drapery rods are firmly fastened to wall or ceiling, properly strung, and in good operating condition. Window coverings provide full blackout capabilities from the sun or outside light sources.	B	CC

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56	<p>Lighting and Ceiling Fans - A minimum of three, well-positioned light fixtures are provided in each room to provide a high level of illumination. One fixture either on the wall or overhead, and two bedside lamps for reading or writing purposes are provided. All bulbs are Compact Fluorescent Light (CFL) that provides the equivalent of 75 watts of illumination. One functional, easily accessible light switch is located at the entrance door that activates a light in the room entryway. Decorative lamps are well-coordinated for form and function. Desk, shades and lamps, light fixtures and bulbs are dusted daily, and have no frayed cords or stained, bent, or broken shades. Ceiling fans and blades are clean, free of insects and debris, and in working order.</p>	B	VS
57	<p>Climate Control- Guest bedrooms have working individually controlled thermostats to provide for guest-controlled heating and cooling on demand. Units operate quietly and have clean filters and grills. Ceiling or floor fans are an acceptable substitute for air conditioning.</p>	B	VS
58	<p>Furniture - Guest rooms are equipped with free standing, decorative, and well-coordinated furnishings that are attractive, comfortable, in excellent condition, free of dust, lint, finger marks, smudges, stains, and scratches. Furniture is inspected, repaired or replaced on a scheduled basis to eliminate worn finish or torn upholstery. Furniture is routinely inspected and treated if evidence of rodents and bedbugs are found.</p>	B	CC
59	<p>Bed Frame and Headboards - Each bed is furnished with a fitted metal or wood framed decorative bed frame and decorative headboard. If the bed frame is not finished, the frame has a bed skirt or other appropriate cover, matching the room décor, dust free and in good condition. Platform beds, if present, are designed consistent with the headboard and the decor of the room. Bed frames and headboards are dust free and in good condition. Headboards are routinely inspected and treated if evidence of rodents and bedbugs are found.</p>	B	CC
60	<p>Bedding - Each bed is made with triple sheets, one mattress pad, pillow(s) and pillow case(s), blanket and bedspread. All bedding is uniform, clean, and free of stains, rips, and tears and appropriate to the size of the bed. Depending on location and climatic conditions, a second blanket for each bed is available, preferably in the room but at a minimum, obtainable at the registration desk. Bed linens are of average quality thread counts (180-250 thread count), closely woven and smooth to the touch. Sheets and pillows consist of enhanced thick cluster fiber. At least two, but typically more than two, pillows are provided per person. Pillows may include a decorative pillow or bolster. If feather pillows are provided, non-feather pillows are available on request. Soft goods are color coordinated with window coverings, drapes and upholstery.</p>	A	CC

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61	<p><u>Mattresses and Box Springs</u> - Mattresses and box springs are of good quality and in good physical condition. Mattresses are clean, odorless, non-sagging, and free of lumps and protruding tufts, sized to fit the bed frame or springs, and routinely rotated. Mattresses and box springs are regularly inspected and treated if evidence of rodents and bedbugs are found. Springs are non-protruding, quiet, and unbroken. All manufacturers' box spring and mattress tags are visible. Box springs contain a minimum of 90 coils. If room size permits, queen mattresses rather than double-double mattresses are preferred; doubles are replaced out to queens on the next replacement cycle. Queen and King mattresses meet a minimum standard of 986 coils.</p>	A	VS
62	<p><u>Linen/Mattress and Other Furniture Replacement</u> - All guest room linens are replaced every 3-5 years, or more frequently as use requires. All guest room furniture is replaced every 7-10 years, or more frequently as use requires. Mattresses are replaced every 5 to 7 years. Historic furniture in historic properties is well-maintained, and replaced at the end of their useful life.</p>	B	CC
63	<p><u>Clothes Storage - Hang Space</u> - A semi- or fully-enclosed area in each guest room appropriate to the room décor finish is available for guests to hang clothing and personal belongings. Closet/clothes hanger area is clean and neat and includes at least eight matching heavy gauge plastic or wood hangers. No wire hangers are permitted.</p>	B	VS
64	<p><u>In-Room Refrigerators (No-kitchenette)</u> – If provided, in-room refrigerators are clean, well-maintained, and in proper working order.</p>	A	CC
65	<p><u>Kitchens, Kitchenettes and Appliances</u> - Kitchens and kitchenette equipment (stoves, refrigerators, microwaves, cooking and eating utensils) are in good condition, adequate, clean, and reasonably quiet. All items and equipment are of good quality. At a minimum, kitchenettes include a fixed microwave with operating instructions. All appliances are UL- approved and Energy Star rated. Full kitchens have a stove or cook top, properly vented, and provide appropriate cooking equipment and utensils. Cooking and eating utensils are provided in quantities, based on the pillow count of the room, and consist of reusable cutlery, bowls, and plates; disposable coffee cups/mugs; large plastic glasses and plastic juice glasses; one microwave-safe dish for heating food items; one pot holder; one can/bottle opener; and, paper towels.</p>	A	CC

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66	<p>Open Flame Equipment/ Fireplaces - Woodstoves, fireplaces or other open flame heating equipment are clean and in good operating condition. Equipment is cleaned before each new occupant is checked-in, and regularly inspected. Combustible materials, including partitions and walls constructed with wood studs or other unprotected materials, furniture, and bedding are at least 36 inches from the front of the heating source; fire pads are placed under wood burning stoves to prevent fire. Adequate child protection devices such as screens, doors, etc., are present and in good condition. All woodstoves and fireplaces include instructions, appropriate fire tools, and precautionary notices for the guest information. Wood for woodstoves is provided in the fireplace and is ready to use.</p>	A	LS
67	<p>Balconies/Patios and Other Outdoor Amenities - Any balconies and/or patios include adequate seating and, if size permits, a table to seat two guests. Balcony/patio railings, if present, are in good condition and of sufficient height, based on local code requirements. Furniture is constructed of good quality durable materials (e.g. wood or wrought iron), suitable for exterior use. Plastic furniture is not permitted. Adjoining balconies/patios are appropriately partitioned (wall, dense shrubbery). Balconies and patios provided with at least one outside light meeting NPS Night Sky standards. Decks, walls, floors, etc. are clean and in good condition.</p>	B	CC
68	<p>ADA Rooms - Accessible rooms have a second view port mounted in accordance with ADA requirements. All fixtures (light switches, clothing cupboards etc.) are placed in accordance with ADA requirements.</p>	A	AL
Room Amenities			
69	<p>Clock Radio - Each guestroom is equipped with a clean and operable clock radio, set to the local time with the alarm turned off at the end of each stay.</p>	C	VS
70	<p>Luggage Rack - Each guestroom is furnished with one operable folding wood or light metal luggage rack in good condition.</p>	B	VS
71	<p>Coffee/Tea Maker and Supplies - Either in-room coffee/tea making supplies is provided, or guests are provided complimentary tea and coffee in the lobby or accompanying restaurant. If provided in-room, supplies consist of clean and operable in-room coffee/tea maker with complimentary upscale shade-grown coffee and tea packets. Decaffeinated coffee and tea is provided. Normal accompaniments, i.e., sugar, sweetener, milk or non-dairy creamer, stirrer is also provided. Individual packets or pre-packaged items are acceptable. Washable china/ceramic mugs are provided; no disposable paper cups are used. Styrofoam cups are prohibited. Consumables (coffee, tea, accompaniments and cups) are replenished daily. Either complimentary coffee is provided to guest in the lobby areas, or vouchers are provided in adjacent food service areas within historic properties or other properties where electric service does not permit in-room coffee/tea service.</p>	B	VS

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72	Iron/Ironing Board - A working iron and clean, well-maintained ironing board is available upon request. Irons are equipped with automatic shut off capabilities. The iron is full size (not travel size).	C	VS
73	Telephone Access - Each guest room contains at least one operating direct-dial telephone with complete dialing instructions. The telephone number for each guest room is posted on the telephone. Each guest room contains one current local telephone directory in good condition.	B	VS
74	Televisions - A minimum of one 25-inch color television is provided in each room. Flat screen televisions are preferred. Televisions on metal pedestal stands are not allowed. Televisions are dust free, with cords and wires concealed. Televisions are connected to a master antenna system or cable to provide a good quality picture. Each television has a free-standing remote control with full mute function. Educational and NPS interpretive programming with DVD player is available, upon request.	B	VS
75	Guest Room Internet Infrastructure - Wired or wireless working high speed internet service is available in many rooms.	B	VS
76	Ice Bucket/Trays/Glassware - Each guestroom is furnished with an insulated plastic or metal ice bucket (no Styrofoam) with lid. Sanitized beverage single service drinking cups (recyclable material) are provided in numbers based on room pillow count. When glassware used, they are pre-sanitized and either pre-wrapped or placed upon a fresh paper coaster upside down. Other amenities, such as clean ice tongs, are provided.	B	VS
77	Cribs, Rollaway, Trundle Bed - Cribs, rollaway, or other types of beds are available upon request and are clean, well-maintained, and fully operational. Cribs, rollaway, and other types of extra beds are delivered with clean, appropriately sized linens and blankets.	A	VS
78	Trash Can/Recycling - Each room contains at least two (2) clean trash cans in good repair and constructed of durable materials (i.e. not plastic). One trash can is located in the bathroom area. Additionally, one in-room recycling container is located in each room.	A	RP
79	Guest Room Directory - Each guest room is furnished with a clean printed directory of guest services in good condition without missing or torn pages. The directory includes information about the park, the facility, activities, area services, and amenities.	C	VS
D. Guest Room Bathroom			
80	Floor Coverings - All bathroom floor coverings are non-slip, clean, well-maintained, and free of defects, dirt, smudges, mildew, and hair.	A	CC
81	Walls and Ceilings - Bathroom walls and ceilings are clean, free of cobwebs, mold, and mildew.	B	CC

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82	<p>Shower/Tubs/Sinks and Surrounds - Showers, sinks, and bath tubs are clean, unspotted, free of stains inside and out, and in good condition. Surfaces are sanitized daily. Additional amenities include commercial grab bars that meet ADA requirements. Tubs and showers are equipped with either a non-slip mat or constructed with non-skid surfaces or strips that are tightly secured, clean, free of mildew, and unturned.</p>	A	CC
83	<p>Shower/Tubs/Sinks - Enclosures and Fixtures - Showers/tubs include heavy weight vinyl or decorative, good quality, single fabric shower/tub curtain that is unturned, clean, free of mold and mildew. Metal shower hooks are preferred, but plastic is permitted. Curtains are of sufficient length and width to prevent water from flowing onto the floor. Curved, metal shower rods are preferred. Other types of enclosures (hinged and sliding Plexiglas door with aluminum frame) meet the above criteria and are easily moveable and free of breaks. Sliding tub/shower door tracks are clean and in good repair. All fixtures are of enhanced design to be low flow, securely installed, and properly sealed/grouted. Anti-scald single lever mixing valve fixtures are required. All sink and tubs are equipped with clean and functioning stoppers.</p>	A	CC
84	<p>Toilet - Two-piece low-flow toilets are cleaned and sanitized daily, are unpitted, and free of cracks and stains. Toilet seats and lids are clean and sanitary, with no chipped or worn surfaces, bare wood or other composition visible. Seats and lids are free of discoloration or stains, securely fastened to the toilet seat, and fit the shape of the toilet. Seats have required bumper supports. Paper bands are not recommended.</p>	A	CC
85	<p>Mirror/Cabinetry - One medium sized (>3 sq. ft.) beveled or decoratively framed mirror is provided in each guest bathroom. The mirror is securely mounted, clean, unpitted, and free of cracks. Any vanity top is large enough to accommodate toiletries. All cabinetry hides plumbing.</p>	B	CC
86	<p>Illumination - Guest room bathrooms provide an overall high level of illumination. Fixtures generally include one central light fixture in a decorative cover. All lighting and covers are clean and in good working condition.</p>	B	VS
87	<p>Ventilation/Windows/Screens - All bathroom areas are adequately ventilated. Window ventilation is acceptable, but if windows are not available, then exhaust vents and fans are provided, kept clean, and well-maintained. Windows are either at a height to provide privacy or appropriate screening (e.g. frosted glass, voile curtains) is used. Bathroom windows are clean, free of defects such as breaks or torn screens, and in working condition.</p>	A	CC

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88	Bathroom Linens - Clean 100% quality terry cloth wash cloth, face and bath towels are provided in good condition in each bathroom. Bath mats are provided in similar weight and grade to towels. Towels are medium weight and size, with medium absorbency. At least 4 hand, face and bath towels are provided per room or in quantities based on room pillow count. The following sizes and linen weights are used: hand - 16 X 27, 3 lbs. per dozen; face - 12 X 12, 1 lb. per dozen; bath - 25 X 52, 12 lb. per dozen.	A	CC
89	Towel Storage and Hooks - Two - 18 inch towel bars, one with a shelf rack are provided to hold the number of towels supplied in the room. At least one secured robe hook is available in each bath area.	B	VS
90	Nightlight - Each bathroom or bathroom area has a working nightlight. This may be integrated in a hair dryer, light switch, or otherwise provided.	B	VS
Bath Amenities			
91	Amenity Package - Each guest bathroom contains, at a minimum, a 3-piece amenity package: shampoo, conditioner or shampoo/conditioner combination, moisturizer lotion, and body soap (liquid or bar) provided in individual packages or bulk dispensing. If bulk dispensing is provided, individual packages are available on request and a note or sign added to this effect in bathroom area. If bulk dispensing is used, dispensers are flushed and cleaned once per quarter, or more often depending on usage.	B	VS
92	Facial Tissues - Facial tissues of standard size are provided in either a permanently wall mounted chrome or similar type of holder, or in a free-standing container placed on top of the vanity.	B	VS
93	Toilet Tissue - Each bathroom contains two rolls of two ply toilet tissue. One roll or package of toilet tissue is held in reserve and conveniently located. No chlorine-bleached rolls are permitted.	B	VS
94	Hair Dryer - Each room is provided with a clean and operable wall-mounted commercial type hair dryer.	B	VS
OPERATIONAL STANDARDS			
Services			
A. Reservation Services			
95	Availability - Reservation services are available, at a minimum, via telephone, mail, fax, and internet. Reservation services are available via the Internet on a 24 hour real time on-line basis. If telephone service is utilized, service is available 24 hours per day.	B	VS
96	Knowledge of Reservation Agent/Details on Website - Reservation agents provide accurate information about rates, cancellation, convention reservation policies, arrival and departure time, amenities and services, local attractions, access, etc. The concessioner's website provides the same information.	A	VS

MIDSCALE LODGING STANDARDS

97	Confirmation - Each reservation call concludes with a confirmation number. Additionally, an e-mail is automatically sent, or written confirmation is sent via mail to confirm the reservation and provide additional property and park information.	B	VS
98	Property Management Information Systems - All reservation systems integrate with the concessioner's Property Management Information System (PMIS) and provide comprehensive reporting capabilities.	C	VS
99	Payment Methods - The concessioner honors credit cards to include, but not limited to, MasterCard, Visa, American Express, and Discover. Debit cards and other types of payment methods including but not limited to travelers' checks, personal visitor checks and gift cards may be accepted at their discretion or at the direction of the Service.	B	VS
100	Deposits - A deposit to hold a room may be required, but all deposit policies/information is disclosed at the time of the reservation and approved by the Service. Advance deposits do not exceed the room rate, including tax, for the minimum number of nights occupied per reservation.	B	VS
101	Rate Changes - The advance rate is honored and customer is refunded the difference if the approved rate is lower than the anticipated rate. Provisions for additional charges based on other factors like multiple occupancy, type of room, and additional beds are provided for.	B	VS
102	Cancellations - Concessioners select a cancellation deadline from 1-30 days prior to the arrival date and communicate it to the guest at time of reservation. A refund for the full deposit is made if the guest cancellation complies with this policy. If a reservation is made within the established cancellation window, and the guest cancels the reservation, concessioners may require the guest to forfeit the entire advance deposit provided that the "no refund" policy was communicated to the guest at the time of the reservation. The concessioner's cancellation and refund policy is documented with the reservation confirmation. Concessioners must determine what adjustment must be made if a guest cancels after the deadline due to a personal emergency and demonstrated in written materials.	B	VS
103	Overbooked Reservations - In the event of an overbooked reservation, the concessioner will make every effort to arrange for a comparable accommodation in the area. The replacement room is provided to the guest at no charge for the first night's stay. Transportation and a telephone call to notify the guest's home or office of this change is also provided without charge. If the guest has paid an advanced deposit, this is refunded to the guest in addition to the payments described above. If the concessioner can accommodate the guest on the next or subsequent nights, the guest is invited back to the property.	B	VS
B. Registration/Check-In/Out Services			

MIDSCALE LODGING STANDARDS

104	<p>Hours of Operation - Check-in and registration services are provided 24 hours per day. If the registration or front desk is closed for certain hours, the concessioner provides an alternative method to facilitate check-in (i.e. bell to alert night audit or other back of house staff, message board to inform guest of alternative check-in method, etc.).</p>	B	VS
105	<p>Check-In - Check-in is completed promptly in a friendly and professional manner. Guest wait times are limited to 10 minutes during peak periods; and 1 to 2 minutes during other periods. Front desk staff acknowledges any waiting guests and demonstrates a sense of courteous urgency in concluding transactions when guests are waiting. Photo ID's are requested. At a minimum, the front desk staff confirms room type, bed type, number of persons in the party, length of stay, departure date and check-out time, method of payment, and discreetly identifies the room number and directions to the room. Front desk staff also identifies any extra charges (utility pass through fees, donations to friends groups and associations, internet access fees, etc.). Guests can check-in from at least 4PM on the day of arrival.</p>	A	VS
106	<p>Park Orientation Material - The concessioner offers park-specific material upon check-in, to include brochures, maps, newsletters, and special notices. Upon request, additional information is provided about local businesses, places of interest, major highways, airports, restaurants, places of worship, etc.</p>	B	VS
107	<p>Check-Out - Guests are acknowledged as soon as possible with eye contact and a warm friendly greeting. Guest check-out wait times are limited to 10 minutes during peak periods and 1 to 2 minutes during other periods for check-out services. Front desk staff completes check-out promptly or within 5 minutes. Guests are provided with a folio for review prior to settlement of the bill, a copy of the folio with a method of payment shown. Guests are asked if their stay was satisfactory, and are thanked for staying at the property. Guest comment cards are included in the check-out material, or guests are directed on how to fill-out an online comment card. Check-out times are generally no earlier than 10AM and clearly communicated upon check-in and in print material.</p>	A	VS
108	<p>Late Check-Out - If the guest requests and upon availability, the concessioner extends check-out until 2PM at no additional charge.</p>	C	VS

MIDSCALE LODGING STANDARDS

109	<p>Express Check-Out - If a guest provides a credit card upon check-in, express check-out is available. For interior corridor properties; an envelope containing the pre-printed folio and credit card receipt is passed completely and securely under the guest room door before 6AM. For exterior corridor properties or where the envelope cannot be passed completely and securely under the guest room door, a prepared envelope (which includes the pre-printed folio and credit card receipt) is available by 6AM for guest pickup at the front desk. Delivery of the envelope is secure and protects the confidential information of the guest, including guest credit card number, name, and home address. Folios are not left outside the guest room door or in a location that is accessible to any person other than the guest checking out.</p>	C	VS
C. Bell Services			
110	<p>Bell and Door Services - Concessioners provide, upon request, assistance to and from an individual guest room with baggage at check-in and check-out.</p>	B	VS
111	<p>Baggage Storage - Luggage storage is designated near the registration desk, upon request, but guest's bags are not individually.</p>	C	VS
D. Housekeeping Services			
112	<p>Cleaning Services and Frequency - Every occupied room (stay-overs and check-outs) is serviced daily, unless specified by the guest. At a minimum, each guest room is cleaned (with complete bed and bath linen changes) between stays. Services include turning up pillows, straightening guest room bathrooms, cleaning soiled surfaces, straightening or replacing used towels, replenishing used amenities, replacing glassware, repointing tissues, emptying wastebaskets (if provided), re-making beds, vacuuming, inspecting for safety items, identifying and reporting lost and found items, and other maintenance issues.</p>	A	VS
113	<p>Room Maintenance Requests - Any maintenance requests/issues noted by the guest are dealt with promptly, at a minimum by the end of the day. Housekeeping notes any maintenance issues (e.g. replacing a light bulb) for resolution by the end of the day. Upon request, a work order log containing work orders and completion dates is provided.</p>	B	VS
114	<p>Deep Cleaning - An annual deep cleaning housekeeping program is conducted for each room. Deep cleaning services include mattress rotation, carpet shampooing, edge vacuuming, shower liner wash, upholstery vacuuming and cleaning, wash/dry clean draperies, and launder pillows.</p>	C	CC
115	<p>Linen Reuse - For greater than 2 night stays, linens and towels are changed after 3 days, unless the guest requests more frequent or less frequent change. Compliance with this requirement and guest requests are monitored through the inspection program.</p>	C	VS

MIDSCALE LODGING STANDARDS

116	Inspection Program - All check-out rooms and a representative sampling of stay-over rooms are inspected daily for housekeeping services.	C	VS
117	Turndown Services - Turndown service is provided upon request.	C	VS
118	ADA Rooms Housekeeping Services - ADA rooms are left set-up for accessibility after each check-out (e.g. shower heads lowered, mirrors pulled forward, chairs pulled away from HVAC units). A courtesy call is placed or personal visit made within an hour of check-in to inquire if the guest needs any changes or assistance in the room.	A	VS
119	Other Universal Access Services - Employees assist guests with visual impairments at registration by reading the registration information to the guest and by providing a written welcome and instructions for registration. Guests are informed of the Telecommunications Device for the Deaf (TDD) phone and other assistance devices that may be available. At least one TDD is available at the front desk at all times and one additional TDD is available for use in guest rooms upon request. If visual fire alarm notification is not permanently installed in the rooms for guests with hearing impairments, portable units are available at the front desk.	A	AL
E. Other Services			
120	Wake-up - Some type of wake-up service is available on a 24/7 basis. A personal wake-up call, in addition to an alarm clock is provided.	C	VS
121	Room Check - Guests who fail to answer their personal wake-up service call are visually contacted. Each occupied room that has not been serviced is contacted or checked at least once daily to ensure guest safety. To minimize guest inconvenience the guest in each room shown as occupied on the daily room status report is telephoned after posted daily check-out time. If no contact is made with the guest, the room is visually checked for guest safety.	B	LS
122	Distressed Passenger Amenities - Additional complimentary toiletries are available on site to guests, upon request, 24 hours daily, free of charge. The following items, if not provided in guest rooms, are available at the registration or front desk: razor, shaving foam, toothbrush, toothpaste, comb, sanitary napkins and sewing kits. The availability of these items is noted in the in-room guest service directory.	B	VS
123	Quiet Hours - Required quiet hours for all facilities is enforced by the concessioner. The concessioner clearly marks this information This information is clearly marked on the guest registration folio and other printed materials.	B	VS
124	Lost and Found - Any and all items found are logged and turned into a designated secure location. Lost and found articles are properly dated, secured and stored. Records are maintained and procedures established to ensure prompt, accurate response to guest inquiries concerning lost articles.	C	VS

MIDSCALE LODGING STANDARDS

125	Business Services - Fax and photocopy services are available at the front desk 7 days per week during normal business hours upon request.	C	VS
126	Meeting and Conference Services - If provided, the following meeting services are available: linen napkins and tablecloths for all banquet services, and paper beverage napkins for coffee breaks. Head tables are skirted, others as appropriate. Amenities include at a minimum; ice water, glasses, and note pads and pens. Staff is available for audio-visual set-up and take down. Food and beverage is provided as appropriate. Some conference services are available, such as: planning assistance, catering, and most technology needs.	B	VS
F. Personnel			
127	Staffing Levels - All facilities and services are properly staffed so as to prevent undue delays, e.g., registration areas, etc. In determining what constitutes undue delay, consideration is given to the kinds and types of service rendered and situations or conditions beyond the control of the concessioner such as unanticipated influxes of visitors, facility or equipment breakdowns or sudden weather changes. The reasonableness of the delay, based on the above, is the determining factor. All lodging facilities have a general manager or manager on duty at all times.	A	VS
128	Employee Attitude - Each employee projects a friendly, hospitable, helpful, positive attitude and is capable and willing to answer visitors' questions (about both job and general park information). Additionally, employees are particularly proactive in solving guest's issues, ensuring the highest level of guest satisfaction and anticipation of guest's needs.	A	VS
129	Employee Appearance - Each employee wears a uniform or name tag identifying them as a concession employee. The uniform is commensurate with the type of service provided. Employees present a neat, clean and otherwise attractive professional appearance.	A	VS
130	Employee Training Programs - An active training program for the development of the necessary skills and techniques is provided for all employees. These sessions stress work performance and, as appropriate to the position, also includes technical training for specific equipment, first aid, AED, fire and life safety, product and service presentation, cleanliness, employee attitudes, NPS philosophy and policy and any other training requirements. Performance is indicative of good training.	A	VS
G. Rates			
131	Approved Rates – All rates charged do not exceed those approved by the Superintendent. These rates are verified against the specific approved, service, quality, price or other such criteria. Rate sheets are available at the guest's request at the registration desk.	A	VS

UPSCALE LODGING STANDARDS

General. Consists of establishments that provide high levels of enhancements, amenities and services. Food and beverage and retail, meeting rooms and facilities, concierge and bell services are typically available.

Public Spaces. The overall appearance and feel of the public spaces is that of distinctive place that provides a high level of design elements and enhancements that provide an excellent degree of comfort.

Rooms. Rooms are refined and stylish, with enhanced levels of decorative enhancements and elements which provide for an obvious degree of spaciousness.

Bathrooms. Bathrooms have many coordinated, decorative appointments and enhancements to function, design elements, fixtures, bathroom room size, and/or amenities that provide an exceptional level of comfort. Overall feel is of a well-designed, upscale bathroom.

	FACILITY STANDARDS	A, B, C Ranking	Primary Focus Area
Standard Number	A. Facility Exterior		
1	Building Structure - Building exteriors are well-maintained and in a very good state of repair at all times. Exterior surfaces are painted or treated to protect against deterioration. Painted surfaces are free of peeling paint, soil, and obvious cracks in masonry, and present an attractive appearance. Roofs are maintained with no missing tiles or shingles. Gutters and downspouts are maintained and cleaned to prevent overflow, especially at building entrances. Rooftop ventilation and other systems are in good repair.	B	CC
2	Landscaping/Grounds - Professionally planned and seasonally appropriate landscaping conforms to park standards. Grounds maintenance and landscaping show evidence of a deliberate attention to detail. Grounds and landscaping are continuously monitored to remove debris and trash from exterior structure areas and from shrubbery and planted areas. Noxious weeds are removed in coordination with the designated NPS Integrated Pest Coordinator and according to an approved noxious weed management plan. Appropriate drainage is maintained to keep water from collecting against buildings.	B	CC
3	Parking - Adequate parking spaces for automobiles, bicycles, etc. are provided. The parking area is paved and well-marked with stripes or other clearly visible method of designating spaces. Accessible spaces are prominently designated, clean, and free of refuse and obstructions. All parking areas, curbing, concrete bumpers, and driveways well-maintained and free of excessive cracking, crumbling, holes, or unsightly repairs.	B	CC

UPSCALE LODGING STANDARDS

4	Pathways, Sidewalks, Ramps, Steps and Stairs - All pathways, sidewalks, ramps, steps and stairs are unobstructed and free of debris, obstructions, snow, and ice. These surfaces are maintained in good repair, free of excessive cracking, crumbling, holes, or tripping hazards, with well-maintained hand railings.	A	LS
5	Lighting/Illumination - All entrances, pathways, sidewalks, steps, stairs, facades, and signage are adequately and appropriately illuminated with architecturally well-positioned lighting so guests can identify the building and safely navigate to it. Lighting complies with NPS Night Sky requirements. Down-lighting is preferred on tall structures or post lights. Energy efficient bulbs are used in all fixtures, if feasible.	A	LS
6	Public Signs - Public signs for which the concessioner is responsible are appropriately located, accurate, attractive and well-maintained. Permanent signs are professionally designed and produced, consistent with NPS standards, and appropriate for the purpose they serve. The Superintendent has approved signs prior to installation. Temporary signs are computer-generated, framed or laminated, and professional in appearance.	B	VS
7	Entrance/Porte Cochere - Entrance to the property is identified clearly and driveways are unobscured so that incoming guests can readily locate the front office or registration areas. Driveway areas with obstructed views are clearly marked with slow driving precautionary signage. A Porte Cochere, if present, is clean and well maintained.	B	VS
8	Site Utilities, Equipment and Delivery Area - All service areas and equipment such as above ground tanks and HVAC systems are adequately marked and maintained in a neat and orderly manner. All service areas are well-kept and litter and debris removed.	C	CC
9	Garbage and Trash/Recycling/Composting - Trash containers are located conveniently and in sufficient quantity to handle the needs of the site. Dumpster drain holes are plugged to keep liquids from draining onto the site. Waste does not accumulate in trash containers to the point of overflowing. Refuse is stored in covered, waterproof receptacles which comply with all relevant construction standards (such as bear and wildlife proof), as specified by the National Park Service. All market available recyclable products are collected and recycled. Provided compost collection areas are clean and orderly. Central refuse collection sites are screened from public view.	A	RP
10	Fences and Walls - All fences and walls are cleared of overgrowth and are well-maintained.	C	CC
11	Flags - Any national, state, or park flag displayed at an exterior location near the main entrance is in good condition and adheres to the display guidelines of the United States Flag Code. Flags are a minimum size of 3'x 5'. Any lighted flag display adheres to NPS Night Sky requirements.	C	VS

UPSCALE LODGING STANDARDS

12	ADA Accessibility – Buildings and areas meet the requirements of the Americans with Disabilities Act and all other applicable laws related to accessibility.	A	AL
B. Public Areas – Interior			
13	Lobby and Registration Area - The lobby, registration areas and other public spaces are clean and well-maintained. All room elements are color coordinated. All furniture is in good repair and is appropriate to the size of the space and its intended purpose, and presents a well-organized and uncluttered appearance. Chairs, lamps, tables, draperies and other furnishings are appropriate and adequate for the visitors' comfort. Floors are clean, free of litter, and stains. Masonry tile or flagstone grouting is in good repair and clean. Wood floors are clean and waxed or otherwise sealed. Carpeting is clean, free of stains and in good repair. Walls and ceilings are free of cracks and stains and have a fresh appearance. Windows are clean and free of breaks. Draperies and sheers, if present, coordinate with the decor of the lobby area and are clean, free of holes, tears and stains and in proper working order.	A	CC
14	Bell Desk - An adequately-marked bell desk/area provided and staffed during the peak guest usage times of the facility.	C	VS
15	Luggage Carts - High quality clean and well-maintained luggage carts, in good working order are designed with upscale enhancements and constructed with brass or metal finish, a carpeted base, and multiple hanging capabilities. One cart is available per 50-100 rooms. Luggage assistance is available upon request.	B	VS
16	Corridors/Ramps/Stairs - Corridors, ramps and stairs are kept clean, uncluttered and well lighted. Treads and landings have non-slip surfaces.	A	LS
17	Elevators - Elevators are clean, well-lit, and operable. Elevator flooring consists either of hard surface, carpet, or combination of both corresponding with lobby and corridor flooring. Elevator phone/intercom, automatic doors, and illuminated buttons work properly. Only computer generated, professionally designed, laminated, or framed signage, menus, or advertisements are permitted in the elevator. Current inspection certificates and evacuation procedures are posted and available upon request.	A	CC

UPSCALE LODGING STANDARDS

18	<p>Public Restroom - Restrooms are clean, free of litter, well-illuminated, ventilated, and maintained. Restrooms are equipped with hot and cold running water. Toilet bowls, sinks and urinals are clean, free of stains, and in proper operating condition. Toilet tissue, disposable towels, or air drying devices, if provided, are available at all times. Soap is provided, unless prohibited by park wildlife management plans. Walls, floors, ceilings, mirrors, waste receptacles, chairs, and other furnishings are clean and well-maintained. Women's or unisex restrooms have a covered waste receptacle in every stall for the disposal of feminine hygiene products. The disposal containers are clean and emptied at least daily. Baby changing areas are provided in both men's and women's restrooms, unless a unisex restroom is available. Quality of decorative finishes is commensurate with the facility. A cleaning inspection log is maintained and posted on the back of the access door noting time of cleaning inspection and initialed by inspector. A sign indicating that employees must wash hands before returning to work is posted.</p>	A	CC
19	<p>Meeting Rooms - Meeting rooms are adequately marked, clean, and supplied with sufficient and well-maintained furniture and fixtures commensurate with the size of the room. A variety of audio-visual equipment, in good working condition, is available. A sufficient number of electrical outlets are available to accommodate multiple users on computers/laptops in the room. Decorative window treatments with blackout treatment required on each window.</p>	B	VS
20	<p>Public Signage - Interior public signs for which concessioner is responsible are appropriately located, accurate, attractive, and well maintained. Permanent signs are professionally designed and produced, consistent with NPS standards, and appropriate for the purpose they serve. The Superintendent has approved signs prior to installation. Temporary signs are computer-generated, framed or laminated, and professional in appearance. Permanent indoor signs are designed and maintained for the disabled and include applicable international graphical symbols. Handwritten signs within assigned areas are not used unless the Service approves exceptions. Signage is neat and tidy, and does not create a cluttered or untidy look.</p>	B	VS
21	<p>Noise Level/Music/Entertainment - Background music systems or intercom systems, if provided, are maintained in proper functioning order at all times. Live or recorded music or entertainment, if provided, is approved or appropriate for the facility and played at a level so as not to disturb guests from adjoining areas. Public area sound systems are not routinely used to page guests, except for emergencies.</p>	C	VS
22	<p>House Phones - Public house phones are required and adequately marked, clean, and in working order for visitors to use.</p>	C	VS

UPSCALE LODGING STANDARDS

23	Public Space Internet Infrastructure - Wired and wireless internet availability is provided throughout the lobby and meeting spaces. Internet services are maintained to prevent frequent outages of services.	B	VS
24	Illumination - Sufficient energy-efficient lighting, including recessed, spot and flood lighting, are adequate and appropriate, and complementary to the décor of the facility. All light fixtures are clean, functional, and in working condition with no burned out bulbs. Hallways and corridors sufficiently illuminated to create a warm, hospitable feeling, provide a good level of illumination for guests entering/exiting from rooms, and provide guests with a sense of safety.	A	VS
25	Ventilation/Climate Control/Temperature - Public spaces are adequately ventilated with working climate control thermostats or other methods used to heat public spaces. Public spaces are maintained at a temperature consistent with guest comfort.	B	VS
26	Ice/Vending - One approved, operable, self-service ice machine and one approved, operable, soft drink machine provided for each 60 rooms. Signage on the machine either relates to park interpretive themes or is generic in nature. Machines for one- or two-story properties are centrally located for convenient access by guests on each floor. One self-service ice machine and one soft drink machine provided on every other floor in properties of more than two stories and their location well identified. Ice is available free of charge to guests 24 hours a day. Exterior machines are adequately illuminated, but do not contribute to night light pollution. Any machines temporarily out-of-service or out-of-service for the season has computer-generated signs posted directing visitors to the closest functioning unit. All machines that accept currency accept the Presidential \$1 coin. Any change machines which accept \$5 dollar bills or higher denominations are able to dispense \$1 coins in change. Each coin vending machine has signs and notices posted on the machines denoting the acceptance of the Presidential \$1 coin. The requirement for ice and vending services is not applicable for properties that provide 24/7 room services.	B	VS
27	Coin Laundry - If present, all laundry equipment are energy and water efficient, clean, and in working order. Change machines, if present, are in working order. Laundry rooms are clean, adequately ventilated, and lighted. The concessioner provides approved, environmentally friendly, individually-vended, biodegradable laundry detergent, powdered bleach, and other laundry-related supplies for a nominal fee. These supplies are available in close proximity to the facility. Any machine temporarily out-of-service has computer-generated signs posted with appropriate "out-of-order" information. Concessioner employees do not use public laundry facilities.	B	VS

UPSCALE LODGING STANDARDS

28	ATM Machines - ATM machines are clean, properly stocked, and in good working condition. Signage on the machine may relate either to park interpretive themes or is generic in nature. Brand information is only visible when at the machine. The machines are adequately illuminated, but do not contribute to night light pollution. Any machines temporarily out-of-service has computer-generated signs posted with appropriate "out-of-order" information.	B	VS
29	Drinking Fountains - Public drinking fountains provided in public areas are upscale in design, clean, and in good working condition. Separate height drinking fountains are provided to assist accessibility.	B	CC
30	Trash/Recycling - Waste does not accumulate in trash containers to the point of overflowing. Multiple trash containers located conveniently and in sufficient quantity to handle the needs of the area. Trash containers are decorative and in keeping with the interior design of the property. Separate recycling containers, labeled to indicate acceptable recyclables, are provided in close proximity to the solid waste container(s).	A	RP
31	Housekeeping Closet and Equipment - Housekeeping storage areas are clean, orderly, free of rodents, and are clearly designated from guest rooms by appropriate signage. Housekeeping carts and trolleys in use during the day shall, to the maximum extent possible, not impede guest movement in the corridors or on trails and pathways. Carts are neat, well organized, and well-maintained. If used outdoors, carts are not left unattended for lengthy periods of time to prevent wildlife access.	B	CC
32	Emergency Lighting/Exit Lights/Emergency Exits - Exit lights on permanent structures are on emergency circuits and in operation at all times. Emergency exits in all areas of the facility are adequately marked and unblocked.	A	LS
33	Fire Extinguishers – Accessible fire extinguishers suitable for use on anticipated type of fires are located in each building, visibly displayed, appropriately signed with proper, up-to-date operating instructions, and visible inspection certificates or tags.	A	LS
34	Fire Alarms and Pull Boxes - Fire alarms and pull boxes are visible and accessible to guests and employees.	A	LS
35	First Aid Kit - A standard 24-unit first aid kit is provided near the registration or front desk, adequately marked, and staff knows where to locate the unit quickly.	A	LS
36	Automated External Defibrillator (AED) - An automated external defibrillator (AED) is adequately marked, and in good working condition. The AED is accessible after hours if located away from the front desk area.	A	LS

UPSCALE LODGING STANDARDS

37	Carbon Monoxide Detectors – Operable Carbon Monoxide (CO) detectors are present in all hallways or other public areas adjacent to those areas that incorporate gas or oil powered heating equipment (laundry rooms), or public areas with fireplaces, etc. Hard-wired detectors are preferable over plug-in portable units. Any battery-operated detector is tested monthly and batteries replaced at least yearly.	A	LS
38	Chemical and Equipment Storage - All chemicals, supplies and equipment used in the cleaning and maintenance of guest rooms and public areas are stored per manufacturer's recommendations. All chemicals are stored in properly marked containers. Current Material Safety Data Sheets (MSDS) are accessible and known to all employees.	A	LS
39	Night Entrance/Exits - All entrance/exit doors normally locked during specific times in the evening has signage, both inside and outside the doors, indicating the time they are locked and include directions to the appropriate, alternate entrance/exit doors.	A	LS
C. Guest Rooms			
Signage			
40	Unit Numbers - Each guest room is numbered with easily distinguishable, uniform numbers.	A	VS
41	Directional/Emergency - Safety cards are prominently displayed on the back of each guest room door or adjacent to the front door area for all interior corridor rooms with required directional, emergency exit and evacuation routes, and indicating where individual guest rooms are located. Exterior corridor rooms have signage as appropriate.	A	LS
42	Posting of Rates - Rates are posted prominently in a suitable location (e.g. on the back of individual guest room doors) and made available at the guest's request at the registration desk.	C	AL

UPSCALE LODGING STANDARDS

	Security		
43	<p><u>Entry and Other Exterior Door Security</u> - All guest room doors are equipped with an electronically activated locking device, unless within historic facilities with doors that cannot be changed. All lock sets automatically re-code with each use of a newly assigned guest key, voiding all previously issued guest keys. Doors provide a double locking system from the inside. Entry doorways are sufficiently illuminated to allow easy access. Door locks and hardware are regularly inspected for easy, efficient operation and good appearance. All sliding doors are equipped with a hook lock built-in within the door handle, as well as, a secondary locking device. French doors have surface-mounted slide bolts at top and bottom to secure the stationary/auxiliary door. The secondary locking device includes a safety bar (charley bar), a sliding door deadbolt, or pin-type lock. Striping or other mechanisms is applied to French doors and sliding glass doors at eye level. Any inoperable guest room entrance door lock has an “out-of-service” sign and not rented until the lock is repaired.</p>	A	LS
44	<p><u>Auxiliary Locks</u> - All guest room entrance doors are equipped with a chain or fixed night latch type door guard. Auxiliary locks are provided for all exterior and connecting doors. Locks are either a safety latch or other approved non-key locking device (chain). Locks are installed to the door jam and the door for maximum security and strength of installation, and assure ease of guest operation.</p>	A	LS
45	<p><u>View Ports</u> - One way view ports, mounted 5 feet above the floor are present on entrance doors only, unless within historic facilities, where doors cannot be changed or when there are no side windows.</p>	B	LS
46	<p><u>Doors, Windows, and Screens</u> - All doors, windows, and screens are clean, in good working condition, and sufficiently tight to preclude the entry of rodents and insects. Exterior doors are well-maintained with limited scratches, scuffs, or marks. All guest room windows that open have a lock which secures the window in a closed position.</p>	A	LS
47	<p><u>Interior and Connecting Doors and Locks</u> - All guest rooms with interconnecting solid-core or metal doors are equipped with a lock that is self-locking and a one-inch bored-in deadbolt lock on each door. A knob on the guest room side of the interconnecting door with a tamper-proof plate on the other side of the door complies with the self-locking requirement. All doors, handles, and catch mechanisms are fully operable, clean, with limited scuffs, scratches, or marks from cleaning equipment.</p>	A	LS
48	<p><u>Safes</u>- In-room safes are clean and in working order. If not provided, safes are available to guests at the front desk, upon request, with appropriate information signage in the room or room directory about the safe’s front desk availability.</p>	B	VS

UPSCALE LODGING STANDARDS

49	Hang Tags - "Do Not Disturb" or other types of hang tags are present for each room. Tags are clean with few tears or bent corners and in otherwise good condition.	C	VS
Safety			
50	Smoke Detectors - An operational single-station, hard-wired smoke detector is provided in each guest unit.	A	LS
51	Carbon Monoxide Detectors - Operating Carbon Monoxide (CO) detectors are present in all guest rooms that utilize gas or oil powered heating systems, or rooms with fireplaces, etc. Hard-wired CO detectors are preferred. Any battery-operated detector is tested monthly and batteries replaced at least yearly.	A	LS
52	Ground Fault Interrupters (GFI) - Each electrical outlet adjacent to sinks or other water sources is connected to a working ground fault interrupter.	A	LS
53	Emergency Instruction - Notification is provided in each guest room on how to obtain emergency assistance, such as fire, police, ambulance, and medical.	A	LS
Room			
54	Walls and Ceilings - Walls and ceilings are clean, free of defects such as cracks, breaks, torn coverings, mold, mildew, stains, and cobwebs.	A	CC
55	Floors and Carpeting - Floors and floor coverings are clean, untoned and free of litter, stains, and in good repair. Replacement carpeting using recycled materials or composite materials or wood from sustainable sources is preferred.	A	CC
56	Window Coverings, Drapery, and Shades - All window coverings including draperies, blinds, and shades are cleanable and designed to provide for the guests' privacy and consistent with the design theme of the facility. Draperies open and close with cords or pull wands. Blinds are composed of wood; plastic/vinyl blinds are not permitted. Drapery and blind cords are installed to minimize choking hazard to children. Drapery rods are firmly fastened to wall or ceiling, properly strung, and in good operating condition. Window coverings provide full blackout capabilities from the sun or outside light sources.	B	CC

UPSCALE LODGING STANDARDS

57	<p>Lighting and Ceiling Fans - A minimum of four light fixtures are provided in each room to provide a high level of illumination. One overhead, two bedside lamps, and one lamp at a desk for reading or writing purposes is provided. If present, ceiling fans are of enhanced design. Desk and bedside lamps are two- or three-way illumination. All bulbs are Compact Fluorescent Light (CFL) that provides the equivalent of 75 watts of illumination. One functional, easily accessible light switch located at the entrance door that activates a light in the room entryway. Decorative lamps are well-coordinated for form and function. Desk, shades and lamps, light fixtures, and bulbs are dusted daily, and have no frayed cords or stained, bent, or broken shades. Light fixtures are clean, polished, and in working order. Ceiling fans and blades are clean, free of insects and debris, and in working order.</p>	B	VS
58	<p>Climate Control - Guest bedrooms have working individually controlled thermostats to provide for guest-controlled heating and cooling on demand. Units operate quietly and have clean filters and grills.</p>	A	VS
59	<p>Furniture - Guest rooms are equipped with free standing, decorative, and well-coordinated furnishings that are attractive, comfortable, in excellent condition, free of dust, lint, finger marks, smudges, stains, and scratches. Furniture is inspected, repaired or replaced on a scheduled basis to eliminate worn finish or torn upholstery. Furniture is routinely inspected and treated if evidence of rodents and bedbugs are found.</p>	B	CC
60	<p>Bed Frame and Headboards - Each bed is furnished with an upscale decorative finished headboard and bed frame. Bed frames and headboard are constructed with high quality wood or upholstered finished headboard or other quality material (e.g. wrought iron) commensurate with the design theme of the room. Platform beds, if present, are designed consistently with the headboard and the decor of the room. Bed frames and headboards are dust free and in good condition. Headboards are routinely inspected and treated if evidence of rodents and bedbugs are found.</p>	B	CC

UPSCALE LODGING STANDARDS

61	<p>Bedding - Each bed is made-up with triple sheets, one mattress pad, pillow(s) and pillow case(s), blanket and bedspread. All bedding is uniform, clean, and free of stains, rips, and tears and appropriate to the size of the bed. Depending on location and climatic conditions, a second blanket for each bed is available, preferably in the room but at a minimum, obtainable at the registration desk. Bed linens consist of high quality natural fabrics (e.g. Egyptian cotton, satin, silk, goose down or similar), no synthetic fabrics used. Sheets are 300+ thread counts and provide a super soft, silk-like feel. Pillows are of an upscale grade and consist of down or feathers. At least four pillows are provided per person and include a decorative pillow, bolster, duvet, or scarf. If feather pillows are provided, non-feather pillows are available on request. Soft goods are color coordinated with window coverings, drapes, and upholstery.</p>	A	CC
62	<p>Mattresses and Box Springs - Mattresses and box springs are of an upscale quality and in excellent physical condition. Mattresses are clean, odorless, non-sagging, and free of lumps and protruding tufts, sized to fit the bed frame or springs, and routinely rotated. Mattresses and box springs are regularly inspected and treated if evidence of rodents and bedbugs are found. Springs are non-protruding, quiet, and unbroken. All manufacturers' box spring and mattress tags are visible. Box springs contain a minimum of 120 coils. If room size permits, queen mattresses rather than double-double mattresses are required. Queen mattresses meet a minimum standard of 986 coils. King mattresses meet a minimum of 1,024 coils.</p>	A	VS
63	<p>Linen/Mattress and Other Furniture Replacement- All guest room linens are replaced every 3-5 years, or more frequently as use requires. All guest room furniture is replaced every 7-10 years, or more frequently as use requires. Mattresses are replaced every 5 to 7 years. Historic furniture in historic properties is well-maintained, and replaced at the end of their useful life.</p>	B	CC
64	<p>Clothes Storage - Hang Space - A fully-enclosed area in each guest room is available for guests to hang clothing and personal belongings, appropriate to the room décor finish. Closet/clothes hanger area is clean and neat and includes at least eight matching heavy gauge plastic or wood hangers. No wire hangers are permitted. Any cupboards used for clothes storage include an inside light.</p>	B	VS
65	<p>In-Room Refrigerators (No-kitchenette) - In-room refrigerators are clean, well-maintained, and in proper working order.</p>	A	CC

UPSCALE LODGING STANDARDS

66	<p>Open Flame Equipment/ Fireplaces - Woodstoves, fireplaces or other open flame heating equipment are clean and in good operating condition. Equipment is cleaned before each new occupant is checked-in, and regularly inspected. Combustible materials, including partitions and walls constructed with wood studs or other unprotected materials, furniture, and bedding are at least 36 inches from the front of the heating source; fire pads are placed under wood burning stoves to prevent fire. Adequate child protection devices such as screens, doors, etc., are present and in good condition. All woodstoves and fireplaces include instructions, appropriate fire tools, and precautionary notices for the guest information. Wood for woodstoves is provided in the fireplace and is ready to use.</p>	A	LS
67	<p>Balconies/Patios and Other Outdoor Amenities - Any balconies and/or patios include adequate seating and, if size permits, a table to seat two guests. Balcony/patio railings, if present, are in good condition and of sufficient height, based on local code requirements. Furniture is constructed of good quality durable materials (e.g. wood or wrought iron), suitable for exterior use. Plastic furniture is not permitted. Adjoining balconies/patios are appropriately partitioned (wall, dense shrubbery). Balconies and patios are provided with at least one outside light meeting NPS Night Sky standards. Decks, walls, floors etc., are clean and in good condition.</p>	B	CC
68	<p>ADA Rooms - Accessible rooms have a second view port mounted in accordance with ADA requirements. All fixtures (light switches, clothing cupboards etc.) are placed in accordance with ADA requirements.</p>	A	AL
Room Amenities			
69	<p>Clock Radio - Each guestroom is equipped with a clean and operable clock radio, set to the local time with the alarm turned off at the end of each stay. The clock radio is of decorative design, digital, and provides compatibility with personal electronic devices (CD, mp3 players, etc.).</p>	B	VS
70	<p>Luggage Rack - Each guestroom is furnished with one operable wooden folding luggage rack or wooden bench in good condition.</p>	B	VS

UPSCALE LODGING STANDARDS

71	<p>Coffee/Tea Maker and Supplies- Either in-room coffee/tea making supplies are provided, or guests are provided complimentary tea and coffee in the lobby or accompanying restaurant. If provided in the room, supplies consist of clean and operable in-room coffee/tea maker with complimentary upscale shade-grown coffee and tea packets. Decaffeinated coffee and tea is provided. Normal accompaniments, i.e., sugar, sweetener, milk or non-dairy creamer, stirrer are also provided. Individual packets or pre-packaged items are acceptable. Washable china/ceramic mugs are provided; no disposable paper cups are used. Styrofoam cups are prohibited. Consumables (coffee, tea, accompaniments and cups) are replenished daily. Either complimentary coffee is provided to guests in the lobby areas, or vouchers are provided in adjacent food service areas within historic properties or other properties where electric service does not permit in-room coffee/tea service.</p>	B	VS
72	<p>Iron/Ironing Board - A working iron and clean, well-maintained ironing board is provided in each guestroom. Irons are equipped with automatic shut off capabilities. Tabletop ironing boards are not acceptable. Freestanding wall-mounted units are acceptable. The iron is full size (not travel size).</p>	C	VS
73	<p>Telephone Access - Each guest room contains at least one operating direct-dial telephone with complete dialing instructions. The telephone number for each guest room is posted on the telephone. Each guest room contains one current local telephone directory in good condition.</p>	B	VS
74	<p>Televisions - A minimum of one 32-inch flat screen color television is provided in each room. Televisions on metal pedestal stands are not allowed. Televisions are dust free, with cords and wires concealed. Televisions are connected to a master antenna system or cable to provide a good quality picture. Each television has a free-standing remote control and full mute function. Educational and NPS interpretive programming with DVD player is available, upon request.</p>	B	VS
75	<p>Guest Room Internet Infrastructure - Wired or preferably wireless working high speed internet service is available in all rooms.</p>	B	VS
76	<p>Ice Bucket/Trays/Glassware - Each guestroom is furnished with an insulated upscale designed ice bucket with matching lid. Sanitized beverage drinking glasses are provided in numbers based on room pillow count. Disposable drinking cups are not provided. Glassware is pre-sanitized and either pre-wrapped or placed upon a fresh paper coaster upside down. Dirty glassware is replaced daily and sanitized in a commercial dishwasher. Other amenities, such as clean ice tongs, are provided.</p>	B	VS

UPSCALE LODGING STANDARDS

77	Cribs, Rollaway, Trundle Bed - Cribs, rollaway, or other types of beds are available upon request and are clean, well-maintained, and fully operational. Cribs, rollaway, and other types of extra beds are delivered with clean, appropriately sized linens and blankets.	A	VS
78	Trash Can/Recycling - Each room contains at least two (2) clean trash cans in good repair and constructed of durable materials (i.e. not plastic). One trash can is located in the bathroom area. Additionally, one in-room recycling container is located in each room.	A	RP
79	Noise Insulation - Each guestroom has adequate soundproofing to muffle outside noises and normal sounds in adjacent units and public areas.	C	VS
80	Guest Room Directory - Each guest room is furnished with a clean printed directory of guest services in good condition without missing or torn pages. The directory includes information about the park, the facility, activities, area services, and amenities.	C	VS
D. Guest Room Bathroom			
81	Floor Coverings - All bathroom floor coverings are non-slip, clean, well-maintained, and free of defects, dirt, smudges, mildew, and hair.	A	CC
82	Walls and Ceilings - Bathroom walls and ceilings are clean, free of cobwebs, mold, and mildew.	A	CC
83	Shower/Tubs/Sinks and Surrounds - Showers, sinks, and bath tubs are clean, unspotted, free of stains inside and out, and in good condition. Surfaces are sanitized daily. Where provided, stall showers are spacious. Additional amenities include commercial grab bars that meet ADA requirements. Tubs and showers are equipped with either a non-slip mat or constructed with non-skid surfaces or strips that are tightly secured, clean free of mildew, and untornd. Pedestal sinks are only permitted if historic.	A	CC
84	Shower/Tubs/Sinks- Enclosures and Fixtures - Showers/tubs include decorative double (shower liner plus fabric) shower curtains that are untornd, clean, free of mold and mildew, and utilize metal shower curtain hooks. Curtains are of sufficient length and width to prevent water from flowing onto the floor. Other types of enclosures (hinged and sliding heavy weight glass door with/without metal frame), meet the above criteria and, in addition, are easily moveable, and free of breaks. Shower rods are curved. Sliding tub/shower door tracks are clean and in good repair. All fixtures are of enhanced design to be low flow, securely installed and properly sealed/grouted. Anti-scald single lever mixing valve fixtures are required. All sink and tubs are equipped with clean and functioning stoppers.	A	CC

UPSCALE LODGING STANDARDS

85	<p>Toilet - Two-piece low-flow toilets are cleaned and sanitized daily, are unpitted, and free of cracks and stains. Toilet seats and lids are clean and sanitary, with no chipped or worn surfaces, bare wood or other composition visible. Seats and lids are free of discoloration or stains, securely fastened to the toilet seat, and fit the shape of the toilet. Seats have required bumper supports. Paper bands are not recommended.</p>	A	CC
86	<p>Mirror/Cabinetry - One medium sized (>3 sq. ft.) beveled or decoratively framed mirror is provided in each guest bathroom. The mirror is securely mounted, clean, unpitted, and free of cracks. Upgraded cabinetry consisting of materials such as wood, granite or other stone, marble or decorative tiles is provided consistent with the decor of the room. Cabinetry is wall mounted or free standing with multiple shelves or drawers. All cabinetry hides plumbing.</p>	B	CC
87	<p>Illumination - Guest room bathrooms provide an overall high level of illumination. Bathrooms are normally designed with separate lighting over vanity area, shower, and bath with multiple bulbs and covers. Covers are decorative and coordinate with the décor of the bathroom. All lighting and covers are clean and in good working condition.</p>	B	VS
88	<p>Ventilation/Windows/Screens - All bathrooms areas are adequately ventilated. Window ventilation is acceptable, but if windows are not available, then exhaust vents and fans are provided, kept clean, and well-maintained. Windows are either at a height to provide privacy or appropriate screening (e.g. frosted glass, voile curtains) is used. Bathroom windows are clean, free of defects such as breaks or torn screens, and in working condition.</p>	A	CC
89	<p>Drinking Containers- Separate sanitized glass bath drinking containers are provided similar to the number requirements for room drinking containers.</p>	B	VS
90	<p>Bathroom Linens - Clean 100% quality premium cotton terry cloth wash cloth, face, and bath towels are provided in good condition in each bathroom. Bath mats are provided in similar weight and grade to towels. Towels are heavyweight, plush to the touch, firm, and with high absorbency. At least 4 hand, face, and bath towels are provided per room. The following sizes and linen weights are used: hand - 16 X 30, 4.5 lbs. per dozen; face - 13 X 13, 1.25 lb. per dozen; bath - 27 X 54, 15 lb. per dozen. Bathrobes made of equally high-quality terry, pearlton or other similar high-quality material are provided.</p>	A	CC
91	<p>Towel Storage and Hooks - Two - 18 inch towel bars, one with a shelf rack is provided to hold the number of towels supplied in the room. At least one robe hook is provided in each bath area.</p>	B	VS
92	<p>Nightlight - Each bathroom or bathroom area has a working nightlight. This may be integrated in a hair dryer, light switch, or otherwise provided.</p>	B	VS

UPSCALE LODGING STANDARDS

	Bath Amenities		
93	Amenity Package - Each guest bathroom contains, at a minimum, a 7-piece amenity package presented tastefully: upgraded shampoo, body soap (bar or liquid), facial soap (liquid or bar), conditioner, moisturizer lotion, two additional amenities such as shower cap, ear buds, cotton wool, etc. If bulk dispensing is provided, individual packages of upscale products are available on request and a note or sign added to this effect in bathroom area. Bulk dispensers are upscale in design, decorative and flushed and cleaned once per quarter or more often, depending on usage.	B	VS
94	Facial Tissues - Facial tissues of standard size are provided in a permanent inset in the vanity or in a good quality, decorative free-standing container matching the décor of the property.	B	VS
95	Toilet Tissue - Each bathroom contains two rolls of two ply toilet tissue which are of good quality. One roll or package of toilet tissue is held in reserve and conveniently located in a decorative container matching décor of the room. No chlorine-bleached rolls are permitted.	B	VS
96	Hair Dryer - Each room is provided with a clean and operable commercial type hair dryer. The hairdryer is freestanding, not wall mounted, and placed in a clean cloth bag in an appropriate location.	B	VS
OPERATIONAL STANDARDS			
Services			
A. Reservation Services			
97	Availability - Reservation services are available, at a minimum, via telephone, mail, fax, and internet. Reservation services are available via the Internet on a 24 hour real time on-line basis. If telephone service is utilized, service is available 24 hours per day.	B	VS
98	Knowledge of Reservation Agent/Details on Website - Reservation agents provide accurate information about rates, cancellation, convention reservation policies, arrival and departure time, amenities and services, local attractions, access, etc. Reservation agents also provide additional information and suggestions for the enhancement (restaurant, recreational reservations, and local attractions) to the guest's stay. The concessioner's website provides the same information.	A	VS
99	Confirmation - Each reservation call concludes with a confirmation number. Additionally, an e-mail is automatically sent, or written confirmation is sent via mail to confirm the reservation and provide additional property and park information.	B	VS
100	Property Management Information Systems - All reservation systems integrate with the concessioner's Property Management Information System (PMIS) and provide comprehensive reporting capabilities.	C	VS

UPSCALE LODGING STANDARDS

101	Payment Methods - The concessioner honors credit cards to include, but not limited to, MasterCard, Visa, American Express, and Discover. Debit cards and other types of payment methods including but not limited to travelers' checks, personal visitor checks and gift cards may be accepted at its discretion or at the direction of the Service.	B	VS
102	Deposits - A deposit to hold a room may be required, but all deposit policies/information is disclosed at the time of the reservation and approved by the Service. Advanced deposits may not exceed the room rate, including tax, for the minimum number of nights occupied per reservation.	B	VS
103	Rate Changes - The advance rate is honored, and customer is refunded the difference if the approved rate is lower than the anticipated rate. Provisions for additional charges based on other factors like multiple occupancy, type of room, and additional beds are provided for.	B	VS
104	Cancellations - Concessioners select a cancellation deadline from 1-30 days prior to the arrival date and communicate it to the guest at time of reservation. A refund for the full deposit is made if the guest cancellation complies with this policy. If a reservation is made within the established cancellation window, and the guest cancels the reservation, concessioners may require the guest to forfeit the entire advance deposit provided that the "no refund" policy was communicated to the guest at the time of the reservation. The concessioner's cancellation and refund policy is documented with the reservation confirmation. Concessioners must determine what adjustment must be made if a guest cancels after the deadline due to a personal emergency and demonstrated in written materials.	B	VS
105	Overbooked Reservations - In the event of an overbooked reservation, the concessioner will make every effort to arrange for a comparable accommodation in the area. The replacement room is provided to the guest at no charge for the first night's stay. Transportation and a telephone call to notify the guest's home or office of this change is also provided without charge. If the guest has paid an advanced deposit, this is refunded to the guest in addition to the payments described above. If the concessioner can accommodate the guest on the next or subsequent nights, the guest is invited back to the property.	B	VS
B. Registration/Check-In/Out Services			
106	Hours of Operation - Check-in and registration services are provided 24 hours per day. If the registration or front desk is closed for certain hours, the concessioner provides an alternative method to facilitate check-in (bell to alert night audit or other back of house staff, message board to inform guest of alternative check-in method, etc.).	B	VS

UPSCALE LODGING STANDARDS

107	<p>Check-In - Check-in is completed promptly in a friendly and professional manner. Guest check-in is completed within 5 minutes including wait time. Front desk staff provides professional and attentive service to demonstrate a sense of urgency and to anticipate guest's needs. Photo ID's are requested. At a minimum, the front desk staff confirms room type, bed type, number of persons in the party, length of stay, departure date and check-out time, method of payment, and discreetly identifies the room number and directions to the room. Front desk staff also identifies any extra charges (utility pass through fees, donations to friends groups and associations, internet access fees, etc.). Guests can check-in from at least 4PM on the day of arrival. Concessioners provide all guests with a courtesy call to welcome them and ascertain if there is anything else that can be done to make them more comfortable. All courtesy calls are placed within 1 hour after arrival and never later than 9PM. If the guest does not answer, a voice mail message is left.</p>	A	VS
108	<p>Park Orientation Material - The concessioner offers park-specific material upon check-in, to include brochures, maps, newsletters, and special notices. Upon request, additional information is provided about local businesses, places of interest, major highways, airports, restaurants, places of worship, etc.</p>	B	VS
109	<p>Check-Out - Guests are acknowledged as soon as possible with eye contact and a warm friendly greeting. Guest check-out wait times are limited to 10 minutes during peak periods; and 1 to 2 minutes during other periods for check-out services. Front desk staff completes check-out promptly or within 5 minutes. Guests are provided with a folio for review prior to settlement of the bill, a copy of the folio with a method of payment shown. Guests are asked if the stay was satisfactory, and thank departing guest for staying at the property. Guest comment cards are included in the check-out material, or guests are directed on how to fill-out an online comment card. Check-out times are generally no earlier than 10AM and clearly communicated upon check-in and in printed material.</p>	A	VS
110	<p>Late Check Out - If the guest requests and upon availability, the concessioner extends check-out until 2PM at no additional charge.</p>	C	VS

UPSCALE LODGING STANDARDS

111	<p>Express Check-Out - If a guest provides a credit card upon check-in, express check-out is available. For interior corridor properties; an envelope containing the pre-printed folio and credit card receipt is passed completely and securely under the guest room door before 6AM. For exterior corridor properties or where the envelope cannot be passed completely and securely under the guest room door, a prepared envelope (which includes the pre-printed folio and credit card receipt) is available by 6AM for guest pickup at the front desk. Delivery of the envelope is secure and protects the confidential information of the guest, including guest credit card number, name, and home address. Folios are not left outside the guest room door or in a location that is accessible to any person other than the guest checking out.</p>	C	VS
C. Bell Services			
112	<p>Bell and Door Services - Concessioners provide, upon request, assistance to and from an individual guest room with baggage at check-in and check-out. Upon request, Bell staff accompanies guests to room, turns on room lights, verifies that the bathroom is properly stocked and all other room systems are in proper working condition.</p>	B	VS
113	<p>Overnight Services - Concessioner provides, upon request, shoe shine, laundry, cleaning and pressing services.</p>	C	VS
114	<p>Baggage Storage - A separate area near the registration desk is designated for storage of guest's luggage. All guest's stored luggage are individually tagged with a professionally printed bag tag that is also presented to the guest.</p>	C	VS
D. Housekeeping Services			
115	<p>Cleaning Services and Frequency - Every occupied room (stay-overs and check-outs) is serviced daily, unless specified by the guest. At a minimum, each guest room is cleaned (with complete bed and bath linen changes) between stays. Services include turning up pillows, straightening guest room bathrooms, cleaning soiled surfaces, straightening or replacing used towels, replenishing used amenities, replacing glassware, repointing tissues, emptying wastebaskets (if provided), re-making beds, vacuuming, inspecting for safety items, identifying and reporting lost and found items, and other maintenance issues. An optional second cleaning service is provided upon guest's request.</p>	A	VS
116	<p>Room Maintenance Requests - Any maintenance requests/issues noted by the guest is dealt with promptly, at a minimum by the end of the day. Housekeeping notes any maintenance issues (e.g. replacing a light bulb) for resolution by the end of the day. Upon request, a work order log containing work orders and completion dates is provided.</p>	B	VS

UPSCALE LODGING STANDARDS

117	Deep Cleaning - An annual deep cleaning housekeeping program is conducted for each room. Deep cleaning services includes mattress rotation, carpet shampooing, edge vacuuming, shower liner wash, upholstery vacuuming and cleaning, wash/dry clean draperies, and launder pillows.	B	CC
118	Linen Reuse - For greater than 2 night stays, linens and towels are changed after 3 days, unless the guest requests more frequent or less frequent change.	C	VS
119	Inspection Program - All check-out rooms and a representative sampling of stay-over rooms are inspected daily for housekeeping services.	C	VS
120	Turndown Services - Turndown service is provided upon request.	C	VS
121	ADA Rooms Housekeeping Services - ADA rooms are left set-up for accessibility after each check-out (e.g. shower heads lowered, mirrors pulled forward, chairs pulled away from HVAC units). A courtesy call is placed or personal visit made within an hour of check-in to enquire if the guest needs any changes or assistance in the room.	A	VS
122	Other Universal Access Services - Employees assist guests with visual impairments at registration by reading the registration information to the guest and by providing a written welcome and instructions for registration. Guests are informed of the Telecommunications Device for the Deaf (TDD) phone and other assistance devices that may be available. At least one TDD is available at the front desk at all times and one additional TDD is available for use in guest rooms upon request. If visual fire alarm notification is not permanently installed in the rooms for guests with hearing impairments, portable units are available at the front desk.	A	AL
E. Other Services			
123	Wake-up - Some type of wake-up service is available on a 24/7 basis. A personal wake-up call is provided.	C	VS
124	Room Service - Room service is available during limited hours to coincide with restaurant hours.	C	VS
125	Concierge Services - Concierge services is provided with appropriate hours based on season, occupancy, and demand.	C	VS
126	Room Check - Guests who fail to answer their personal wake-up service call are visually contacted. Each occupied room that has not been serviced must be contacted or checked at least once daily to ensure guest safety. To minimize guest inconvenience the guest in each room shown as occupied on the daily room status report is telephoned after posted daily check-out time. If no contact made with the guest, the room is visually checked for guest safety.	B	LS

UPSCALE LODGING STANDARDS

127	Distressed Passenger Amenities - Additional complimentary toiletries are available on site to guests, upon request, 24 hours daily, free of charge. The following items, if not provided in guest rooms, are available at the registration or front desk: razor, shaving foam, toothbrush, toothpaste, comb, sanitary napkins and sewing kits. The availability of these items is noted in the in-room guest service directory.	B	VS
128	Valet Parking – Timely valet service is provided upon request.	C	VS
129	Quiet Hours - Required quiet hours for all facilities is enforced by the concessioner. This information is clearly marked on the guest registration folio and other printed materials.	B	VS
130	Lost and Found - Any and all items found are logged and turned into a designated secure location. Lost and found articles are properly dated, secured, and stored. Records are maintained and procedures established to ensure prompt, accurate response to guest inquiries concerning lost articles.	C	VS
131	Business Services - Fax and photocopy services are available at the front desk 7 days per week during normal business hours upon request.	C	VS
132	Meeting and Conference Services - If provided the following meeting services are available: linen napkins and tablecloths for all banquet services, and paper beverage napkins for coffee breaks. Head tables are skirted, others as appropriate. Amenities include at a minimum; ice water, glasses, and note pads and pens. Staff is available for audio-visual set-up and take down. Food and beverage is provided upon request. Some conference services are available, such as: planning assistance, catering, and most technology needs.	B	VS
F. Personnel			
133	Staffing Levels - All facilities and services are properly staffed so as to prevent undue delays, e.g., registration areas, etc. In determining what constitutes undue delay, consideration is given to the kinds and types of service rendered and situations or conditions beyond the control of the concessioner such as unanticipated influxes of visitors, facility or equipment breakdowns or sudden weather changes. The reasonableness of the delay, based on the above, is the determining factor. All lodging facilities have a general manager or manager on duty at all times.	A	VS
134	Employee Attitude - Each employee projects a friendly, hospitable, helpful, positive attitude and capable and willing to answer visitors' questions (about both job and general park information). Additionally, employees are particularly proactive in solving guest's issues, ensuring the highest level of guest satisfaction and anticipation of guest's needs.	A	VS

UPSCALE LODGING STANDARDS

135	Employee Appearance - Each employee wears a uniform or name tag identifying them as a concession employee. The uniform is commensurate with the type of service provided. Managers wear business attire (suit, tie etc.). Employees present a neat, clean and otherwise attractive professional appearance.	A	VS
136	Employee Training Programs - An active training program for the development of the necessary skills and techniques is provided for all employees. These sessions stress work performance and, as appropriate to the position, also include technical training for specific equipment, first aid, AED, fire and life safety, product and service presentation, cleanliness, employee attitudes, NPS philosophy and policy and any other training requirements. Performance is indicative of good training.	A	VS
G. Rates			
137	Approved Rates – All rates charged do not exceed those approved by the Superintendent. These rates are verified against the specific approved, service, quality, price or other such criteria. Rate sheets are available at the guest's request at the registration desk.	A	VS

EXHIBIT B-9
FOOD & BEVERAGE STANDARDS

BARS AND COCKTAIL LOUNGE STANDARDS

Description. Both alcoholic and non-alcoholic cocktails are served, typically in some sort of permanent or semi-permanent facility. Food and snacks may also be sold. Bars/cocktail lounges may be stand-alone facilities or located adjacent to a full or limited service restaurant. Bars/cocktail lounges may also be open during limited hours.

	FACILITY STANDARDS	A, B, C Ranking	Primary Focus Area
Standard Number	A. Dining Facility Exterior		
1	Building Structure – Building exteriors are maintained in good condition and in a state of good repair at all times. Exterior surfaces are painted or treated to protect against deterioration. Painted surfaces are free of peeling paint, soil, and obvious cracks in masonry, and present an attractive appearance. Roofs are maintained with no missing tiles or shingles. Gutters and downspouts are maintained and cleaned to prevent overflow, especially at building entrances. Rooftop ventilation and other systems are in good repair.	B	CC
2	Landscaping/Grounds – Landscaping conforms to park standards. Noxious weeds and invasive plants are removed in coordination with the designated NPS integrated pest management coordinator and in accordance with an approved landscape plan. Grounds are continuously monitored to remove debris and trash from exterior structure areas and from shrubbery and planted areas. Appropriate drainage is maintained to keep water from collecting against buildings.	B	CC
3	Parking – Adequate parking spaces for automobiles, bicycles, etc., are provided. The parking area is paved and well-marked with stripes or other clearly visible method of designating spaces. Accessible spaces are prominently designated, clean, and free of refuse and obstructions. All parking areas, curbing, concrete bumpers, and driveways are well-maintained and free of excessive cracking, crumbling, holes, or unsightly repairs.	B	CC
4	Pathways, Sidewalks, Ramps, Steps, and Stairs – All pathways, sidewalks, ramps, steps, and stairs are unobstructed and free of debris, snow, and ice. These areas are free of excessive cracking, crumbling, holes, or other tripping hazards, and are kept in a state of good repair with well-maintained hand railings.	A	LS
5	Lighting/Illumination – All entrances, pathways, sidewalks, steps, stairs, facades, and signage are adequately illuminated so that guests can identify the building and safely navigate to it. Lighting shall comply with NPS Night Sky requirements. Down-lighting is preferred on tall structures or post lights. Energy efficient bulbs shall be used in all fixtures.	B	LS

BARS AND COCKTAIL LOUNGE STANDARDS

6	<p>Public Signs – Public signs for which the concessioner is responsible are appropriately located, accurate, attractive and well-maintained. Permanent signs are professionally designed and produced, consistent with NPS standards, and appropriate for the purpose they serve. The Superintendent has approved signs prior to installation. Temporary signs are computer-generated, framed or laminated, and professional in appearance. Exterior neon signs are not permitted.</p>	B	VS
7	<p>Site Utilities and Equipment – All service areas and equipment such as above ground tanks and HVAC systems are adequately marked and maintained in a neat and orderly manner. All service areas are well-kept with litter and debris removed.</p>		
8	<p>Garbage and Trash/Recycling/Composting – Trash containers are conveniently located and in sufficient quantity to handle the needs of the site. Dumpster drain holes are plugged to keep liquids from draining onto the site. Waste does not accumulate in trash containers to the point of overflowing. Refuse is stored in covered, waterproof receptacles which comply with all relevant construction standards (such as bear and wildlife proof), as specified by the National Park Service. All market available recyclable products are collected and recycled. Provided compost collection areas are clean and orderly. Central refuse collection sites are screened from public view.</p>	A	RP
9	<p>Delivery Area – Loading docks and delivery areas are clean, well-maintained, and well-screened from public view by fencing or other material consistent with the décor of the property. Fences and walls are cleared of overgrowth. Delivery areas are kept clear of litter and other debris.</p>	B	CC
10	<p>Flags – Any national, state, or park flag displayed at an exterior location near the main entrance is in good condition and adheres to the display guidelines of the United States Flag Code. Flags are a minimum size of 3'x 5'. Any lighted flag display adheres to NPS Night Sky requirements.</p>	C	VS
11	<p>ADA Accessibility – Buildings and areas meet the requirements of the Americans with Disabilities Act and all other applicable laws related to accessibility.</p>	A	AL
B. Dining Facility Interior			
12	<p>Entrance/Foyer Waiting Area/Lounge/Dining Area – Bar/lounge entrance and waiting areas are clean and well-maintained. Furniture, stools, chairs, lamps, tables, draperies, and other furnishings are appropriate and adequate for the guest's comfort. Floors are clean and free of litter and stains. Walls and ceilings shall have a fresh appearance and free of cracks, holes, and stains. Doors, windows, and screens are clean, in good working condition, and sufficiently tight to prevent the entry of rodents and insects.</p>	A	CC

BARS AND COCKTAIL LOUNGE STANDARDS

13	<p>Public Restroom – The building shall contain dedicated public men's and women's rest rooms located in proximity to the food seating area. Any unisex restroom shall have a locking door. Restroom locations shall be clearly indicated with appropriate signage. Public toilet areas shall be clean and free of litter, well illuminated, well ventilated, and well maintained. Restrooms shall be equipped with hot and cold running water. Toilets, sinks, and urinals shall be clean, reasonably free of stains, and in proper operating condition. Toilet tissue, soap, and disposable towels or air-drying devices shall be available. Walls, floors, ceilings, mirrors, waste receptacles, chairs, and other furnishings shall be clean and well maintained. Women's and unisex restrooms shall have a covered waste receptacle in every stall for the disposal of feminine hygiene products. Disposal containers shall be kept clean and emptied daily. Diaper changing areas shall be provided in both men's and women's restrooms unless a unisex restroom with a diaper changing station is available.</p>	A	CC
14	<p>Public Signs - Interior public signs for which concessioner is responsible are appropriately located, accurate, attractive, and well-maintained. Permanent signs are professionally designed and produced, consistent with NPS standards, and appropriate for the purpose they serve. The Superintendent has approved signs prior to installation. Temporary signage (e.g. Special's board, chalk boards) are upscale in design and professional in appearance.</p>	B	VS
15	<p>Emergency Lighting/Exit Lights/Emergency Exits –Exit lights on permanent structures are on emergency circuits and in operation at all times. Emergency exits in all areas of the facility are adequately marked and unblocked.</p>	A	LS
16	<p>Fire Alarms and Pull Boxes – Fire alarms and pull boxes are visible and accessible to guests and employees.</p>	A	LS
17	<p>Fire Extinguishers – Accessible fire extinguishers suitable for use on anticipated type of fires are located in each building, visibly displayed, appropriately signed with proper, up-to-date operating instructions, and visible inspection certificates or tags.</p>	A	LS
18	<p>Ventilation/Climate Control – Food and beverage seating areas have functional, climate-control thermostats, are properly ventilated, and free of unpleasant odors. Vent coverings and adjacent areas of walls and/or ceilings are cleaned regularly to prevent visible buildup. Temperature levels in public areas are set for visitor comfort. Separate temperature controls, set for employee comfort, are preferred in food preparation areas.</p>	B	VS
C. Décor and Ambiance			

BARS AND COCKTAIL LOUNGE STANDARDS

19	Noise Level/Music/Entertainment – Background music systems or intercom systems, if provided, are maintained in proper functioning order at all times. Live or recorded music or entertainment, if provided, is approved or appropriate for the facility and played at a level so as not to disturb guests from adjoining areas. In general, live entertainment and/or television broadcasts are not the focus of the facility, except for special events (e.g. weekend entertainment and/or special sporting events). Public area sound systems are not routinely used to page guests, except for emergencies.	C	VS
20	Illumination – Sufficient energy-efficient lighting, including recessed, spot, and flood lighting are complementary to the décor of the facility, integral to its theme, and adequate for reading printed materials. All light fixtures are clean, functional, and in working condition with no burned out bulbs. Lighting may be dimmer than the lighting elsewhere in the concession facilities but are not be so dim as to make it difficult for guests to read menus.	B	VS
21	Furniture Arrangement and Condition – Tables are arranged in a manner that allows easy ingress and egress by servers and is suitable for guests’ comfort and privacy. Furniture is high quality, well maintained, and stable; tables are non-tip or shimmed appropriately. Cardboard, napkins, or other nonstandard shimming materials are not acceptable. Bar foot rests, if present, are in good condition and firmly secured to the bar.	A	CC
22	Table Configuration and Sizing – The number and type of tables (e.g. four-top, two-top) is sufficient for meeting typical levels of demand and the typical range of group sizes.	B	VS
23	Self Service Equipment – Guest self-service equipment (e.g. appetizer/salad bars) are clean, well-maintained, and consistent with the design and theme of the bar/cocktail lounge. All self-serve food is shielded by sneeze guards, and hot foods served in appropriate, covered chafing dishes.	A	VS
24	Printed Materials (Menus, Wine Lists) – Menus and wine lists are available in sufficient quantities and are clean, attractive, easy to read, free of penciled-in corrections and other extraneous markings, and appropriate for the facility and services provided.	B	VS
25	Promotion Boards/Specials – Promotion/Specials boards, if present, are clean, attractive, decorative, legible, and thematically appropriate. Promotions such as happy hours and two-for-one specials are prohibited.	B	VS
26	Alcoholic Beverage Bottle Displays – Bottles may be displayed as part of the design theme of the facility, but located behind the bar, in secure, glass-fronted display cabinets, or placed at a height sufficient to prevent them from being knocked over by guests. All displays are attractive, clean, and secure. No one type of beverage or brand is promoted or displayed individually or to the exclusion of another.	C	VS

BARS AND COCKTAIL LOUNGE STANDARDS

27	Tableware/Glassware – China or plastic dishware, glassware, and flatware are clean, unspotted, and free of discoloration, chips and cracks. Tableware, flatware, and glassware are consistent with the theme of the facility. All glassware shall match, be appropriate for the type of drink served, and coordinate with the tableware. Glassware may be displayed as part of the design theme of the facility, but shall be located behind or above the bar, in secure, glass-fronted display cabinets, or placed at a height sufficient to prevent them from being knocked over by guests. All displays shall be attractive, clean, and secure.	A	VS
28	Table Settings – All decorative enhancements (e.g. artificial flowers, pottery, candles) to tables/booths are uniform. Tables may be minimally set with salt, pepper, sugar, and sugar substitutes. Other table decorations, if present, are appropriate to the level of service and decor and not unduly clutter the table.	B	VS
29	Interpretive Messaging – A variety of interpretive messages are used in a wide array of items, including receipts, menus, table settings, and comment cards, and are consistent with the interpretive themes of the park. All interpretive messages are approved in advance by the Superintendent.	B	VS
30	Umbrellas and Outdoor Furniture – All outdoor furniture and/or table umbrellas are designed for outdoor use, are commensurate with the décor of the facility, and secured to the ground in case of inclement weather. Adequate shading and/or heating is provided when seasonally appropriate.	B	VS
31	Smoking Policy – No smoking is permitted inside the facility. If smoking is permitted in outside seating areas, separate smoking and non-smoking seating areas are available. Ashtrays are provided. Used ashtrays are removed and fresh, clean ashtrays are provided after each use. All smoking and non-smoking areas shall be clearly designated.	B	AL
32	Games and Game Equipment – Traditional, non-electronic as well as electric/video bar games may be provided (e.g. board games, darts, and pool tables). Active game tables and areas located to not interfere with the enjoyment of non-game playing customers. All gaming equipment is clean and in good condition. Staff shall monitor for, and stop, any drinking games.	C	VS
D. Public Health and Food Preparation Areas			
33	Hand Washing – Staff hand-washing facilities are provided and maintained with hot and cold running water, soap, and towels or hot air drying mechanism(s). The concessioner posts hand-washing signage and enforce hand washing for all food services staff.	A	LS
34	Cleanliness – Food preparation areas are kept clean and orderly. A program of routine and continuous cleaning is established to ensure cleanliness of food preparation areas including areas beneath counters, grills, stoves, refrigerators, and other kitchen equipment. Food preparation areas do not contain noticeable presence of insects,	A	LS

BARS AND COCKTAIL LOUNGE STANDARDS

	rodents, or other animals.		
35	Food Storage – Foods are properly stored at adequate temperatures. Meats and other potentially hazardous foods are not thawed at room temperatures but within refrigeration units or under cold, running water, or are cooked frozen. Food is appropriately labeled and dated and properly covered and/or wrapped. Prepared foods waiting to be delivered from the kitchen to wait staff do not sit for lengthy periods of time (i.e., greater than one minute).	A	LS
36	Cleaning Supplies and Equipment – Cleaning supplies and other equipment are properly marked and safely stored. Cleaning supplies and other chemicals are not stored above food/drink or food/drink contact areas.	A	LS
37	Cooking/Refrigeration Equipment and Walk-Ins – All equipment used to serve, cook, or store food is clean and well-maintained. All equipment lighting and dials function properly. Each refrigeration unit features at least one fixed or interior thermometer that is conspicuous and accurate to within 3° F.	A	LS
38	Beverage Equipment – Beverage-dispensing lines and equipment are flushed out regularly and appropriately treated to eliminate lime buildup. A log documenting the dates of beverage line flushing and treatment is kept and provided to the NPS upon request.	B	CC
39	Ware Washing Sinks – All three-compartment ware-washing sinks are sized to hold at least 50% of the items being washed and arranged to wash with warm soapy water, clean water rinse, and sanitizer solution. Testing equipment and materials it uses to adequately measure the applicable sanitization method is produced upon NPS request. Bar sinks are not used for hand-washing or the cleaning of non-barware. Upon NPS request, the concessioner shall produce the testing equipment and materials used to adequately measure the applicable sanitization method.	A	LS
40	Grease Traps/Grill Hoods – Grease traps and grill hoods are inspected monthly and cleaned on an appropriate frequency based on use. Fire suppression systems on grill hoods are tested according to local fire regulations and bear a visible inspection certificates and/or tags. Cleaning logs are kept up-to-date and are available onsite.	A	LS
41	First Aid Kit – A standard, 24-unit first aid kit is available and readily accessible for emergency use. First aid kits are stored away from food or food contact areas. First aid kits remain fully stocked and do not contain contents that are out-of-date per manufacturer label.	A	LS
42	Employment Regulations – Employment regulation signs (e.g. OSHA job safety and health posters) are prominently displayed in a high-traffic employee area.	C	AL
43	Certificates – Current health and food safety inspection certificate are prominently displayed in a manner visible to the public.	C	AL
OPERATIONAL STANDARDS			
A. Service			

BARS AND COCKTAIL LOUNGE STANDARDS

44	Hours of Operation – All facilities and services are operated in accordance with the specified and posted hours of operation. Hours of operation are prominently displayed at each facility in a high-traffic area and posted in such manner as to be easily visible to the public.	B	VS
45	Initial Greeting and Seating – Assisted table seating by host/hostess is not required but may be available. Guests are provided a drink and food menu within a reasonable period of time upon entering the facility. Bar seating is typically guest self-seating.	B	VS
46	Wait Services – All wait staff possess in-depth knowledge of all menu food and beverage items including promotions and specials. Customers should be greeted within 5 minutes of being seated. Water and accompaniments are offered and appropriately refilled. Wait/bar staff return to each table at least once after the drink or food items are served to inquire about guest satisfaction, and check that special requests were filled properly.	A	VS
47	Food Delivery – Food is delivered in a timely, organized, and complete fashion. All guests at a table are served together. All ordered items and special requests are delivered together as appropriate. Tray service is not required.	A	VS
48	Bus Service – Tables, chairs, and floors are bussed after each course and seating. Tables are promptly and appropriately reset after each seating.	B	VS
49	Leftover Food To-Go Requests (“Doggy Bag”) – To-go service is provided upon request. Styrofoam containers are not permitted. Wait staff transfers food items to takeaway containers away from the table.	C	VS
50	Payment/Departure/Guest Checks – Guest checks are promptly presented upon completion of the meal or upon request. The guest check clearly states the cost of each food and/or drink item and is accurately totaled. An accurate, itemized receipt is provided. Individual guest checks are provided upon request. Payment may be made at the table.	A	VS
51	Payment Methods – The concessioner honors credit cards to include, but not limited to, MasterCard, Visa, American Express, and Discover. Debit cards and other types of payment methods including but not limited to travelers’ checks, personal visitor checks, and gift cards may be accepted at its discretion or at the direction of the Service.	B	VS
52	Seating Capacity – Local fire regulations regarding seating capacities and notification requirements are adhered to.	A	AL
53	Outside Dining – Tables are cleared promptly after guests’ departure to prevent the attraction of animals or pests. Trash receptacles are regularly emptied and any food or drink spills are promptly cleaned to prevent the attraction of wildlife. If required, signage regarding wildlife feeding prohibitions is conspicuously posted.	A	RP
54	Tray Stands – Tray stands are discreetly stored and promptly removed from tables after use.	C	CC

BARS AND COCKTAIL LOUNGE STANDARDS

55	Refilling and Cleaning of Table Items – All table accoutrements that can be refilled per manufacturer labeling are refilled and cleaned between service periods.	C	VS
B. Food/Appetizers/Beverages			
56	Presentation – Food and appetizers are presented artistically with attention to food placement and design. Beverages are served in the correct type of glass with garnish (e.g. lemon, lime, celery stick, etc.), customarily used in the food and beverage industry. Food is free of discoloration and does not intermingle on plates unless it is part of the presentation. Sides are appropriately paired with entrees to promote a pleasing display. Food items do not hang over the edge of the plate. Garnishes, fruits, and vegetables are attractive and fresh.	A	VS
57	Temperature – Food and beverages, particularly wine, is served at the correct temperatures customarily used in the food and beverage industry. The evaluator uses reasonable judgment in determining compliance with this requirement.	A	VS
58	Ingredients – Food is prepared with frozen, canned, and convenience foods and prepackaged sauces, etc.	A	VS
59	Organic, Local, Seasonal, Healthful, and Other Sources – Food is obtained from regulated or inspected producers. If necessary, farmer’s markets may be used as a source of produce to supplement commercial supplies with local, seasonal, or hard-to-find produce items. All produce is derived from commercial (inspected) supplies or are inspected by a qualified source.	A	VS
60	Menu Item Availability and Advisories – Drink Items listed in the menu or on menu board(s) are available for the duration of the serving period. Wait staff shall proactively communicate the unavailability of any menu item(s) to guests and make appropriate recommendation(s) for substitution(s).	B	VS
61	Returned Menu Items – If a guest refuses or returns a menu item, wait staff promptly and courteously acknowledges the request, provides a time estimate for an alternative or a replacement, and checks with the guest after re-delivery that the item meets the guest's satisfaction.	B	VS
62	Core Menu – All establishments shall offer a core menu.	A	VS
63	Prepared to Order – If entrée items are provided, they may occasionally be made from scratch but are made primarily with convenience items. Most menu items are not cooked to order; however, typical entrée items (e.g. egg and meat dishes) are prepared according to with the diner's wishes.	B	VS
64	Self-Services – Bar/cocktail lounge guest self-services (appetizer bars) have the appropriate amounts and types of items. Food items are fresh, properly compartmentalized, free of discoloration, and served to proper temperature. Guests shall be provided with a clean plate each time they go through a self-serve line. Guest self-service items are properly presented, clean, and continually restocked.	A	VS

BARS AND COCKTAIL LOUNGE STANDARDS

65	Beverage Presentation – Beverages are served in the correct type of glass with the garnish (e.g. lemon, lime, celery stick, etc.) customarily used in the food and beverage industry. The wait staff offers refills to guests. Beverages, particularly wine are served at the temperatures customarily used in the food and beverage industry. The wait staff shall offer refills to guests.	B	VS
66	Wine Service – Wine may be served by the glass or by the bottle.	B	VS
67	Liquor Laws – All applicable Federal, state, and local laws concerning liquor sales and service are observed. The concessioner discreetly verifies the age of any guest who appears to be fewer than 10 years younger than the legally established drinking age.	A	AL
68	On Premises Sales/Consumption – Any purchased alcoholic beverage(s) is only consumed onsite. Packaged alcohol sales are not permitted. All alcoholic beverages are served by the glass or bottle; pitchers are not permitted.	A	AL
C. Personnel			
69	Staffing Levels – All food and beverage services are properly staffed so as to prevent undue delays in service. In determining what constitutes undue delay, consideration is given to the kinds and types of services being rendered and situations or conditions beyond the control of the concessioner such as unanticipated influxes of guests, facility or equipment breakdowns, or sudden weather changes. The reasonableness of the delay, based on the above, is the determining factor. Wait staff proactively informs guests of any anticipated delays and promptly explains any unanticipated delays.	A	VS
70	Employee Attitude – Each employee projects a friendly, hospitable, helpful, positive attitude and is capable and willing to answer guests' questions (about both job and general park information). Additionally, employees are proactive in solving guest issues, ensuring guest satisfaction, and anticipation of guest's needs.	A	VS
71	Employee Appearance – Each employee wears a uniform or name tag identifying them as a concession employee. Employees present a neat, clean and otherwise attractive professional appearance.	A	VS
72	Employee Training Programs – An active training program for the development of the necessary skills and techniques is provided for all employees. These sessions stress work performance and, as appropriate to the position, also includes technical training for specific equipment, first aid, AED, fire and life safety (e.g. CPR and Heimlich maneuver), alcoholic beverages, product and service presentation, cleanliness, employee attitudes, NPS philosophy and policy and any other training requirements. Performance is indicative of good training.	A	VS
73	Management Availability – At least one full-time manager is on duty at any facility where alcohol is served. The manager shall have satisfactorily completed a liquor law training program, and, if required, is food-safety certified by an appropriate state or nationally accredited training program.	A	VS

BARS AND COCKTAIL LOUNGE STANDARDS

74	Staff Meal Hours – Employee meal and coffee breaks shall not interfere with serving the public. The Concessioner shall designate a specific employee break area, which may be located within the public dining area provided that the break area is discreet and concealed from public view.	B	VS
D. Rates			
75	Approved Rates – All rates charged do not exceed those approved by the Superintendent. These rates are verified against the specific approved, service, quality, price or other such criteria.	A	VS

FAMILY CASUAL DINING STANDARDS

Description. This classification of casual dining restaurants emphasizes comfort foods rather than themes. Family casual dining serves from one to three meals a day and may provide longer service hours than upscale casual and fine dining. Some family casual dining offers California-style menus that feature breakfast, lunch and dinner items during the entire time the restaurant is open. Guests are seated and served by wait staff in booths or tables. There is often a de-emphasis on the sale of alcoholic beverages. Enhancements to food presentation, such as the use of common garnishes and somewhat decorative dishware may be present. The menu offers a wide selection of value-conscious items featuring familiar favorites or home-style foods. Table service is casual, relaxed and relatively fast. Children's menus are typically available. Flatware, china and silverware are basic and functional. Table settings are basic and simple.

	FACILITY STANDARDS	A, B, C Ranking	Primary Focus Area
Standard Number	A. Dining Facility Exterior		
1	<u>Building Structure</u> – Building exteriors are maintained in good condition and in a state of good repair at all times. Exterior surfaces are painted or treated to prevent deterioration. Painted surfaces are free of peeling paint, soil, and obvious cracks in masonry. Roofs are maintained with no missing tiles or shingles. Gutters and downspouts are maintained and kept clean to prevent overflow, especially at and around building entrances. Rooftop ventilation and other systems are in good physical condition, clean, and in a state of good repair.	B	CC
2	<u>Landscaping/Grounds</u> – Landscaping conforms to park standards. Noxious weeds and invasive plants are removed in coordination with the designated NPS integrated pest management coordinator and in accordance with an approved landscape plan. Grounds are continuously monitored to remove debris and trash from exterior structure areas and from shrubbery and landscaped areas. Appropriate drainage is maintained to keep water from collecting against buildings.	B	CC
3	<u>Parking</u> – Adequate parking space for automobiles, bicycles, and other appropriate vehicles are provided. The parking area is paved and clearly marked with stripes or some other clearly visible space designations and is kept clean and free of refuse and obstructions. Accessible spaces are properly and prominently designated. All parking areas, curbing, concrete bumpers, and driveways are in a state of good repair and free of excessive cracking, crumbling, holes, or unsightly repairs.	B	CC
4	<u>Pathways, Sidewalks, Ramps, Steps, and Stairs</u> – All pathways, sidewalks, ramps, steps, and stairs are unobstructed and free of debris, snow, and ice. These areas are free of excessive cracking, crumbling, holes, or other tripping hazards, and are kept in a state of good repair with well-maintained hand railings.	A	LS

FAMILY CASUAL DINING STANDARDS

5	<p>Lighting/Illumination – All entrances, pathways, sidewalks, steps, stairs, facades, and signage are adequately illuminated so that guests can identify the building and safely navigate to it. Lighting complies with NPS Night Sky requirements. Down-lighting is preferred on tall structures or post lights. Energy efficient bulbs are used in all fixtures, if feasible.</p>	B	LS
6	<p>Public Signs – Public signs for which the concessioner is responsible are appropriately located, accurate, attractive and well maintained. Permanent signs are professionally designed and produced, consistent with NPS standards, and appropriate for the purpose they serve. The Superintendent has approved signs prior to installation. Temporary signs are computer generated, laminated, and professional in appearance. Exterior neon signs are not permitted.</p>	B	VS
7	<p>Site Utilities and Equipment – All service areas and equipment such as above ground tanks and HVAC systems are adequately marked and maintained in a neat and orderly manner. All service areas are well-kept with litter and debris removed.</p>	C	CC
8	<p>Garbage and Trash/Recycling/Composting – Trash containers are conveniently located and in sufficient quantity to handle the needs of the site. Dumpster drain holes are plugged to prevent liquids from draining onto the site. Waste does not accumulate to the point of overflowing. Refuse is stored in covered, waterproof receptacles that comply with all relevant construction standards (such as bear and wildlife proof). Pending market availability, all recyclable products shall be collected and recycled. All market available recyclable products are collected and recycled. Provided compost collection areas are clean and orderly. Central refuse collection sites are screened from public view.</p>	A	RP
9	<p>Loading Dock/Delivery Area – Loading docks and delivery areas are clean, well maintained, and well screened from public view with fencing or other material consistent with the décor of the property. Delivery areas are kept clear of litter and other debris.</p>	B	CC
10	<p>Flags – Any national, state, or park flag displayed at an exterior location near the main entrance is in good condition and adheres to the display guidelines of the United States Flag Code. Flags are a minimum size of 3'x 5'. Any lighted flag display adheres to NPS Night Sky requirements.</p>	C	VS
11	<p>ADA Accessibility – Buildings and areas meet the requirements of the Americans with Disabilities Act and all other applicable laws related to accessibility.</p>	A	AL

FAMILY CAUSAL DINING STANDARDS

B. Dining Facility Interior			
12	<u>Entrance/Foyer Waiting Area/Lounge/Dining Area</u> – Restaurant entrance and waiting areas are clean and well maintained. Furniture, stools, chairs, lamps, tables, draperies, and other furnishings are appropriate and adequate for the guest's comfort. Floors are clean and free of litter and stains. Walls and ceilings have a fresh appearance and are free of cracks, holes, and stains. Doors, windows, and screens are clean, in good working condition, and sufficiently tight to preclude the entry of rodents and insects.	A	CC
13	<u>Public Restroom</u> – Restrooms are clean, free of litter, well-illuminated, ventilated, and maintained. Restrooms are provided with hot and cold running water. Toilet bowls, sinks and urinals are clean, free of stains and in proper operating condition. Toilet tissue, disposable towels, or air drying devices, if provided, are available at all times. Soap is provided, unless prohibited by park wildlife management plans. Walls, floors, ceilings, mirrors, waste receptacles, chairs and other furnishings are clean and well-maintained. Women's or unisex restrooms have a covered waste receptacle in every stall for the disposal of feminine hygiene products. The disposal containers are clean and emptied at least daily. Baby changing areas are provided in both men's and women's restrooms, unless a unisex restroom is available. Quality of decorative finishes is commensurate with the facility. A cleaning inspection log is maintained and posted on the back of the access door noting time of cleaning inspection and initialed by inspector. A sign indicating that employees must wash hands before returning to work is posted.	A	CC
14	<u>Public Signs</u> – Interior public signs are appropriately located, accurate, attractive, and well maintained. Permanent signage is professionally prepared, consistent with NPS standards, appropriate for its intended purpose, and approved by the Superintendent prior to installation. Temporary signage (e.g. specials board, chalk boards) are professional in appearance.	B	VS
15	<u>Emergency Lighting/Exit Lights/Emergency Exits</u> – Exit lights on permanent structures are wired to emergency circuits and fully operational at all times. Emergency exits in all areas of the facility are adequately marked and unblocked.	A	LS
16	<u>Fire Extinguishers</u> – Accessible fire extinguishers suitable for use on anticipated type of fires are located in each building, visibly displayed, appropriately signed with proper, up-to-date operating instructions, and visible inspection certificates or tags.	A	LS
17	<u>Fire Alarms and Pull Boxes</u> – Fire alarms and pull boxes are visible and accessible to all guests and employees.	A	LS

FAMILY CASUAL DINING STANDARDS

18	<p>Ventilation/Climate Control – Food and beverage seating areas have functional, climate-controlled thermostats, properly ventilated and free of unpleasant odors. Vent coverings and adjacent areas of walls and/or ceilings are cleaned regularly to prevent visible buildup. Temperature levels in public areas are set for visitor comfort. Separate temperature controls, set for employee comfort, are preferred in food preparation areas.</p>	B	VS
C. Décor and Ambiance			
19	<p>Noise Level/Music/Entertainment – Background music systems or intercom systems, if provided, are maintained in proper functioning order at all times. Live or recorded music or entertainment, if provided, is approved and appropriate for the facility and played at a level so as not to disturb guests from adjoining areas. Public area sound systems are not routinely used to page guests, except for emergencies.</p>	C	VS
20	<p>Illumination – Sufficient energy-efficient lighting, including recessed, spot and flood lighting, are complementary to the décor of the facility, integral to its theme, and adequate for reading printed materials. All light fixtures are clean, functional and in working condition. If there are booths, each booth is lit by its own overhead light fixture. Lighting may be dimmer than the lighting elsewhere in the concession facilities but are not be so dim as to make it difficult for guests to read menus.</p>	B	VS
21	<p>Furniture Arrangement and Condition – Tables are arranged in a manner that allows easy ingress and egress by servers and is suitable for guests’ comfort and privacy. Furniture is high quality, well maintained, and stable; tables are non-tip or shimmed appropriately. Cardboard, napkins, or other nonstandard materials are not acceptable. Highchairs and booster seats for children are available upon request and are clean and in good working order and have appropriate safety restraints.</p>	A	CC
22	<p>Table Configuration and Sizing – The number and type of tables (e.g. four-top, two-top) are sufficient for meeting typical levels of demand and the typical range of group sizes.</p>	B	VS
23	<p>Self Service Equipment – Guest self-service equipment (e.g. appetizer/salad bars) are clean, well maintained, and consistent with the design and theme of the restaurant. All self-serve food is shielded by sneeze guards, and hot foods are served in appropriate, covered chafing dishes.</p>	A	VS
24	<p>Printed Materials (Menus, Wine Lists) – Menus and wine lists are available in sufficient quantities and are clean, attractive, easy to read, free of penciled-in corrections and other extraneous markings, and appropriate for the facility and services provided. A copy of the menu is posted in a conspicuous location at or near the dining room entrance. Separate children's menus are available and provided upon request.</p>	B	VS

FAMILY CAUSAL DINING STANDARDS

25	Promotion Boards/Specials – All promotion boards are clean, attractive, legible, and thematically appropriate. Chalk promotion/specials boards are acceptable if neatly presented.	B	VS
26	Alcoholic Beverage Bottle Displays – A tasteful and thematically appropriate display of alcoholic beverage selections may be present within the bar area. Selections do not overpower the area and are displayed in an unobtrusive, design-sensitive way.	B	VS
27	Tableware/Glassware – Tableware and glassware are clean, unspotted, and free of discoloration, chips, and cracks. All glassware and tableware match. Plastic glassware is acceptable.	A	VS
28	Table Settings – Tables are set with salt, pepper, sugar, sugar substitutes, and selected condiments. Utensils are rolled in paper or plain cloth napkins, or are neatly set at the table. If provided, tablecloths are appropriately sized and free of tears, rips, and stains. If tables are uncovered, table surfaces have a good quality finish and are free of rough edges. Place mats are clean and intact. Other table decorations, if used, are appropriate to the level of service and decor and do not unduly clutter the table.	B	VS
29	Interpretive Messaging – A variety of interpretive messages is used in a wide array of items, including receipts, menus, table settings, and comment cards, and is consistent with the interpretive themes of the Park. All interpretive messaging is approved in advance by the Superintendent.	B	VS
30	Umbrellas and Outdoor Furniture – All outdoor furniture and/or table umbrellas are designed for outdoor use and are commensurate with the décor of the facility and secured to the ground in case of inclement weather. Adequate shading and/or heating is provided when seasonally appropriate.	B	VS
31	Smoking Policy – No smoking is permitted inside the facility. If smoking is permitted in outside seating areas, separate smoking and non-smoking seating areas are available. Ashtrays are provided. Used ashtrays are removed and fresh, clean ashtrays are provided after each use. All smoking and non-smoking areas are clearly designated.	B	AL
32	Games and Game Equipment – Family/child appropriate entertainment material may be provided (e.g. coloring books with crayons, game sheets, or other appropriate material). Any such items are well organized, free of rips and tears, and available in sufficient quantity to accommodate demand. Materials do not affect adjacent dinners with unnecessary noise, clutter, or other interferences.	C	VS
D. Public Health and Food Preparation Areas			
33	Hand Washing – Staff hand-washing facilities are provided and maintained with hot and cold running water, soap, and towels or hot air drying mechanism(s). The Concessioner posts hand-washing signage (e.g. “Employees Must Wash Hands Before Returning to Work”) and enforces hand washing for all food services staff.	A	LS

FAMILY CAUSAL DINING STANDARDS

34	Cleanliness – Food preparation areas are kept clean and orderly. A program of routine and continuous cleaning is established to ensure cleanliness of food preparation areas including areas beneath counters, grills, stoves, refrigerators, and other kitchen equipment. Food preparation areas do not contain noticeable presence of insects, rodents, or other animals.	A	LS
35	Food Storage – Foods are properly stored at adequate temperatures. Meats and other potentially hazardous foods are not thawed at room temperatures but within refrigeration units or under cold, running water, or cooked frozen. Food are appropriately labeled and dated and properly covered and/or wrapped. Prepared foods waiting to be delivered from the kitchen to wait staff do not sit for lengthy periods of time (i.e., greater than one minute).	A	LS
36	Cleaning Supplies and Equipment – Cleaning supplies and other equipment are properly marked and safely stored. Cleaning supplies and other chemicals are not stored above food/drink or food/drink contact areas.	A	LS
37	Cooking/Refrigeration Equipment and Walk-Ins – All equipment used to serve, cook, or store food are clean and well maintained. All equipment lighting and dials function properly. Each refrigeration unit features at least one fixed or interior thermometer that is conspicuous and accurate to within 3° F.	A	LS
38	Beverage Equipment – Beverage-dispensing lines and equipment are flushed out regularly and appropriately treated to eliminate lime buildup. A log documenting the dates of beverage line flushing and treatment is kept and provided to the NPS upon request.	B	CC
39	Ware-Washing Sinks – All three-compartment ware-washing sinks are sized to hold at least 50% of the items being washed and be arranged to wash with warm soapy water, clean water rinse, and sanitizer solution. Testing equipment and materials it uses to adequately measure the applicable sanitization method is produced upon NPS request.	A	LS
40	Grease Traps/Grill Hoods – Grease traps and grill hoods are inspected monthly and cleaned on an appropriate frequency based on use. Fire suppression systems on grill hoods are tested according to local fire regulations and bear visible inspection certificates and/or tags. Cleaning logs are kept up-to-date and available onsite.	A	LS
41	First Aid Kit – A standard, 24-unit first aid kit is available and readily accessible for emergency use. First aid kits are stored away from food or food contact areas. First aid kits remain fully stocked and do not contain contents that are out-of-date per manufacturer label.	A	LS
42	Employment Regulations – Employment regulation signage (e.g. OSHA job safety and health posters) are prominently displayed in a high-traffic employee area.	C	AL
43	Certificates – Current health and food safety inspection certificate are prominently displayed.	C	AL
OPERATIONAL STANDARDS			

FAMILY CAUSAL DINING STANDARDS

	A. Service		
44	Hours of Operation – All facilities and services are operated in accordance with the specified and posted hours of operation. Hours of operation are prominently displayed at each facility in a high-traffic area and posted in such manner as to be easily visible to the public.	B	VS
45	Reservations – Reservations, if accepted, are not required to be confirmed. Any pagers used to alert waiting guests buzz/vibrate discreetly.	B	VS
46	Initial Greeting and Seating – Acknowledgment of guest arrival is prompt, polite, and friendly. Guests are greeted by a designated greeter and provided with an expected wait time as appropriate. Assisted seating by host/hostess is not required but may be available. Menu(s) are presented at time of seating. Guests are seated within 10-15 minutes of their reservation time.	A	VS
47	Wait Services – All wait staff are fully trained and possess in-depth knowledge of all food and beverage items including promotions and specials. Customers are greeted within 5 minutes of time seated. Water and accompaniments are offered and appropriately refilled. Wait staff returns to each table at least once after the drink or food items have been served to inquire about guest satisfaction and check that special requests have been filled properly.	A	VS
48	Food Delivery – Food is delivered in a timely, organized and complete fashion. All guests at a table are served together. All ordered items and special requests are delivered together as appropriate. Tray service is not required. If self-serve stations are available, the timing of service does not have to coincide with the timing of self-service, but is choreographed appropriately with kitchen prepared meals.	A	VS
49	Bus Service – Tables, chairs, and floors are bussed after each course and seating. Tables are promptly and appropriately reset after each seating.	B	VS
50	Leftover Food To-Go Requests (“Doggy Bag”) – To-go service is provided upon request. Styrofoam containers are not permitted. Wait staff transfers food items or allows guests to transfer food items into provided containers.	C	VS
51	Payment/Departure/Guest Checks – Guest checks are promptly presented upon completion of the meal or upon request. The guest check clearly states the cost of each food or drink item and is accurately totaled. Individual guest checks are provided upon request. Payment may be made at the table. An appropriately itemized receipt is provided.	A	VS
52	Payment Methods – The Concessioner honors credit cards to include, but not limited, to MasterCard, Visa, American Express, and Discover. Debit cards and other forms of payment including but not limited to travelers’ checks, personal checks, and gift cards may be accepted at its discretion or at the direction of the Service.	B	VS
53	Seating Capacity – Local fire regulations regarding seating capacities and notification requirements are adhered to.	A	AL

FAMILY CASUAL DINING STANDARDS

54	Outside Dining – Tables are cleared promptly after guests’ departure to prevent the attraction of animals or pests. Trash receptacles are regularly emptied and food or drink spills promptly cleaned to prevent the attraction of wildlife. If required, signage regarding wildlife feeding prohibitions is conspicuously posted.	A	RP
55	Tray Stands – Tray stands are discreetly stored and promptly removed from tables after use.	C	CC
56	Refilling and Cleaning of Table Items – All table accoutrements that can be refilled per manufacturer labeling are refilled and cleaned between service periods.	C	VS
B. Food/Appetizers/Beverages			
57	Presentation – Food and appetizers are presented creatively with attention to food placement and design. Food is free of discoloration and does not intermingle on plates unless it is part of the presentation. Sides are appropriately paired with entrees to promote a pleasing display; items do not hang over the edge of the plate. Garnishes, fruits, and vegetables are attractive and fresh.	A	VS
58	Temperature – Food is served at the correct temperatures customarily used in the food and beverage industry. The evaluator uses reasonable judgment in determining compliance with this requirement.	A	VS
59	Ingredients – Foods are prepared with ingredients that reflect the regional and market availability of locally grown, fresh, and environmentally friendly products. Food may be prepared with frozen, canned, and convenience foods and prepackaged sauces, etc. All food advertised and served is purchased and prepared according to Food and Drug Administration food code requirements; meat products are USDA minimum "Choice" grade. Every meat and poultry item bears a Federal inspection stamp. Dairy products, produce, dry stores, and canned goods meet USDA Grade A or equivalent standards. Food grade need not be stated on menus.	A	VS
60	Organic, Local, Seasonal, Healthful, and Other Sources – Food is obtained from regulated or inspected producers. If necessary, farmer’s markets may be used as a source of produce to supplement commercial supplies with local, seasonal, or hard-to-find produce items. All produce is derived from commercial (inspected) supplies or are inspected by a qualified source.	A	VS

FAMILY CASUAL DINING STANDARDS

61	<p>Menu Item Availability and Advisories – Menus provide a reasonable variety and some moderately priced items or entrees for the type of facility. Menus include items for dieters and “health-conscious” guests. A separate children’s menu is provided upon request. Food and drink items listed on menus are available during the entire serving period, except for nightly specialty items, which may have a more limited inventory. The wait staff proactively communicates the unavailability of any menu item(s) to guests and makes appropriate recommend-dation(s) for substitution(s). Menus include an advisory for raw or undercooked animal-based foods (e.g., “Consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of food-borne illness”), and requests that guests alert wait staff to any food allergies or special dietary needs. Menu descriptions are consistent with the ingredients.</p>	B	VS
62	<p>Returned Menu Items – If a guest refuses or returns a menu item, wait staff promptly and courteously acknowledges the request, provides a time estimate for an alternative or a replacement, and checks with the guest after re-delivery that the item meets the guest’s satisfaction.</p>	B	VS
63	<p>Core Menu – All establishments offer a core menu.</p>	A	VS
64	<p>Prepared to Order – Entrées may occasionally be made from scratch but are made primarily with convenience items. Most menu items are not cooked to order; however, typical entrée items (e.g. egg and meat dishes) are prepared according to the diner’s wishes.</p>	B	VS
65	<p>Self-Services – Guest self-services include breakfast, salad, soup, and dessert bars and have the appropriate amounts and types of items. Food items are fresh, appropriately garnished and presented, properly compartmentalized, free of discoloration, served to proper temperature, and continually restocked. All food items are clearly marked with typed labels to convey a clear understanding and reference of the menu item. Guests are provided with a clean plate each time they go through a self-serve line.</p>	A	VS
66	<p>Beverage Presentation – Beverages are served in the correct type of glass with the garnish (e.g. lemon, lime, celery stick, etc.) customarily used in the food and beverage industry. The wait staff offers refills to guests.</p>	B	VS
67	<p>Wine Service – If bottled wine is ordered, wait staff pours a small amount for the person ordering to taste and waits for approval before filling guest’s glasses. When wine bottles are emptied, wait staff inquires if additional/different wine is desired. Guests typically refill own wine glasses after initial pouring by wait staff.</p>	B	VS
68	<p>Liquor Laws – All applicable Federal, state, and local laws concerning liquor sales and service are observed. The Concessioner shall discreetly verify the age of any guest who appears to be fewer than 10 years older than the legally established drinking age.</p>	A	AL

FAMILY CAUSAL DINING STANDARDS

69	On Premises Sales/Consumption – Any purchased alcoholic beverages sold are consumed onsite. No packaged alcohol sales are permitted. All alcoholic beverages are served by the glass or bottle; pitchers are not permitted.	A	AL
C. Personnel			
70	Staffing Levels – All food and beverage services are properly staffed so as to prevent undue delays in service. In determining what constitutes undue delay, the consideration is given to the kinds and types of services being rendered and which situations or conditions are beyond the Concessioner’s control (e.g. unanticipated influxes of guests, facility or equipment breakdowns, or sudden weather changes). The reasonableness of the delay, based on the above is the determining factor. Wait staff proactively informs guests of any anticipated delays and promptly explains any unanticipated delays.	A	VS
71	Employee Attitude – Each employee projects a friendly, hospitable, helpful, positive attitude and is capable and willing to answer guests' questions (about both job and general park information). Additionally, employees are proactive in solving guest issues, ensuring guest satisfaction, and anticipating guests’ needs.	A	VS
72	Employee Appearance – Each employee wears a uniform or name tag identifying them as a concession employee. The uniform is commensurate with the type of service provided. Employees present a neat, clean, and otherwise attractive professional appearance.	A	VS
73	Employee Training Programs – An active training program for all employees for the development of necessary skills and techniques is provided for all employees. These sessions stress work performance and, as appropriate to the position, also includes technical training for specific equipment, first aid, AED, fire and life safety (e.g. CPR and Heimlich maneuver), alcoholic beverages, product and service presentation, cleanliness, employee attitudes, NPS philosophy and policy and any other training requirements. Performance is indicative of good training.	A	VS
74	Management Availability – A manager and/or other key personnel is available in the food service facility during all operating hours, and, if required, are food-safety certified by an appropriate state or nationally accredited training program.	A	VS
75	Staff Meal Hours – Employee meal and coffee breaks do not interfere with serving the public. A specific employee break area is designated, which may be located within the public dining area, provided that the break area is discreet and is located away from the public seating area.	B	VS
D. Rates			
76	Approved Rates – All rates charged do not exceed those approved by the Superintendent. These rates are verified against the specific approved, service, quality, price or other such criteria.	A	VS

FAST CAUSAL DINING STANDARDS

Description. Fast casual facilities combine good quality wholesome food in an inviting atmosphere where the propensity to eat in outweighs the tendency to take-out. These facilities typically offer an expanded seating and are often found in more traditional casual dining establishments with fast self or counter services. Fast casual facilities serve freshly prepared, more customized or made-to-order items, wholesome, and of a higher quality than their quick service counterparts. Offered at an economical price, fast casual facilities may be cafeteria-like or provide higher quality counter services. Food is prepared on-site and typically served for immediate consumption using commercial cooking equipment and serving equipment such as steam tables, grills, warming trays, and self-service nonalcoholic beverage dispensing equipment. Meals are presented on washable plates and flatware for eat-in guests. Guests select from food and drink items on display, either in a cafeteria line, a "scatter bar" type serving system, or at a counter and guests pay before seating themselves. With a counter system, food is prepared to order and the guest is typically called back to the counter for food pick-up. Facility ambiance is an inviting, café-like atmosphere and may feature higher quality furniture, fireplaces, lighting and décor and flat screen televisions. Busing services may be provided.

	FACILITY STANDARDS	A, B, C Ranking	Primary Focus Area
Standard Number	A. Dining Facility Exterior		
1	Building Structure – Building exteriors are maintained in good condition and in a state of good repair at all times. Exterior surfaces are painted or treated to prevent deterioration. Painted surfaces are free of peeling paint, soil, and obvious cracks in masonry. Roofs are maintained with no missing tiles or shingles. Gutters and downspouts are maintained and kept clean to prevent overflow, especially at building entrances. Rooftop ventilation and other systems are in good repair.	B	CC
2	Landscaping/Grounds – Landscaping conforms to park standards. Noxious weeds and invasive plants are removed in coordination with the designated NPS integrated pest management coordinator and in accordance with an approved landscape plan. Grounds are continuously monitored to remove debris and trash from exterior structure areas and from shrubbery and landscaped areas. Appropriate drainage is maintained to keep water from collecting against buildings.	B	CC
3	Parking – Adequate parking space for automobiles, bicycles, etc., are provided. The parking area is paved and clearly marked with stripes or other clearly visible method of designating spaces, clean, and free of refuse and obstructions. Accessible spaces are properly and prominently designated. All parking areas, curbing, concrete bumpers, and driveways are well-maintained and free of excessive cracking, crumbling, holes, or unsightly repairs.	B	CC

FAST CAUSAL DINING STANDARDS

4	Pathways, Sidewalks, Ramps, Steps and Stairs – All pathways, sidewalks, ramps, steps, and stairs are unobstructed and free of debris, snow, and ice. These areas are maintained in good repair, free of excessive cracking, crumbling, holes, or other tripping hazards, with well-maintained hand railings.	A	LS
5	Lighting/Illumination – All entrances, pathways, sidewalks, steps, stairs, facades, and signage are adequately and appropriately illuminated with architecturally well-positioned lighting so guests can identify the building and safely navigate to it. Lighting complies with NPS Night Sky requirements. Down-lighting is preferred on tall structures or post lights. Energy efficient bulbs are used in all fixtures, if feasible.	B	LS
6	Public Signs – Public signage for which the concessioner is responsible are appropriately located, accurate, attractive, and well-maintained. Permanent signs are professionally designed and produced, consistent with NPS standards, and appropriate for the purpose they serve. The Superintendent has approved signs prior to installation. Temporary signs are computer-generated, laminated, and professional in appearance. Exterior neon signs are not permitted.	B	VS
7	Site Utilities and Equipment – All service areas and equipment such as above ground tanks and HVAC systems are adequately marked and maintained in a neat and orderly manner. All service areas are well-kept with litter and debris removed.	C	CC
8	Garbage and Trash/Recycling/Composting – Trash containers are conveniently located and in sufficient quantity to handle the needs of the site. Dumpster drain holes are plugged to prevent liquids from draining onto the site. Waste does not accumulate to the point that trash containers overflow. Refuse is stored in covered, waterproof receptacles that comply with all relevant construction standards (such as bear and wildlife proof). All market available recyclable products are collected and recycled. Provided compost collection areas are clean and orderly. Central refuse collection sites are screened from public view.	A	RP
9	Loading Dock/Delivery Area – Loading docks and delivery areas are clean, well-maintained, and well-screened from public view with fencing or other material consistent with the décor of the property. Fences and walls are cleared of overgrowth. Delivery areas are clear of litter and other debris.	B	CC
10	Flags – Any national, state, or park flag displayed at an exterior location near the main entrance is in good condition and adheres to the display guidelines of the United States Flag Code. Flags are a minimum size of 3'x 5'. Any lighted flag display adheres to NPS Night Sky requirements.	C	VS
11	ADA Accessibility – Buildings and areas meet the requirements of the Americans with Disabilities Act and all other applicable laws related to accessibility.	A	AL

FAST CASUAL DINING STANDARDS

	B. Dining Facility Interior		
12	Entrance Area – Restaurant entrance and waiting areas are clean and well-maintained. Furniture, stools, chairs, lamps, tables, draperies, and other furnishings are appropriate and adequate for the guest's comfort. Floors are clean and free of litter and stains. Walls and ceilings have a fresh appearance and are free of cracks, holes, and stains. Doors, windows, and screens are clean, in good working condition, and sufficiently tight to preclude the entry of rodents and insects.	A	CC
13	Public Restroom – Restrooms are clean, free of litter, well-illuminated, ventilated, and maintained. Restrooms are equipped with hot and cold running water. Toilet bowls, sinks, and urinals are clean, free of stains and in proper operating condition. Toilet tissue, disposable towels, or air drying devices, if provided, are available at all times. Soap is provided, unless prohibited by park wildlife management plans. Walls, floors, ceilings, mirrors, waste receptacles, chairs, and other furnishings are clean and well-maintained. Women's or unisex restrooms have a covered waste receptacle in every stall for the disposal of feminine hygiene products. The disposal containers are clean and emptied at least daily. Baby changing areas are provided in both men's and women's restrooms, unless a unisex restroom is available. Quality of decorative finishes is commensurate with the facility. A cleaning inspection log is maintained and posted on the back of the access door noting time of cleaning inspection and initialed by inspector. A sign indicating that employees must wash hands before returning to work is posted.	A	CC
14	Queuing Area – Guests have sufficient space to queue up in an orderly, understandable pattern, e.g. a line, “scatter” type cafeteria food preparation counters, or counter service areas.	B	VS
15	Self-Service and Beverage Areas – Self-service beverage areas are located in an area that does not hinder the efficient flow of customers. Areas are clean and well-organized (cups, tops, straws, etc.), function properly, and with sufficient capacity to prevent extensive wait times.	B	VS
16	Dining/Seating Areas – Flooring is clean and free of litter and stains. Walls and ceilings are free of breaks and stains and have a fresh appearance. Walls and ceilings adjacent to air vents are clear of dust. Windows are clean and intact. Chairs, tables, booths, window coverings, and other furnishings are clean, appropriate, and adequate for guests’ comfort.	A	VS
17	Public Signs and Menu Board – Interior public signs for which the concessioner is responsible are appropriately located, accurate, attractive, and well-maintained. Permanent signs are professionally prepared, consistent with NPS standards, appropriate for the purpose they serve. The Superintendent has approved signs prior to installation. Temporary signs (e.g. specials board, chalk boards) are professional in appearance. Menu boards are not obstructed by any	B	VS

FAST CAUSAL DINING STANDARDS

	other signs or objects and are clearly visible to customers.		
18	Emergency Lighting/Exit Lights/Emergency Exits – Exit lights on permanent structures are on emergency circuits and in operation at all times. Emergency exits in all areas of the facility are adequately marked and unblocked.	A	LS
19	Fire Extinguishers – Accessible fire extinguishers suitable for use on anticipated type of fires are located in each building, visibly displayed, appropriately signed with proper, up-to-date operating instructions, and visible inspection certificates or tags.	A	LS
20	Fire Alarms and Pull Boxes – Fire alarms and pull boxes are visible and accessible to guests and employees.	A	LS
21	Ventilation/Climate Control – Food and beverage seating areas have functional, climate-control thermostats, are properly ventilated, and free of unpleasant odors. Vent coverings and adjacent areas of walls and/or ceilings are cleaned regularly to prevent visible buildup. Temperature levels in public areas are set for visitor comfort. Separate temperature controls, set for employee comfort, are preferred in food preparation areas.	B	VS
C. Décor and Ambiance			
22	Noise Level/Music/Entertainment – Background music systems or intercom systems, if provided, are maintained in proper functioning order at all times. Recorded music, if provided, is approved and appropriate for the facility and played at a level so as not to disturb guests from adjoining areas. Public area sound systems are not routinely used to page guests, except for emergencies.	C	VS
23	Illumination – Sufficient energy-efficient lighting, including recessed, spot, and flood lighting, are complementary to the décor of the facility, integral to its theme, and adequate for guest comfort. All light fixtures are clean, functional, and in working condition.	B	VS
24	Furniture Arrangement and Condition – Tables are arranged in a manner that allows easy ingress and egress by guests and servers and is suitable for guests' comfort. Furniture is of basic quality, well-maintained, and stable; tables are non-tip or shimmed appropriately. Cardboard, napkins, or other nonstandard shimming materials are not acceptable. Highchairs and booster seats for children are available upon request and are clean, in good working order, and have appropriate safety restraints.	A	CC
25	Table Configuration and Sizing – The number and type of tables (e.g. four-top, two-top) are sufficient for meeting typical levels of demand and the typical range of group sizes.	B	VS
26	Self Service Equipment – Guest self-service equipment, such as countertop refrigeration/freezer units, ice cream, coffee, and juice/milk/soft drink dispensers, and buffet, soup and salad bars are clean and well-maintained. A neat, clean, and well-organized beverage station and/or condiment organizer for lids, straws, utensils, and other items is evident.	A	VS

FAST CAUSAL DINING STANDARDS

27	Promotion Boards/Specials – All promotion boards are clean, attractive, legible, and thematically appropriate. Chalk promotion/specials boards are acceptable if neatly presented.	B	VS
28	Trays – Trays, if used, are clean, unspotted, and free of chips and cracks.	B	VS
29	Food Plate Covers – Food plate covers, if used, are clean and free of chips and cracks.	A	
30	Tableware – Dishes and other tableware are located near the beginning of the serving line and are clean, unspotted, and free of discoloration, chips, and cracks. China or washable plastic tableware and flatware match. Disposable dishes/tableware is biodegradable. Styrofoam tableware is not permitted.	A	VS
31	Drink ware – Glassware is clean, unspotted, and free of discoloration, chips, and cracks. Plastic and compostable/biodegradable drink ware is acceptable. Styrofoam drink ware is not permitted.	B	VS
32	Table Settings – Tables are minimally set with salt, pepper, sugar, and sugar substitutes. Other table decorations, if used, are appropriate for the level of service and decor and do not unduly clutter the table.	B	VS
33	Interpretive Messaging – A variety of interpretive messages are used in a wide array of items, including receipts, menus, table settings, and comment cards, and are consistent with the interpretive themes of the park. All interpretive messaging is approved in advance by the Superintendent.	B	VS
34	Umbrellas and Outdoor Furniture – All outdoor furniture and/or table umbrellas are designed for outdoor use, is appropriate to the décor of the facility, and secured to the ground in case of inclement weather. Adequate shading and/or heating is provided when seasonally appropriate.	B	VS
35	Smoking Policy – No smoking is permitted inside the facility. If smoking is permitted in outside seating areas, separate smoking and non-smoking seating areas are available. Ashtrays are provided. Used ashtrays are removed and fresh, clean ashtrays provided after each use. All smoking and non-smoking areas are clearly designated.	B	AL
D. Public Health and Food Preparation Areas			
36	Hand Washing – Staff hand-washing facilities are provided and maintained with hot and cold running water, soap, and towels or hot air drying mechanism(s). The concessioner posts hand-washing signage (e.g. “Employees Must Wash Hands Before Returning to Work”) and enforces hand washing for all food services staff.	A	LS
37	Cleanliness – Food preparation areas are kept clean and orderly. A program of routine and continuous cleaning is established to ensure cleanliness of food preparation areas including areas beneath counters, grills, stoves, refrigerators, and other kitchen equipment. Food preparation areas do not contain noticeable presence of insects, rodents, or other animals.	A	LS

FAST CAUSAL DINING STANDARDS

38	Food Preparation Counters and Self-Service Counters – All guest self-service food counters have clean sneeze guards. All public facing preparation areas (e.g. sandwich preparation lines) have clean surface guards. Appropriate utensils are provided for guests to serve themselves. All food items are labeled.	A	LS
39	Food Storage – Foods are properly stored at adequate temperatures. Meats and other potentially hazardous foods are not thawed at room temperatures but within refrigeration units or under cold, running water, or shall be cooked frozen. Food is appropriately labeled and dated and properly covered and/or wrapped.	A	LS
40	Cleaning Supplies and Equipment – Cleaning supplies and other equipment are properly marked and safely stored. Cleaning supplies and other chemicals are not stored above food/drink products or food/drink contact areas.	A	LS
41	Cooking/Refrigeration Equipment and Walk-Ins – All equipment used to serve, cook, or store food is clean and well-maintained. All equipment lighting and dials function properly. Each refrigeration unit features at least one fixed or interior thermometer that is conspicuous and accurate to within 3° F.	A	LS
42	Beverage Equipment – Beverage-dispensing lines and equipment are flushed out regularly and appropriately treated to eliminate lime buildup. A log documenting the dates of beverage line flushing and treatment is kept and provided to the NPS upon request.	A	CC
43	Ware Washing Sinks – All three-compartment ware-washing sinks are sized to hold at least 50% of the items being washed and are arranged to wash with warm soapy water, clean water rinse, and sanitizer solution. Testing equipment and materials used to adequately measure the applicable sanitization method is produced upon NPS request.	A	LS
44	Grease Traps/Grill Hoods – Grease traps and grill hoods are inspected monthly and cleaned on an appropriate frequency based on use. Fire suppression systems on grill hoods are tested according to local fire regulations and bear visible inspection certificates and/or tags. Cleaning logs are kept up-to-date and available onsite.	A	LS
45	First Aid Kit – A standard, 24-unit first aid kit is available and readily accessible for emergency use. First aid kits are stored away from food or food contact areas. First aid kits remain fully stocked and do not contain contents that are out-of-date per manufacturer label.	A	LS
46	Employment Regulations – Employment regulation signs (e.g. OSHA job safety and health posters) are prominently displayed in a high-traffic employee area.	C	AL
47	Certificates – Current health and food safety inspection certificate are prominently displayed in a manner visible to the public.	C	AL
OPERATIONAL STANDARDS			
A. Service			

FAST CAUSAL DINING STANDARDS

48	Hours of Operation – All facilities and services are operated in accordance with the specified and posted hours of operation. Hours of operation are prominently displayed at each facility in a high-traffic area and posted in such manner as to be easily visible to the public.	B	VS
49	Customer Service – Customers are greeted warmly with a smile and eye contact by line servers and/or counter staff. Each customer is thanked upon payment/departure.	A	VS
50	Order Management – Food is served promptly as customer selects it. Made-to-order items, if available, take no longer than 3 to 5 minutes to prepare. An appropriate order management system is instituted whereby customers will know when their orders are completed and ready for pick-up.	B	VS
51	Food Delivery – Any made-to-order food is served in a timely, organized, and complete fashion.	A	VS
52	Bus Service – Guests may bus their own tables or the concessioner provides bussing services. If guests are expected to bus their own tables, the concessioner provides easily identifiable receptacles in sufficient quantities for proper disposal of tableware, silverware, recyclables, and trash. A sufficient number of roaming bus staff is available to clean tables, chairs, and floors after each seating.	B	VS
53	Point of Sale Payment Stations – Sufficient numbers of Point of Sale (POS) stations are staffed and available to prevent undue wait for payment of food and beverage items. Pay areas are clean and free of food crumbs, spills, and other trash. If <i>a la carte</i> pricing is used, the POS/payment queue is separate from the food service area in order to prevent backups/delays.	B	VS
54	Payment Methods – The concessioner honors credit cards to include, but not limited, to MasterCard, Visa, American Express, and Discover. Debit cards and other forms of payment including but not limited to travelers' checks, personal checks, and gift cards may be accepted at its discretion or at the direction of the Service.	B	VS
55	Seating Capacity – Local fire regulations regarding seating capacities and notification requirements are adhered to.	A	AL
56	Outside Dining – Tables are cleared promptly after guests' departure to prevent the attraction of animals or pests. Trash receptacles are regularly emptied and food or drink spills are promptly cleaned to prevent the attraction of wildlife. If required, signage prohibiting feeding wildlife is conspicuously posted.	A	RP
57	Refilling and Cleaning of Table Items – All table accoutrements that can be refilled per manufacturer labeling are refilled and cleaned between service periods.	C	VS
58	Seating Area – Floors are swept, mopped, or vacuumed regularly, and spills cleaned immediately.	B	CC
B. Food/Appetizers/Beverages			
59	Presentation – Self-service items are neatly presented. Made-to-order items are neatly presented on the plate; food does not hang over the sides. Food is free of discoloration.	B	VS

FAST CAUSAL DINING STANDARDS

60	Temperature – Food is served at the correct temperatures customarily used in the food and beverage industry. Establishments with scatter systems with multiple food stations, and/or straight line cafeterias provide plastic plate covers to keep food to proper temperature while guests are waiting for payment. The evaluator uses reasonable judgment in determining this requirement.	A	VS
61	Menu Item Availability and Advisories – Items listed on the menu board(s) are available during the entire serving period. Menus include items for diet and health conscious customers. A separate children's menu is provided upon request. Signs are posted advising guests on the danger of consuming raw or undercooked animal-based foods (e.g., “Consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of food-borne illness”), and an advisory that guests alert wait staff to any food allergies or special dietary needs.	B	VS
62	Merchandising Racks – Any provided merchandising racks are neat, clean, fully stocked, and located near the cash register for customer convenience.	C	VS
63	Prepared to Order – Typical entrée items (e.g. egg and meat dishes) are prepared according to the diner's wishes.	B	VS
64	Self-Services –Guest self-services may include buffet, salad, soup and dessert bars and these are furnished with the appropriate amounts and types of items. Food items are fresh, properly compartmentalized, free of discoloration, and served to proper temperature. Guests are provided with a clean plate each time they go through a self-serve cafeteria line. Guest self-services are properly presented, clean, and continually restocked.	A	VS
65	Condiments – Condiments are provided in locations that do not impede the speed of service; condiment areas are clean, clearly marked, and easily identifiable. Condiments are maintained at appropriate temperatures and replenished as necessary.	B	VS
66	Ice Machine – A functioning ice machine is available to dispense ice that is tasteless, odorless, and free of foreign particles.	A	VS
67	Core Menu – All establishments offer a core menu.	A	AL
C. Beverages			
68	Presentation – Hot and cold beverages are served in the types of containers typically used in the food and beverage industry. Styrofoam cups and other containers are not permitted. Guests have access to straws, coffee stirrers, and lids that fit the size(s) of hot and cold cup available. Soda dispensing machines function properly and all listed flavors are available. The area is free of crumbs and clutter; spills at the beverage station are cleaned immediately.	B	VS
69	Menu Item Availability – At least one diet and one non-carbonated drink is provided.	C	VS

FAST CAUSAL DINING STANDARDS

70	<p>Liquor Laws – All applicable Federal, state, and local laws concerning liquor sales and service are observed. The concessioner discreetly verifies the age of any guest who appears to be fewer than 10 years older than the legally established drinking age. Packaged alcohol sales are not permitted. Any purchased alcoholic beverage(s) are consumed onsite.</p>	A	AL
D. Personnel			
71	<p>Staffing Levels – All food and beverage services are properly staffed so as to prevent undue delays in service. In determining what constitutes undue delay, consideration is given to the kinds and types of services rendered and which situations or conditions are beyond the concessioner’s control (e.g. unanticipated influxes of guests, facility or equipment breakdowns, or sudden weather changes). The reasonableness of the delay, based on the above is the determining factor. Wait staff proactively informs guests of any anticipated delays and promptly explains any unanticipated delays.</p>	A	VS
72	<p>Employee Attitude – Each employee projects a friendly, hospitable, helpful, positive attitude and is capable and willing to answer guests' questions (about both job and general park information). Additionally, employees are proactive in solving guest issues, ensuring guest satisfaction, and anticipating guests’ needs.</p>	A	VS
73	<p>Employee Appearance – Each employee wears a uniform or name tag identifying them as a concession employee. The uniform is commensurate with the type of service provided. Employees present a neat, clean and otherwise attractive professional appearance.</p>	A	VS
74	<p>Employee Training Programs – An active training program the development of necessary skills and techniques is provided for all employees. These sessions stress work performance and, as appropriate to the position, also includes technical training for specific equipment, first aid, AED, fire and life safety (e.g. CPR and Heimlich maneuver), alcoholic beverages, product and service presentation, cleanliness, employee attitudes, NPS philosophy and policy and any other training requirements. Performance is indicative of good training.</p>	A	VS
75	<p>Management Availability – A manager and/or other key personnel is available in the food service facility during all operating hours, and, if required, is food-safety certified by an appropriate state or nationally accredited training program.</p>	A	VS
76	<p>Staff Meal Hours – Employee meal and coffee breaks do not interfere with serving the public. A specific employee break area is designated, which may be located within the public dining area, provided that the break area is discreet and is located away from the public seating area.</p>	B	VS

FAST CAUSAL DINING STANDARDS

	E. Rates		
77	Approved Rates – All rates charged do not exceed those approved by the Superintendent. These rates are verified against the specific approved, service, quality, price or other such criteria.	A	VS

FINE DINING STANDARDS

Description. Commonly referred to as 'White Table Cloth Restaurants', this classification of dining facilities offer the most sophisticated service and menu items in the restaurant arena. The ambiance is highly refined, comfortable and well-coordinated, incorporating a variety of upscale design enhancements to give a first-class impression. These facilities employ a professional chef and have a supporting staff of highly-trained cooks. The menu is skillfully prepared and often reflects interpretations of the latest trends or a mastering of traditional cuisine. There are expanded offerings of beverages which complement the menu, such as international/regional wines, specialty beers, cocktails and soft drinks. A professional dining room manager leads a team of highly trained service staff. Services such as reservations accepted, personal assistance, or the ability to adapt to the guest's specific needs reflects a refinement to the total dining experience.

	FACILITY STANDARDS	A, B, C Ranking	Primary Focus Area
Standard Number	A. Dining Facility Exterior		
1	<u>Building Structure</u> – Building exteriors are maintained in good condition and in a good state of repair at all times. Exterior surfaces are painted or treated to protect against deterioration. Painted surfaces are free of peeling paint, soil, and obvious cracks in masonry, and present an attractive appearance. Roofs are maintained with no missing tiles or shingles. Gutters and downspouts are maintained and cleaned to prevent overflow, especially at building entrances. Rooftop ventilation and other systems are in good repair.	B	CC
2	<u>Landscaping/Grounds</u> – Landscaping conforms to park standards. Noxious weeds and invasive plants are removed in coordination with the designated NPS integrated pest management coordinator and in accordance with an approved landscape plan. Grounds are continuously monitored to remove debris and trash from exterior structure areas and from shrubbery and planted areas. Appropriate drainage is maintained to keep water from collecting against buildings.	B	CC
3	<u>Parking</u> – Adequate parking spaces for automobiles, bicycles, etc., are provided. The parking area is paved and well-marked with stripes or other clearly visible method of designating spaces. Accessible spaces are prominently designated, clean, and free of refuse and obstructions. All parking areas, curbing, concrete bumpers, and driveways are well-maintained and free of excessive cracking, crumbling, holes, or unsightly repairs.	B	CC
4	<u>Pathways, Sidewalks, Ramps, Steps and Stairs</u> – All pathways, sidewalks, ramps, steps and stairs are unobstructed and free of debris, obstructions, snow, and ice. These surfaces are maintained in good repair, free of excessive cracking, crumbling, holes, or tripping hazards, with well-maintained hand railings.	A	LS

FINE DINING STANDARDS

5	<p>Lighting/Illumination – All entrances, pathways, sidewalks, steps, stairs, facades, and signage are adequately and appropriately illuminated with architecturally well-positioned lighting so guests can identify the building and safely navigate to it. Lighting complies with NPS Night Sky requirements. Down-lighting is preferred on tall structures or post lights. Energy efficient bulbs are used in all fixtures, if feasible.</p>	B	LS
6	<p>Public Signs – Public signs for which the concessioner is responsible are appropriately located, accurate, attractive and well-maintained. Permanent signs are professionally designed and produced, consistent with NPS standards, and appropriate for the purpose they serve. The Superintendent has approved signs prior to installation. Temporary signs are computer-generated, framed or laminated, and professional in appearance. Exterior neon signs are not permitted.</p>	B	VS
7	<p>Site Utilities and Equipment – All service areas and equipment such as above ground tanks and HVAC systems are adequately marked and maintained in a neat and orderly manner. All service areas are well-kept with litter and debris removed.</p>	C	CC
8	<p>Garbage and Trash/Recycling/Composting – Trash containers are conveniently located and in sufficient quantity to handle the needs of the site. Dumpster drain holes are plugged to keep liquids from draining onto the site. Waste does not accumulate in trash containers to the point of overflowing. Refuse is stored in covered, waterproof receptacles which comply with all relevant construction standards (such as bear and wildlife proof), as specified by the National Park Service. All market available recyclable products are collected and recycled. Provided compost collection areas are clean and orderly. Central refuse collection sites are screened from public view.</p>	A	RP
9	<p>Loading Docks/Delivery Area – Loading docks and delivery areas are clean, well-maintained, and well-screened from public view by fencing or other material consistent with the décor of the property. Fences and walls are cleared of overgrowth. Delivery areas are kept clear of litter and other debris.</p>	B	CC
10	<p>Flags – Any national, state, or park flag displayed at an exterior location near the main entrance is in good condition and adheres to the display guidelines of the United States Flag Code. Flags are a minimum size of 3'x 5'. Any lighted flag display adheres to NPS Night Sky requirements.</p>	C	VS
11	<p>ADA Accessibility – Buildings and areas meet the requirements of the Americans with Disabilities Act and all other applicable laws related to accessibility.</p>	A	AL

FINE DINING STANDARDS

B. Dining Facility Interior			
12	<u>Entrance/Foyer Waiting Area/Lounge/Dining Area</u> – Entrance and waiting areas are clean and well-maintained. There is a distinct separation between the reception area and other areas so diners are not distracted by waiting guests. Waiting area furniture is appropriate for the size and purpose of the space, organized and uncluttered, and in a state of good repair. Upscale furniture has ample padding on seats and backs for extended comfort. Chairs, lamps, tables, draperies, and other furnishings are appropriate and adequate for guests' comfort. Floors are clean and free of litter and stains. Walls and ceilings have a fresh appearance and are free of cracks, holes, and stains. Doors, windows and screens are clean, in good working condition, and sufficiently tight to prevent the entry of rodents and insects.	A	CC
13	<u>Public Restroom</u> – Restrooms are clean, free of litter, well-illuminated, ventilated, and maintained. Restrooms are equipped with hot and cold running water. Toilet bowls, sinks and urinals are clean, free of stains, and in proper operating condition. Toilet tissue, disposable towels, or air drying devices, if provided, are available at all times. Soap is provided, unless prohibited by park wildlife management plans. Walls, floors, ceilings, mirrors, waste receptacles, chairs and other furnishings are clean and well-maintained. Women's or unisex restrooms have a covered waste receptacle in every stall for the disposal of feminine hygiene products. The disposal containers are clean and emptied at least daily. Baby changing areas are provided in both men's and women's restrooms, unless a unisex restroom is available. Quality of decorative finishes is commensurate with the facility. A cleaning inspection log is maintained and posted on the back of the access door noting time of cleaning inspection and initialed by inspector. A sign indicating that employees must wash hands before returning to work is posted.	A	CC
14	<u>Public Signs</u> – Interior public signs for which concessioner is responsible are appropriately located, accurate, attractive, and well-maintained. Permanent signs are professionally designed and produced, consistent with NPS standards, and appropriate for the purpose they serve. The Superintendent has approved signs prior to installation. Temporary signage (e.g. Special's board, chalk boards) are upscale in design and professional in appearance.	B	VS
15	<u>Emergency Lighting/Exit Lights/Emergency Exits</u> – Exit lights on permanent structures are on emergency circuits and in operation at all times. Emergency exits in all areas of the facility are adequately marked and unblocked.	A	LS
16	<u>Fire Extinguishers</u> – Accessible fire extinguishers suitable for use on anticipated type of fires are located in each building, visibly displayed, appropriately signed with proper, up-to-date operating instructions, and visible inspection certificates or tags.	A	LS

FINE DINING STANDARDS

17	Fire Alarms and Pull Boxes – Fire alarms and pull boxes are visible and accessible to guests and employees.	A	LS
18	Ventilation/Climate Control – Food and beverage seating areas have functional, climate-control thermostats, are properly ventilated, and free of unpleasant odors. Vent coverings and adjacent areas of walls and/or ceilings are cleaned regularly to prevent visible buildup. Temperature levels in public areas are set for visitor comfort. Separate temperature controls, set for employee comfort, are preferred in food preparation areas.	B	VS
C. Décor and Ambiance			
19	Noise Level/Music/Entertainment – Background music systems or intercom systems, if provided, are maintained in proper functioning order at all times. Live or recorded music or entertainment, if provided, is approved or appropriate for the facility and played at a level so as not to disturb guests from adjoining areas. Public area sound systems are not routinely used to page guests, except for emergencies.	C	VS
20	Illumination – Sufficient energy-efficient lighting, including recessed, spot, and flood lighting are complementary to the décor of the facility, integral to its theme, and adequate for reading printed materials. All light fixtures are clean, functional, and in working condition with no burned out bulbs. Lighting may be dimmer than the lighting elsewhere in the concession facilities but are not be so dim as to make it difficult for guests to read menus.	B	VS
21	Furniture Arrangement and Condition – Tables are arranged in a manner that allows easy ingress and egress by servers and is suitable for guests' comfort and privacy. Furniture is high quality, well maintained, and stable; tables are non-tip or shimmed appropriately. Cardboard, napkins, or other nonstandard shimming materials are not acceptable. Highchairs and booster seats for children are available upon request and are clean and in good working order and have appropriate safety restraints.	A	CC
22	Table Configuration and Sizing – The number and type of tables (e.g. four-top, two-top) is sufficient for meeting typical levels of demand and the typical range of group sizes.	B	VS
23	Self Service Equipment – Guest self-service equipment is not used except during the breakfast and/or brunch meal periods. When utilized, guest self-service equipment is clean, well maintained, and consistent with the design and theme of the restaurant. All self-serve food is shielded by sneeze guards, and hot foods are served in appropriate, covered chafing dishes.	A	VS

FINE DINING STANDARDS

24	Printed Materials (Menus, Wine Lists) – Menus and wine lists are available in sufficient quantities and are clean, attractive, easy to read, free of penciled-in corrections and other extraneous markings. Printed materials are professionally developed and include a variety of stylish design enhancements to create a theme or effect unique to the park. A copy of the menu is posted in a conspicuous location at or near the dining room entrance. Separate children's menus are offered as appropriate.	B	VS
25	Promotion Boards/Specials – All promotion boards are clean, attractive, decorative, legible, and thematically appropriate. Chalk promotion/specials boards are acceptable if neatly presented.	B	VS
26	Tableware/Glassware – Glassware, dishes, and other tableware are clean, unspotted, and free of discoloration, chips, and cracks. Glassware and tableware match and have appropriate pieces for the menu offerings. Flatware is high-quality and includes upscale design enhancements. High-quality china matches the flatware and is consistent with and appropriate to the theme of the facility. Plastic tableware and glassware are not permitted.	A	VS
27	Table Settings – Tables are set with distinctive enhancements including table lamps, high-quality pottery, and candles of contemporary or classic design with candleholders or live flower arrangements. Tables are pre-set with utensils and decorative, folded cloth napkins. Provided tablecloths are appropriately sized and free of tears, rips, and stains. If tables are uncovered, table surfaces shall display a high-quality finish and are free of rough edges. Tables are minimally set with salt, pepper, sugar, and sugar substitutes. Candles and other table decorations, if used, are appropriate to the level of service and decor and do not unduly clutter the table.	B	VS
28	Interpretive Messaging – A variety of interpretive messages are used in a wide array of items, including receipts, menus, table settings, and comment cards, and are consistent with the interpretive themes of the park. All interpretive messaging is approved in advance by the Superintendent.	B	VS
29	Umbrellas and Outdoor Furniture – All outdoor furniture and/or table umbrellas are designed for outdoor use, are commensurate with the décor of the facility, and secured to the ground in case of inclement weather. Adequate shading and/or heating is provided when seasonally appropriate.	B	VS
30	Smoking Policy – No smoking is permitted inside the facility. If smoking is permitted in outside seating areas, separate smoking and non-smoking seating areas are available. Ashtrays are provided. Used ashtrays are removed and fresh, clean ashtrays are provided after each use. All smoking and non-smoking areas shall be clearly designated.	B	AL

FINE DINING STANDARDS

31	Games and Game Equipment – Family/child appropriate entertainment material may be provided (e.g. coloring books with crayons, game sheets, or other appropriate material). Any such items are well organized, free of rips and tears, and available in sufficient quantity to accommodate demand. Materials do not affect adjacent diners with unnecessary noise, clutter, or other interference.	C	VS
D. Public Health and Food Preparation Areas			
32	Hand Washing – Staff hand-washing facilities are provided and maintained with hot and cold running water, soap, and towels or hot air drying mechanism(s). The concessioner posts hand-washing signage and enforce hand washing for all food services staff.	A	LS
33	Cleanliness – Food preparation areas are kept clean and orderly. A program of routine and continuous cleaning is established to ensure cleanliness of food preparation areas including areas beneath counters, grills, stoves, refrigerators, and other kitchen equipment. Food preparation areas do not contain noticeable presence of insects, rodents, or other animals.	A	LS
34	Food Storage – Foods are properly stored at adequate temperatures. Meats and other potentially hazardous foods are not thawed at room temperatures but within refrigeration units or under cold, running water, or are cooked frozen. Food is appropriately labeled and dated and properly covered and/or wrapped. Prepared foods waiting to be delivered from the kitchen to wait staff do not sit for lengthy periods of time (i.e., greater than one minute).	A	LS
35	Cleaning Supplies and Equipment – Cleaning supplies and other equipment are properly marked and safely stored. Cleaning supplies and other chemicals are not stored above food/drink or food/drink contact areas.	A	LS
36	Cooking/Refrigeration Equipment and Walk-Ins – All equipment used to serve, cook, or store food is clean and well-maintained. All equipment lighting and dials function properly. Each refrigeration unit features at least one fixed or interior thermometer that is conspicuous and accurate to within 3° F.	A	LS
37	Beverage Equipment – Beverage-dispensing lines and equipment are flushed out regularly and appropriately treated to eliminate lime buildup. A log documenting the dates of beverage line flushing and treatment is kept and provided to the NPS upon request.	B	CC
38	Ware Washing Sinks – All three-compartment ware-washing sinks are sized to hold at least 50% of the items being washed and arranged to wash with warm soapy water, clean water rinse, and sanitizer solution. Testing equipment and materials it uses to adequately measure the applicable sanitization method is produced upon NPS request.	A	LS
39	Grease Traps/Grill Hoods – Grease traps and grill hoods are inspected monthly and cleaned on an appropriate frequency based on use. Fire suppression systems on grill hoods are tested according to local fire regulations and bear a visible inspection certificates and/or tags.	A	LS

FINE DINING STANDARDS

	Cleaning logs are kept up-to-date and are available onsite.		
40	First Aid Kit – A standard, 24-unit first aid kit is available and readily accessible for emergency use. First aid kits are stored away from food or food contact areas. First aid kits remain fully stocked and do not contain contents that are out-of-date per manufacturer label.	A	LS
41	Employment Regulations – Employment regulation signs (e.g. OSHA job safety and health posters) are prominently displayed in a high-traffic employee area.	C	AL
42	Certificates – Current health and food safety inspection certificate are prominently displayed in a manner visible to the public.	C	AL
OPERATIONAL STANDARDS			
A. Service			
43	Hours of Operation – All facilities and services are operated in accordance with the specified and posted hours of operation. Hours of operation are prominently displayed at each facility in a high-traffic area and posted in such manner as to be easily visible to the public.	B	VS
44	Reservations – Telephone inquiries are handled courteously and offer guests additional information about the establishment and appropriate attire. The telephone attendant shall ask the guest for basic information such as time, date, and number of guests; inquire about any food allergies and dietary requests; and review information for accuracy. If practical, written or email confirmation is provided and the reservation reconfirmed 24-48 hours before guest arrival. Any pagers used to alert waiting guests buzz/vibrate discreetly.	A	VS
45	Initial Greeting and Seating – Acknowledgment of guest arrival is prompt, polite, and friendly. Guests are provided with an expected wait time as appropriate. Assisted seating by designated host/hostess is required and menu(s) are presented at time of seating. Guests are seated within 5-10 minutes of their reservation time.	A	VS
46	Wait Services – All wait staff possess in-depth knowledge of all menu food and beverage items including promotions and specials. Guests are greeted within 2 minutes of being seated. Water and accompaniments are brought to the table on a tray and are refilled promptly. Wait staff is attentive and anticipates guests' needs. When a guest exits the table temporarily, wait staff is available to promptly fold napkins and place them on the back of the guest chair. All meal services are timed according to guests' expectations. Servers are aware of guests' needs and follow their pace. Wait staff routinely inquires about guest satisfaction.	A	VS
47	Food Delivery – Food is delivered in a timely, organized, and complete fashion. All guests at a table are served together. All ordered items and special requests are delivered together as appropriate. Tray service is required.	A	VS
48	Bus Service – Tables, chairs, and floors are bussed after each course and seating. Tables are promptly and appropriately reset after each seating.	A	VS

FINE DINING STANDARDS

49	<u>Chef Appearance</u> – When available, the chef makes a personal appearance in clean, appropriate, and professional attire at each guest table.	C	VS
50	<u>Leftover Food To-Go Requests (“Doggy Bag”)</u> – To-go service is provided upon request. Styrofoam containers are not permitted. Wait staff transfers food items to takeaway containers away from the table.	C	VS
51	<u>Payment/Departure/Guest Checks</u> – Guest checks are discreetly presented in a folder upon completion of the meal or upon request. The guest check clearly states the cost of each food and/or drink item and is accurately totaled. An accurate, itemized receipt is provided. Individual guest checks are provided upon request.	A	VS
52	<u>Payment Methods</u> – The concessioner honors credit cards to include, but not limited to, MasterCard, Visa, American Express, and Discover. Debit cards and other types of payment methods including but not limited to travelers’ checks, personal visitor checks, and gift cards may be accepted at its discretion or at the direction of the Service.	B	VS
53	<u>Seating Capacity</u> – Local fire regulations regarding seating capacities and notification requirements are adhered to.	A	AL
54	<u>Outside Dining</u> – Tables are cleared promptly after guests’ departure to prevent the attraction of animals or pests. Trash receptacles are regularly emptied and any food or drink spills are promptly cleaned to prevent the attraction of wildlife. If required, signage regarding wildlife feeding prohibitions is conspicuously posted.	A	RP
55	<u>Tray Stands</u> – Tray stands are discreetly stored and promptly removed from tables after use.	C	CC
56	<u>Refilling and Cleaning of Table Items</u> – All table accoutrements that can be refilled per manufacturer labeling are refilled and cleaned between service periods.	B	VS
B. Food/Appetizers/Beverages			
57	<u>Presentation</u> – Food and appetizers are presented artistically with attention to food placement and design. Beverages are served in the correct type of glass with garnish (e.g. lemon, lime, celery stick, etc.), customarily used in the food and beverage industry. Food is free of discoloration and does not intermingle on plates unless it is part of the presentation. Creative, artistic, or subtle use of garnish enhances some aspect of the recipe concept and is harmonious with the ingredients. Sides are appropriately paired with entrees to promote a pleasing display. Food items do not hang over the edge of the plate. Garnishes, fruits, and vegetables are attractive and fresh.	A	VS
58	<u>Temperature</u> – Food and beverages, particularly wine, is served at the correct temperatures customarily used in the food and beverage industry. The evaluator uses reasonable judgment in determining compliance with this requirement.	A	VS

FINE DINING STANDARDS

59	<p>Ingredients – Food is prepared with ingredients that reflect the regional and market availability of locally grown, fresh, and environmentally friendly products. Food is prepared with limited use of prepackaged/convenience items. All food advertised on the menu and served is purchased and prepared according to Food and Drug Administration food code requirements; meat products are USDA minimum "Select" grade. Every meat and poultry item bears a Federal inspection stamp. Dairy products, produce, dry food stores, and canned goods meet USDA Grade A or equivalent standards. Food grade need not be stated on menus.</p>	A	VS
60	<p>Organic, Local, Seasonal, Healthful, and Other Sources – Food is obtained from regulated or inspected producers. If necessary, farmer’s markets may be used as a source of produce to supplement commercial supplies with local, seasonal, or hard-to-find produce items. All produce is derived from commercial (inspected) supplies or are inspected by a qualified source.</p>	A	VS
61	<p>Menu Item Availability and Advisories – Menus include items for dieters and health-conscious guests. A separate children's menu is provided upon request. Food and drink items listed on menus are available during the entire serving period, except for nightly specialty items, which may have a limited inventory. The wait staff proactively communicates the unavailability of any menu item(s) to guests, and the wait staff makes appropriate recommendations for substitution(s). Menus include an advisory for raw or undercooked animal-based foods (e.g., “Consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of food-borne illness”), and requests that guests alert wait staff to any food allergies or special dietary needs. Menu descriptions are consistent with the ingredients.</p>	B	VS
62	<p>Returned Menu Items – If a guest refuses or returns a menu item, wait staff promptly and courteously acknowledges the request, provides a time estimate for an alternative or a replacement, and checks with the guest after re-delivery that the item meets the guest's satisfaction.</p>	B	VS
63	<p>Core Menu – All establishments offer a core menu.</p>	A	VS
64	<p>Prepared to Order – Entrees are typically made from scratch and customarily cooked to order. Typical entrée items (e.g. egg and meat dishes) are prepared according to the diner's wishes.</p>	B	VS
65	<p>Self-Services – Guest self-service menu items are appropriately and creatively displayed to highlight a level of quality and thematic presentation consistent with the décor of the space and service level expected. Food items are fresh, appropriately garnished and presented, properly compartmentalized, free of discoloration, served to proper temperature, and continually restocked. All food items are clearly marked with typed labels in table tent form, or other means to convey a clear understanding and reference of the menu item. Guests are provided with a clean plate each time they go through a self-serve</p>	A	VS

FINE DINING STANDARDS

	line.		
66	Beverage Presentation and Temperatures – Beverages are served in the correct type of glass with the garnish (e.g. lemon, lime, celery stick, etc.) customarily used in the food and beverage industry. The wait staff offers refills to guests. Beverages, particularly wine are served at the temperatures customarily used in the food and beverage industry.	B	VS
67	Wine Service – Wait staff demonstrates knowledge of the wine list and is able to make appropriate recommendations based on food ordered and stated budget preference of the guest. Waiter pours bottled wine for the person ordering to taste and waits for approval before filling guests' glasses. As wine bottles are emptied, wait staff inquires if additional/different wine is desired. Wait staff refills wine glasses as needed, and is alert to any indication that a refill is not wanted. If necessary, opened bottles are placed in a decorative container on or beside the table to maintain appropriate temperature.	B	VS
68	Liquor Laws – All applicable Federal, state, and local laws concerning liquor sales and service are observed. The concessioner shall discreetly verify the age of any guest who appears to be fewer than 10 years younger than the legally established drinking age.	A	AL
69	On Premises Sales/Consumption – Any purchased alcoholic beverage(s) is only consumed onsite. Packaged alcohol sales are not permitted. All alcoholic beverages are served by the glass or bottle; pitchers are not permitted.	A	AL
C. Personnel			
70	Staffing Levels – All food and beverage services are properly staffed so as to prevent undue delays in service. In determining what constitutes undue delay, consideration is given to the kinds and types of services being rendered and situations or conditions beyond the control of the concessioner such as unanticipated influxes of guests, facility or equipment breakdowns, or sudden weather changes. The reasonableness of the delay, based on the above, is the determining factor. Wait staff proactively informs guests of any anticipated delays and promptly explains any unanticipated delays.	A	VS
71	Employee Attitude – Each employee projects a highly professional, hospitable, courteous, friendly, helpful, and positive attitude and is capable and willing to answer guests' questions (about both job and general park information). Additionally, employees are proactive in solving guest issues, ensuring guest satisfaction, and anticipation of guest's needs.	A	VS
72	Employee Appearance – Each employee wears a distinctive, highly professional uniform and name tag, in keeping with the décor/theme of the facility. Employees present a highly professional, neat, clean, and otherwise attractive professional appearance.	A	VS

FINE DINING STANDARDS

73	Employee Training Programs – An active training program for the development of the necessary skills and techniques is provided for all employees. These sessions stress work performance and, as appropriate to the position, also includes technical training for specific equipment, first aid, AED, fire and life safety (e.g. CPR and Heimlich maneuver), alcoholic beverages, product and service presentation, cleanliness, employee attitudes, NPS philosophy and policy and any other training requirements. Performance is indicative of good training.	A	VS
74	Management Availability – A manager and/or other key personnel is available in the food service facility during all operating hours, and, if required, is food-safety certified by an appropriate state or nationally accredited training program.	A	VS
75	Staff Meal Hours – Employee meal and coffee breaks do not interfere with serving the public. A specific employee break area is designated, which may be located within the public dining area, provided that the break area is discreet and is located away from the public seating area.	B	VS
D. Rates			
76	Approved Rates – All rates charged do not exceed those approved by the Superintendent. These rates are verified against the specific approved, service, quality, price or other such criteria.	A	VS

MOBILE FOOD SERVICE STANDARDS

Description. This category of food service is provided via gasoline, electric or hybrid powered self-contained vehicles or portable human-powered types of carts. Mobile food services typically have no kitchens, but may be equipped with grills and refrigeration equipment with limited storage offering abbreviated menus. Guests take food away as there is typically limited or no seating.

	FACILITY STANDARDS	A, B, C Ranking	Primary Focus Area
Standard Number	A. Exterior		
1	Grounds – Grounds are continually monitored to remove debris and trash from food preparation, serving, and seating areas.	A	CC
2	Public Signs – Public signage for which the concessioner is responsible are appropriately located, accurate, attractive, and well-maintained. Permanent signs are professionally designed and produced, consistent with NPS standards, and appropriate for the purpose they serve. The Superintendent has approved signs prior to installation. Public signs contain a minimum of commercial advertising other than the name of the business that is operating the cart or photos of food and beverage offered. Temporary signs are computer-generated, laminated, and professional in appearance. Exterior neon signs are not permitted.	B	VS
3	Garbage and Trash/Recycling – Portable containers adjacent to carts are conveniently located and available in sufficient quantities to handle the needs of the site. Waste and recycling does not accumulate in containers to the point of overflowing. Containers are emptied as frequently as necessary but at least once each evening, and trash and recyclable materials are transported offsite and properly disposed of daily.	A	RP
4	Queuing Area – Guests have sufficient space to queue up in an orderly, understandable pattern at the food ordering area, and the food queue does not impede the flow of pedestrian and/or vehicular traffic.	B	VS
5	Public Restroom – Restrooms, if provided by the concessioner, are clearly indicated with appropriate signage. Public toilet areas are clean and free of litter, well-illuminated, well-ventilated, and well-maintained. Toilets, sinks, and urinals are clean, reasonably free of stains, and in proper operating condition. Toilet tissue, disposable towels, and soap/hand sanitizer is provided in sufficient quantities. Walls, floors, ceilings, and waste receptacles are clean and well-maintained. If no restroom facilities are located in the immediate area, the concessioner provides hand sanitizer in a visible location easily accessible to guests.	A	CC

MOBILE FOOD SERVICE STANDARDS

6	Menu Board – Menu boards with current pricing are clear and readable, are not obstructed by other signs or objects, and contain minimal amounts of hand-written prices and advertising.	B	VS
7	Seating Areas/Meal Site Areas – When provided, seating areas are arranged in an orderly and organized fashion. Chairs and tables are uniform and consistent in style, and invokes a consistent and appropriate theme. Furniture is well-maintained, free of chips and broken elements, clean, and sanitized. Seating areas are appropriately sized for the area and venue.	B	VS
B. Food and Food Preparation Areas			
8	Hand Washing – Staff hand-washing facilities are equipped and maintained with hot and cold running water, soap, and towels or hot air drying mechanism(s). The concessioner posts hand-washing signage (e.g. “Employees Must Wash Hands Before Returning to Work”) and enforces hand washing for all food services staff.	A	LS
9	Cleanliness – Food preparation areas are kept clean and orderly. A program of routine and continuous cleaning is established to ensure cleanliness of food preparation areas including areas beneath counters, grills, stoves, refrigerators, and other kitchen equipment. Food preparation areas do not contain noticeable presence of insects, rodents, or other animals.	A	LS
10	Gray Water Collection and Disposal – All gray water is collected in an approved container or containers and disposed of in a sanitary sewer in compliance with all applicable local, state, and Federal requirements.	A	LS
11	Food Storage – Foods are properly stored at adequate temperatures. Meats and other potentially hazardous foods are not thawed at room temperatures but within refrigeration units or under cold, running water, or are cooked frozen. Food is appropriately labeled and dated, and properly covered and/or wrapped.	A	LS
12	Cleaning Supplies and Equipment – Cleaning supplies and other equipment are properly marked and safely stored. Cleaning supplies and other chemicals are stored separately from food or food supplies.	A	LS
13	Cooking/Refrigeration Equipment and Walk-Ins – All equipment used to serve, cook, or store food is clean and well-maintained. All equipment lighting and dials function properly. Each refrigeration unit features at least one fixed or interior thermometer that is conspicuous and accurate to within 3° F.	A	LS
14	Beverage Equipment – Beverage-dispensing lines and equipment are flushed out regularly and appropriately treated to eliminate lime buildup. A log documenting the dates of beverage line flushing and treatment is kept and provided to the NPS upon request.	A	CC
15	Ware Washing Sinks – If present and in use, all three-compartment ware-washing sinks are sized to hold at least 50% of the items being washed and arranged to wash with warm soapy water, clean water rinse, and sanitizer solution. Testing equipment and materials used to adequately measure the applicable sanitization method is produced	A	LS

MOBILE FOOD SERVICE STANDARDS

	upon NPS request.		
16	First Aid Kit – A standard, 24-unit first aid kit is available and readily accessible for emergency use. First aid kits are stored away from food or food contact areas. First aid kits remain fully stocked and do not contain contents that are out-of-date per manufacturer label.	A	LS
17	Certificates – Current health and food safety inspection certificate are prominently displayed.	C	AL
18	Food Preparation and Self-Service Counters – Food preparation surfaces are in good repair without cracks and holes, and easily cleanable. Wood services are cleaned with a sanitizing solution after use to prevent the buildup of bacteria. All potentially hazardous foods cooked onsite is consumed or discarded within four hours of preparation.	A	LS
19	Tableware/Drink Ware – Dishes, other tableware, and drinking cups are recyclable/compostable/bio-degradable. Styrofoam drink ware is not permitted.	B	CC
20	Fire Extinguishers – Accessible fire extinguishers suitable for use on anticipated type of fires are located in each food cart or in the general area of the cart, visibly displayed, appropriately signed with proper, up-to-date operating instructions, and visible inspection certificates or tags.	A	LS
21	General Storage – Storage containers are in good condition, clean, and provide for the orderly storage of food and preparation equipment. General storage of equipment and supplies is orderly and hidden from public view to the extent possible. Use of containment units is generally recommended.	B	CC
OPERATIONAL STANDARDS			
A. Service			
22	Hours of Operation – All facilities and services are operated in accordance with the specified and posted hours of operation. Hours of operation are prominently displayed at each facility in a high-traffic area and posted in such manner as to be easily visible to the public.	B	VS
23	Customer Service/Customer Meal Service Orientation – Guests are served quickly and efficiently. Each guest is warmly greeted with a smile and eye contact and thanked upon payment/departure.	A	VS
24	Order Management – Food is served promptly as the customer selects it. Preparation times for made-to-order items do not exceed 3-5 minutes. Waiting bin holding times for pre-made, hot items do not exceed 10 minutes.	B	VS
25	Table Services – If provided, tables are inspected and cleared promptly after guest departure to minimize the attraction of animals or pests.	A	RP
26	Point of Sale Payment Stations/Guest Payment – Sufficient numbers of Point of Sale stations are staffed and available to prevent undue wait times for payment of food and beverage items. Pay areas are clean and free of food crumbs, spills, and other trash.	B	VS

MOBILE FOOD SERVICE STANDARDS

27	Payment Methods – The concessioner honors credit cards to include, but not limited, to MasterCard, Visa, American Express, and Discover. Debit cards and other forms of payment including but not limited to travelers' checks, personal checks, and gift cards may be accepted at its discretion or at the direction of the Service.	B	VS
B. Food and Beverages			
28	Presentation – Prepared-to-order items, if provided, are neatly presented on the plate; food does not hang over the sides. Prepared food is neatly wrapped and presented. Food is free of discoloration. Food is packaged in recyclable or compostable material. Styrofoam packaging is not permitted.	A	VS
29	Temperature – Food and beverage are stored and served at appropriate temperatures.	A	VS
30	Menu Item Availability – Items listed on the menu board(s) are available during the entire serving period. Any substitutions are of the same type as the menu item substituted. Menus include items for diet and health-conscious customers.	B	VS
31	Condiments – Appropriate condiments are provided. Condiments may be provided in portion-control packets in order to eliminate the need to store and maintain condiment dispensing equipment. Bulk or manufacturer's dispensers, if used, are properly stored, clean, and covered at all times. Condiment areas are clean, clearly marked, and easily identifiable. Condiments are maintained at appropriate temperatures and replenished as necessary.	C	VS
32	Core Menu – All establishments offer a core menu.	A	AL
33	Liquor Laws – If alcohol is served, all applicable Federal, state, and local laws concerning liquor sales and service are observed. The concessioner discreetly verifies the age of any guest who appears to be fewer than 10 years older than the legally established drinking age. Packaged alcohol sales are not permitted. Any purchased alcoholic beverage(s) are consumed onsite.	A	AL
C. Personnel			
34	Staffing Levels – All food and beverage services are properly staffed so as to prevent undue delays in service. In determining what constitutes undue delay, the consideration is given to the kinds and types of services rendered and which situations or conditions are beyond the concessioner's control (e.g. unanticipated influxes of guests, facility or equipment breakdowns, or sudden weather changes). The reasonableness of the delay, based on the above is the determining factor. Counter staff proactively informs guests of any anticipated delays and promptly explains any unanticipated delays.	A	VS
35	Employee Attitude – Each employee projects a friendly, hospitable, helpful, positive attitude and is capable and willing to answer guests' questions (about both job and general park information). Additionally, employees are proactive in solving guest issues, ensuring guest satisfaction, and anticipating guests' needs.	A	VS

MOBILE FOOD SERVICE STANDARDS

36	Employee Appearance – Each employee wears a uniform or name tag identifying them as a concession employee. The uniform is commensurate with the type of service provided. Employees present a neat, clean and otherwise attractive professional appearance.	A	VS
37	Employee Training Programs – An active training program for all employees for the development of necessary skills and techniques is provided for all employees. These sessions stress work performance and, as appropriate to the position, also includes technical training for specific equipment, first aid, AED, fire and life safety (e.g. CPR and Heimlich maneuver), alcoholic beverages, product and service presentation, cleanliness, employee attitudes, NPS philosophy and policy and any other training requirements. Performance is indicative of good training.	A	VS
D. Rates			
38	Approved Rates – All rates charged do not exceed those approved by the Superintendent. These rates are verified against the specific approved service, quality, price or other such criteria.	A	VS

QUICK SERVICE DINING STANDARDS

Description. The primary focus of these facilities is to provide familiar foods served quickly at an economical price. The overall style of service is grab and go or quick self-service. Food is typically cooked in bulk in advance and kept hot, either on site, or prepared off-site and wrapped and pre-packaged. Made to order meals are typically not provided and food is usually ready to take away. This type of limited service outlet typically serves a more transient guest, where the propensity to take out outweighs the tendency to dine in, though limited seating may be provided. Guests generally walk to a counter or use a drive-through window to give their order, and menu items are relatively simple to prepare. If guests eat on-site, they typically seat themselves. A secondary staff role may include bussing tables or refreshing drinks. These facilities typically serve from one to three or possibly four (late-night) meals a day and most establishments do not offer alcoholic beverages. The menu selection may be limited to a quick service outlet’s specialty—such as: hamburgers, fried chicken, pizza or tacos - or provide basic sandwiches, salads etc.

	FACILITY STANDARDS	A, B, C Ranking	Primary Focus Area
Standard Number	A. Dining Facility Exterior		
1	Building Structure – Building exteriors are maintained in good condition and in a state of good repair at all times. Exterior surfaces are painted or treated to prevent deterioration. Painted surfaces are free of peeling paint, soil, and obvious cracks in masonry. Roofs are maintained with no missing tiles or shingles. Gutters and downspouts are maintained and cleaned to prevent overflow, especially at building entrances. Rooftop ventilation and other systems are in good repair.	B	CC
2	Landscaping/Grounds – Landscaping conforms to park standards. Noxious weeds and invasive plants are removed in coordination with the designated NPS integrated pest management coordinator and in accordance with an approved landscape plan. Grounds are continuously monitored to remove debris and trash from exterior structure areas and from shrubbery and landscaped areas. Appropriate drainage is maintained to keep water from collecting against buildings.	B	CC
3	Parking – Adequate parking space for automobiles, bicycles, etc., are provided. The parking area is paved and well-marked with stripes or other clearly visible method of designating spaces. Accessible spaces are properly and prominently designated, clean, and free of refuse and obstructions. All parking areas, curbing, concrete bumpers, and driveways are well-maintained and free of excessive cracking, crumbling, holes, or unsightly repairs.	B	CC
4	Pathways, Sidewalks, Ramps, Steps and Stairs – All pathways, sidewalks, ramps, steps, and stairs are unobstructed and free of debris, snow, and ice. These areas are free of excessive cracking, crumbling, holes, or other tripping hazards, with well-maintained hand railings.	A	LS

QUICK SERVICE DINING STANDARDS

5	Lighting/Illumination – All entrances, pathways, sidewalks, steps, stairs, facades, and signage are adequately and appropriately illuminated with architecturally well-positioned lighting so guests can identify the building and safely navigate to it. Lighting complies with NPS Night Sky requirements. Down-lighting is preferred on tall structures or post lights. Energy efficient bulbs are used in all fixtures, if feasible.	B	LS
6	Public Signs – Public signs for which the concessioner is responsible are appropriately located, accurate, attractive, and well-maintained. Permanent signs are professionally designed and produced, consistent with NPS standards, and appropriate for the purpose they serve. The Superintendent has approved signs prior to installation. Temporary signs are computer-generated, laminated, and professional in appearance. Exterior neon signs are not permitted.	B	VS
7	Site Utilities and Equipment – All service areas and equipment such as above ground tanks and HVAC systems are adequately marked and maintained in a neat and orderly manner. All service areas are well-kept with litter and debris removed.	C	CC
8	Garbage and Trash/Recycling/Composting – Trash containers are conveniently located and available in sufficient quantities to handle the needs of the site. Dumpster drain holes are plugged to prevent liquids from draining onto the site. Waste does not accumulate to the point that trash containers overflow. Refuse is stored in covered, waterproof receptacles that comply with all relevant construction standards (such as bear and wildlife proof). All market available recyclable products are collected and recycled. Provided compost collection areas are clean and orderly. Central refuse collection sites are screened from public view.	A	RP
9	Loading Dock/Delivery Area – Loading docks and delivery areas are clean, well-maintained, and well-screened from public view with fencing or other material consistent with the décor of the property. Delivery areas are clear of litter and other debris.	B	CC
10	Flags – Any national, state, or park flag displayed at an exterior location near the main entrance is in good condition and adheres to the display guidelines of the United States Flag Code. Flags are a minimum size of 3'x 5'. Any lighted flag display adheres to NPS Night Sky requirements.	C	VS
11	ADA Accessibility – Buildings and areas meet the requirements of the Americans with Disabilities Act and all other applicable laws related to accessibility.	A	AL
B. Dining Facility Interior			
12	Entrance Area – Entrance areas are clean and well-maintained. Floors are clean and free of litter and stains. Walls and ceilings are free of breaks and stains and have a fresh appearance. Doors, windows, and screens are clean, in good working condition, and sufficiently tight to prevent the entry of rodents and insects.	A	CC

QUICK SERVICE DINING STANDARDS

13	<p>Public Restroom – Restrooms are clean, free of litter, well-illuminated, ventilated, and maintained. Restrooms are equipped with hot and cold running water. Toilet bowls, sinks, and urinals are clean, free of stains and in proper operating condition. Toilet tissue, disposable towels, or air drying devices, if provided, are available at all times. Soap is provided, unless prohibited by park wildlife management plans. Walls, floors, ceilings, mirrors, waste receptacles, chairs, and other furnishings are clean and well-maintained. Women's or unisex restrooms have a covered waste receptacle in every stall for the disposal of feminine hygiene products. The disposal containers are clean and emptied at least daily. Baby changing areas are provided in both men's and women's restrooms, unless a unisex restroom is available. Quality of decorative finishes is commensurate with the facility. A cleaning inspection log is maintained and posted on the back of the access door noting time of cleaning inspection and initialed by inspector. A sign indicating that employees must wash hands before returning to work is posted.</p>	A	CC
14	<p>Queuing Area – Guests have sufficient space to queue up in an orderly, understandable pattern at the food ordering counters or windows.</p>	B	VS
15	<p>Self-Service and Beverage Areas – Self-service beverage areas are located in a location that does not hinder the efficient flow of customers. Areas are clean and well-organized (cups, tops, straws, etc.), function properly, and with sufficient capacity to prevent extensive wait times.</p>	A	VS
16	<p>Dining/Seating Areas – Flooring is clean and free of litter and stains. Walls and ceilings are free of breaks and stains and have a fresh appearance. Walls and ceilings adjacent to air vents are clear of dust. Windows are clean and intact. Chairs, tables, booths, window coverings, and other furnishings are clean, appropriate, and adequate for guests' comfort.</p>	A	VS
17	<p>Public Signs and Menu Board – Interior public signs are appropriately located, accurate, attractive, and well-maintained. Permanent signage is professionally prepared, consistent with NPS standards, appropriate for its intended purpose, and approved by the Superintendent prior to installation. Temporary signs (e.g. Specials board, chalk boards) are professional in appearance. Menu boards are not obstructed by any other signs or objects and are clearly visible to customers.</p>	B	VS
18	<p>Emergency Lighting/Exit Lights/Emergency Exits – Exit lights on permanent structures are on emergency circuits and in operation at all times. Emergency exits in all areas of the facility are adequately marked and unblocked.</p>	A	LS
19	<p>Fire Extinguishers – Accessible fire extinguishers suitable for use on anticipated type of fires are located in each building, visibly displayed, appropriately signed with proper, up-to-date operating instructions, and visible inspection certificates or tags.</p>	A	LS

QUICK SERVICE DINING STANDARDS

20	Fire Alarms and Pull Boxes – Fire alarms and pull boxes are visible and accessible to guests and employees.	A	LS
21	Ventilation/Climate Control – Food and beverage seating areas have functional, climate-control thermostats, are properly ventilated, and free of unpleasant odors. Vent coverings and adjacent areas of walls and/or ceilings are cleaned regularly to prevent visible buildup. Temperature levels in public areas are set for visitor comfort. Separate temperature controls, set for employee comfort, are preferred in food preparation areas.	B	VS
C. Décor and Ambiance			
22	Noise Level/Music/Entertainment – Background music systems or intercom systems, if provided, are maintained in proper functioning order at all times. Recorded music, if provided, is approved and appropriate for the facility and played at a level so as not to disturb guests from adjoining areas. Public area sound systems are not routinely used to page guests, except for emergencies.	C	VS
23	llumination – Sufficient energy-efficient lighting, including recessed, spot, and flood lighting, are complementary to the décor of the facility, integral to its theme, and adequate for guest comfort. All light fixtures are clean, functional, and in working condition.	B	VS
24	Furniture Arrangement and Condition – Tables are arranged in a manner that allows for easy ingress and egress for guests. Furniture is of basic quality, well-maintained, and stable. Tables are non-tip or shimmed appropriately. Cardboard, napkins, or other nonstandard shimming materials are not acceptable. Highchairs and booster seats for children are available upon request and are clean, in good working order, and have appropriate safety restraints.	A	CC
25	Table Configuration and Sizing – The number and type of tables (e.g. four-top, two-top) are sufficient for meeting typical levels of demand and the typical range of group sizes.	B	VS
26	Self Service Equipment – Guest self-service equipment, such as countertop refrigeration/freezer units, ice cream, coffee, and juice/milk/soft drink dispensers must be clean and well-maintained. A neat, clean, and well-organized beverage station, and/or condiment organizer for lids, straws, utensils, and other items are evident.	A	VS
27	Promotion Boards/Specials – Promotion/specials boards, if present, are clean, attractive, decorative, legible, and thematically appropriate. Chalk promotion/specials boards are acceptable if neatly presented.	B	VS
28	Trays – Trays, if provided, are clean, unspotted, and free of chips and cracks.	B	VS
29	Tableware – Dishes and other tableware are recyclable/compostable/bio-degradable. Styrofoam tableware is not permitted. Items are not required to be washable or reusable.	B	VS
30	Drink ware – Drinking cups are recyclable/compostable/bio-degradable. Styrofoam drink ware is not permitted. Items are not required to be washable or reusable.	B	VS

QUICK SERVICE DINING STANDARDS

31	Interpretive Messaging – A variety of interpretive messages is used in a wide array of items, including receipts, menus, table settings, and comment cards, and consistent with the interpretive themes of the park. All interpretive messaging is approved in advance by the Superintendent.	B	VS
32	Umbrellas and Outdoor Furniture – All outdoor furniture and/or table umbrellas are designed for outdoor use, are appropriate to the décor of the facility, and secured to the ground in case of inclement weather. Adequate shading and/or heating is provided when seasonally appropriate.	B	VS
33	Smoking Policy – No smoking is permitted inside the facility. If smoking is permitted in outside seating areas, separate smoking and non-smoking seating areas are available. Ashtrays are provided. Used ashtrays are removed and fresh, clean ashtrays provided after each use. All smoking and non-smoking areas are clearly designated.	B	AL
D. Public Health and Food Preparation Areas			
34	Hand Washing – Staff hand washing facilities are provided and maintained with hot and cold running water, soap, and towels or hot air drying mechanism(s). The concessioner posts hand-washing signage (e.g. “Employees Must Wash Hands Before Returning to Work”) and enforces hand washing for all food services staff.	A	LS
35	Cleanliness – Food preparation areas are kept clean and orderly. A program of routine and continuous cleaning is established to ensure cleanliness of food preparation areas including areas beneath counters, grills, stoves, refrigerators, and other kitchen equipment. Food preparation areas do not contain noticeable presence of insects, rodents, or other animals.	A	LS
36	Food Preparation Counters – All food preparation counters facing the public (e.g., sandwich making line) have in place a clean display guard.	A	
37	Food Storage – Foods are properly stored at adequate temperatures. Meats and other potentially hazardous foods are not thawed at room temperatures but within refrigeration units or under cold, running water, or are cooked frozen. Food is appropriately labeled and dated and properly covered and/or wrapped.	A	LS
38	Cleaning Supplies and Equipment – Cleaning supplies and other equipment are properly marked and safely stored. Cleaning supplies and other chemicals are not stored above food/drink products or food/drink contact areas.	A	LS
39	Cooking/Refrigeration Equipment and Walk-Ins – All equipment used to serve, cook, or store food is clean and well- maintained. All equipment lighting and dials function properly. Each refrigeration unit features at least one fixed or interior thermometer that is conspicuous and accurate to within 3° F.	A	LS
40	Beverage Equipment – Beverage-dispensing lines and equipment are flushed out regularly and appropriately treated to eliminate lime buildup. A log documenting the dates of beverage line flushing and treatment is kept and provided to the NPS upon request.	A	CC

QUICK SERVICE DINING STANDARDS

41	Ware Washing Sinks – All three-compartment ware-washing sinks are sized to hold at least 50% of the items being washed and are arranged to wash with warm soapy water, clean water rinse, and sanitizer solution. Testing equipment and materials used to adequately measure the applicable sanitization method is produced upon NPS request.	A	LS
42	Grease Traps/Grill Hoods – Grease traps and grill hoods are inspected monthly and cleaned on an appropriate frequency based on use. Fire suppression systems on grill hoods are tested according to local fire regulations and have visible inspection certificates and/or tags. Cleaning logs are kept up-to-date and must be available on site.	A	LS
43	First Aid Kit – A standard, 24-unit first aid kit is available and readily accessible for emergency use. First aid kits are stored away from food or food contact areas. First aid kits remain fully stocked and do not contain contents that are out-of-date per manufacturer label.	A	LS
44	Employment Regulations – Employment regulation signs (e.g. OSHA job safety and health posters) are prominently displayed in a high-traffic employee area.	C	AL
45	Certificates – Current health and food safety inspection certificate are prominently displayed in a manner visible to the public.	C	AL
OPERATIONAL STANDARDS			
A. Service			
46	Hours of Operation – All facilities and services are operated in accordance with the specified and posted hours of operation. Hours of operation are prominently displayed at each facility in a high-traffic area and posted in such manner as to be easily visible to the public.	B	VS
47	Customer Service – Customers are greeted warmly with a smile and eye contact by line servers and/or counter staff. Each customer is thanked upon payment/departure.	A	VS
48	Order Management - An appropriate order management system is instituted whereby customers will know when their orders are completed and ready for pick-up.	B	VS
49	Food Delivery – Any made-to-order food is prepared and served in a timely, organized, and complete fashion.	A	VS
50	Bus Service – Easily identifiable receptacles are provided in sufficient quantities for guests to properly dispose of tableware, silverware, recyclables, and trash. A sufficient number of roaming bus staff is present to clean tables, chairs, and floors after each seating.	B	VS
51	Point of Sale Payment Stations – Sufficient numbers of point of sale stations are staffed and available to prevent undue wait for payment of food and beverage items. Pay areas are clean and free of food crumbs, spills, and other trash.	B	VS

QUICK SERVICE DINING STANDARDS

52	Payment Methods – The concessioner honors credit cards to include, but not limited, to MasterCard, Visa, American Express, and Discover. Debit cards and other forms of payment including but not limited to travelers’ checks, personal checks, and gift cards may be accepted at its discretion or at the direction of the Service.	B	VS
53	Seating Capacity – Local fire regulations regarding seating capacities and notification requirements are adhered to.	A	AL
54	Outside Dining – Tables are cleared promptly after guests’ departure to prevent the attraction of animals or pests. Trash receptacles are regularly emptied and food or drink spills are promptly cleaned to prevent the attraction of wildlife. If required, signage regarding wildlife feeding prohibitions is conspicuously posted.	A	RP
55	Refilling and Cleaning of Table Items –Self -service items and areas are checked, restocked and cleaned at a minimum between service periods, or more frequently as required.	C	VS
56	Seating Area – Floors are swept, mopped, or vacuumed regularly, and spills cleaned immediately.	B	CC
B. Food/Appetizers/Beverages			
57	Presentation – Prepared food is neatly wrapped and presented. Food is free of discoloration. Food is packaged in recyclable or compostable material. Styrofoam packaging is not permitted.	A	VS
58	Temperature – Grab-and-go food is be stored and served at appropriate temperatures.	A	VS
59	Menu Item Availability – Items listed on the menu board(s) are available during the entire serving period. Menus include items for diet and health-conscious customers. A separate children's menu is provided upon request.	B	VS
60	Merchandising Racks – Any provided merchandising racks are neat, clean, fully stocked, and located near the cash register for customer convenience.	C	VS
61	Prepared to Order – Sandwiches and salads are prepared to order based on customer selections or menu board items.	B	VS
62	Self-Services – Self guest services including soft drink and ice cream services, if available, are furnished with the appropriate amount and type of items.	A	VS
63	Condiments – Condiments are provided in locations that do not impede the speed of service; condiment areas are clean, clearly marked, and easily identifiable. Condiments are maintained at appropriate temperatures and replenished as necessary.	B	VS
64	Ice Machine A functioning ice machine is available to dispense ice that is tasteless, odorless, and free of foreign particles.	A	VS
65	Core Menu All establishments offer a core menu.	A	AL
C. Beverages			

QUICK SERVICE DINING STANDARDS

66	Presentation – Hot and cold beverages are served in the types of containers typically used in the food and beverage industry. Styrofoam cups and other containers are not permitted. Guests have access to straws, coffee stirrers, and lids that fit the size(s) of hot and cold cup available. Soda dispensing machines function properly and all listed flavors are available. The area is free of crumbs and clutter; spills at the beverage station are cleaned immediately.	B	VS
67	Menu Item Availability At least one diet and one non-carbonated drink are provided.	C	VS
68	Liquor Laws – All applicable Federal, state, and local laws concerning liquor sales and service are observed. The concessioner discreetly verifies the age of any guest who appears to be fewer than 10 years older than the legally established drinking age. Packaged alcohol sales are not permitted. Any purchased alcoholic beverage(s) are consumed onsite.	A	AL
D. Personnel			
69	Staffing Levels – All food and beverage services are properly staffed so as to prevent undue delays in service. In determining what constitutes undue delay, the consideration is given to the kinds and types of services rendered, and which situations or conditions are beyond the concessioner’s control (e.g. unanticipated influxes of guests, facility or equipment breakdowns, or sudden weather changes). The reasonableness of the delay, based on the above is the determining factor. Counter staff proactively informs guests of any anticipated delays and promptly explains any unanticipated delays.	A	VS
70	Employee Attitude – Each employee projects a friendly, hospitable, helpful, positive attitude and is capable and willing to answer guests' questions (about both job and general park information). Additionally, employees are proactive in solving guest issues, ensuring guest satisfaction, and anticipating guests’ needs.	A	VS
71	Employee Appearance – Each employee wears a uniform or name tag identifying them as a concession employee. The uniform is commensurate with the type of service provided. Employees present a neat, clean and otherwise attractive professional appearance.	A	VS
72	Employee Training Programs – An active training program for all employees for the development of necessary skills and techniques is provided for all employees. These sessions stress work performance and, as appropriate to the position, also includes technical training for specific equipment, first aid, AED, fire and life safety (e.g. CPR and Heimlich maneuver), alcoholic beverages, product and service presentation, cleanliness, employee attitudes, NPS philosophy and policy and any other training requirements. Performance is indicative of good training.	A	VS
73	Management Availability – A manager and/or other key personnel is available in the food service facility during all operating hours, and, if required, is food-safety certified by an appropriate state or nationally accredited training program.	A	VS

QUICK SERVICE DINING STANDARDS

74	Staff Meal Hours – Employee meal and coffee breaks do not interfere with serving the public. A specific employee break area is designated, which may be located within the public dining area, provided that the break area is discreet and is located away from the public seating area.	B	VS
E. Rates			
75	Approved Rates – All rates charged do not exceed those approved by the Superintendent. These rates are verified against the specific approved, service, quality, price or other such criteria.	A	VS

TEMPORARY FOOD SERVICE STANDARDS

Description. This category of foodservice includes outdoor barbeque and cookouts and special events where food is prepared in temporary type kitchen facilities.

	FACILITY STANDARDS	A, B, C Ranking	Primary Focus Area
Standard Number	A. Exterior		
1	Grounds - Grounds are continually monitored to remove debris and trash from food preparation, serving, and seating areas.	A	CC
2	Parking - Adequate parking spaces for trips or off-site activities are available and are free of refuse and obstructions. The parking area is paved or gravel. Accessible spaces are prominently designated. All parking areas, curbing, concrete bumpers and driveways are in a good state of repair and free of excessive cracking, crumbling, holes or unsightly repairs.	B	VS
3	Public Signs - Public signage for which the concessioner is responsible are appropriately located, accurate, attractive, and well maintained. Permanent signs are professionally designed and produced, consistent with NPS standards, and appropriate for the purpose they serve. The Superintendent has approved signs prior to installation. Public signs contain a minimum of commercial advertising other than the name of the business that is operating the cart or photos of food and beverage offered. Temporary signs are computer-generated, laminated, and professional in appearance. Chalkboard signs are permitted if they are clean and neatly written.	B	VS
4	Garbage and Trash/Recycling - Permanent or portable trash containers are conveniently located and in sufficient quantity to handle the needs of the site. Waste does not accumulate in trash containers to the point of overflowing. All trash containers are emptied after each meal service, contained within closed and sealed wildlife proof containers and transported off site, and properly disposed.	A	RP
5	Queuing Area - Guests have sufficient space to queue up in an orderly, understandable pattern at the food serving area	B	VS
6	Public Restroom -Restrooms, if provided by the concessioner, are clearly indicated with appropriate signage. Any unisex restrooms provided have a locking door. Public toilet areas are clean and free of litter, well-illuminated, well- ventilated, and well-maintained. Toilets, sinks, and urinals are clean, reasonably free of stains, and in proper operating condition. Toilet tissue, disposable towels, and soap/hand sanitizer is provided in sufficient quantities. Walls, floors, ceilings, and waste receptacles are clean and well-maintained. If no restroom facilities are located in the immediate area the concessioner provides hand sanitizer in a location visible and easily accessible to guests.	A	CC

TEMPORARY FOOD SERVICE STANDARDS

7	Menu Board - If provided, posted menus are legible and accurate.	C	VS
8	Seating Areas/Meal Site Areas - When provided, seating areas are arranged in an orderly and organized fashion. Chairs and tables are uniform and consistent in style and invoke a consistent and appropriate theme. Furniture is well-maintained, free of chips and broken elements, clean, and sanitized. Seating areas are appropriately sized for the area and venue.	B	VS
9	Noise - The concessioner does not transport or allow any guest to use any radio or similar devices for entertainment purposes. Noise levels are kept at a minimum so as not to impair the experience of others or impact wildlife.	B	VS
B. Food and Food Preparation Areas			
10	Hand Washing - Staff hand washing facilities are equipped and maintained within or in proximity to the food preparation area and equipped with hot and cold running water, or cold water treated with bleach or chlorine, soap and disposable paper towels. If the environment does not allow for hand washing stations then the concessioner provides hand cleaner and enforces hand washing for all food services staff.	A	LS
11	Cleanliness - Food preparation and serving areas are kept clean and orderly. A program for routine and continuous cleaning is established to ensure overall food preparation area cleanliness, including areas underneath counters, grills, stoves, and other kitchen equipment.	A	LS
12	Gray Water Collection and Disposal - All gray water is collected in an approved container and disposed of in a sanitary sewer in compliance with local, state and Federal requirements.	A	LS
13	Food Storage - Foods are properly stored at adequate temperatures and in such a manner that prevents animal or other insect access. Whenever possible, raw potentially hazardous foods are stored in a separate cooler. Dry foods are stored in sealed containers to protect them from moisture and rodents.	A	LS
14	Cleaning Supplies and Equipment - Cleaning supplies and other equipment are properly marked and safely stored. Cleaning supplies and other chemicals are stored separately from food or food supplies.	A	LS
15	Cooking/Refrigeration Equipment - All equipment used to serve, cook or store food is clean and well-maintained. Refrigeration equipment, if present is clean and in proper working condition. If present, each refrigeration unit features at least one conspicuous fixed or interior thermometer that is accurate to within 3° F.	A	LS
16	Ware Washing Sinks - If present and in use, three compartment ware washing sinks are sized to hold at least 50% of the item being washed and arranged to wash with warm soapy water, clean water rinse, and sanitize dish and utensil wares. If not present, utensils are returned to a central kitchen to be properly washed. Testing equipment and materials used to adequately measure the applicable sanitization method is produced upon NPS request.	A	LS

TEMPORARY FOOD SERVICE STANDARDS

17	First Aid Kit - A standard 24-unit first aid kit is stored away from food or food contact areas and kept filled and readily accessible for emergency use. All first aid kits do not contain manufacturers' out-of-date contents.	A	LS
18	Food Preparation and Self-Service Counters - Food preparation surfaces are in good repair without cracks and holes and easily cleanable. When possible, wood surfaces are not used. Where in place, wood surfaces are cleaned daily with a sanitizing solution to prevent the buildup of bacteria. All potentially hazardous foods cooked on site are consumed or discarded within four hours of preparation.	A	LS
19	Tableware/Drink ware – Dishes, other tableware, and drinking cups are recyclable/compostable/bio-degradable in nature. No Styrofoam is used.	B	CC
20	Fire Prevention/Extinguishment - Areas where exposed-flame cooking equipment is in use contain at least one multipurpose fire extinguisher suitable for use on all types of anticipated fires. Extinguisher(s) are visible, accessible, and appropriately signed with proper, up-to-date inspection certificates or tags. Care is taken to ensure proper fire prevention including, but not limited to the removal of flammable materials from open flame, cleaning and removal of excess grease and the control and containment of exposed flame.	A	LS
21	General Storage - Storage containers are in good condition, clean, and provide for the orderly storage of food and preparation equipment. General storage of equipment and supplies is orderly and generally out of the sight of guests. Use of containment units is generally recommended.	B	CC
OPERATIONAL STANDARDS			
A. Service			
22	Hours of Operation - All meal services and snacks are served on the advertised schedule and which promotes guest comfort and safety.	B	VS
23	Customer Service/Customer Meal Service Orientation - Guests are oriented to the food service area, and how meals are served, where to find plates and utensils and how to prevent undesired animal interaction.	A	VS
24	Order Management - Food is served promptly as the customer selects it. If made-to-order items are offered, items take no longer than 3 to 5 minutes to prepare.	B	VS
25	Table Services - If provided, tables are inspected and cleared promptly after guest departure to minimize the attraction of any animals or pests.	A	RP

TEMPORARY FOOD SERVICE STANDARDS

26	Point of Sale Payment Stations/Guest Payment - If guests pay for meals at the temporary food service area, sufficient numbers of Point of Sale stations are staffed and available to prevent undue wait time for payment of food and beverage items. Pay areas are clean, clutter-free, and free of food crumbs, spills, etc.	B	VS
B. Food and Beverages			
27	Presentation - Meals are appetizing in appearance, free of discoloration, and served on adequately sized plates or bowls.	A	VS
28	Temperature - Food and beverages are served at appropriate temperatures. The evaluator uses reasonable judgment in determining this requirement.	A	VS
29	Menu Item Availability - Food and beverage items approved and advertised are available during the off-site event. Any substitutions are of the same type as the menu item substituted. Food is available in adequate quantities for the number of clients. Menus include items for diet and health-conscious customers.	B	VS
30	Condiments - Appropriate condiments are provided. Condiments are provided either in portion control packets, or in bulk or manufacturer's dispensers in accordance with local public health requirements. Bulk or manufacturer's dispensers, if used, are properly stored, clean, and covered at all times. Condiment areas are clean, clearly marked, and easily identifiable. Condiments are maintained at appropriate temperatures and replenished as necessary.	C	VS
31	Core Menu – If required, all establishments offer a core menu.	A	AL
32	Liquor Laws - If alcohol is served, all applicable Federal, state, and local laws concerning liquor sales and service are observed. Guests are informed of policy regarding taking alcohol out of a food service area. The concessioner discreetly verifies the age of any guest who appears to be fewer than 10 years older than the legally established drinking age.	A	AL
C. Personnel			
33	Staffing Levels - All food and beverage services are properly staffed to prevent undue delays in service. In determining what constitutes undue delay, the consideration is given to the kinds and types of services rendered and which situations or conditions are beyond the concessioner's control (e.g. unanticipated influxes of guests, facility or equipment breakdowns, or sudden weather changes). The reasonableness of the delay, based on the above is the determining factor.	A	VS
34	Employee Attitude - Each employee projects a friendly, hospitable, helpful, positive attitude and is capable and willing to answer guests' questions (about both job and general park information). To the extent possible given meal service conditions, employees are proactive in solving guest's issues, ensuring guest satisfaction and anticipation of guest's needs.	A	VS

TEMPORARY FOOD SERVICE STANDARDS

35	Employee Appearance - Each employee wears a uniform or name tag identifying them as a concession employee. The uniform is commensurate with the type of service provided. Employees present a neat, clean and otherwise attractive professional appearance.	A	VS
36	Employee Training Programs - An active training program for all employees for the development of necessary skills and techniques is provided for all employees. These sessions stress work performance and, as appropriate to the position, also includes technical training for specific equipment, first aid, AED, fire and life safety (e.g. CPR and Heimlich maneuver), alcoholic beverages, product and service presentation, cleanliness, employee attitudes, NPS philosophy and policy and any other training requirements. Performance is indicative of good training.	A	VS
D. Rates			
37	Approved Rates – All rates charged do not exceed those approved by the Superintendent. These rates are verified against the specific approved service, quality, price or other such criteria.	A	VS

UPSCALE CASUAL DINING STANDARDS

Description. This classification of casual dining restaurants offers high ambiance of upscale furnishings, themes and increased service, but may not offer all which is present in fine dining establishments. Upscale dining facilities often employ a professional chef and a supporting staff of highly-trained cooks. These facilities serve one to three meals a day and may provide shorter service hours than family casual dining. Guests normally are seated at tables but a limited number of booths may be provided. Depending on the Contract, a wider range of alcoholic beverages are normally available. Upscale dining facilities offers some reasonably priced items featuring familiar favorites or home-style foods in settings that are more appealing than a family casual restaurant. There are noticeable enhancements to food presentation, such as the use of common garnishes and decorative dishware and flatware. White tablecloth service may be present. Table service is more formal but relaxed. Children's menus may be provided. Guests are seated and served by wait staff. Restaurants at this level convey an entry into fine dining and are often positioned to provide an experience and appeal to mature visitors.

	FACILITY STANDARDS	A, B, C Ranking	Primary Focus Area
Standard Number	A. Dining Facility Exterior		
1	Building Structure – Building exteriors are maintained in good condition and in a good state of repair at all times. Exterior surfaces are painted or treated to protect against deterioration. Painted surfaces are free of peeling paint, soil, and obvious cracks in masonry, and present an attractive appearance. Roofs are maintained with no missing tiles or shingles. Gutters and downspouts are maintained and cleaned to prevent overflow, especially at building entrances. Rooftop ventilation and other systems are in good repair.	B	CC
2	Landscaping/Grounds – Landscaping conforms to park standards. Noxious weeds and invasive plants are removed in coordination with the designated NPS integrated pest management coordinator and in accordance with an approved landscape plan. Grounds are continuously monitored to remove debris and trash from exterior structure areas and from shrubbery and landscaped areas. Appropriate drainage is maintained to keep water from collecting against buildings.	B	CC
3	Parking – Adequate parking spaces for automobiles, bicycles, etc., are provided. The parking area is paved and well-marked with stripes or other clearly visible method of designating spaces. Accessible spaces are prominently designated, clean, and free of refuse and obstructions. All parking areas, curbing, concrete bumpers, and driveways are well-maintained and free of excessive cracking, crumbling, holes, or unsightly repairs.	B	CC
4	Pathways, Sidewalks, Ramps, Steps and Stairs – All pathways, sidewalks, ramps, steps and stairs are unobstructed and free of debris, obstructions, snow, and ice. These surfaces are maintained in good repair, free of excessive cracking, crumbling, holes, or tripping hazards, with well-maintained hand railings.	A	LS

UPSCALE CASUAL DINING STANDARDS

5	<p>Lighting/Illumination – All entrances, pathways, sidewalks, steps, stairs, facades, and signage are adequately and appropriately illuminated so that guests can identify the building and safely navigate to it. Lighting complies with NPS Night Sky requirements. Down-lighting is preferred on tall structures or post lights. Energy efficient bulbs are used in all fixtures, if feasible.</p>	B	LS
6	<p>Public Signs – Public signs for which the concessioner is responsible are appropriately located, accurate, attractive, and well-maintained. Permanent signs are professionally designed and produced, consistent with NPS standards, and appropriate for the purpose they serve. The Superintendent has approved signs prior to installation. Temporary signs are computer-generated, framed or laminated, and professional in appearance. Exterior neon signs are not permitted.</p>	B	VS
7	<p>Site Utilities and Equipment – All service areas and equipment such as above ground tanks and HVAC systems are adequately marked and maintained in a neat and orderly manner. All service areas are well-kept with litter and debris removed.</p>	C	CC
8	<p>Garbage and Trash/Recycling/Composting – Trash containers are conveniently located and in sufficient quantity to handle the needs of the site. Dumpster drain holes are plugged to keep liquids from draining onto the site. Waste does not accumulate in trash containers to the point of overflowing. Refuse is stored in covered, waterproof receptacles which comply with all relevant construction standards (such as bear and wildlife proof), as specified by the National Park Service. All market available recyclable products are collected and recycled. Provided compost collection areas are clean and orderly. Central refuse collection sites are screened from public view.</p>	A	RP
9	<p>Loading Docks/Delivery Area – Loading docks and delivery areas are clean, well-maintained, and well-screened from public view by fencing or other material consistent with the décor of the property. Fences and walls are cleared of overgrowth. Delivery areas are kept clear of litter and other debris.</p>	B	CC
10	<p>Flags – Any national, state, or park flag displayed at an exterior location near the main entrance is in good condition and adheres to the display guidelines of the United States Flag Code. Flags are a minimum size of 3'x 5'. Any lighted flag display adheres to NPS Night Sky requirements.</p>	C	VS
11	<p>ADA Accessibility – Buildings and areas meet the requirements of the Americans with Disabilities Act and all other applicable laws related to accessibility.</p>	A	AL

UPSCALE CASUAL DINING STANDARDS

B. Dining Facility Interior			
12	Entrance/Foyer Waiting Area/Lounge/Dining Area – Restaurant entrance and waiting areas are clean and well-maintained. A distinct separation between the reception area and other areas (diners are not distracted by waiting guests) may be present. Waiting area furniture is appropriate for the size and purpose of the space, organized and uncluttered, and in a state of good repair. Chairs, lamps, tables, draperies, and other furnishings are appropriate and adequate for guests' comfort. Floors are clean and free of litter and stains. Walls and ceilings have a fresh appearance and are free of cracks, holes, and stains. Doors, windows and screens are clean, in good working condition, and sufficiently tight to prevent the entry of rodents and insects.	A	CC
13	Public Restroom – Restrooms are clean, free of litter, well-illuminated, ventilated, and maintained. Restrooms are equipped with hot and cold running water. Toilet bowls, sinks and urinals are clean, free of stains and in proper operating condition. Toilet tissue, disposable towels, or air drying devices, if provided, are available at all times. Soap is provided, unless prohibited by park wildlife management plans. Walls, floors, ceilings, mirrors, waste receptacles, chairs and other furnishings are clean and well-maintained. Women's or unisex restrooms have a covered waste receptacle in every stall for the disposal of feminine hygiene products. The disposal containers are clean and emptied at least daily. Baby changing areas are provided in both men's and women's restrooms, unless a unisex restroom is available. Quality of decorative finishes is commensurate with the facility. A cleaning inspection log is maintained and posted on the back of the access door noting time of cleaning inspection and initialed by inspector. A sign indicating that employees must wash hands before returning to work is posted.	A	CC
14	Public Signs – Interior public signs are appropriately located, accurate, attractive, and well maintained. Permanent signage are professionally prepared, consistent with NPS standards, appropriate for its intended purpose, and approved by the Superintendent prior to installation. Temporary signs (e.g. specials board, chalk boards) are upscale in design and professional in appearance.	B	VS
15	Emergency Lighting/Exit Lights/Emergency Exits – Exit lights on permanent structures are on emergency circuits and in operation at all times. Emergency exits in all areas of the facility are adequately marked and unblocked.	A	LS
16	Fire Extinguishers – Accessible fire extinguishers suitable for use on anticipated type of fires are located in each building, visibly displayed, appropriately signed with proper, up-to-date operating instructions, and visible inspection certificates or tags.	A	LS
17	Fire Alarms and Pull Boxes – Fire alarms and pull boxes are visible and accessible to guests and employees.	A	LS

UPSCALE CASUAL DINING STANDARDS

18	<p>Ventilation/Climate Control – Food and beverage seating areas have functional, climate-control thermostats, are properly ventilated, and free of unpleasant odors. Vent coverings and adjacent areas of walls and/or ceilings are cleaned regularly to prevent visible buildup. Temperature levels in public areas are set for visitor comfort. Separate temperature controls, set for employee comfort, are preferred in food preparation areas.</p>	B	VS
C. Décor and Ambiance			
19	<p>Noise Level/Music/Entertainment – Background music systems or intercom systems, if provided, are maintained in proper functioning order at all times. Live or recorded music or entertainment, if provided, is approved or appropriate for the facility and played at a level so as not to disturb guests from adjoining areas. Public area sound systems are not routinely used to page guests, except for emergencies.</p>	C	VS
20	<p>Illumination – Sufficient energy-efficient lighting, including recessed, spot, and flood lighting are complementary to the décor of the facility, integrated to the theme, and adequate for reading printed materials. All light fixtures are clean, functional and in working condition with no burned out bulbs. Lighting may be dimmer than the lighting elsewhere in the concession facilities but are not so dim as to make it difficult for guests to read menus.</p>	B	VS
21	<p>Furniture Arrangement and Condition – Tables are arranged in a manner that allows easy ingress and egress by servers, and is suitable for guests’ comfort and privacy. Furniture is high quality, well-maintained, and stable; tables are non-tip or shimmed appropriately. Cardboard, napkins, or other nonstandard shimming materials are not acceptable. Highchairs and booster seats for children are available upon request and are clean, in good working order, and appropriate safety restraints.</p>	A	CC
22	<p>Table Configuration and Sizing– The number and type of tables (e.g. four-top, two-top) is sufficient for meeting typical levels of demand and the typical range of group sizes.</p>	B	VS
23	<p>Self Service Equipment – Guest self-service equipment (e.g. appetizer/salad bars) is clean, well-maintained, and consistent with the design and theme of the restaurant. All self-serve food is shielded by sneeze guards, and hot foods are served in appropriate, covered chafing dishes.</p>	A	VS
24	<p>Printed Materials (Menus, Wine Lists) – Menus and wine lists are available in sufficient quantities, are clean, attractive, easy to read, free of penciled-in corrections and other extraneous markings, and appropriate for the facility and services provided. A copy of the menu is posted in a conspicuous location at or near the dining room entrance. Separate children’s menus are available and provided upon request.</p>	B	VS

UPSCALE CASUAL DINING STANDARDS

25	Promotion Boards/Specials – All promotion boards/specials boards are clean, attractive, decorative, legible, and thematically appropriate. Chalk promotion/specials boards are acceptable if neatly presented.	B	VS
26	Alcoholic Beverage Bottle Displays - A tasteful and thematically appropriate display of alcoholic beverage selections may be present in the entrance area. Selections should not overpower the area but displayed in an unobtrusive, design-sensitive way.	B	VS
27	Tableware/Glassware – Glassware, dishes, and other tableware are clean, unspotted, and free of discoloration, chips, and cracks. Glassware, china, and high-quality tableware and flatware match and are appropriate pieces for the menu offerings. Tableware, flatware, and glassware are consistent with the theme of the facility. Plastic tableware and/or glassware are not permitted.	A	VS
28	Table Settings – Tables are set with salt, pepper, sugar, sugar substitutes, and selected condiments. Utensils are rolled in paper or plain cloth napkins. If provided, tablecloths are appropriately sized and free of tears, rips, and stains. If tables are uncovered, table surfaces display a good quality finish and are free of rough edges. Place mats, if used instead of tablecloths, are clean and intact. Tables are minimally set with salt, pepper, sugar, and sugar substitutes. Table decorations, if used, are appropriate to the level of service and decor and do not unduly clutter the table.	B	VS
29	Interpretive Messaging – A variety of interpretive messages are used in a wide array of items, including receipts, menus, table settings, and comment cards, and are consistent with the interpretive themes of the park. All interpretive messages are approved in advance by the Superintendent.	B	VS
30	Umbrellas and Outdoor Furniture – All outdoor furniture and/or table umbrellas are designed for outdoor use, are commensurate with the décor of the facility, and secured to the ground in case of inclement weather. Adequate shading or and/or heating is provided when seasonally appropriate.	B	VS
31	Smoking Policy – No smoking is permitted inside the facility. If smoking is permitted in outside seating areas, separate smoking and non-smoking seating areas are available. Ashtrays are provided. Used ashtrays are removed and fresh, clean ashtrays are provided after each use. All smoking and non-smoking areas are clearly designated.	B	AL
32	Games and Game Equipment – Family/child appropriate entertainment material may be provided (e.g. coloring books with crayons, game sheets, or other appropriate material). Any such items are well organized, free of rips and tears, and available in sufficient quantity to accommodate demand. Materials do not affect adjacent diners with unnecessary noise, clutter, or other interference.	C	VS
D. Public Health and Food Preparation Areas			

UPSCALE CASUAL DINING STANDARDS

33	Hand Washing – Staff hand washing facilities are provided and maintained with hot and cold running water, soap, and towels or hot air drying mechanism(s). The concessioner posts hand-washing signage (e.g. “Employees Must Wash Hands Before Returning to Work”) and enforces hand washing for all food services staff.	A	LS
34	Cleanliness – Food preparation areas are kept clean and orderly. A program of routine and continuous cleaning is established to ensure cleanliness of food preparation areas including areas beneath counters, grills, stoves, refrigerators, and other kitchen equipment. Food preparation areas do not contain noticeable presence of insects, rodents, or other animals.	A	LS
35	Food Storage – Foods are properly stored at adequate temperatures. Meats and other potentially hazardous foods are not thawed at room temperatures but within refrigeration units or under cold, running water, or cooked frozen. Food are appropriately labeled and dated, and properly covered and/or wrapped. Prepared foods waiting to be delivered from the kitchen to wait staff do not sit for lengthy periods of time (i.e., greater than one minute).	A	LS
36	Cleaning Supplies and Equipment – Cleaning supplies and other equipment are properly marked and safely stored. Cleaning supplies and other chemicals are not stored above food/drink products or food/drink contact areas.	A	LS
37	Cooking/Refrigeration Equipment and Walk-Ins – All equipment used to serve, cook, or store food are clean and well-maintained. All equipment lighting and dials function properly. Each refrigeration unit features at least one fixed or interior thermometer that is conspicuous and accurate to within 3° F.	A	LS
38	Beverage Equipment – Beverage-dispensing lines and equipment are flushed out regularly and appropriately treated to eliminate lime buildup. A log documenting the dates of beverage line flushing and treatment is kept and provided to the NPS upon request.	B	CC
39	Ware Washing Sinks – All three-compartment ware-washing sinks are sized to hold at least 50% of the items being washed and arranged to wash with warm soapy water, clean water rinse, and sanitizer solution. Testing equipment and materials used to adequately measure the applicable sanitization method is produced upon NPS request.	A	LS
40	Grease Traps/Grill Hoods – Grease traps and grill hoods are inspected monthly and cleaned on an appropriate frequency based on use. Fire suppression systems on grill hoods are tested according to local fire regulations and bear visible inspection certificates and/or tags. Cleaning logs are kept up-to-date and are available onsite.	A	LS
41	First Aid Kit – A standard, 24-unit first aid kit is available and readily accessible for emergency use. First aid kits are stored away from food or food contact areas. First aid kits remain fully stocked and do not contain contents that are out-of-date per manufacturer label.	A	LS

UPSCALE CASUAL DINING STANDARDS

42	Employment Regulations – Employment regulation signs (e.g. OSHA job safety and health posters) are prominently displayed in a high-traffic employee area.	C	AL
43	Certificates – Current health and food safety inspection certificate are prominently displayed.	C	AL
OPERATIONAL STANDARDS			
A. Service			
44	Hours of Operation – All facilities and services are operated in accordance with the specified and posted hours of operation. Hours of operation are prominently displayed at each facility in a high-traffic area and posted in such manner as to be easily visible to the public.	B	VS
45	Reservations – Reservation service is provided by the concessioner through telephone and/or Internet are highly encouraged. Reservations need not be confirmed. Any pagers used to alert waiting guests buzz/vibrate discreetly.	B	VS
46	Initial Greeting and Seating – Acknowledgment of guest arrival is prompt, polite, and friendly. Guests are provided with an expected wait time as appropriate. Assisted seating by designated host/hostess is required and menu(s) are presented at time of seating. Guests are seated within 5-10 minutes of their reservation time.	A	VS
47	Wait Services – All wait staff are fully trained and possess in-depth knowledge of all menu food and beverage items including promotions and specials. Customers are greeted within 5 minutes of time seated. Water and accompaniments are offered and appropriately refilled. Wait staff returns to each table at least once after the drink or food items are served to inquire about guest satisfaction and check that special requests are filled properly.	A	VS
48	Food Delivery – Food is delivered in a timely, organized, and complete fashion. All guests at a table are served together. All ordered items and special requests are delivered together as appropriate. Tray service is preferred.	A	VS
49	Bus Service – Tables, chairs, and floors are bussed after each course and seating. Tables are promptly and appropriately reset after each seating.	B	VS
50	Leftover Food To-Go Requests (“Doggy Bag”) – To-go service is provided upon request. Styrofoam containers are not permitted. Wait staff transfers food items or allows guest to transfer food items into provided containers.	C	VS
51	Payment/Departure/Guest Checks – Guest checks are discreetly presented in a folder upon completion of the meal or upon request. The guest check clearly states the cost of each food and/or drink item and is accurately totaled. An accurate, itemized receipt is provided. Individual guest checks are provided upon request.	A	VS

UPSCALE CASUAL DINING STANDARDS

52	Payment Methods – The concessioner honors credit cards to include, but not limited, to MasterCard, Visa, American Express, and Discover. Debit cards and other forms of payment including but not limited to travelers’ checks, personal checks, and gift cards may be accepted at its discretion or at the direction of the Service.	B	VS
53	Seating Capacity – Local fire regulations regarding seating capacities and notification requirements are adhered to.	A	AL
54	Outside Dining – Tables are cleared promptly after guests’ departure to prevent the attraction of animals or pests. Trash receptacles are regularly emptied and food or drink spills are promptly cleaned to prevent the attraction of wildlife. If required, signage regarding prohibitions on wildlife feeding is conspicuously posted.	A	RP
55	Tray Stands – Tray stands are discreetly stored and promptly removed from tables after use.	C	CC
56	Refilling and Cleaning of Table Items – All table accoutrements that can be refilled per manufacturer labeling are refilled and cleaned between service periods.	C	VS
B. Food/Appetizers/Beverages			
57	Presentation – Food and appetizers are presented creatively with attention to food placement and design. Food is free of discoloration and does not intermingle on plates unless it is part of the presentation. Sides are appropriately paired with entrees to promote a pleasing display; items do not hang over the edge of the plate. Garnishes, fruits, and vegetables are attractive and fresh.	A	VS
58	Temperature – Food and beverages, particularly wine, is served at the correct temperatures customarily used in the food and beverage industry. The evaluator uses reasonable judgment in determining compliance with this requirement.	A	VS
59	Ingredients – Food is prepared with ingredients that reflect the regional and market availability of locally grown, fresh, and environmentally friendly products. Food is prepared with limited use of prepackaged and convenience items. All food advertised on the menu is purchased and prepared according to Food and Drug Administration food code requirements; meat products are USDA minimum "Select" grade. Every meat and poultry item bears a Federal inspection stamp. Dairy products, produce, dry food stores, and canned goods meet USDA Grade A or equivalent standards. Food grade need not be stated on menus.	A	VS
60	Organic, Local, Seasonal, Healthful, and Other Sources – Food is obtained from regulated or inspected producers. If necessary, farmer’s markets may be used as a source of produce to supplement commercial supplies with local, seasonal, or hard-to-find produce items. All produce is derived from commercial (inspected) supplies or are inspected by a qualified source.	A	VS

UPSCALE CASUAL DINING STANDARDS

61	<p>Menu Item Availability and Advisories – Menus provide a reasonable variety and some moderately priced items or entrees for the type of facility. Menus include items for dieters and “health-conscious” guests. A separate children's menu is provided upon request. Food and drink items listed on menus are available during the entire serving period, except for nightly specialty items, which may have a more limited inventory. The wait staff proactively communicates the unavailability of any menu item(s) to guests and makes appropriate recommendation(s) for substitution(s). Menus include an advisory for raw or undercooked animal-based foods (e.g., “Consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of food-borne illness”), and requests that guests alert wait staff to any food allergies or special dietary needs. Menu descriptions are consistent with the ingredients.</p>	B	VS
62	<p>Returned Menu Items – If a guest refuses or returns a menu item, wait staff promptly and courteously acknowledges the request, provides a time estimate for an alternative or a replacement, and checks with the guest after re-delivery to determine if the item meets with the guest's satisfaction.</p>	B	VS
63	<p>Core Menu – All establishments offer a core menu.</p>	A	VS
64	<p>Prepared to Order – Entrees are typically made from scratch and customarily cooked to order. Typical entrée items (e.g. egg and meat dishes) are prepared according to the diner's wishes.</p>	B	VS
65	<p>Self-Services – Guest self-services include breakfast, salad, soup, and dessert bars and have the appropriate amounts and types of items. Food items are fresh, appropriately garnished and presented, properly compartmentalized, free of discoloration, served to proper temperature, and continually restocked. All food items are clearly marked with typed labels to convey a clear understanding and reference of the menu item. Guests are provided with a clean plate each time they go through a self-serve line.</p>	A	VS
66	<p>Beverage Presentation and Temperatures – Beverages are served in the correct type of glass with the garnish (e.g. lemon, lime, celery stick, etc.) customarily used in the food and beverage industry. The wait staff offers refills to guests. Beverages, particularly wine, are served at the temperatures customarily used in the food and beverage industry.</p>	B	VS
67	<p>Wine Service – If bottled wine is ordered, wait staff pours a small amount for the person ordering to taste, and waits for approval before filling guest's glasses. When wine bottles are emptied, wait staff inquires if additional/different wine is desired. Guests typically refill own wine glasses after initial pouring by wait staff.</p>	B	VS
68	<p>Liquor Laws – All applicable Federal, state, and local laws concerning liquor sales and service are observed. The concessioner discreetly verifies the age of any guest who appears to be fewer than 10 years older than the legally established drinking age.</p>	A	AL

UPSCALE CASUAL DINING STANDARDS

69	On Premises Sales/Consumption – Any purchased alcoholic beverages sold are consumed onsite. No packaged alcohol sales are permitted. All alcoholic beverages are served by the glass or bottle; pitchers are not permitted.	A	AL
C. Personnel			
70	Staffing Levels – All food and beverage services are properly staffed so as to prevent undue delays in service. In determining what constitutes undue delay, consideration is given to the kinds and types of services rendered, and which situations or conditions are beyond the concessioner’s control (e.g. unanticipated influxes of guests, facility or equipment breakdowns, or sudden weather changes). The reasonableness of the delay, based on the above is the determining factor. Wait staff proactively informs guests of any anticipated delays and promptly explains any unanticipated delays.	A	VS
71	Employee Attitude – Each employee projects a friendly, hospitable, helpful, positive attitude and is capable and willing to answer guests' questions (about both job and general park information). Additionally, employees are proactive in solving guest issues, ensuring guest satisfaction, and anticipating guests’ needs.	A	VS
72	Employee Appearance – Each employee wears a uniform or name tag identifying them as a concession employee. The uniform is commensurate with the type of service provided. Employees present a neat, clean, and otherwise attractive professional appearance.	A	VS
73	Employee Training Programs –An active training program for all employees for the development of necessary skills and techniques is provided for all employees. These sessions stress work performance and, as appropriate to the position, also includes technical training for specific equipment, first aid, AED, fire and life safety (e.g. CPR and Heimlich maneuver), alcoholic beverages, product and service presentation, cleanliness, employee attitudes, NPS philosophy and policy and any other training requirements. Performance is indicative of good training.	A	VS
74	Management Availability – A manager and/or other key personnel is available in the food service facility during all operating hours, and, if required, are food-safety certified by an appropriate state or nationally accredited training program.	A	VS
75	Staff Meal Hours – Employee meal and coffee breaks do not interfere with serving the public. A specific employee break area is designated, which may be located within the public dining area, provided that the break area is discreet and is located away from the public seating area.	B	VS
D. Rates			
76	Approved Rates – All rates charged do not exceed those approved by the Superintendent. These rates are verified against the specific approved, service, quality, price or other such criteria.	A	VS

EXHIBIT C**NONDISCRIMINATION****SEC. 1 REQUIREMENTS RELATING TO EMPLOYMENT AND SERVICE TO THE PUBLIC****(a) Employment**

During the performance of this Contract the Concessioner agrees as follows:

(1) The Concessioner will not discriminate against any employee or applicant for employment because of race, color, religion, sex, age, national origin, or disabling condition. The Concessioner will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, age, national origin, or disabling condition. Such action shall include, but not be limited to, the following: Employment upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Concessioner agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Secretary setting forth the provision of this nondiscrimination clause.

(2) The Concessioner will, in all solicitations or advertisements for employees placed by on behalf of the Concessioner, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, age, national origin, or disabling condition.

(3) The Concessioner will send to each labor union or representative of workers with which the Concessioner has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the Secretary, advising the labor union or workers' representative of the Concessioner's commitments under Section 202 of Executive Order No. 11246 of September 24, 1965, as amended by Executive Order No. 11375 of October 13, 1967, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(4) Within 120 days of the commencement of a contract every Government contractor or subcontractor holding a contract that generates gross receipts which exceed \$50,000 and having 50 or more employees shall prepare and maintain an affirmative action program at each establishment which shall set forth the contractor's policies, practices, and procedures in accordance with the affirmative action program requirement.

(5) The Concessioner will comply with all provisions of Executive Order No. 11246 of September 24, 1965, as amended by Executive Order No. 11375 of October 13, 1967, and of the rules, regulations, and relevant orders of the Secretary of Labor.

(6) The Concessioner will furnish all information and reports required by Executive Order No. 11246 of September 24, 1965, as amended by Executive Order No. 11375 of October 13, 1967, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to the Concessioner's books, records, and accounts by the Secretary of the Interior and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

(7) In the event of the Concessioner's noncompliance with the nondiscrimination clauses of this Contract or with any of such rules, regulations, or orders, this Contract may be canceled, terminated or suspended in whole or in part and the Concessioner may be declared ineligible for further Government concession contracts in accordance with procedures authorized in Executive Order No. 11246 of September 24, 1965, as amended by Executive Order No. 11375 of October 13, 1967, and such other sanctions may be imposed and remedies invoked as provided in Executive Order No. 11246 of September 24, 1965, as amended by Executive Order No. 11375 of October 13, 1967, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

(8) The Concessioner will include the provisions of paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order No. 11246 of September 24, 1965, as amended by Executive Order No. 11375 of October 13, 1967, so that such provisions will be binding upon each subcontractor or vendor. The Concessioner will take such action with respect to any subcontract or purchase order as the Secretary may direct as a means of enforcing such provisions, including sanctions for noncompliance: Provided, however, that in the event the Concessioner becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the Secretary, the Concessioner may request the United States to enter into such litigation to protect the interests of the United States.

(b) Construction, Repair, and Similar Contracts

The preceding provisions A(1) through A(8) governing performance of work under this Contract, as set out in Section 202 of Executive Order No. 11246 of September 24, 1965, as amended by Executive Order No. 11375 of October 13, 1967, shall be applicable to this Contract, and shall be included in all contracts executed by the Concessioner for the performance of construction, repair, and similar work contemplated by this Contract, and for that purpose the term "Contract" shall be deemed to refer to this instrument and to contracts awarded by the Concessioner and the term "Concessioner" shall be deemed to refer to the Concessioner and to contractors awarded contracts by the Concessioner.

(c) Facilities

(1) Definitions: As used herein:

- (i) Concessioner shall mean the Concessioner and its employees, agents, lessees, sublessees, and contractors, and the successors in interest of the Concessioner;
- (ii) Facility shall mean any and all services, facilities, privileges, accommodations, or activities available to the general public and permitted by this agreement.

(2) The Concessioner is prohibited from:

- (i) publicizing facilities operated hereunder in any manner that would directly or inferentially reflect upon or question the acceptability of any person because of race, color, religion, sex, age, national origin, or disabling condition;
- (ii) discriminating by segregation or other means against any person.

SEC. 2 ACCESSIBILITY

Title V, Section 504, of the Rehabilitation Act of 1973, as amended in 1978, requires that action be taken to assure that any "program" or "service" being provided to the general public be provided to the highest extent reasonably possible to individuals who are mobility impaired, hearing impaired, and visually impaired. It does not require architectural access to every building or facility, but only that the service or program can be provided somewhere in an accessible location. It also allows for a wide range of methods and techniques for achieving the intent of the law, and calls for consultation with disabled persons in determining what is reasonable and feasible.

No handicapped person shall, because a Concessioner's facilities are inaccessible to or unusable by handicapped persons, be denied the benefits of, be excluded from participation in, or otherwise be subjected to discrimination under any program or activity receiving Federal financial assistance or conducted by any Executive agency or by the U.S. Postal Service.

(a) Discrimination Prohibited

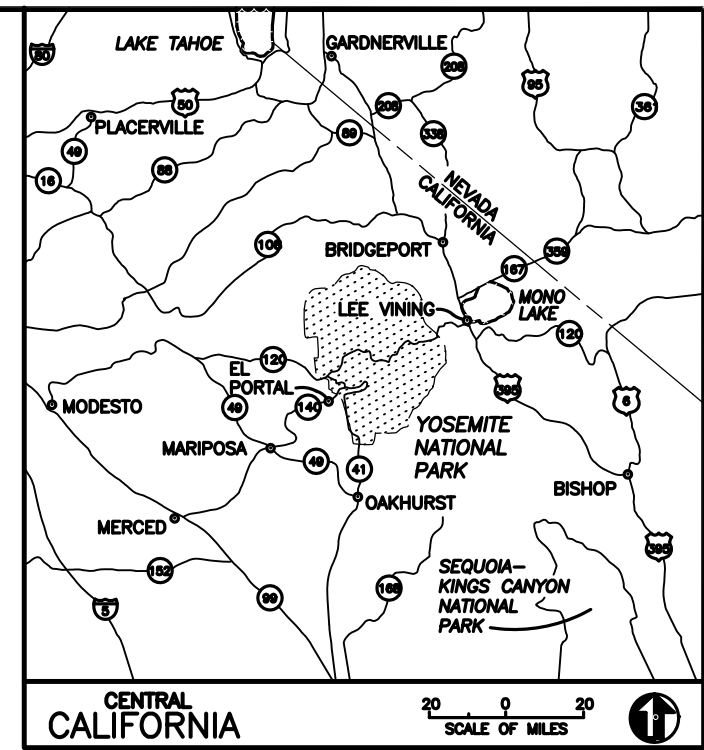
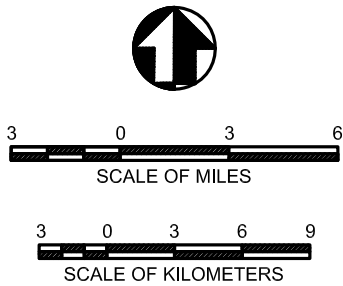
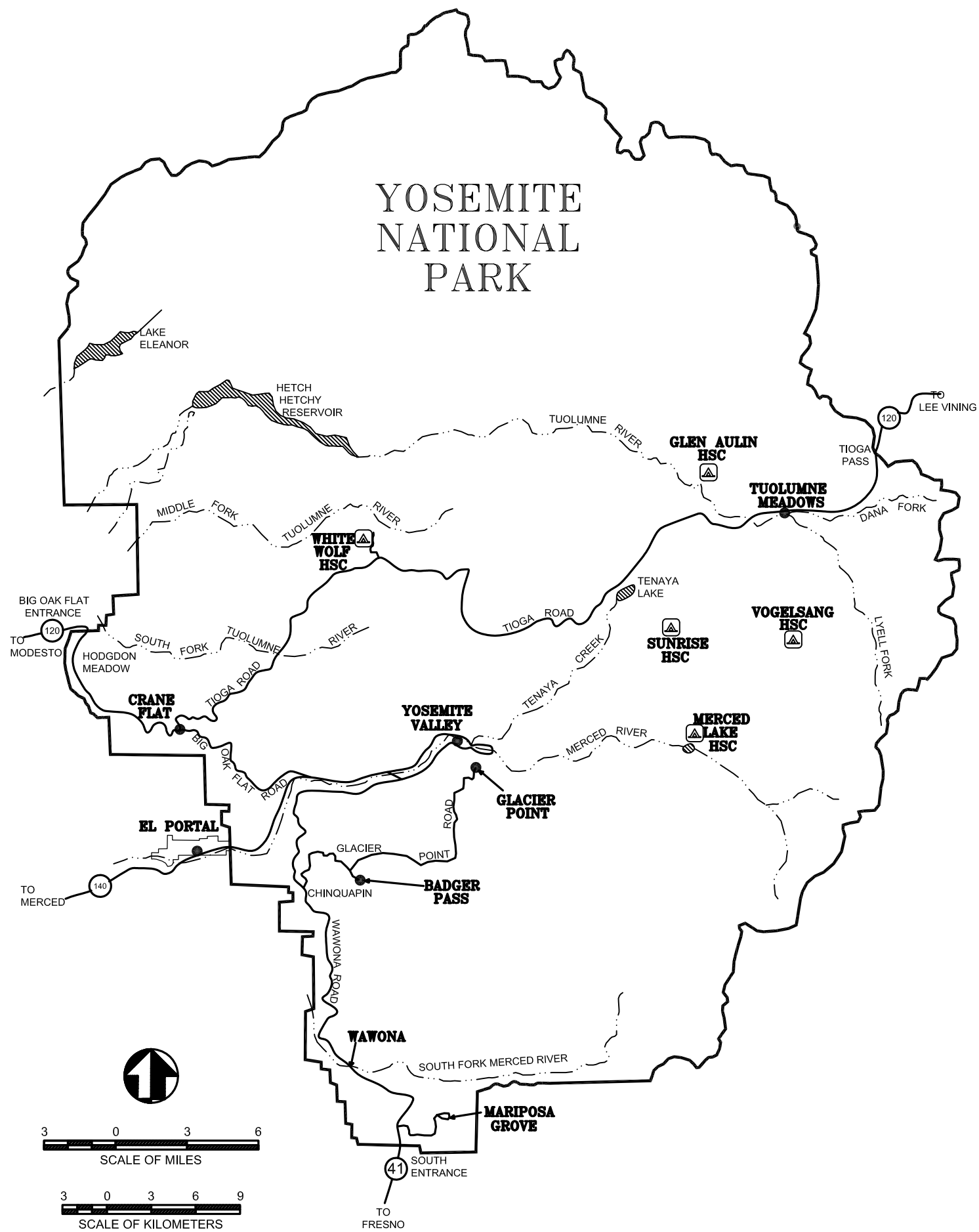
A Concessioner, in providing any aid, benefit, or service, may not directly or through contractual, licensing, or other arrangements, on the basis of handicap:

- (1) Deny a qualified handicapped person the opportunity to participate in or benefit from the aid, benefit, or service;
- (2) Afford a qualified handicapped person an opportunity to participate in or benefit from the aid, benefit, or service that is not equal to that afforded others;
- (3) Provide a qualified handicapped person with an aid, benefit, or service that is not as effective as that provided to others;
- (4) Provide different or separate aids, benefits, or services to handicapped persons or to any class of handicapped persons unless such action is necessary to provide qualified handicapped persons with aid, benefits, or services that are as effective as those provided to others;
- (5) Aid or perpetuate discrimination against a qualified handicapped person by providing significant assistance to an agency, organization, or person that discriminates on the basis of handicap in providing any aid, benefit, or service to beneficiaries of the recipient's program;
- (6) Deny a qualified handicapped person the opportunity to participate as a member of planning or advisory boards; or
- (7) Otherwise limit a qualified handicapped person in the enjoyment of any right, privilege, advantage, or opportunity enjoyed by others receiving an aid, benefit, or service.

(b) Existing Facilities

A Concessioner shall operate each program or activity so that the program or activity, when viewed in its entirety, is readily accessible to and usable by handicapped persons. This paragraph does not require a Concessioner to make each of its existing facilities or every part of a facility accessible to and usable by handicapped persons.

YOSEMITE NATIONAL PARK



NOTE:
 Some buildings and/or features may not be to scale. All site improvements shown are approximate; other site improvements are not shown. It is the responsibility of the concessioner to locate and field verify all site improvements including underground utilities and perform maintenance in accordance with the Concession Contract.

CONCESSIONER LAND ASSIGNMENT MAPS YOSEMITE NATIONAL PARK

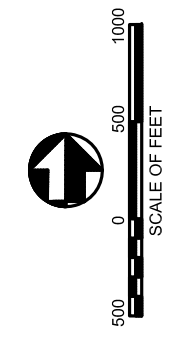
INDEX OF SHEETS

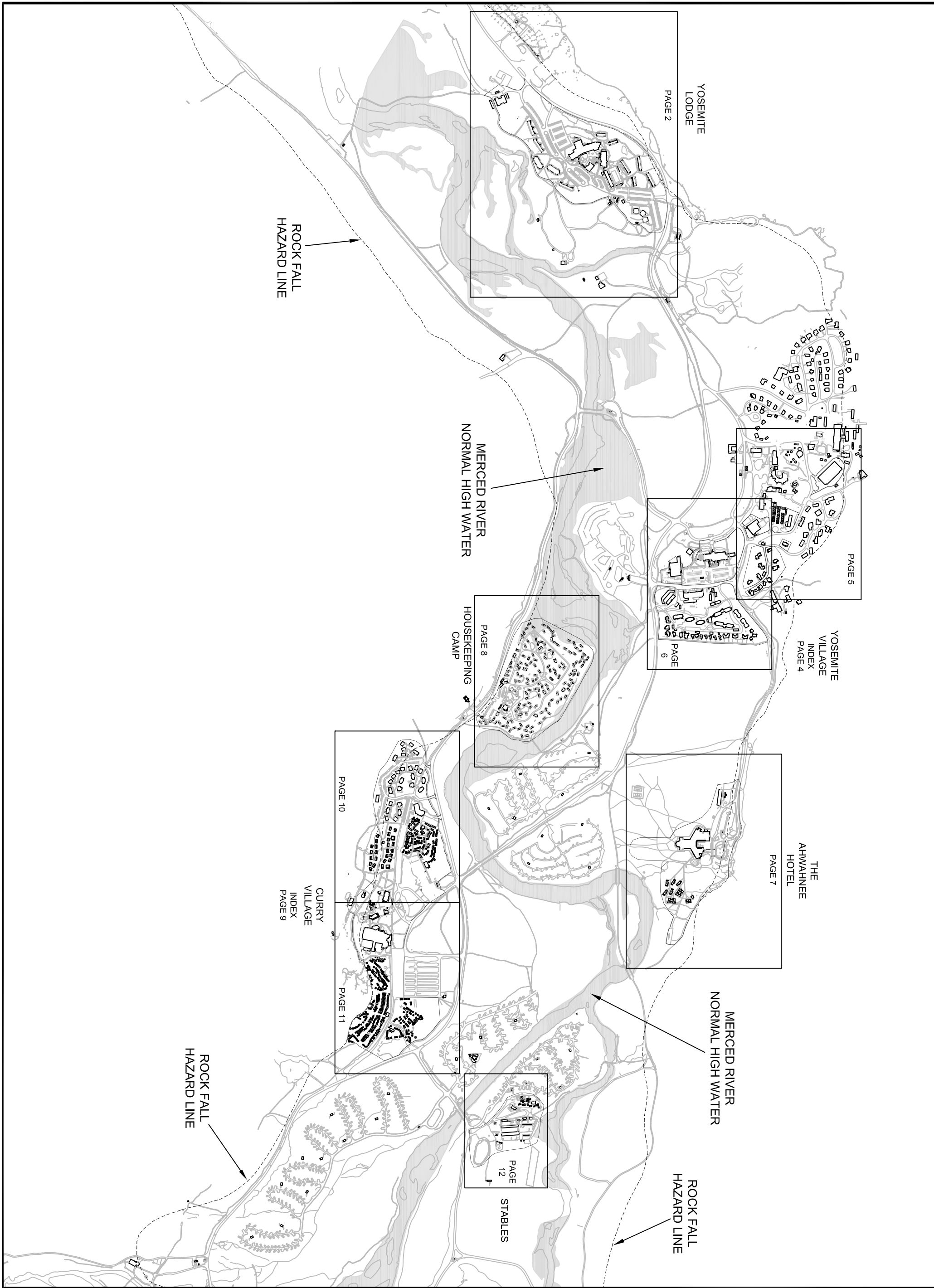
PAGE(S)	TITLE
1	COVER SHEET
2-12	YOSEMITE VALLEY
13-17	WAWONA
18-21	TUOLUMNE MEADOWS
22-23	BADGER PASS
24	GLACIER POINT
25	CRANE FLAT
26-27	EL PORTAL
28	WHITE WOLF HIGH SIERRA CAMP (HSC)
29	GLEN AULIN HSC
30	MAY LAKE HSC
31	MERCED LAKE HSC
32	SUNRISE HSC
33	VOGELSANG HSC

CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET
 CONCESSIONER LAND ASSIGNMENT MAPS
 LOCATION WITHIN PARK
 YOSEMITE NATIONAL PARK

SHEET 1 OF 33
 DATE: 5/2014





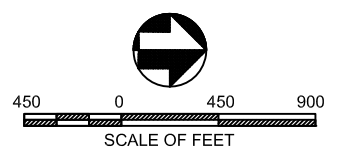
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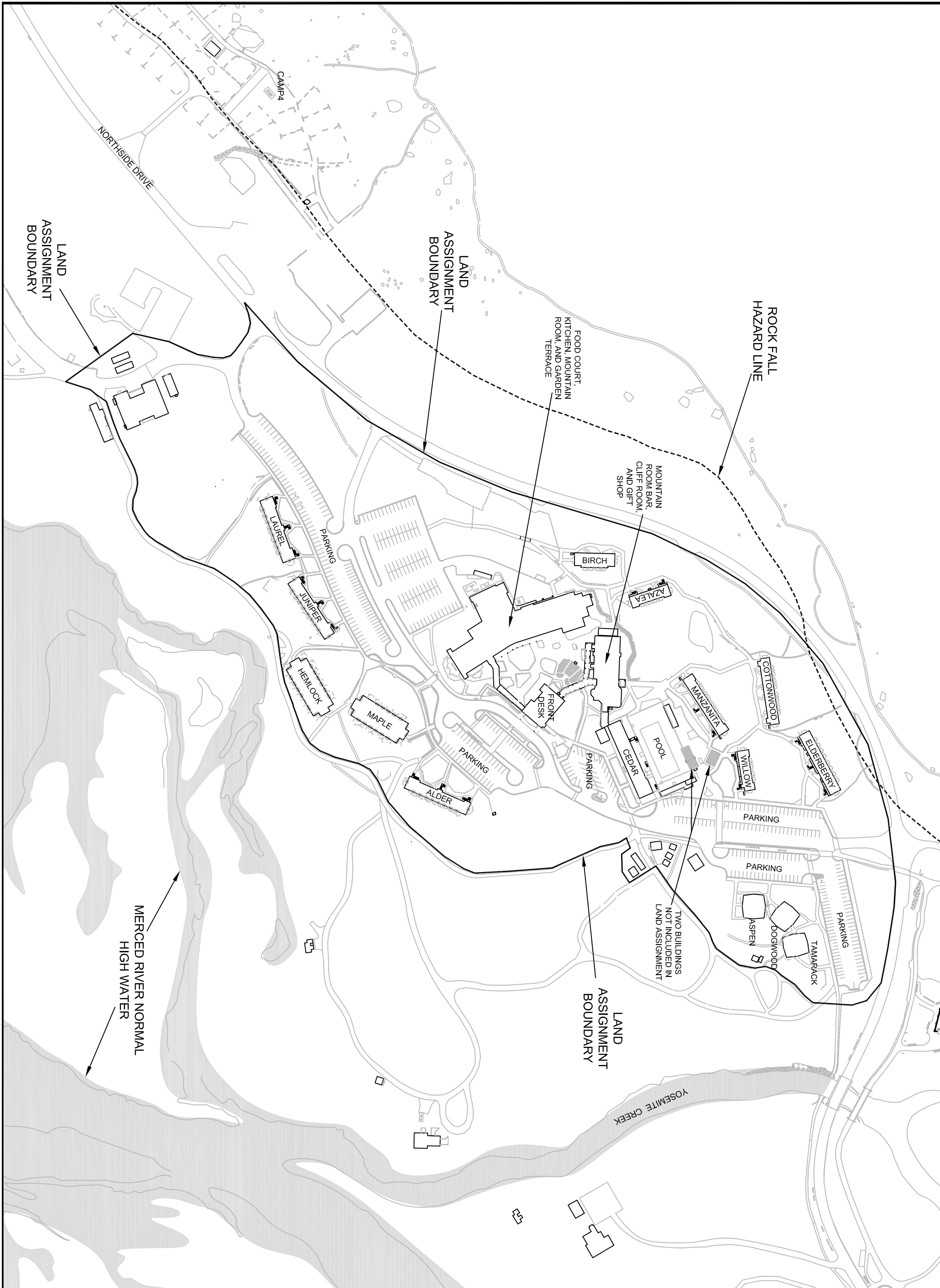
TITLE OF SHEET
LAND ASSIGNMENT INDEX MAP
 LOCATION WITHIN PARK
YOSEMITE VALLEY

SHEET
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 OF 33

DATE: 5/2014

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CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET
LAND ASSIGNMENT MAP
 LOCATION WITHIN PARK
YOSEMITE LODGE
YOSEMITE VALLEY

SHEET

3

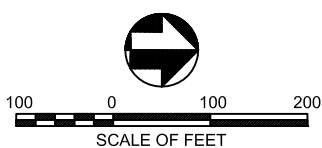
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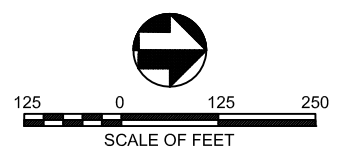
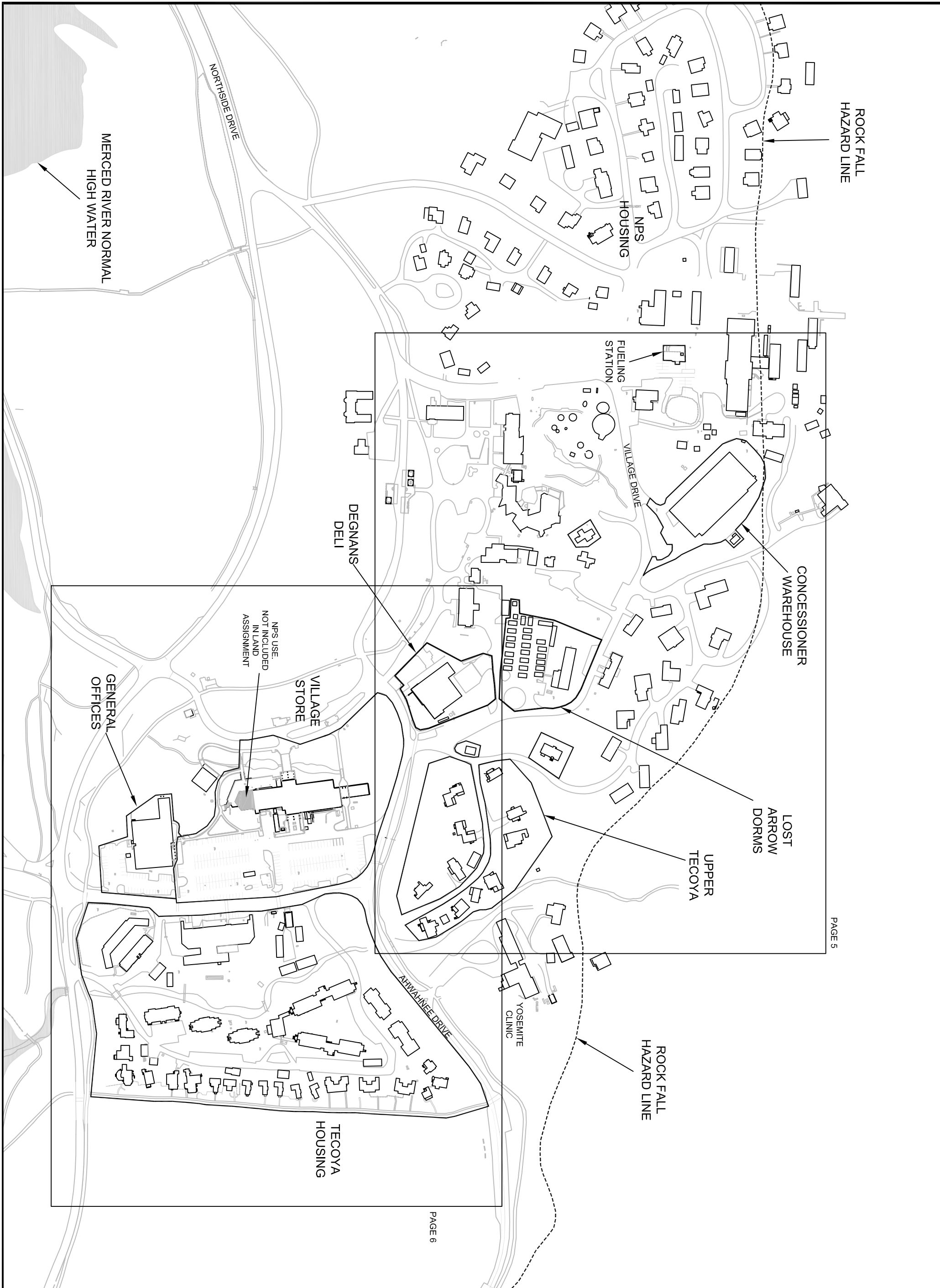
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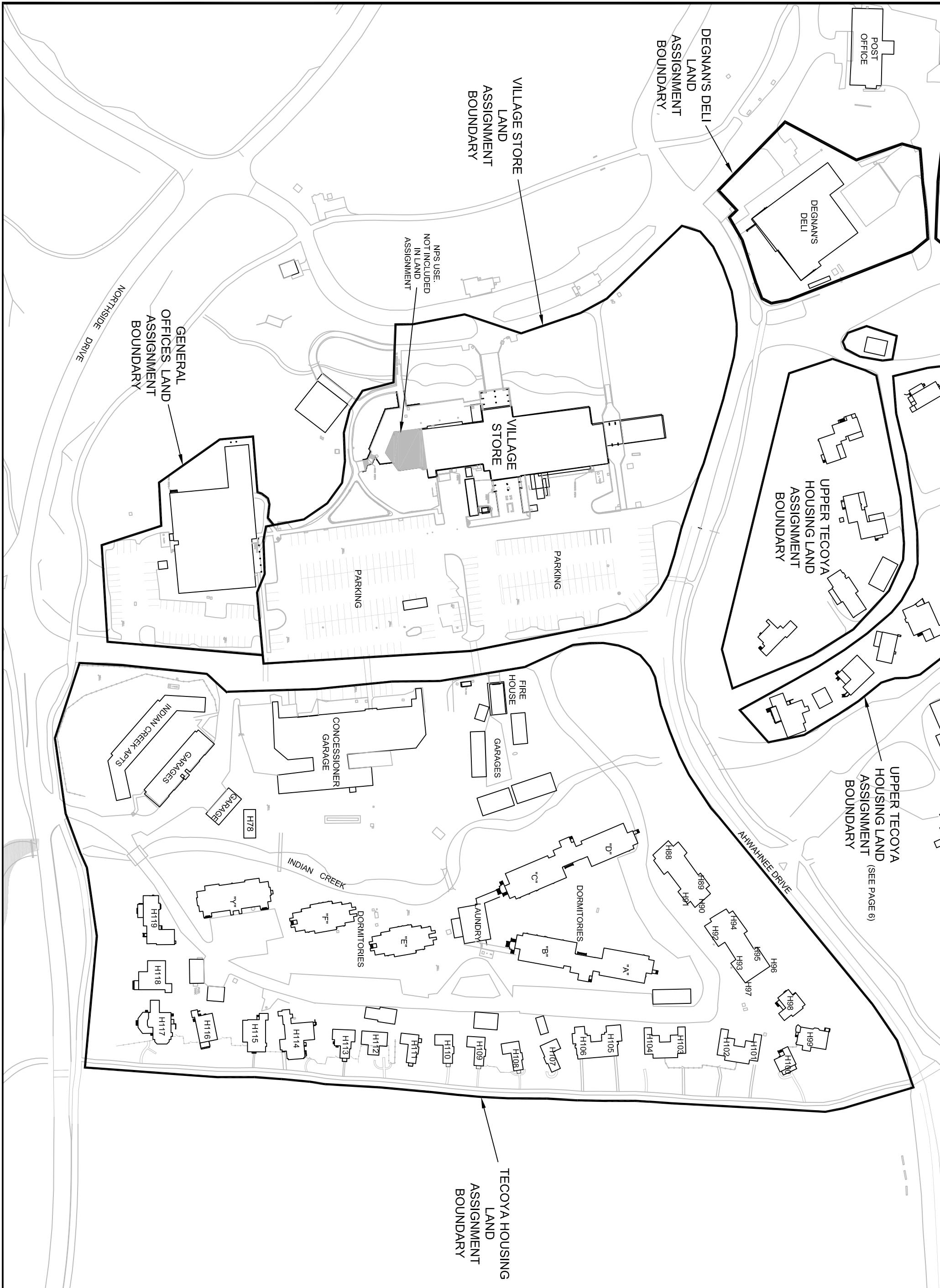


CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET
LAND ASSIGNMENT INDEX MAP
 LOCATION WITHIN PARK
YOSEMITE VILLAGE
YOSEMITE VALLEY

SHEET
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 OF 33
 DATE:
 5/2014

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CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET
LAND ASSIGNMENT MAP
 LOCATION WITHIN PARK
TECOYA HOUSING AND VILLAGE STORE
 YOSEMITE VALLEY

SHEET

5

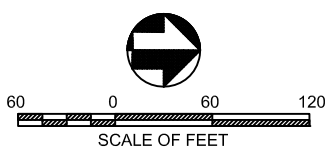
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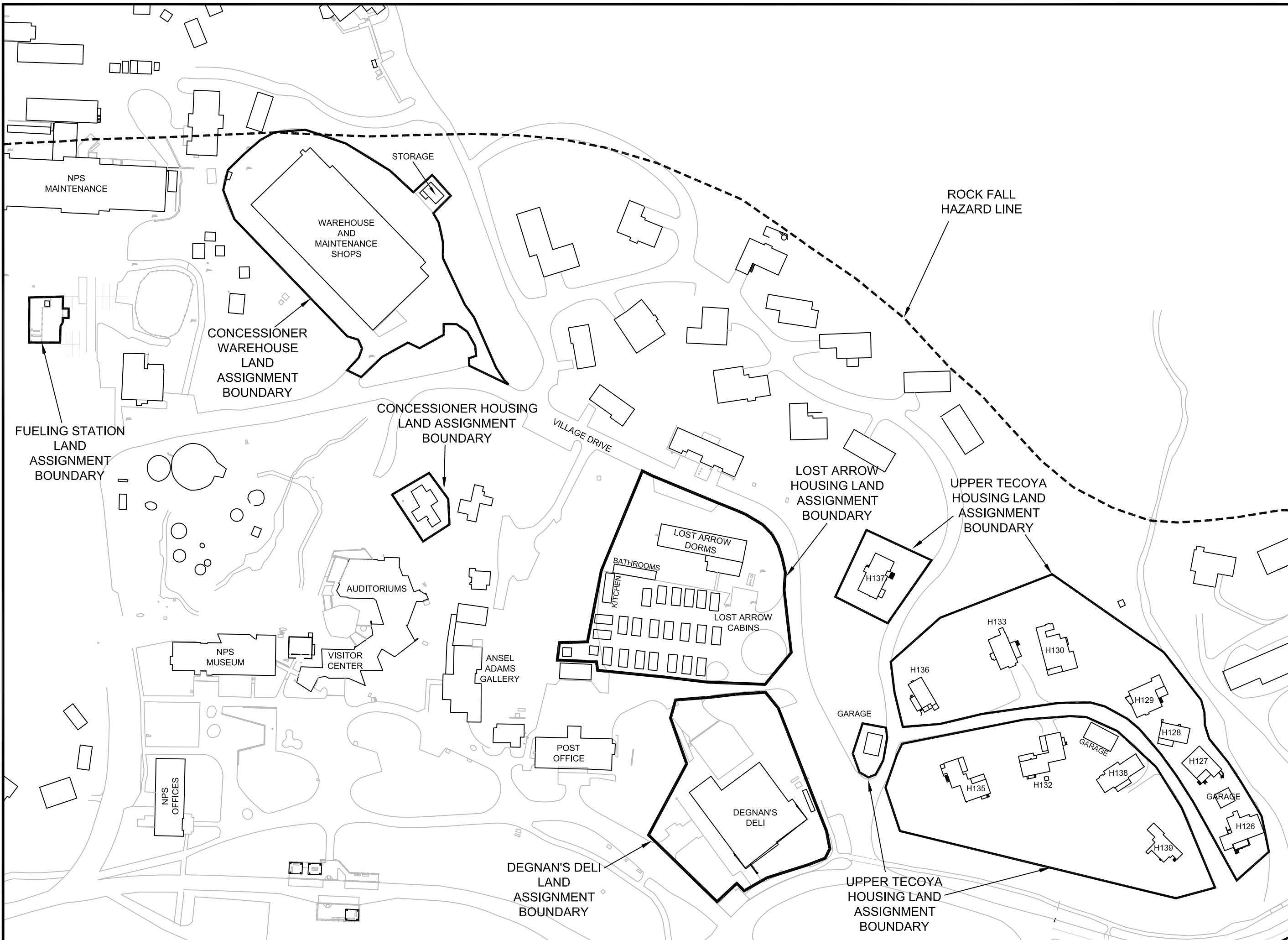
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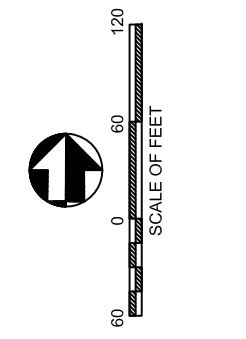


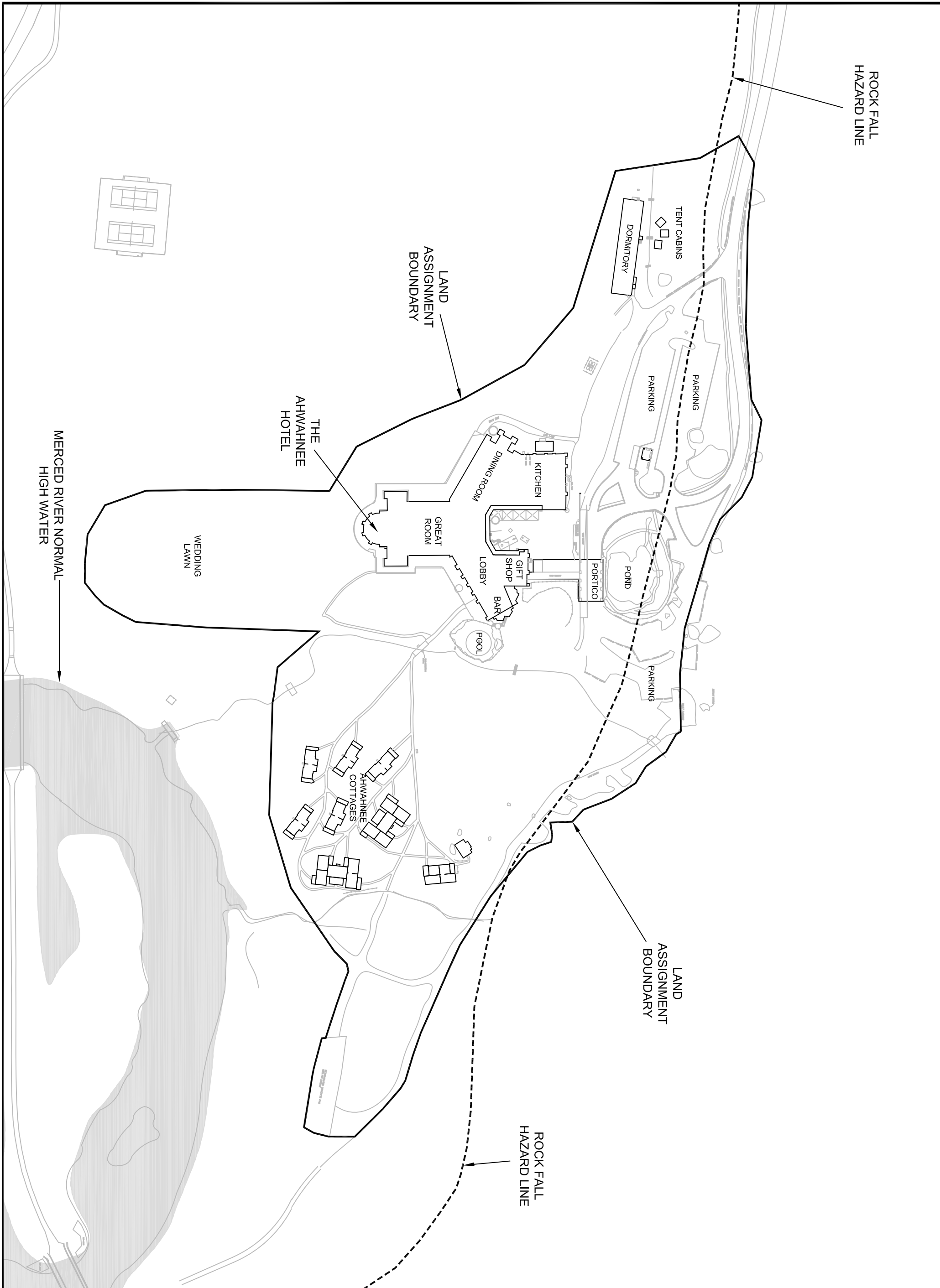
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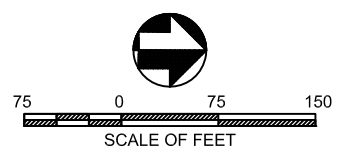
TITLE OF SHEET
LAND ASSIGNMENT MAP
 LOCATION WITHIN PARK
 UPPER TECOYA AND LOST ARROW HOUSING AND VILLAGE STORE - YOSEMITE VALLEY

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 DATE: 5/2014





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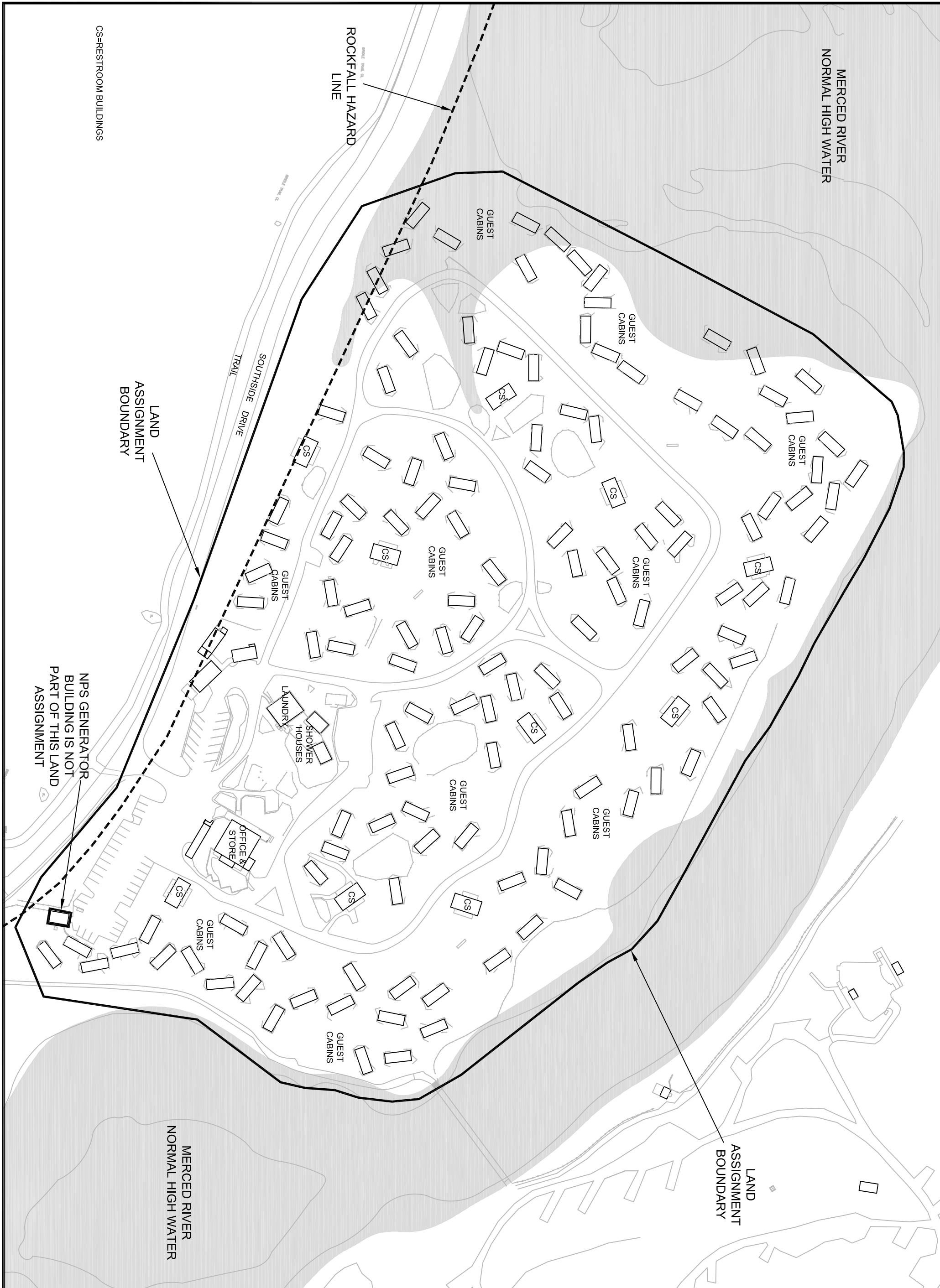


TITLE OF SHEET
LAND ASSIGNMENT MAP
 LOCATION WITHIN PARK
THE AHWAHNEE HOTEL
YOSEMITE VALLEY

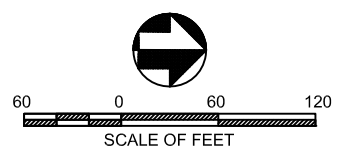
SHEET
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 OF 33

DATE: 5/2014

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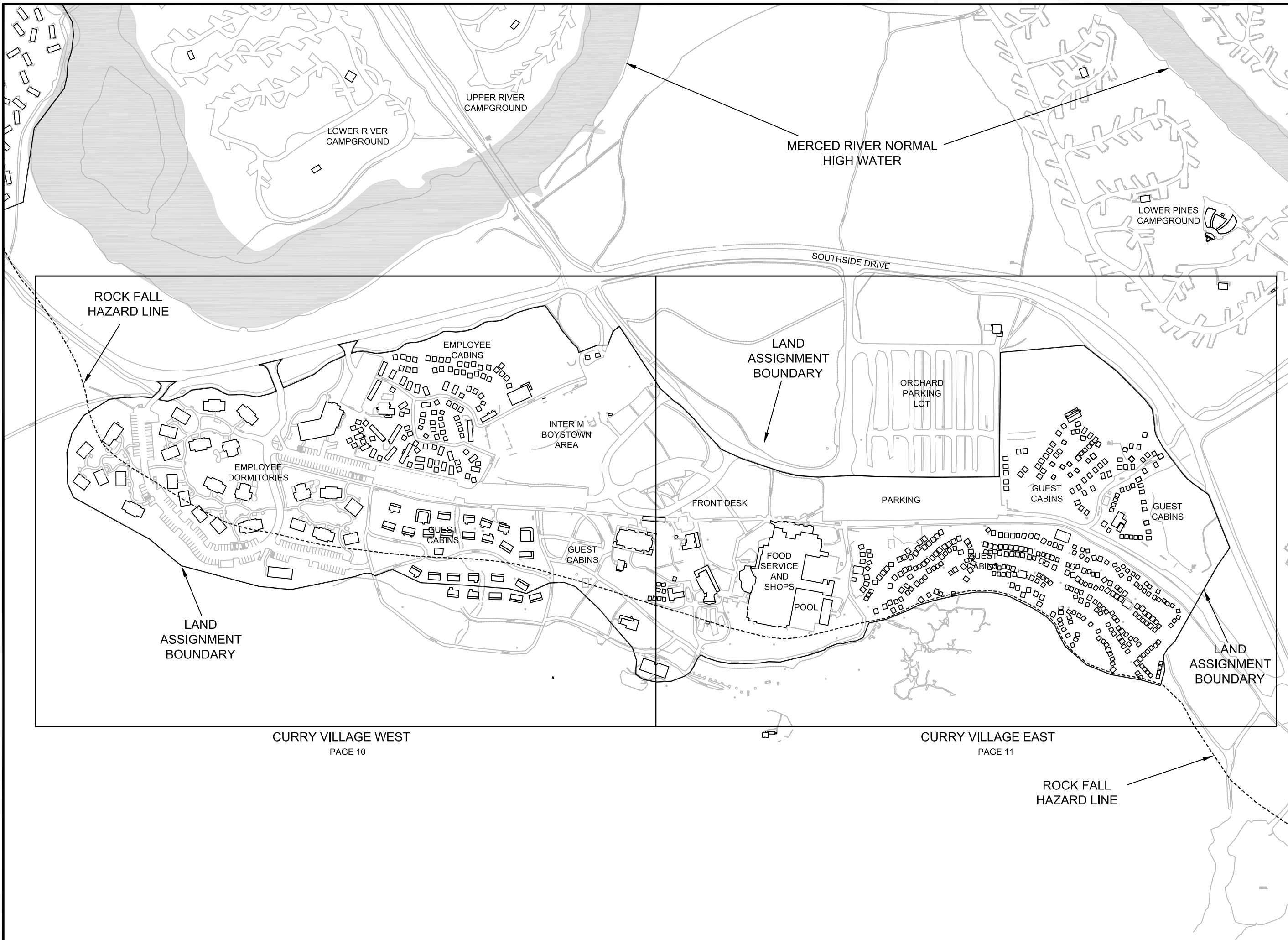
CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY



TITLE OF SHEET
LAND ASSIGNMENT MAP
 LOCATION WITHIN PARK
HOUSEKEEPING CAMP
YOSEMITE VALLEY

SHEET
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 OF 33
 DATE: 5/2014

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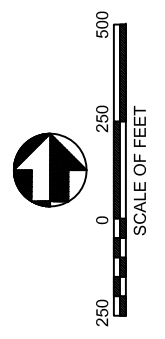
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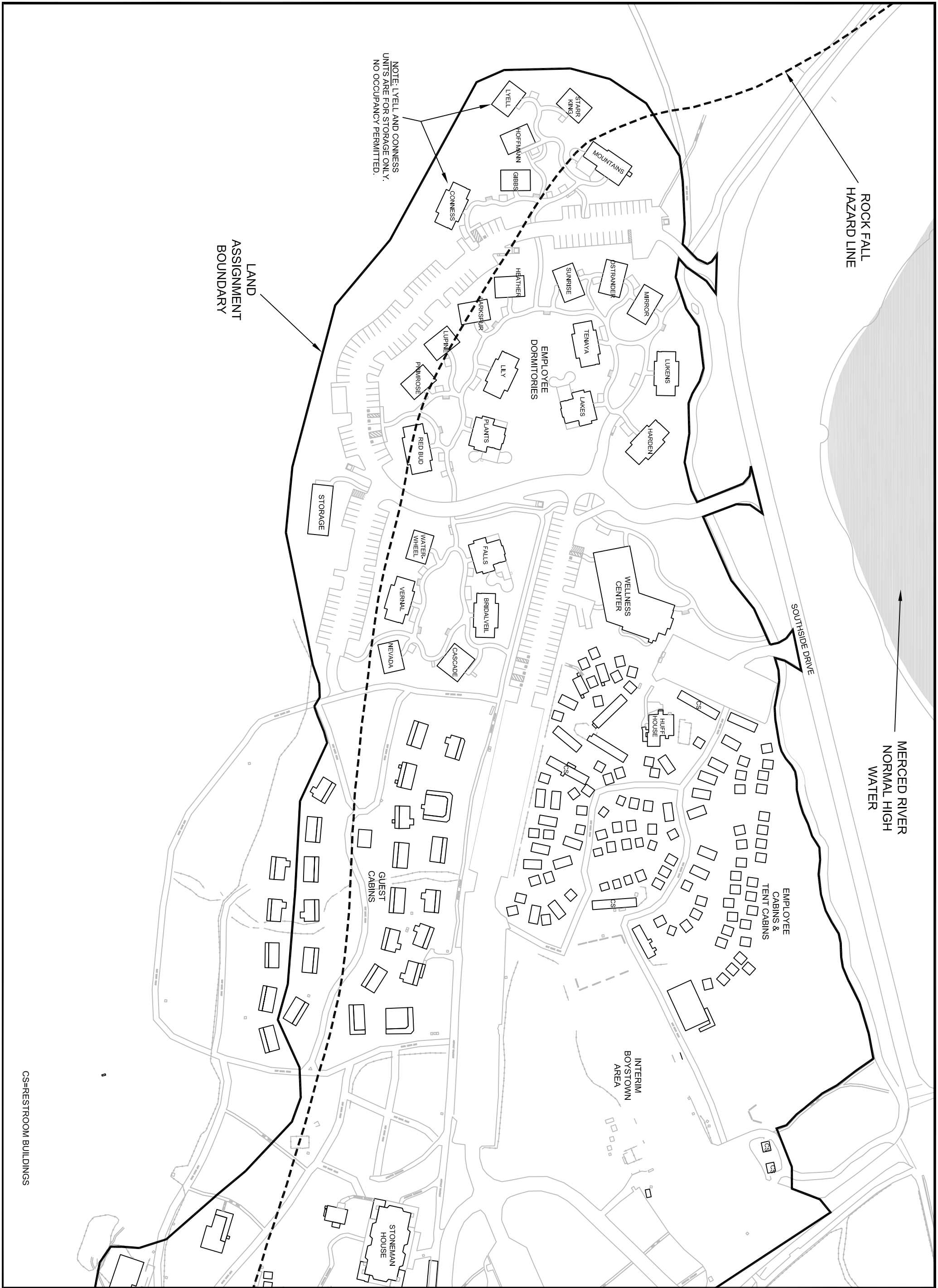
TITLE OF SHEET
LAND ASSIGNMENT MAP
 LOCATION WITHIN PARK
CURRY VILLAGE
YOSEMITE VALLEY

SHEET **9** OF **33**
 DATE: 5/2014

CURRY VILLAGE WEST
 PAGE 10

CURRY VILLAGE EAST
 PAGE 11





NOTE: LYELL AND CONNESS UNITS ARE FOR STORAGE ONLY. NO OCCUPANCY PERMITTED.

LAND ASSIGNMENT BOUNDARY

ROCK FALL HAZARD LINE

MERCED RIVER NORMAL HIGH WATER

SOUTHSIDE DRIVE

INTERIM BOYSTOWN AREA

CS=RESTROOM BUILDINGS

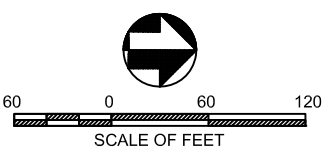
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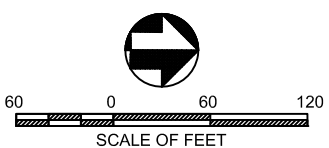
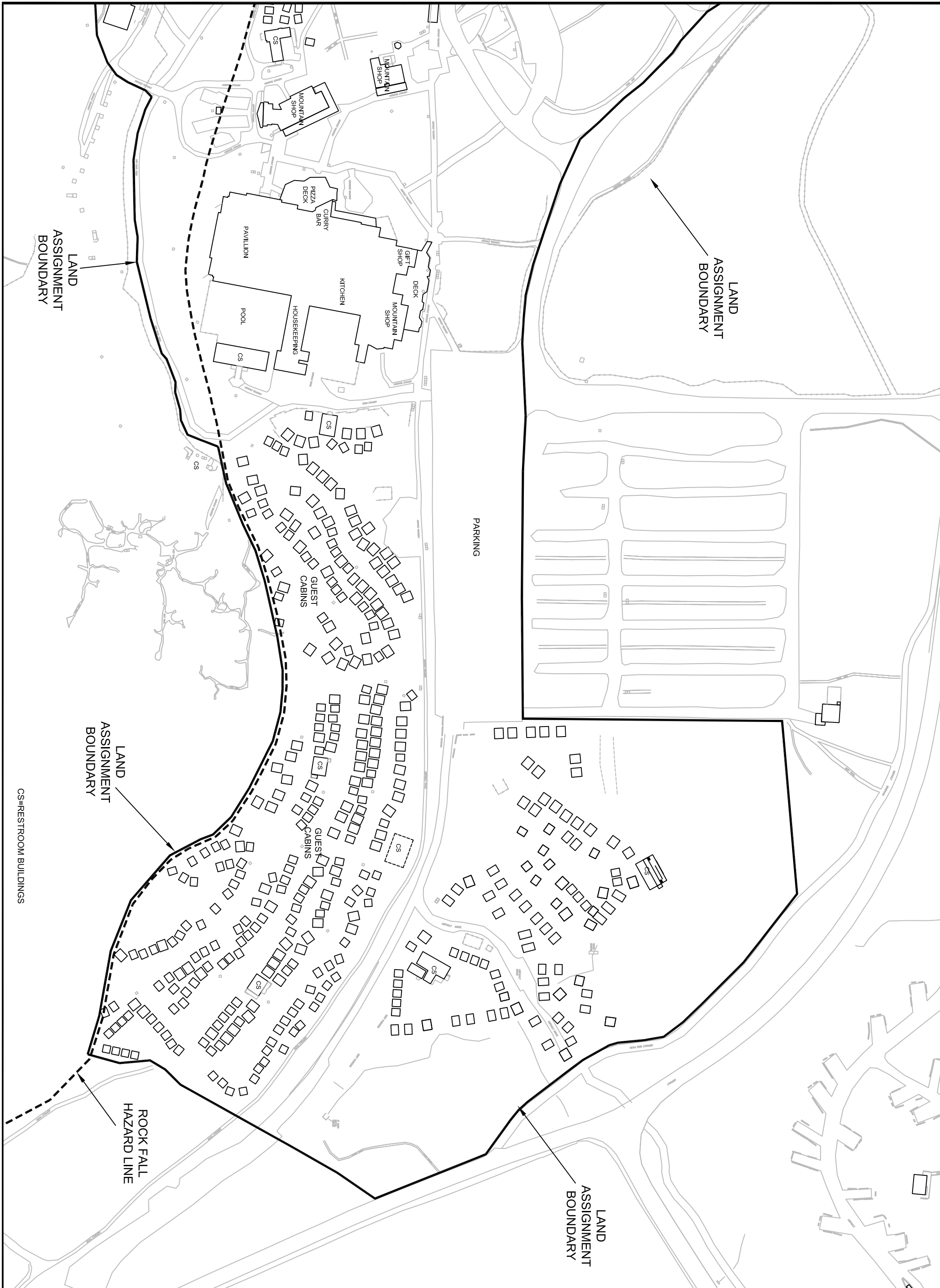
TITLE OF SHEET
 LAND ASSIGNMENT MAP
 LOCATION WITHIN PARK
 CURRY VILLAGE WEST
 YOSEMITE VALLEY

SHEET
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 OF 33

DATE: 5/2014

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CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET
LAND ASSIGNMENT MAP
 LOCATION WITHIN PARK
CURRY VILLAGE EAST
YOSEMITE VALLEY

SHEET

11

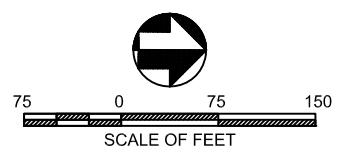
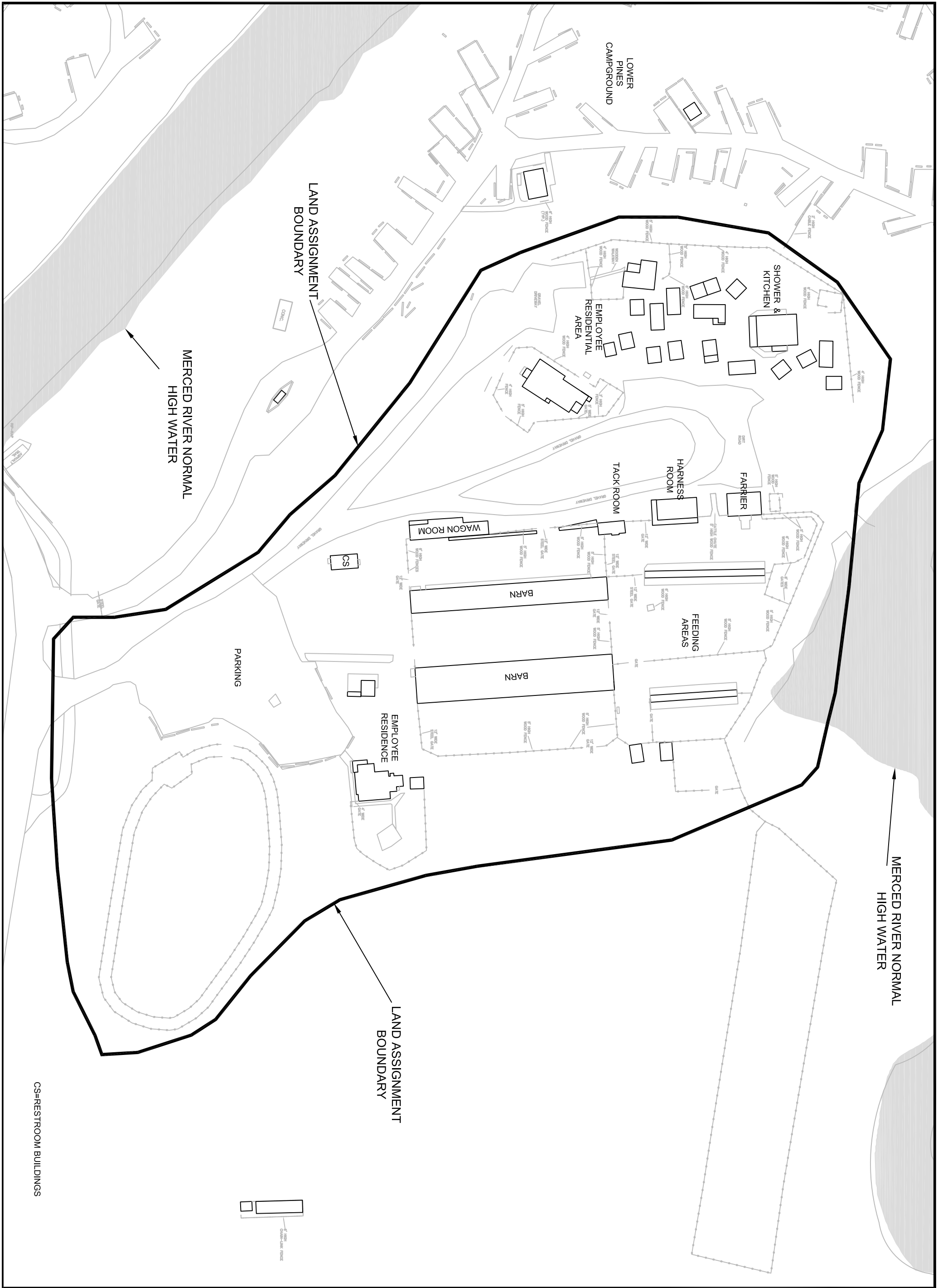
OF 33

DATE:

5/2014

NOTE:

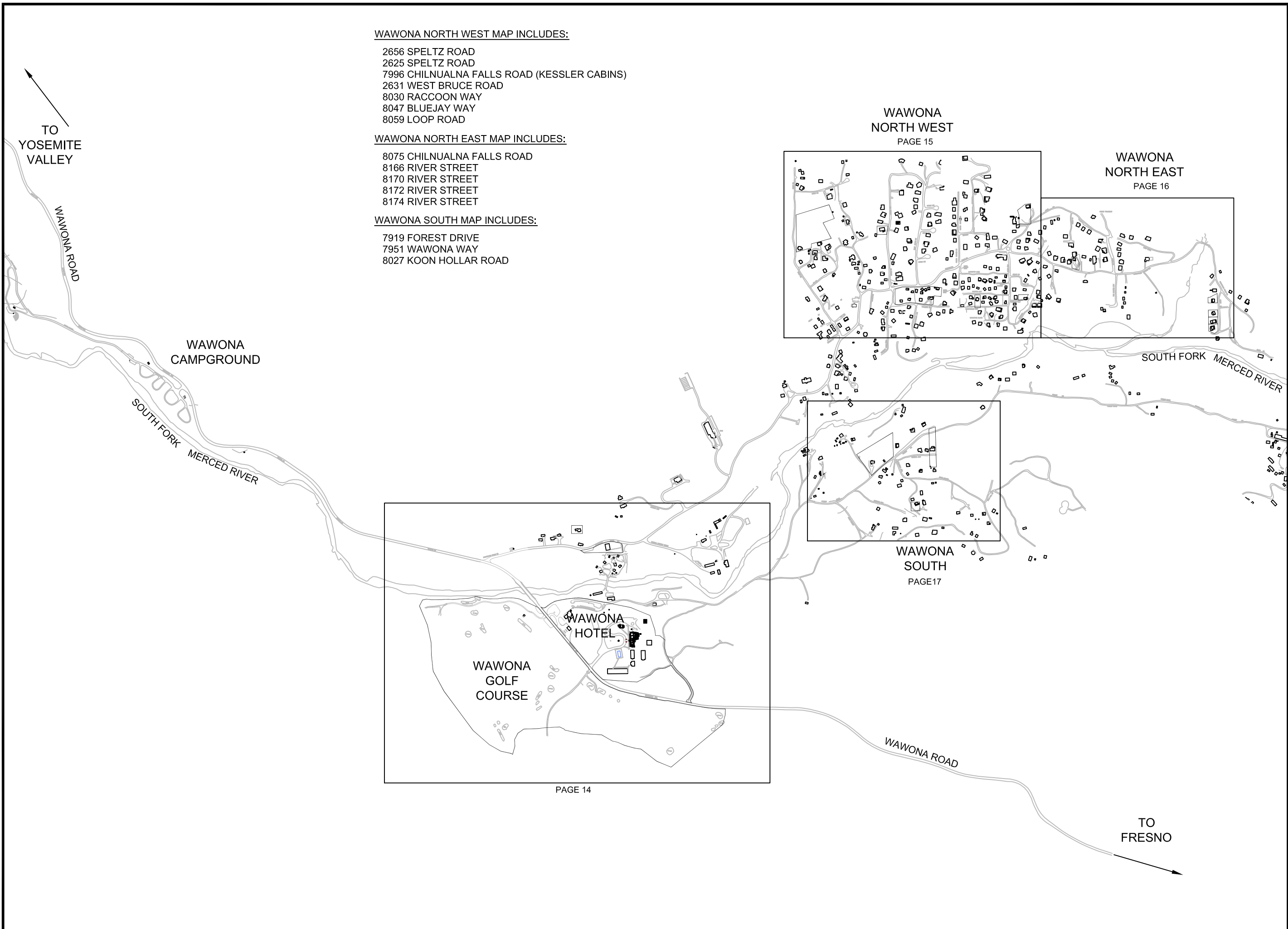
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CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET		SHEET	
LAND ASSIGNMENT MAP		12	
LOCATION WITHIN PARK		OF 33	
CONCESSIONER STABLES		DATE:	
YOSEMITE VALLEY		5/2014	

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WAWONA NORTH WEST MAP INCLUDES:
 2656 SPELTZ ROAD
 2625 SPELTZ ROAD
 7996 CHILNUALNA FALLS ROAD (KESSLER CABINS)
 2631 WEST BRUCE ROAD
 8030 RACCOON WAY
 8047 BLUEJAY WAY
 8059 LOOP ROAD

WAWONA NORTH EAST MAP INCLUDES:
 8075 CHILNUALNA FALLS ROAD
 8166 RIVER STREET
 8170 RIVER STREET
 8172 RIVER STREET
 8174 RIVER STREET

WAWONA SOUTH MAP INCLUDES:
 7919 FOREST DRIVE
 7951 WAWONA WAY
 8027 KOON HOLLAR ROAD

WAWONA NORTH WEST
 PAGE 15

WAWONA NORTH EAST
 PAGE 16

WAWONA SOUTH
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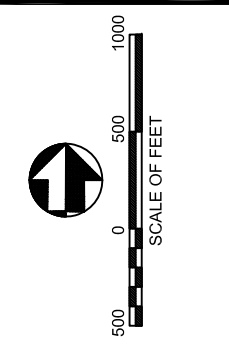
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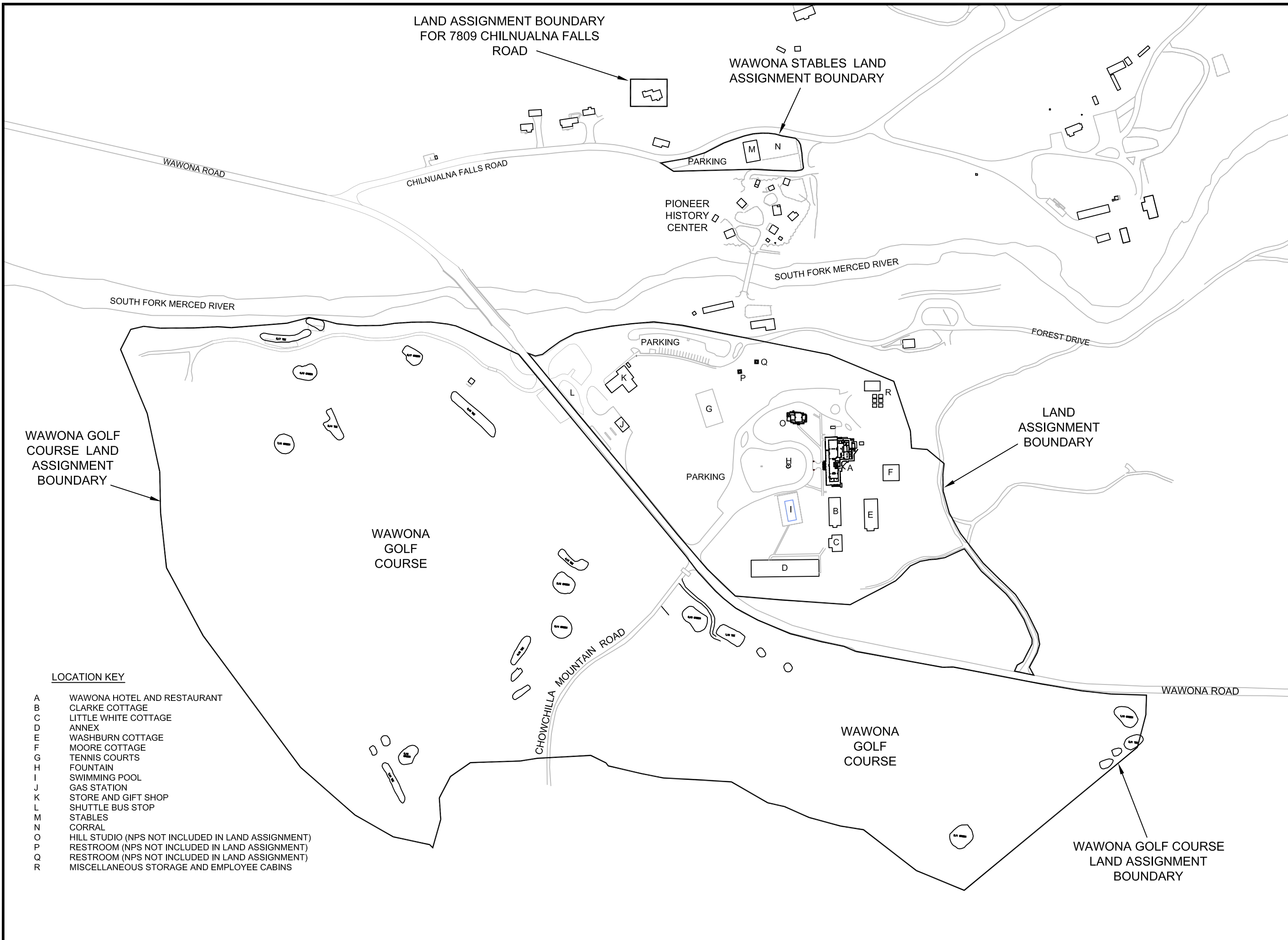
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CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET
 LAND ASSIGNMENT INDEX MAP
 LOCATION WITHIN PARK
 WAWONA

SHEET 13 OF 33
 DATE: 5/2014





LAND ASSIGNMENT BOUNDARY FOR 7809 CHILNUALNA FALLS ROAD

WAWONA STABLES LAND ASSIGNMENT BOUNDARY

WAWONA GOLF COURSE LAND ASSIGNMENT BOUNDARY

LAND ASSIGNMENT BOUNDARY

WAWONA GOLF COURSE LAND ASSIGNMENT BOUNDARY

LOCATION KEY

- A WAWONA HOTEL AND RESTAURANT
- B CLARKE COTTAGE
- C LITTLE WHITE COTTAGE
- D ANNEX
- E WASHBURN COTTAGE
- F MOORE COTTAGE
- G TENNIS COURTS
- H FOUNTAIN
- I SWIMMING POOL
- J GAS STATION
- K STORE AND GIFT SHOP
- L SHUTTLE BUS STOP
- M STABLES
- N CORRAL
- O HILL STUDIO (NPS NOT INCLUDED IN LAND ASSIGNMENT)
- P RESTROOM (NPS NOT INCLUDED IN LAND ASSIGNMENT)
- Q RESTROOM (NPS NOT INCLUDED IN LAND ASSIGNMENT)
- R MISCELLANEOUS STORAGE AND EMPLOYEE CABINS

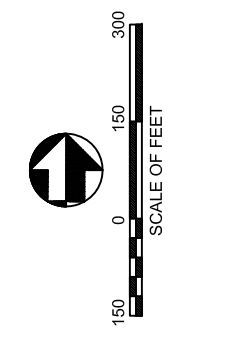
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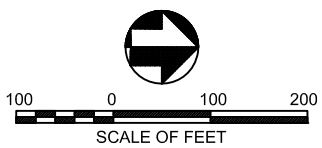
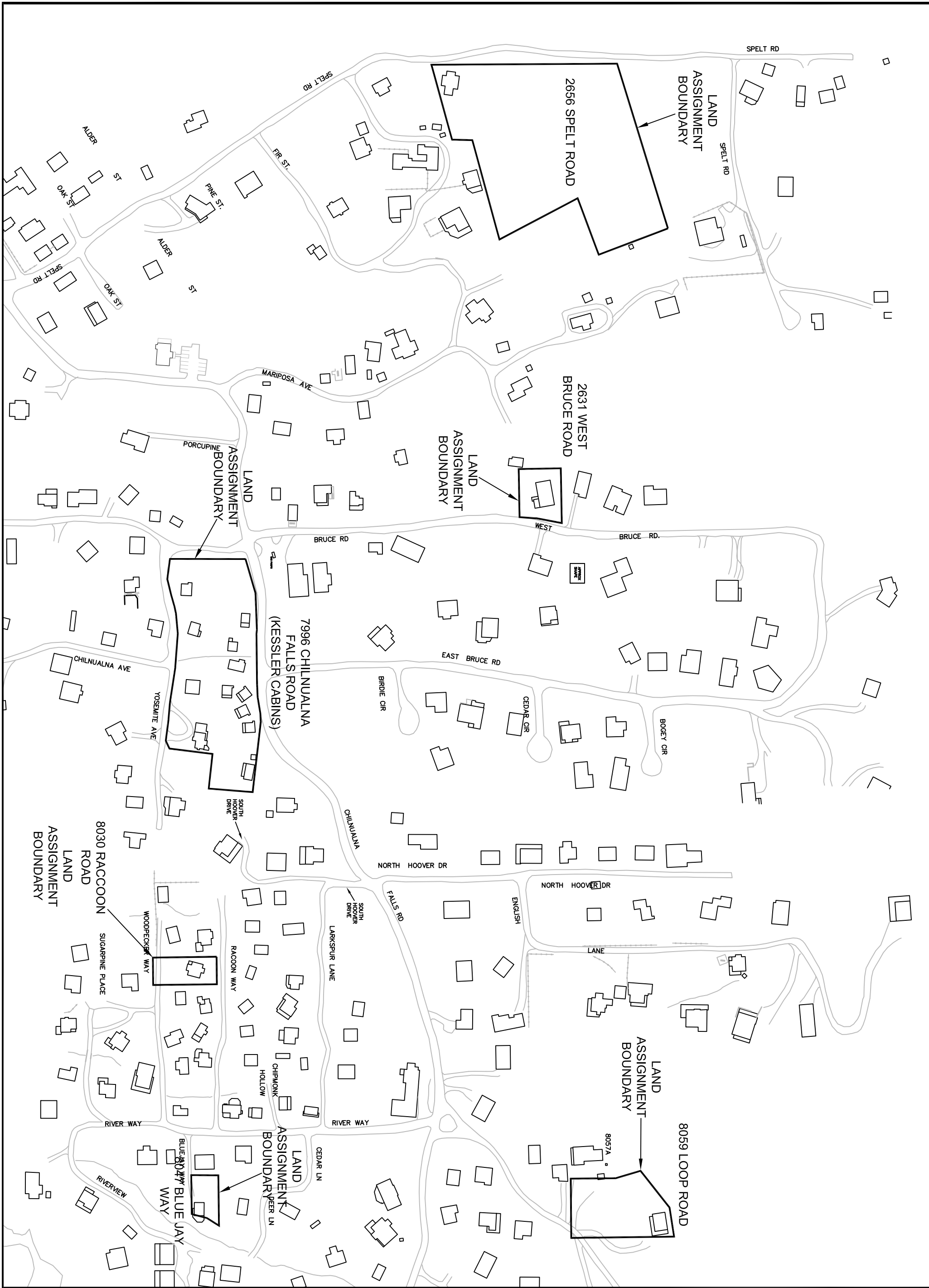
CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET
LAND ASSIGNMENT MAP
 LOCATION WITHIN PARK
 WAWONA

SHEET 14 OF 33
 DATE: 5/2014

HOTEL, GOLF COURSE, STABLES, AND HOUSING





CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET
LAND ASSIGNMENT MAP
 LOCATION WITHIN PARK
WAWONA

SHEET

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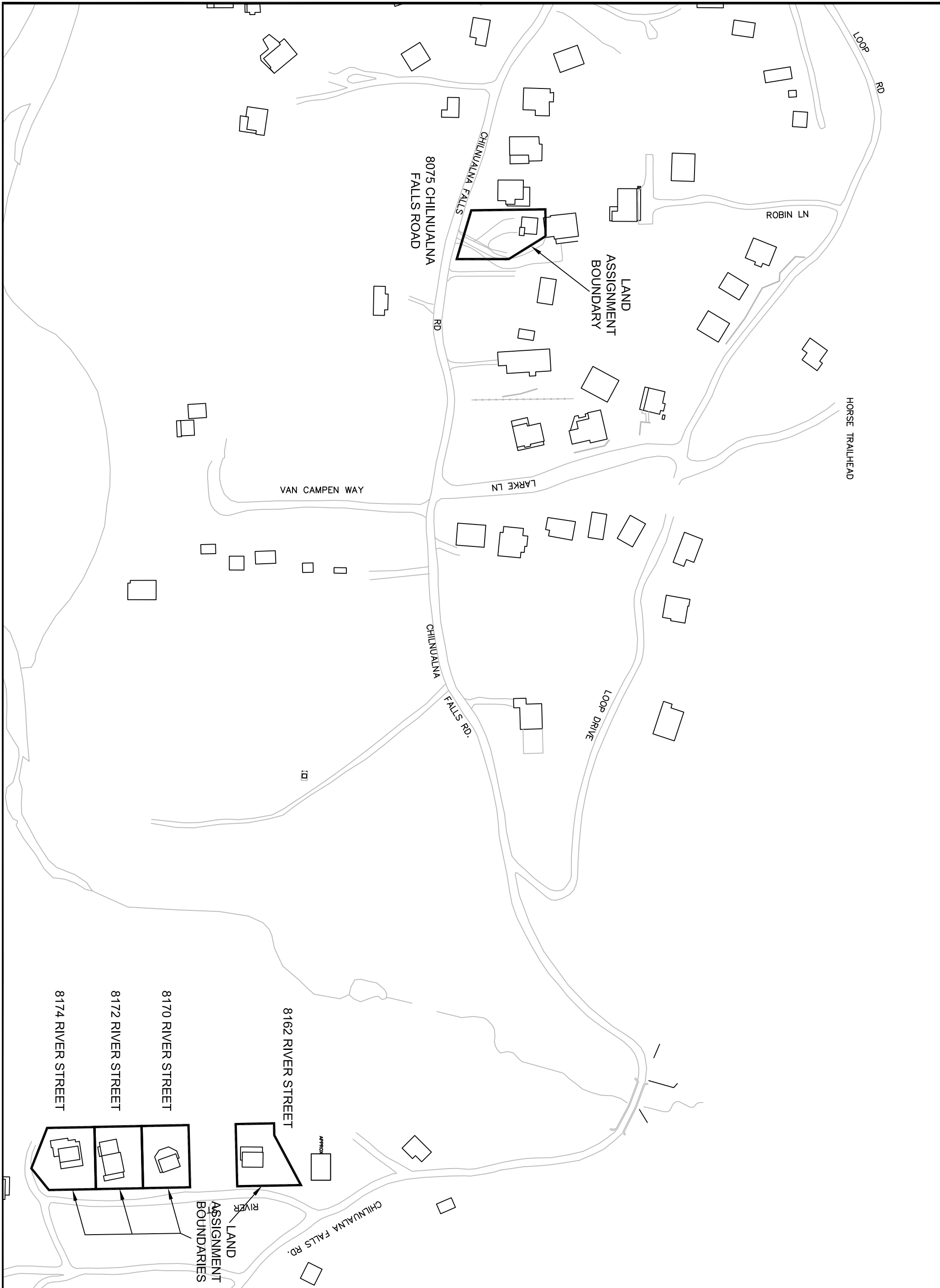
OF 33

DATE:

5/2014

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CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET
LAND ASSIGNMENT MAP
 LOCATION WITHIN PARK
WAWONA
VARIOUS RESIDENCES

SHEET

16

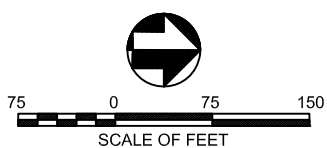
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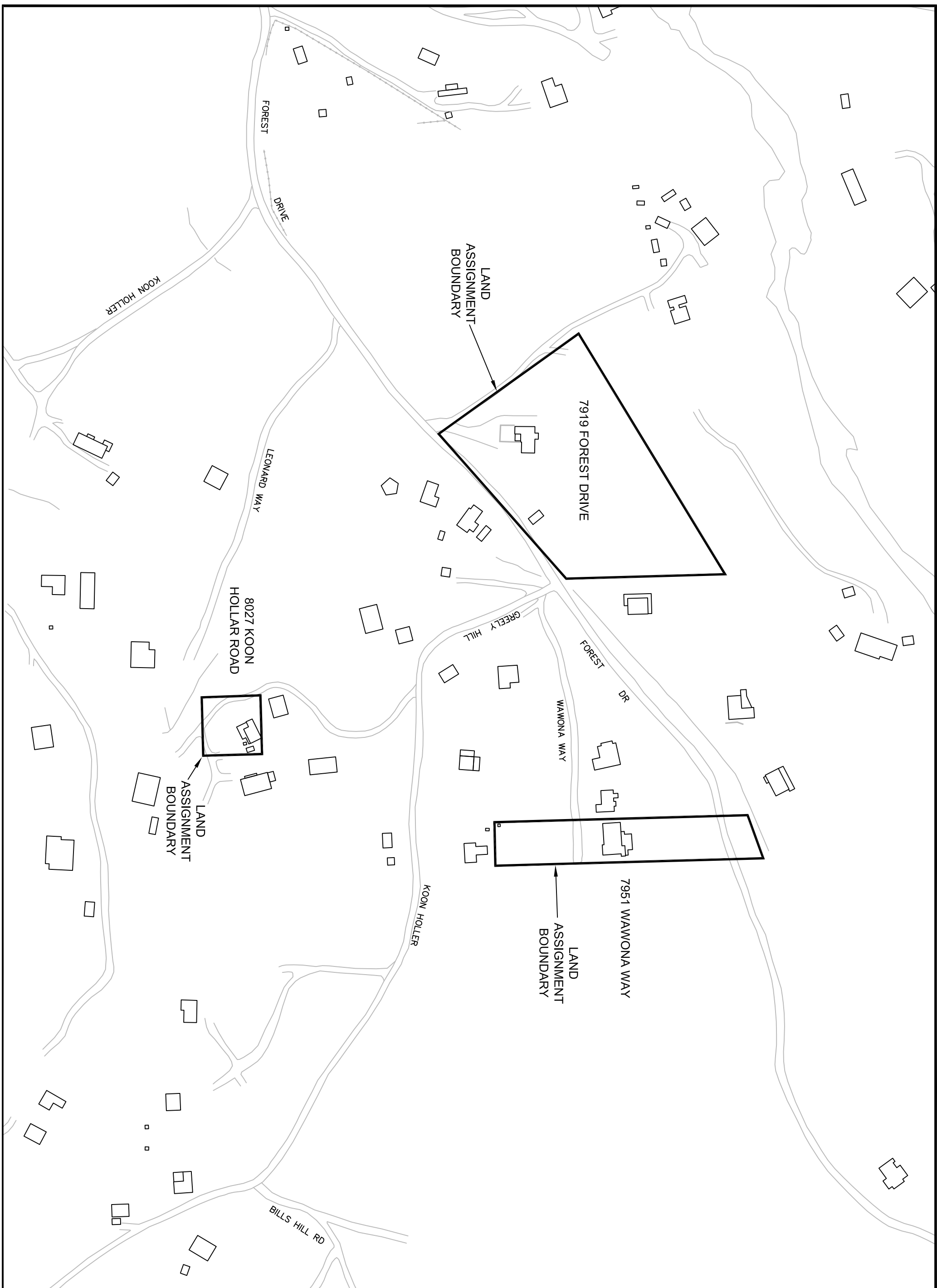
DATE:

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CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET
LAND ASSIGNMENT MAP
 LOCATION WITHIN PARK
WAWONA

SHEET

17

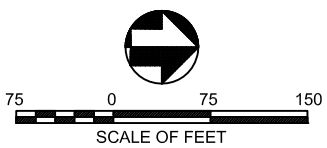
OF 33

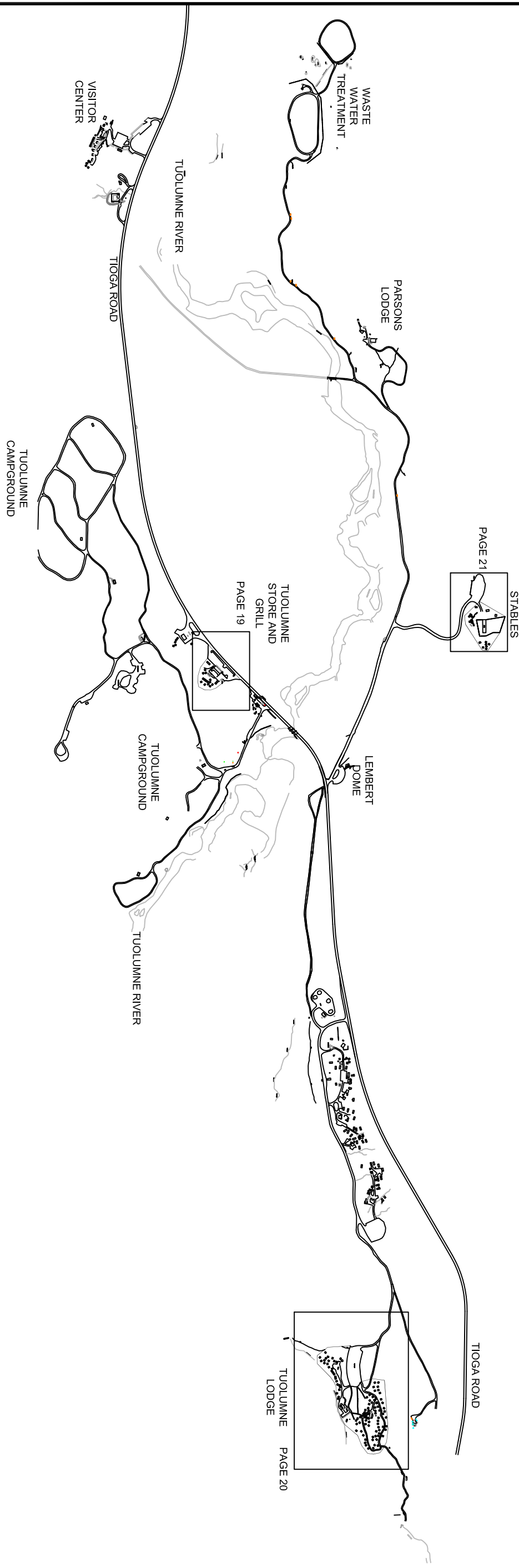
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CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET
LAND ASSIGNMENT INDEX MAP
 LOCATION WITHIN PARK
TUOLUMNE MEADOWS

SHEET

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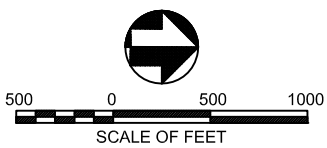
OF 33

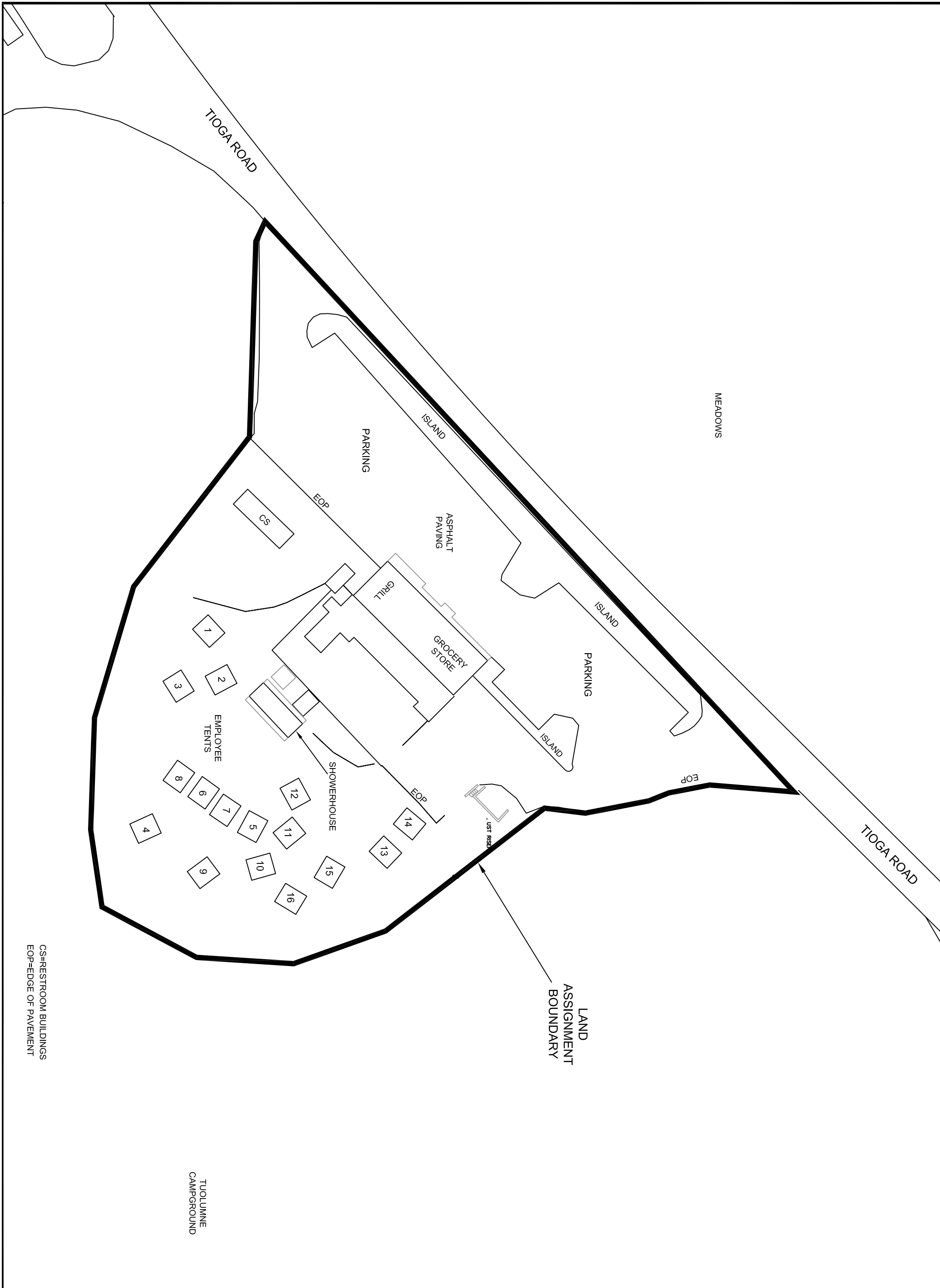
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5/2014

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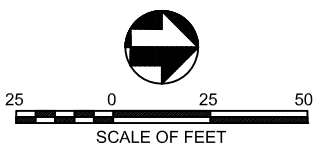
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CS=RESTROOM BUILDINGS
EOP=EDGE OF PAVEMENT

TUOLUMNE
CAMPGROUND



CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET
LAND ASSIGNMENT MAP
 LOCATION WITHIN PARK
**TUOLUMNE MEADOWS
 STORE AND GRILL**

SHEET

19

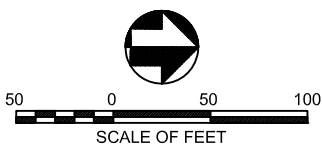
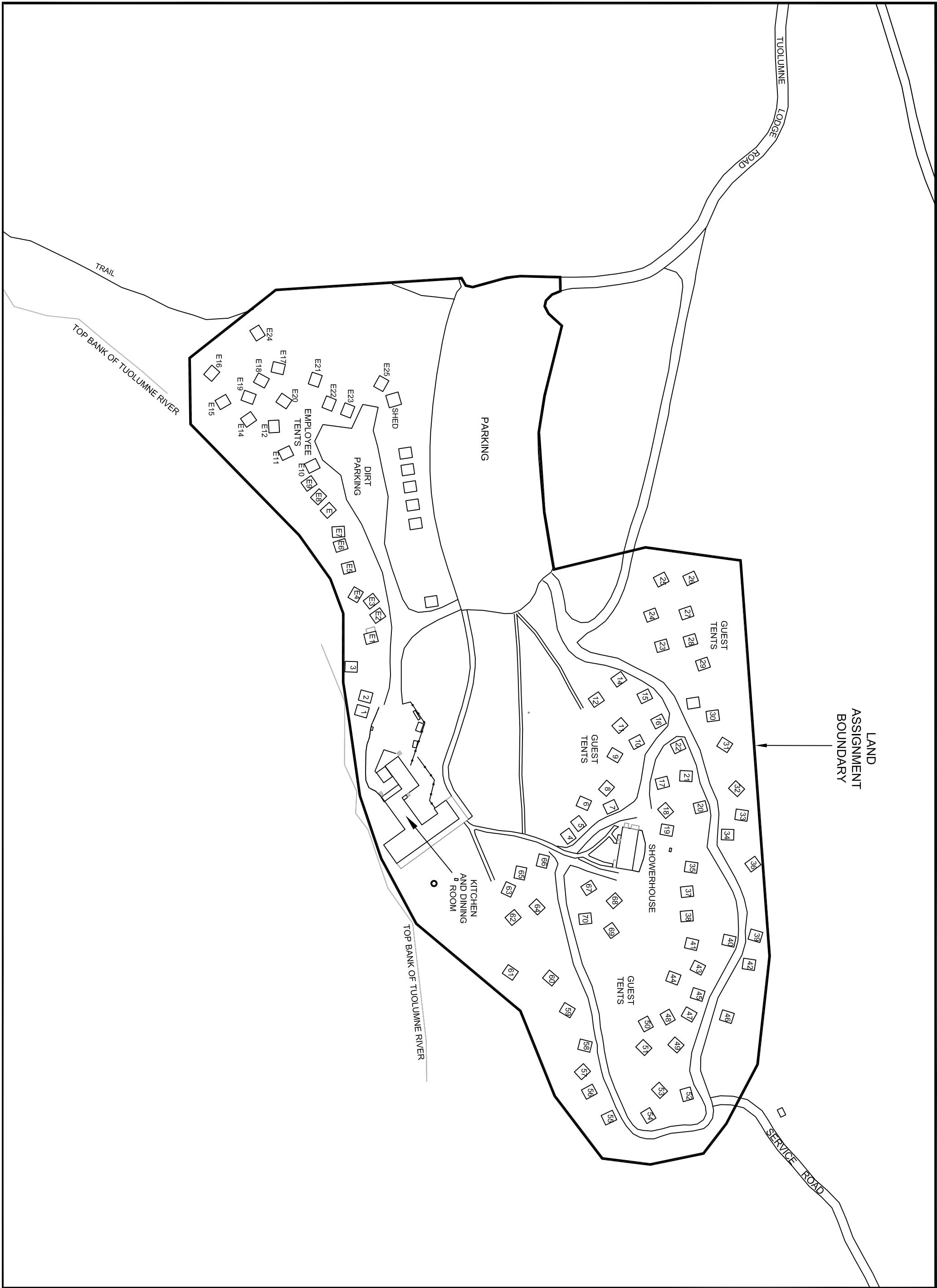
OF 33

DATE:

5/2014

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CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET
LAND ASSIGNMENT MAP
 LOCATION WITHIN PARK
TUOLUMNE MEADOWS LODGE

SHEET

20

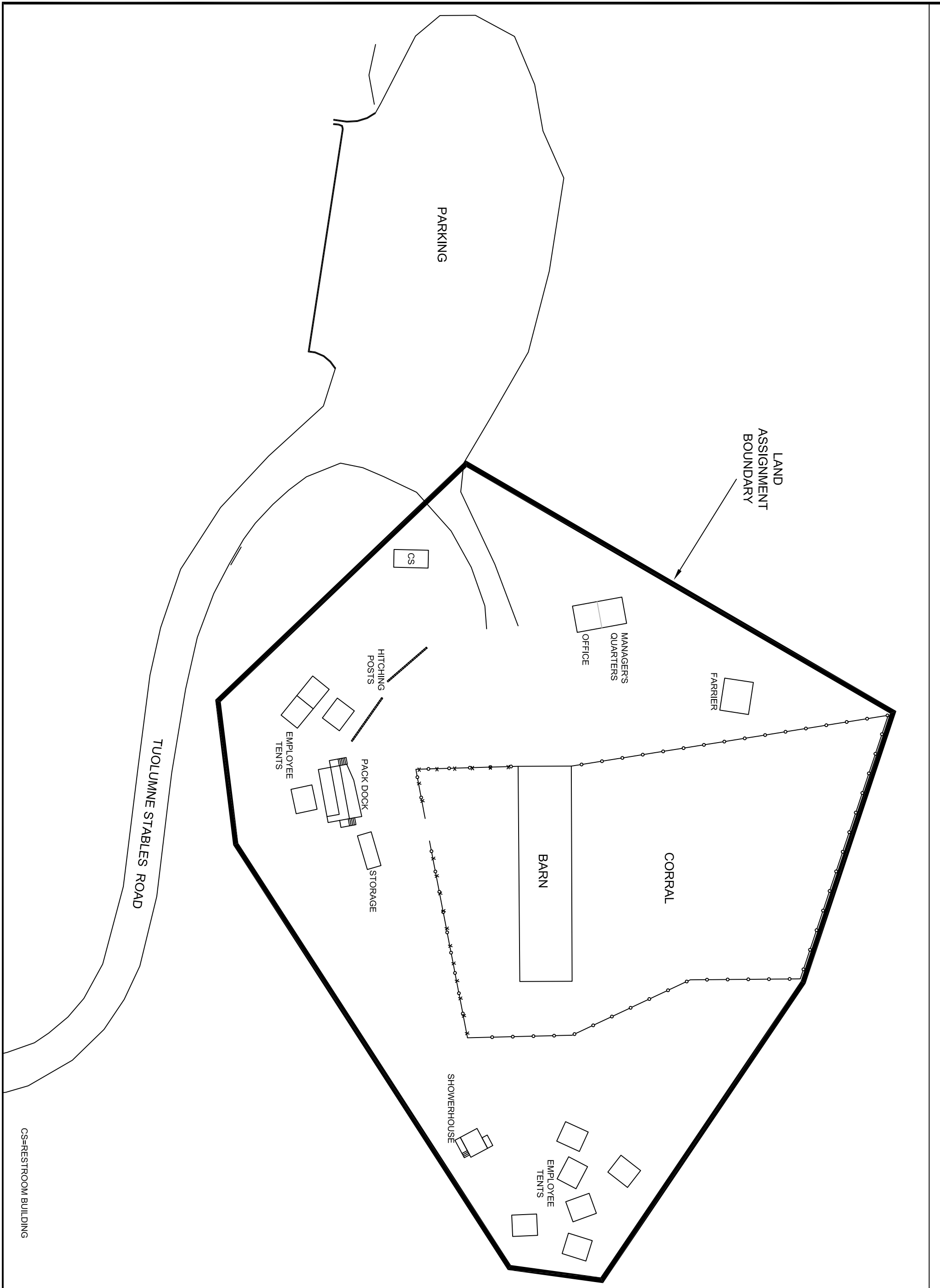
OF 33

DATE:

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CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET
LAND ASSIGNMENT MAP
 LOCATION WITHIN PARK
TUOLUMNE MEADOWS STABLES

SHEET

21

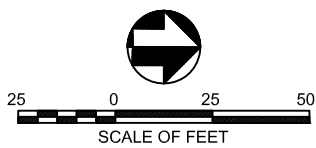
OF 33

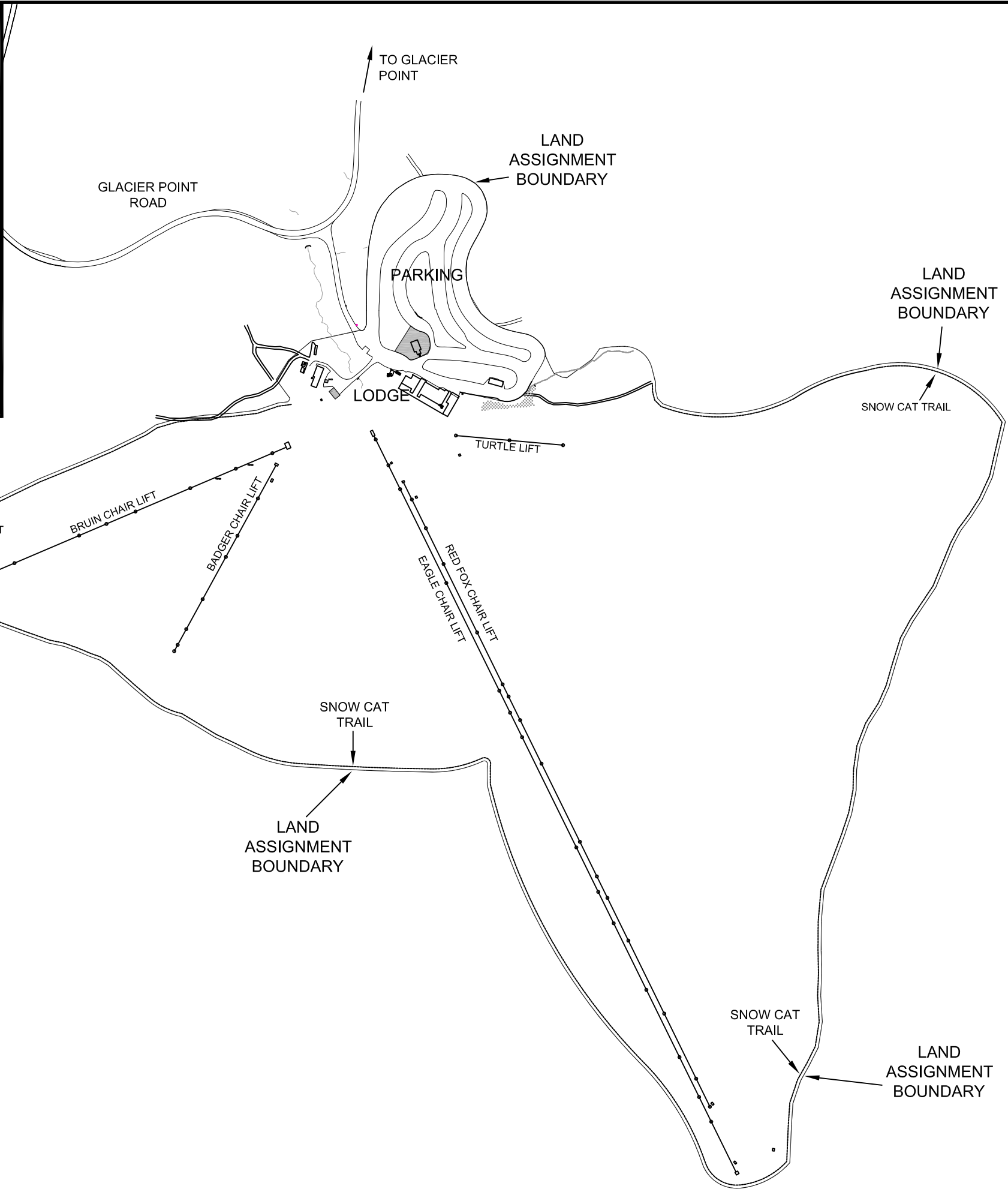
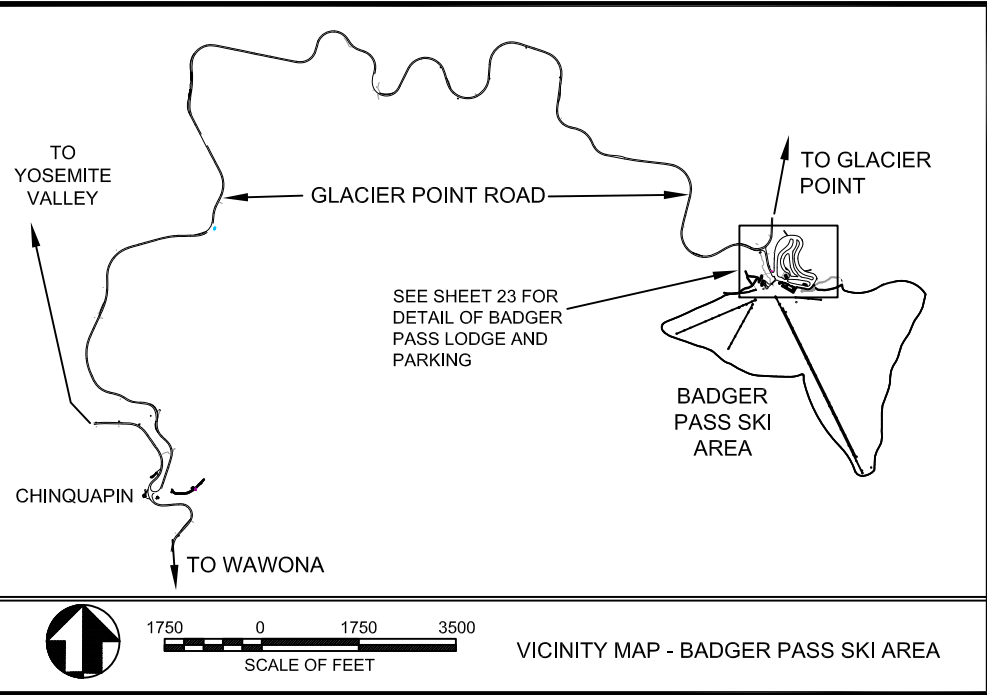
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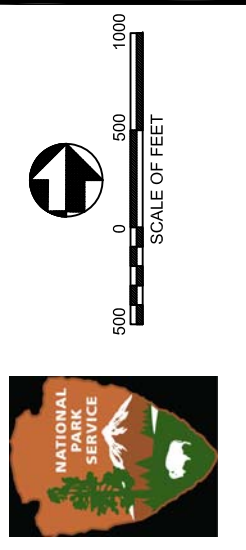
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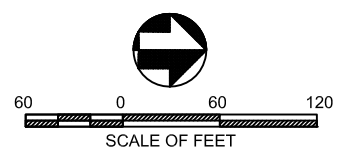
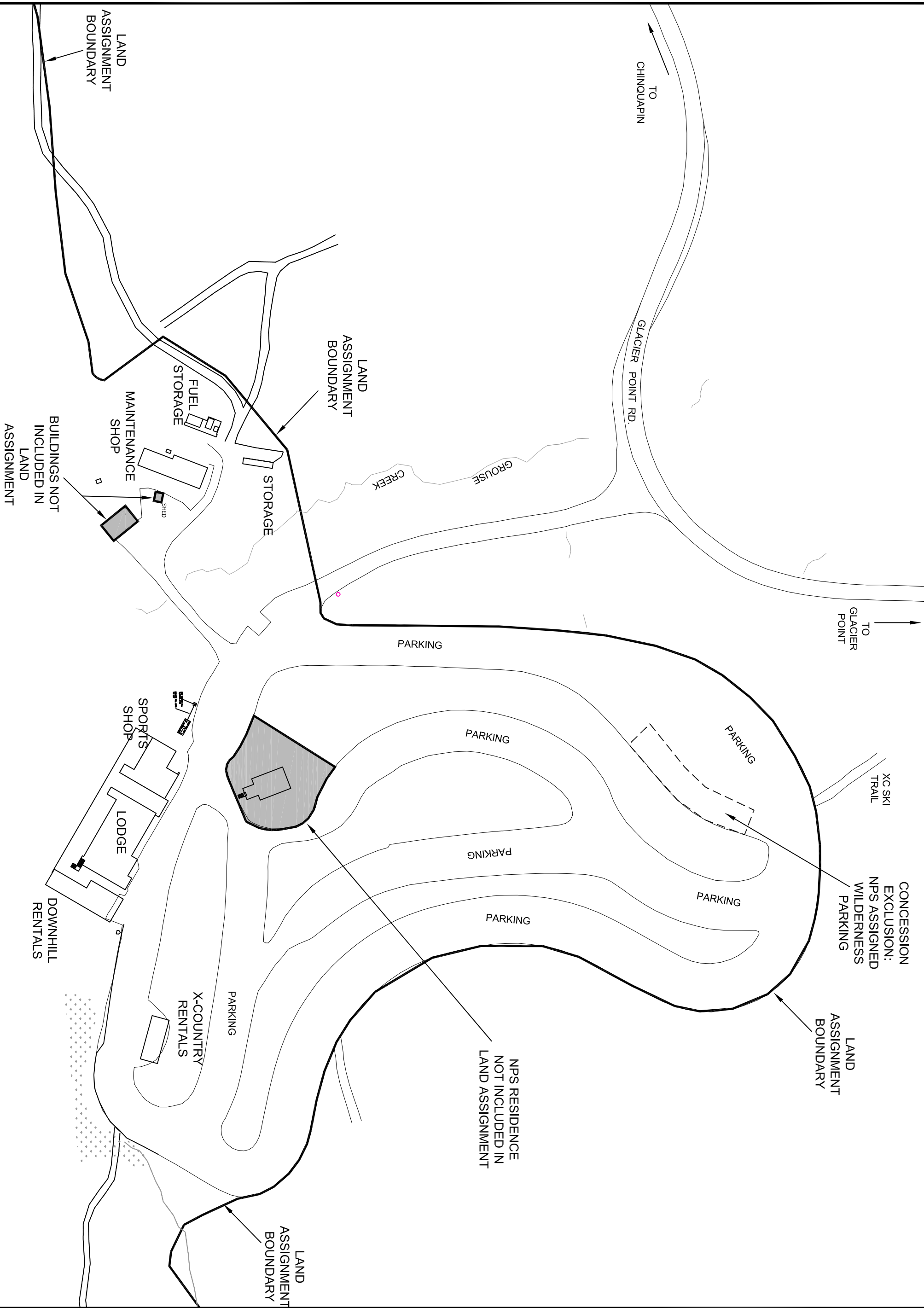
CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET
LAND ASSIGNMENT MAP
LOCATION WITHIN PARK
**BADGER PASS
SKI AREA**

SHEET
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OF
33

DATE: 5/2014



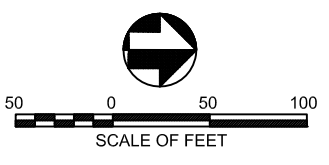
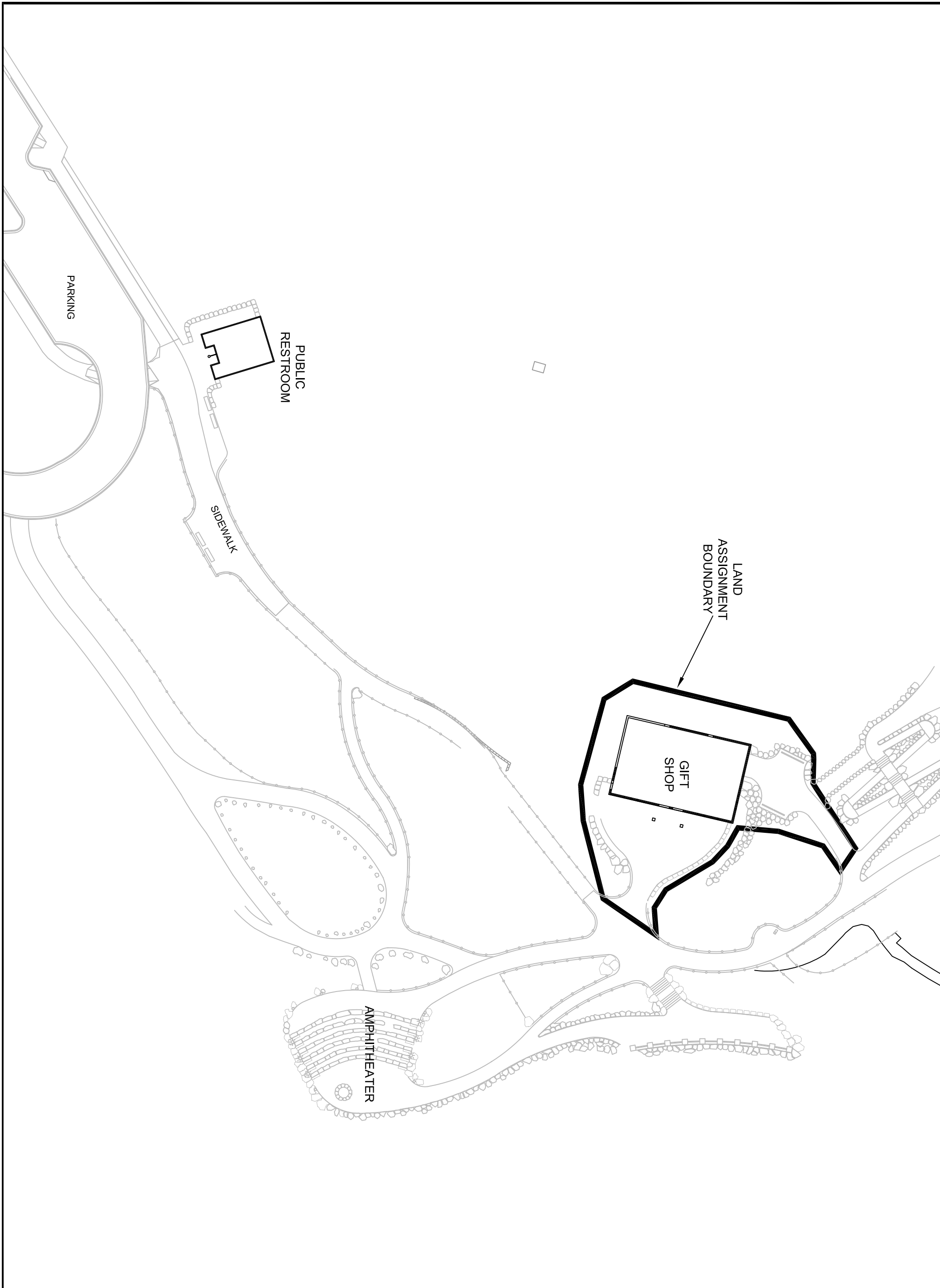


CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET
LAND ASSIGNMENT MAP
 LOCATION WITHIN PARK
LODGE AND PARKING LOT DETAIL
BADGER PASS

SHEET
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 5/2014

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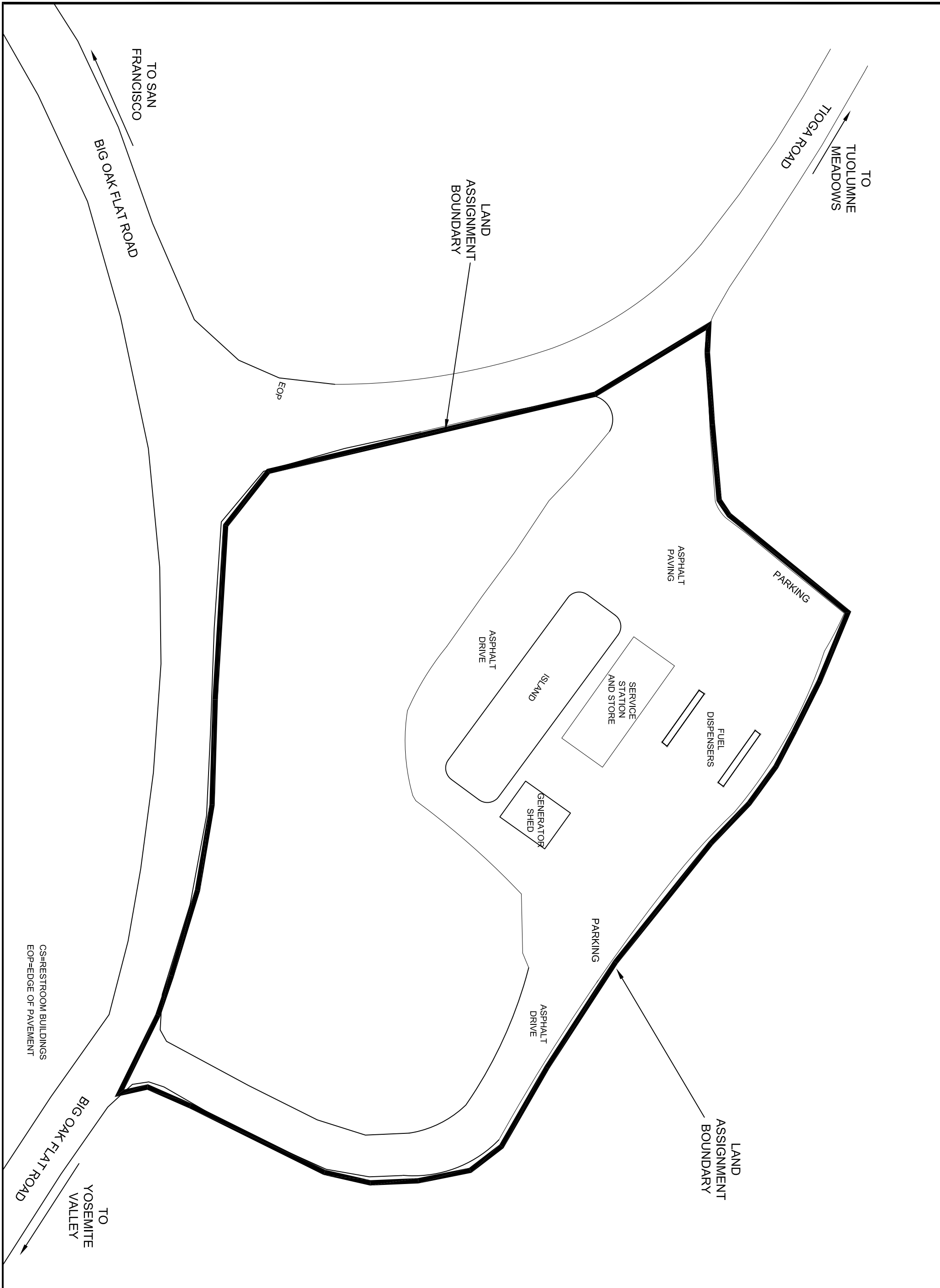
CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET
LAND ASSIGNMENT MAP
 LOCATION WITHIN PARK
GLACIER POINT

SHEET
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 OF 33

DATE:
 5/2014

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CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET
LAND ASSIGNMENT MAP

LOCATION WITHIN PARK

**CRANE FLAT
 SERVICE STATION AND STORE**

SHEET

25

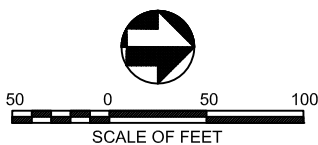
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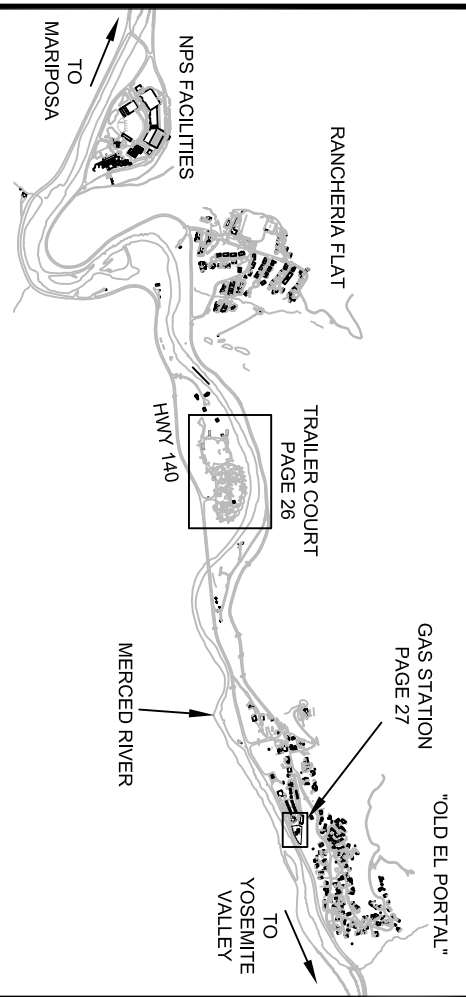
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5/2014

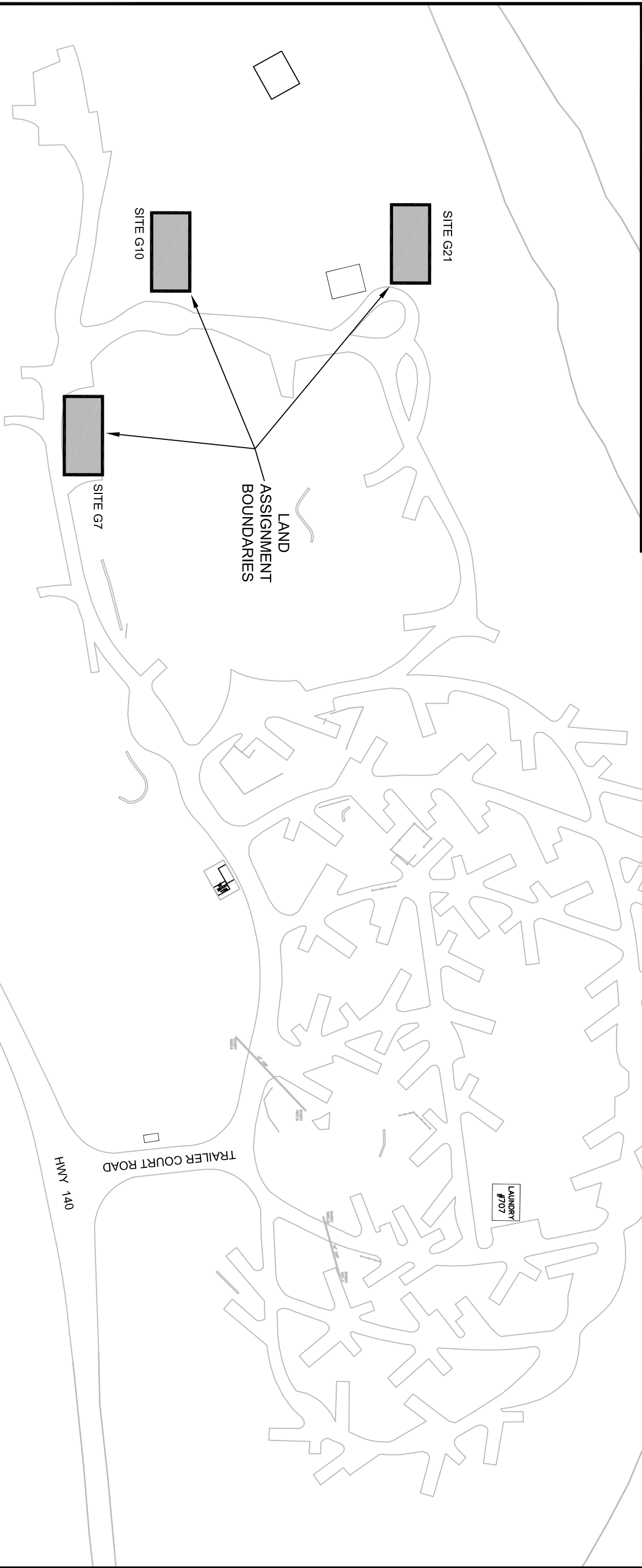
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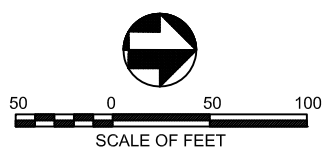
VICINITY MAP - EL PORTAL



MERCED RIVER

FORESTA ROAD

CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

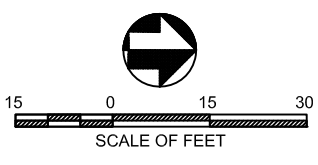
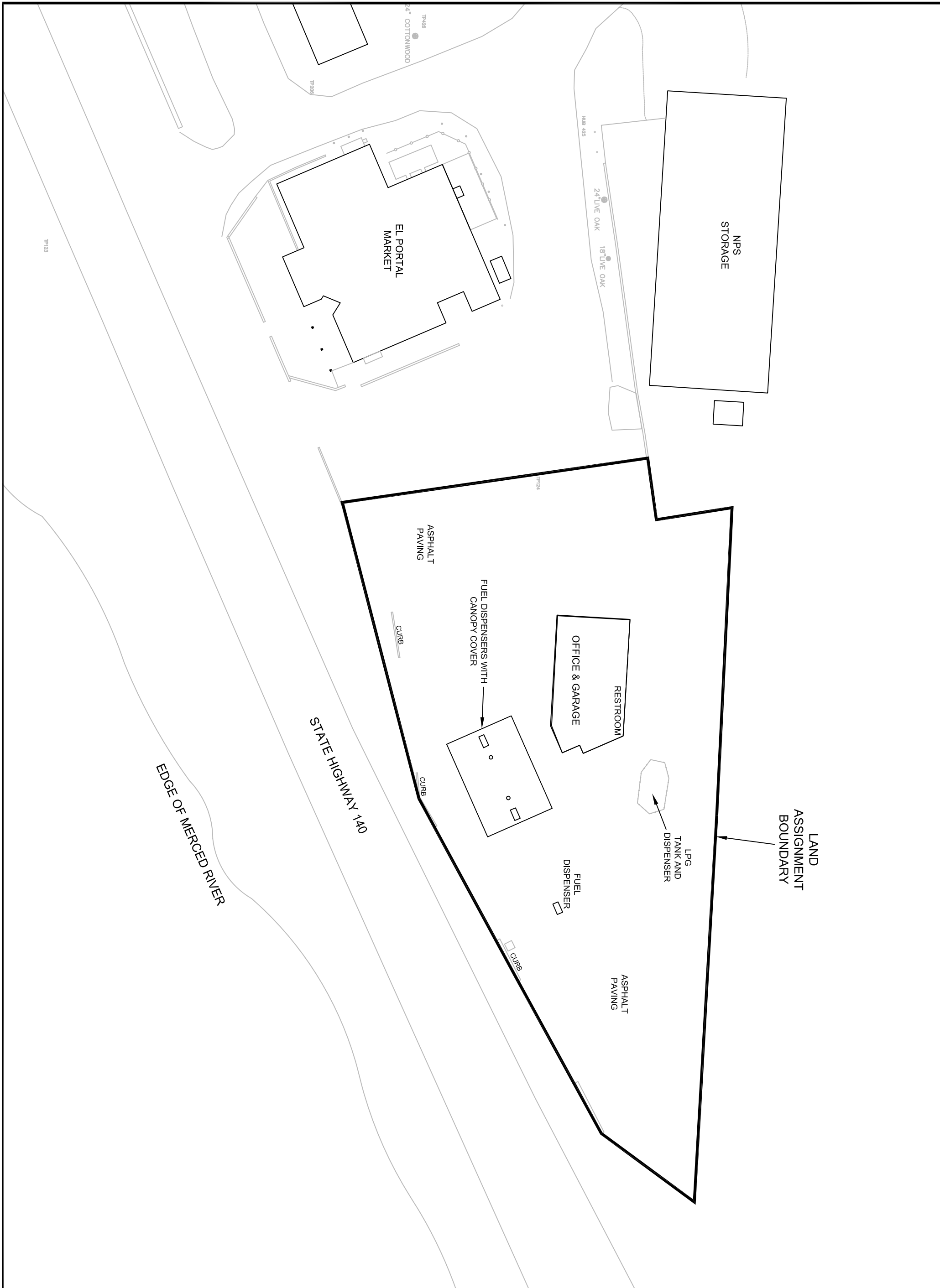


TITLE OF SHEET
LAND ASSIGNMENT MAP
 LOCATION WITHIN PARK
**EL PORTAL VICINITY
 AND TRAILER COURT**

SHEET
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 OF 33

DATE:
 5/2014

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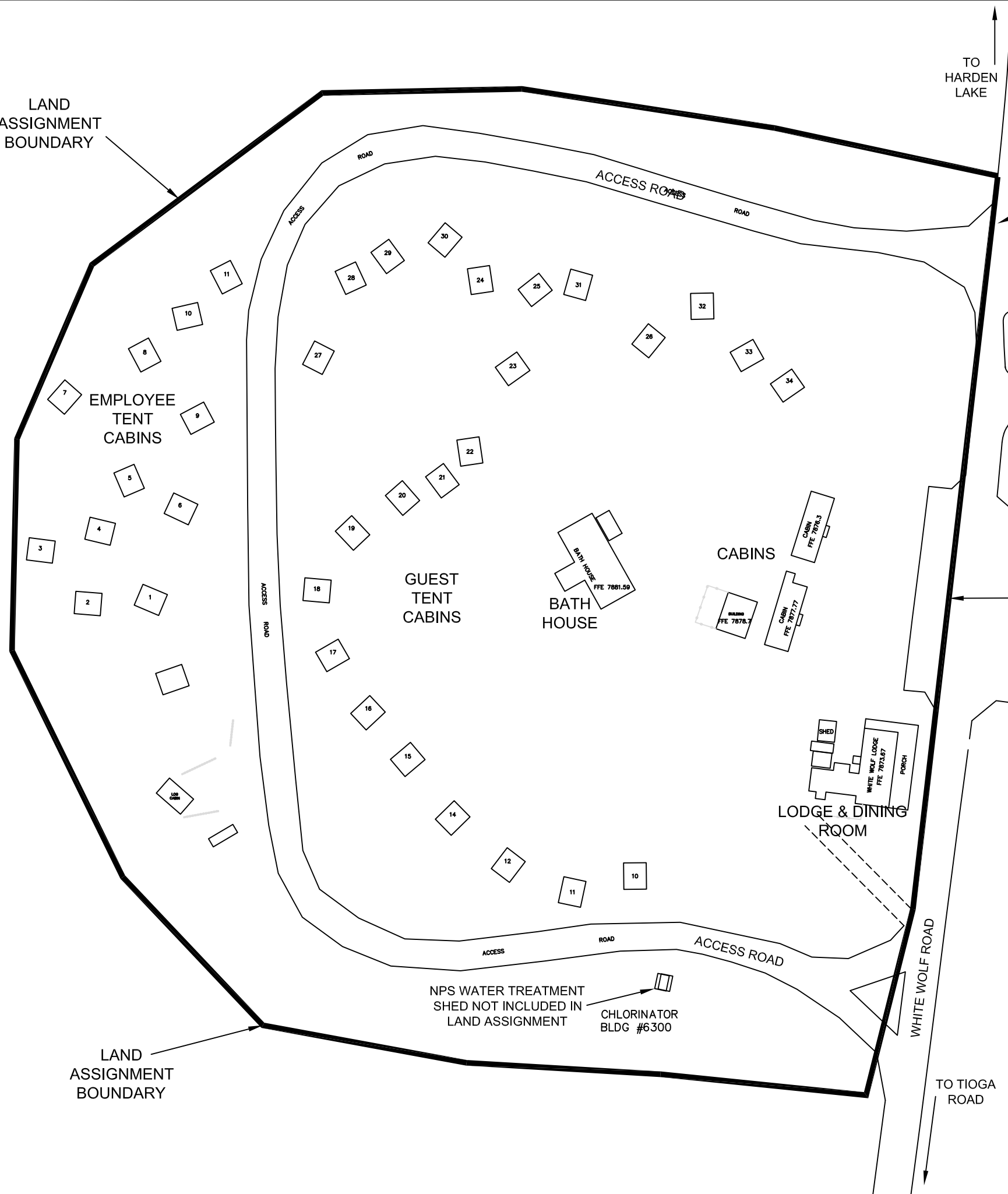
CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET
LAND ASSIGNMENT MAP
 LOCATION WITHIN PARK
SERVICE STATION
EL PORTAL

SHEET
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 OF 33
 DATE:
 5/2014

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LAND ASSIGNMENT BOUNDARY



TO HARDEN LAKE

LAND ASSIGNMENT BOUNDARY

WHITE WOLF CAMPGROUND

LAND ASSIGNMENT BOUNDARY

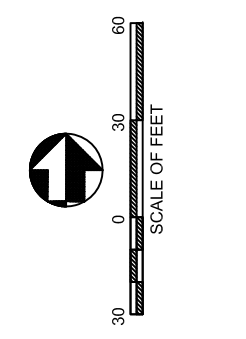
LAND ASSIGNMENT BOUNDARY

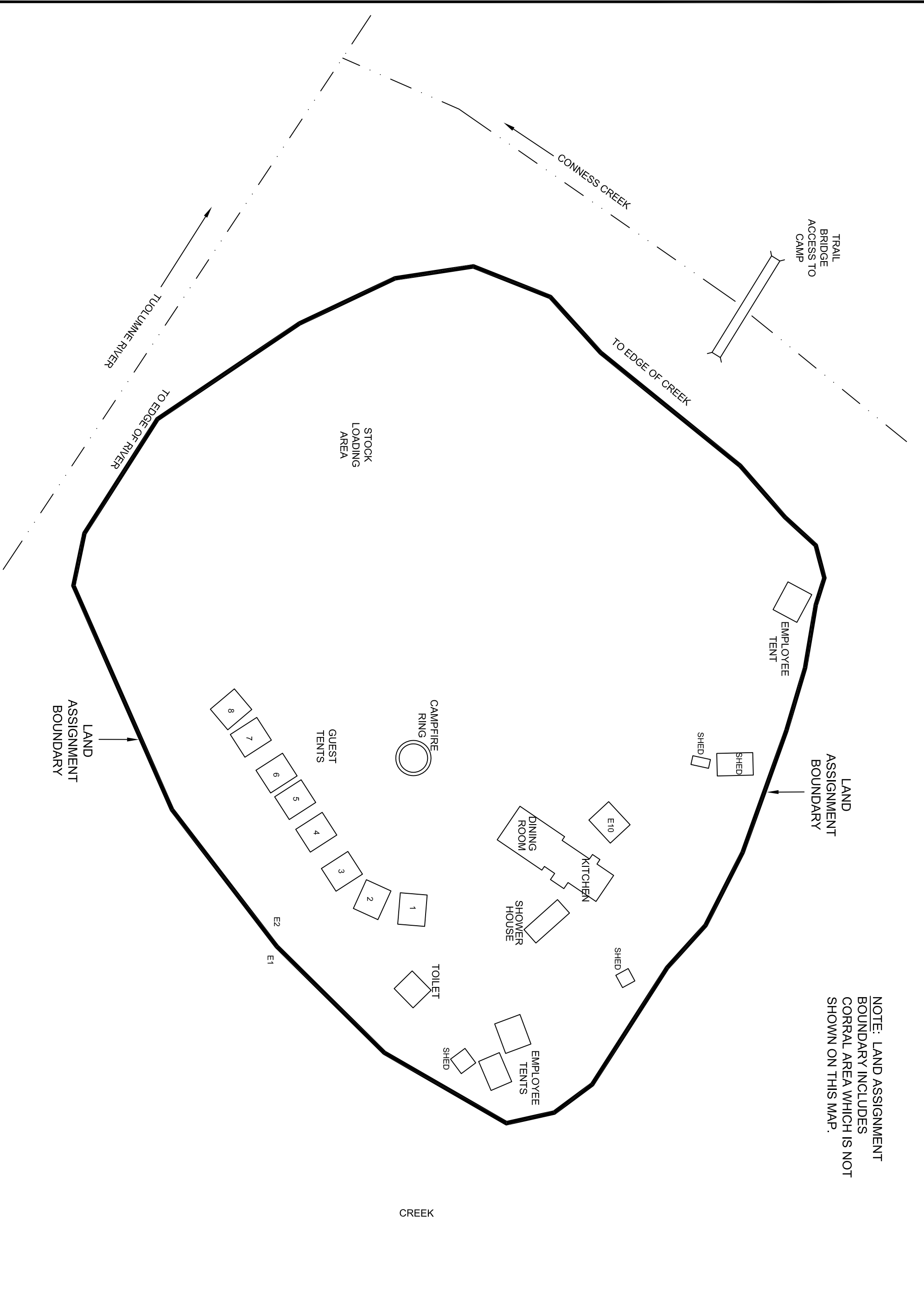
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CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

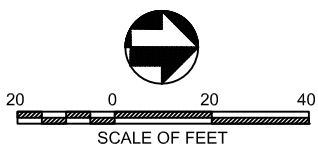
TITLE OF SHEET
LAND ASSIGNMENT MAP
 LOCATION WITHIN PARK
WHITE WOLF
HIGH SIERRA CAMP

SHEET **28**
 OF **33**
 DATE: 5/2014





NOTE: LAND ASSIGNMENT BOUNDARY INCLUDES CORRAL AREA WHICH IS NOT SHOWN ON THIS MAP.



CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET
LAND ASSIGNMENT MAP
 LOCATION WITHIN PARK
GLEN AULIN
HIGH SIERRA CAMP

SHEET

29

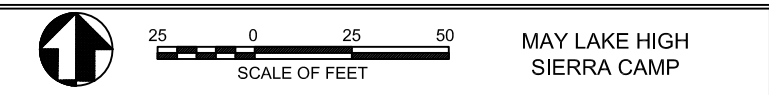
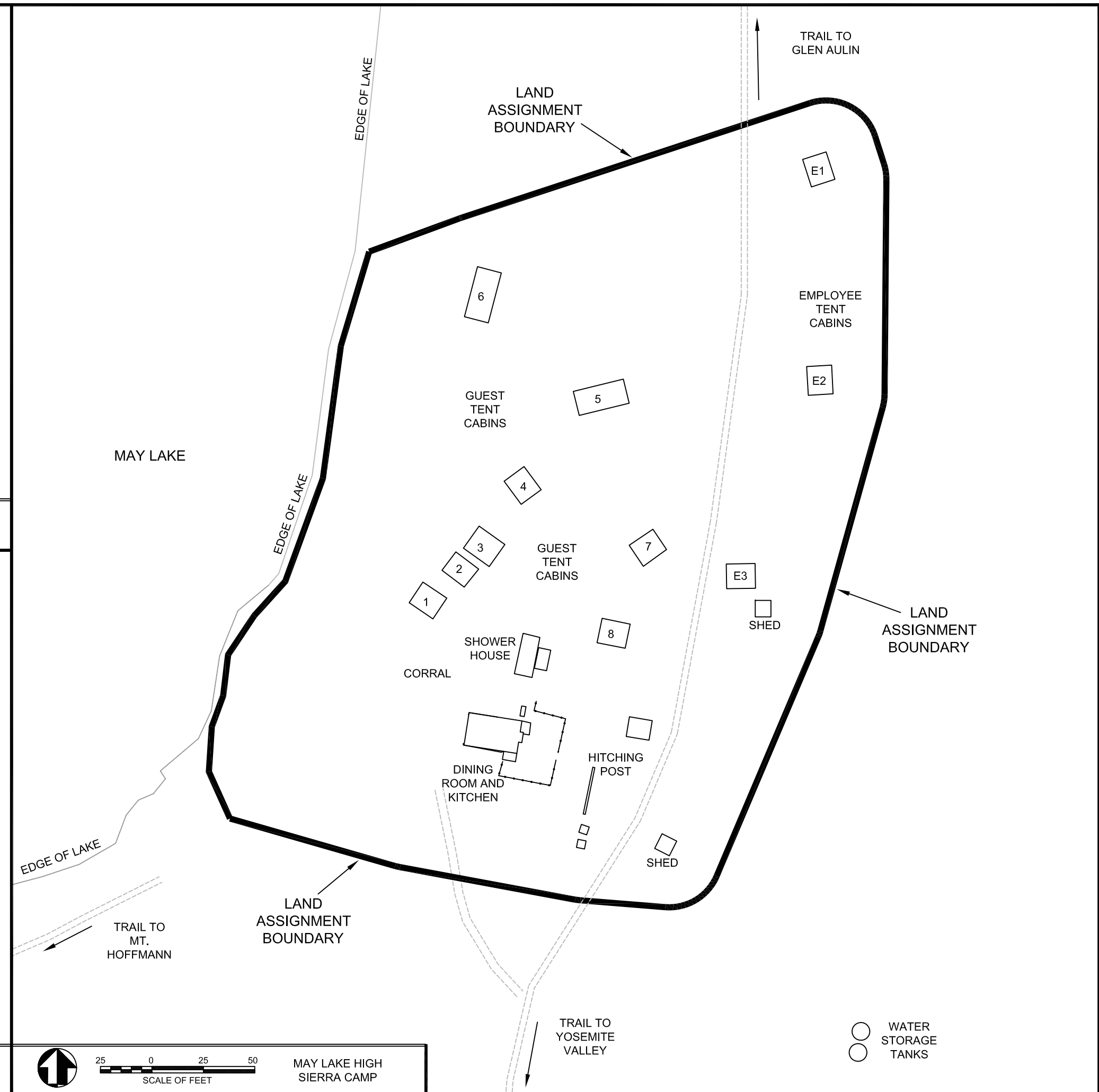
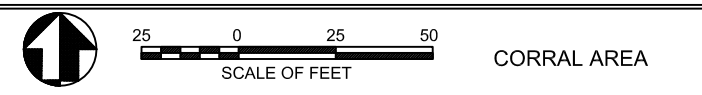
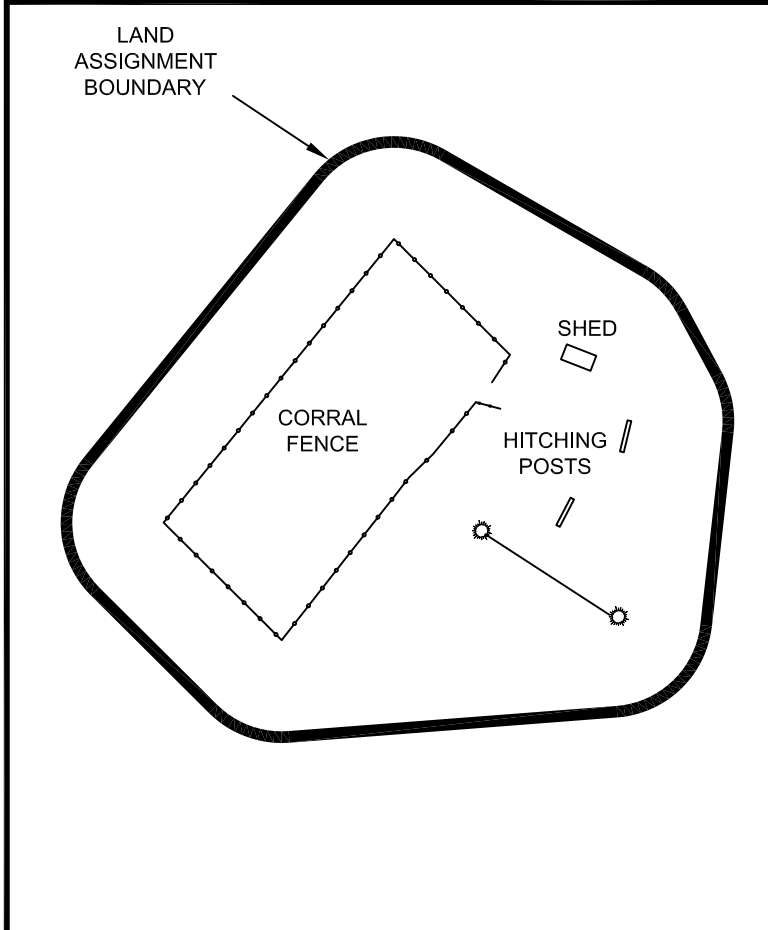
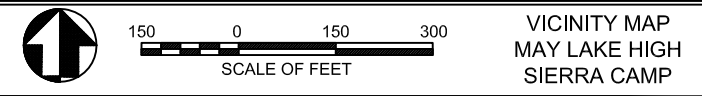
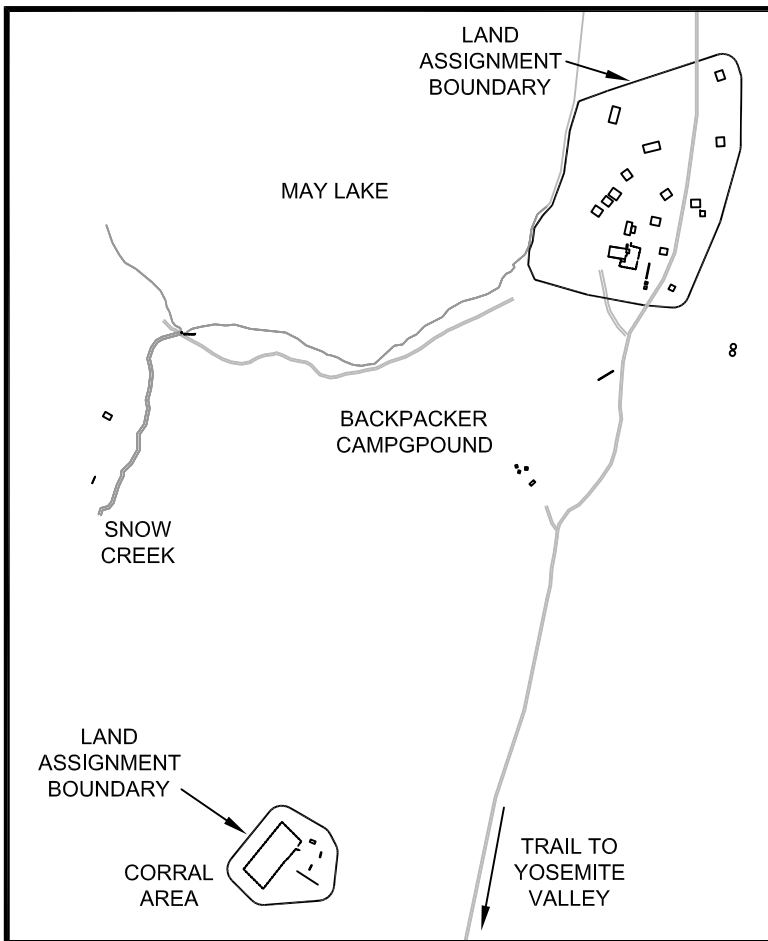
OF 33

DATE:

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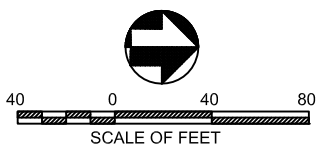
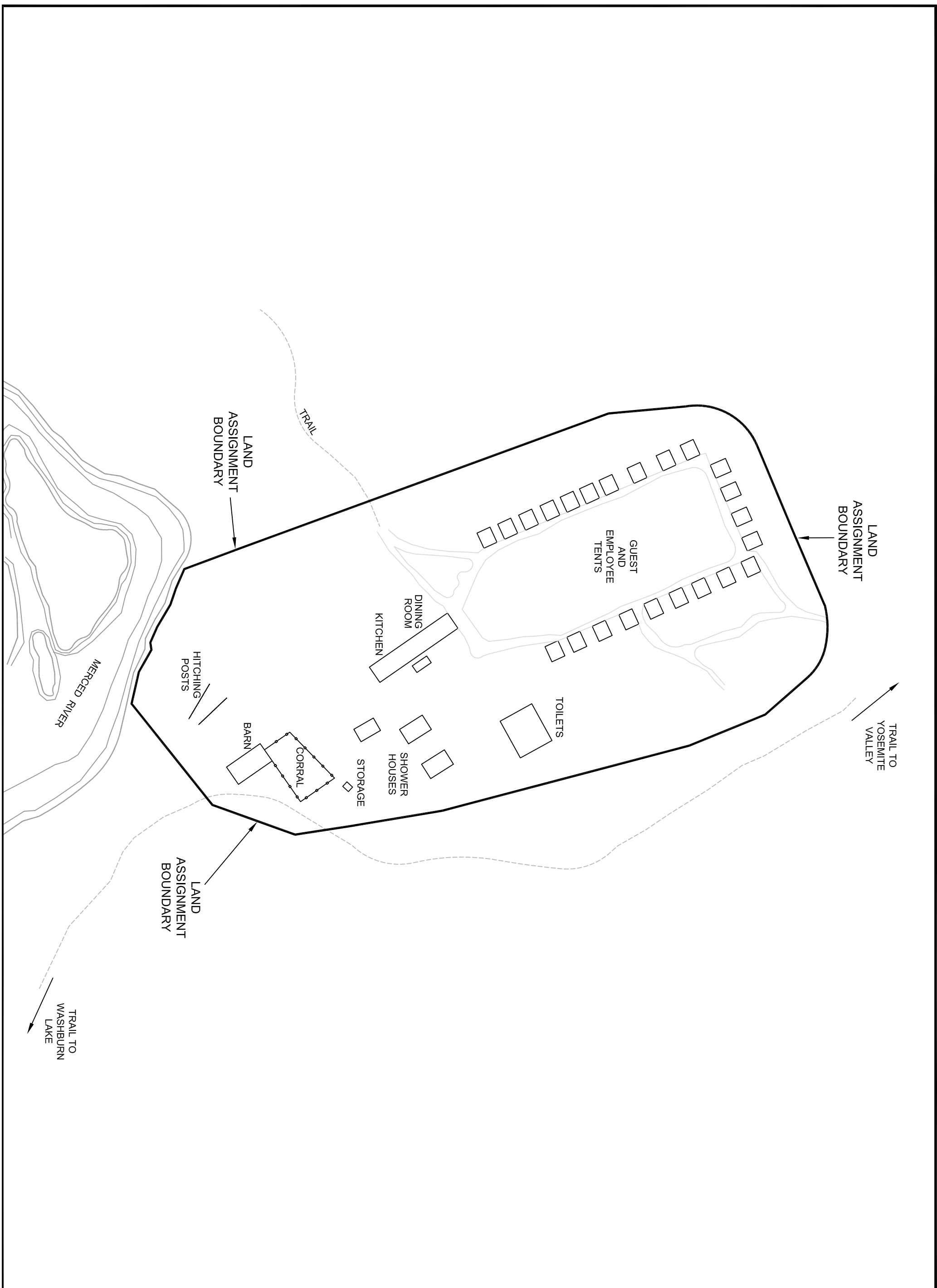
○ WATER STORAGE TANKS

CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET	SHEET	OF	DATE:
LAND ASSIGNMENT MAP LOCATION WITHIN PARK MAY LAKE HIGH SIERRA CAMP	30	33	9/2014

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CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET
LAND ASSIGNMENT MAP
 LOCATION WITHIN PARK
**MERCED LAKE
 HIGH SIERRA CAMP**

SHEET

31

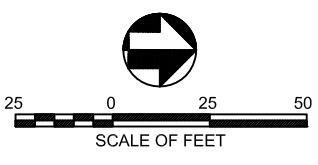
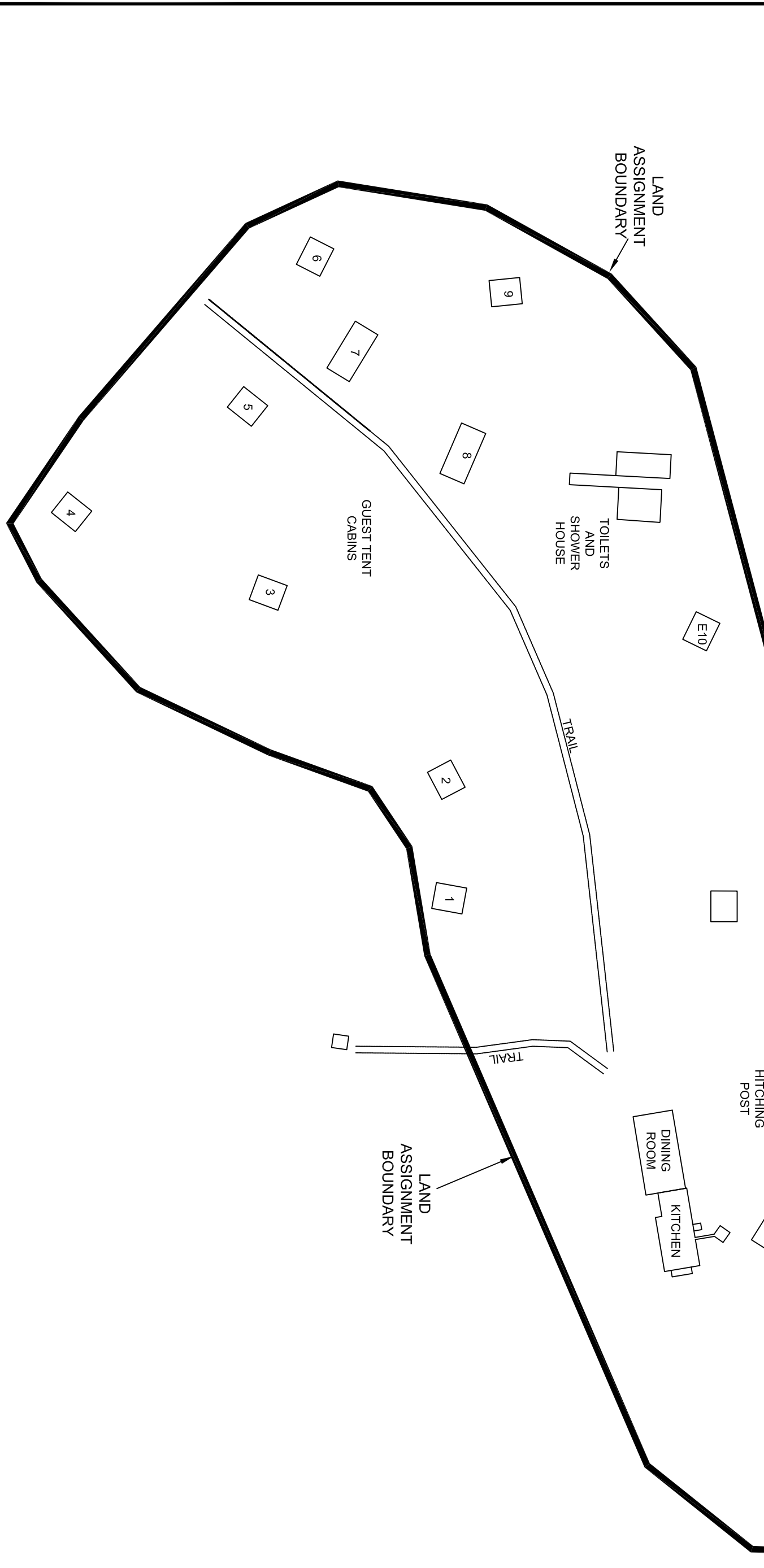
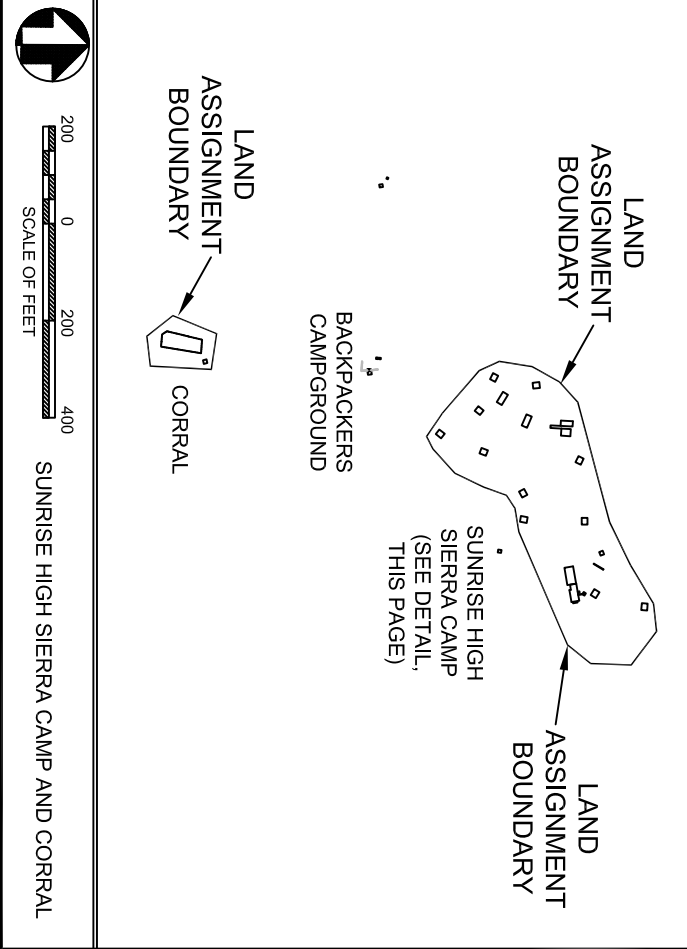
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DATE:

5/2014

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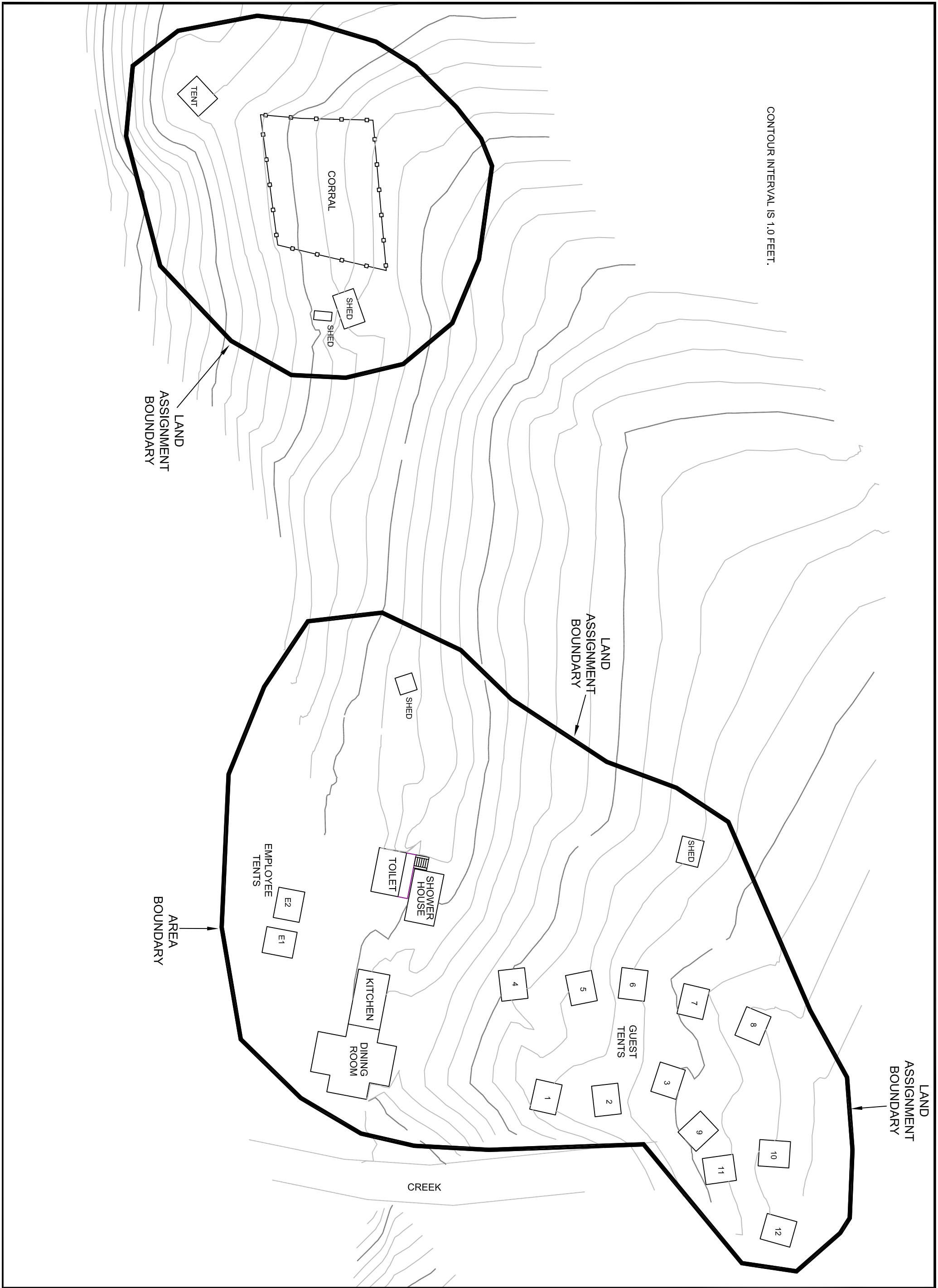


CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET
LAND ASSIGNMENT MAP
 LOCATION WITHIN PARK
**SUNRISE
 HIGH SIERRA CAMP**

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 5/2014

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CONTOUR INTERVAL IS 1.0 FEET.

LAND ASSIGNMENT BOUNDARY

LAND ASSIGNMENT BOUNDARY

AREA BOUNDARY

LAND ASSIGNMENT BOUNDARY

CREEK

CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET
LAND ASSIGNMENT MAP
 LOCATION WITHIN PARK
VOGELSANG HIGH SIERRA CAMP

SHEET

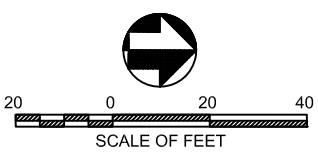
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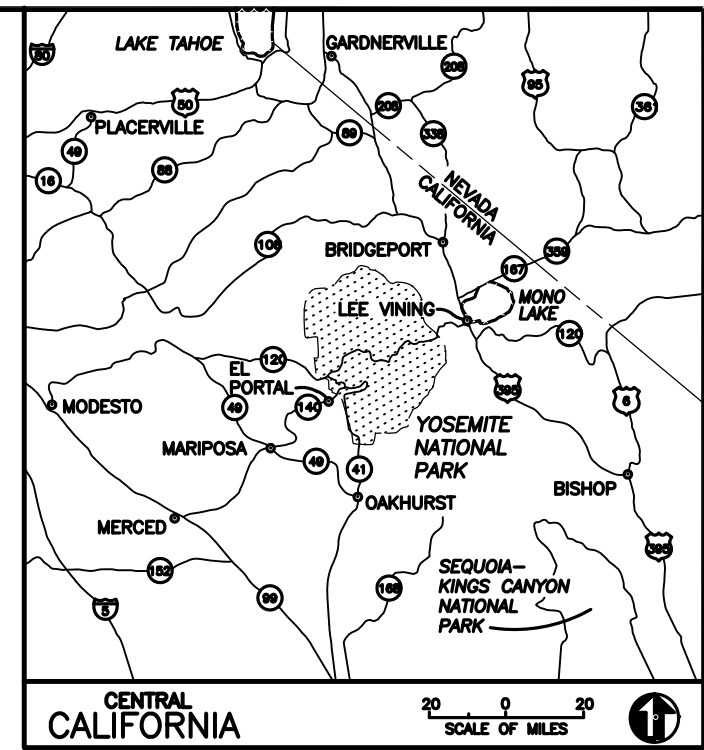
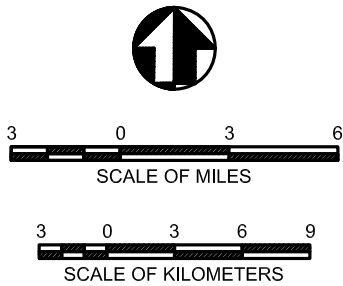
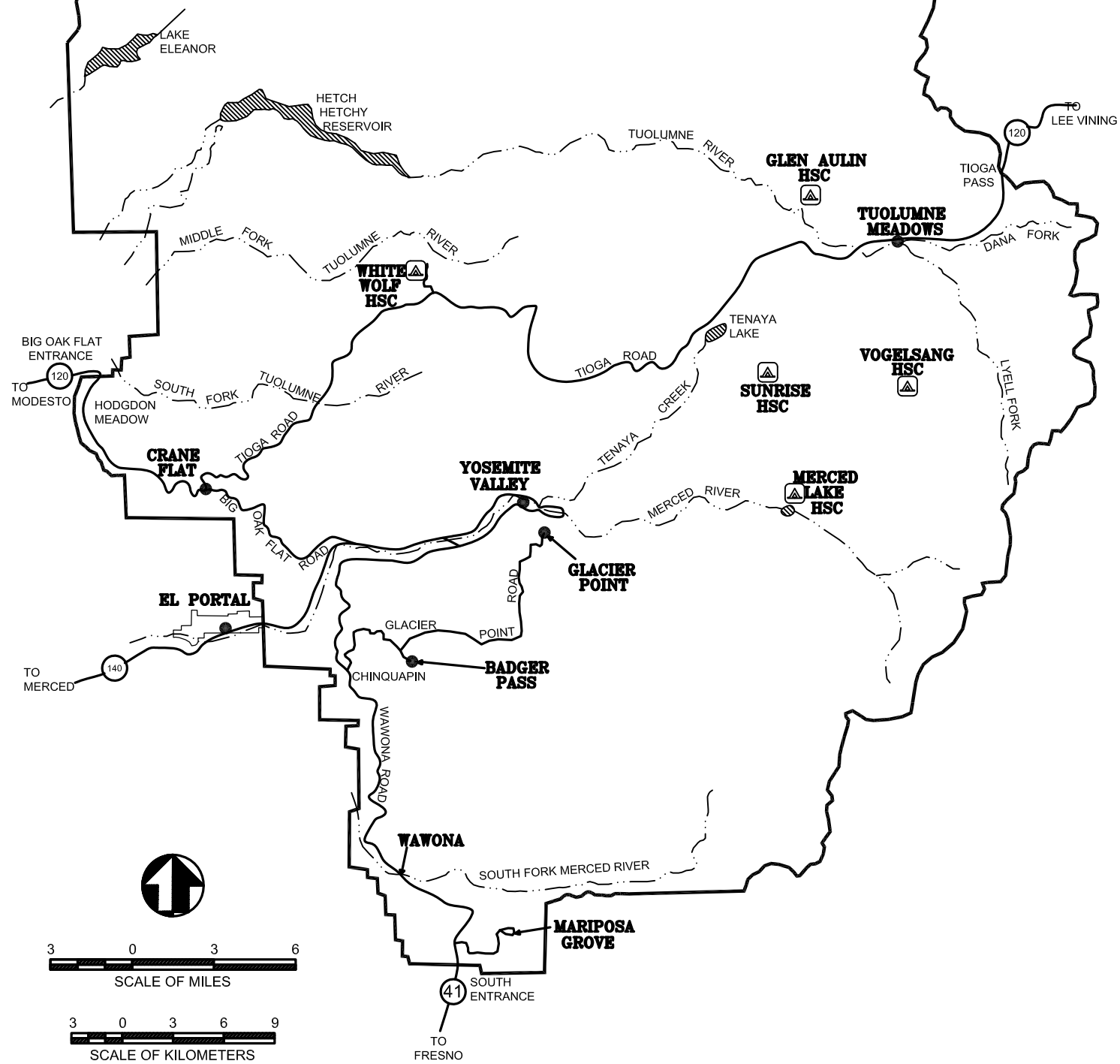
DATE:

5/2014

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YOSEMITE NATIONAL PARK



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CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

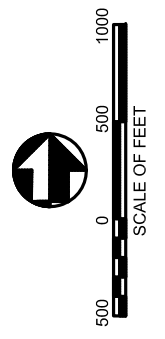
SHEET 1 OF 33
DATE: 5/2014

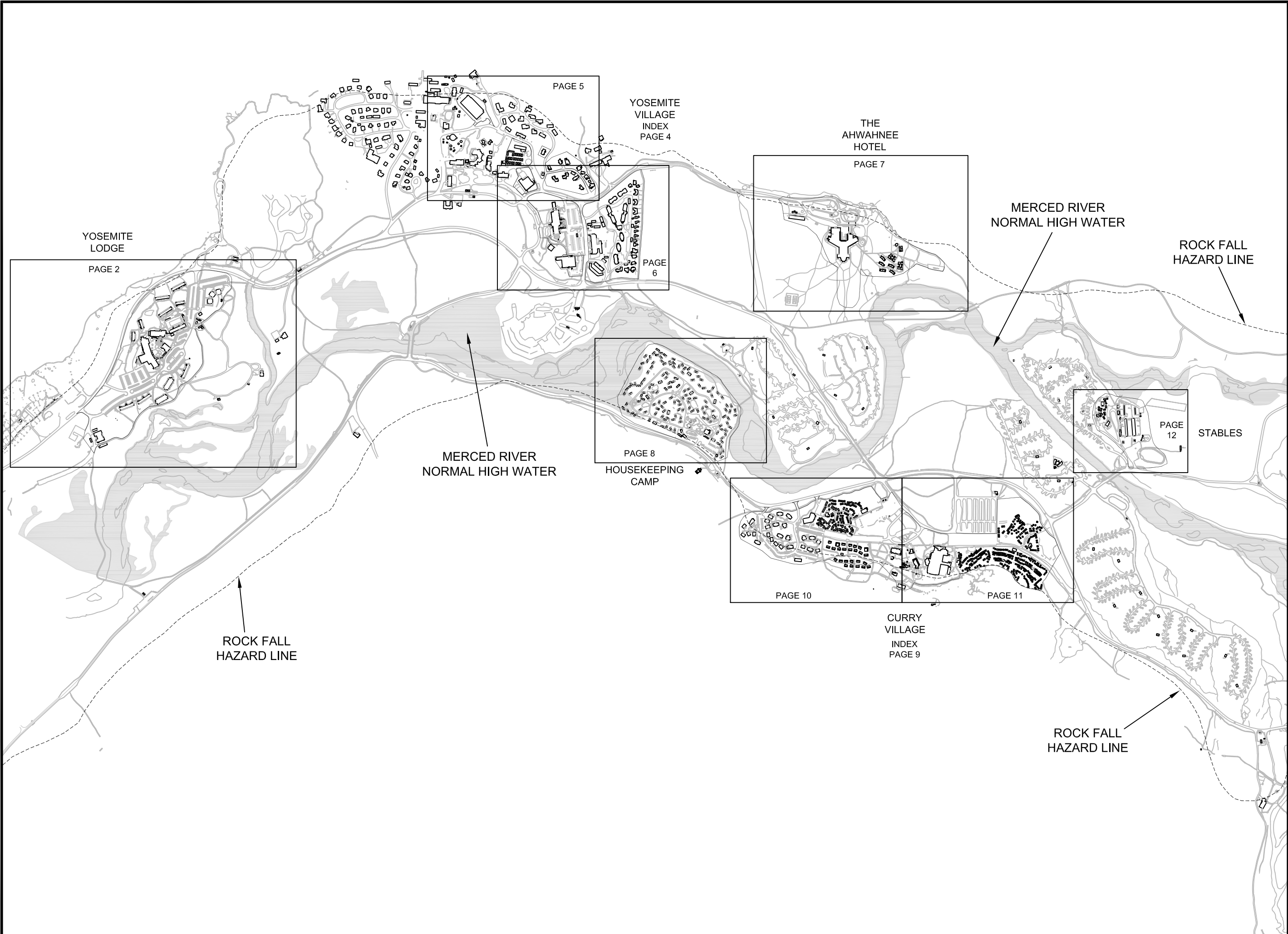
TITLE OF SHEET
CONCESSIONER LAND ASSIGNMENT MAPS
LOCATION WITHIN PARK
YOSEMITE NATIONAL PARK

CONCESSIONER LAND ASSIGNMENT MAPS YOSEMITE NATIONAL PARK

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30	MAY LAKE HSC
31	MERCEDE LAKE HSC
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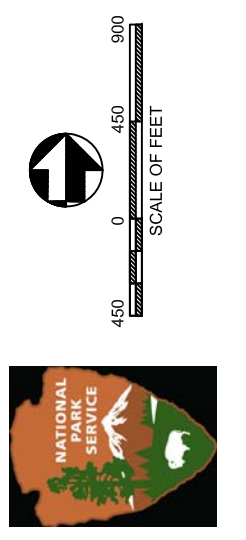


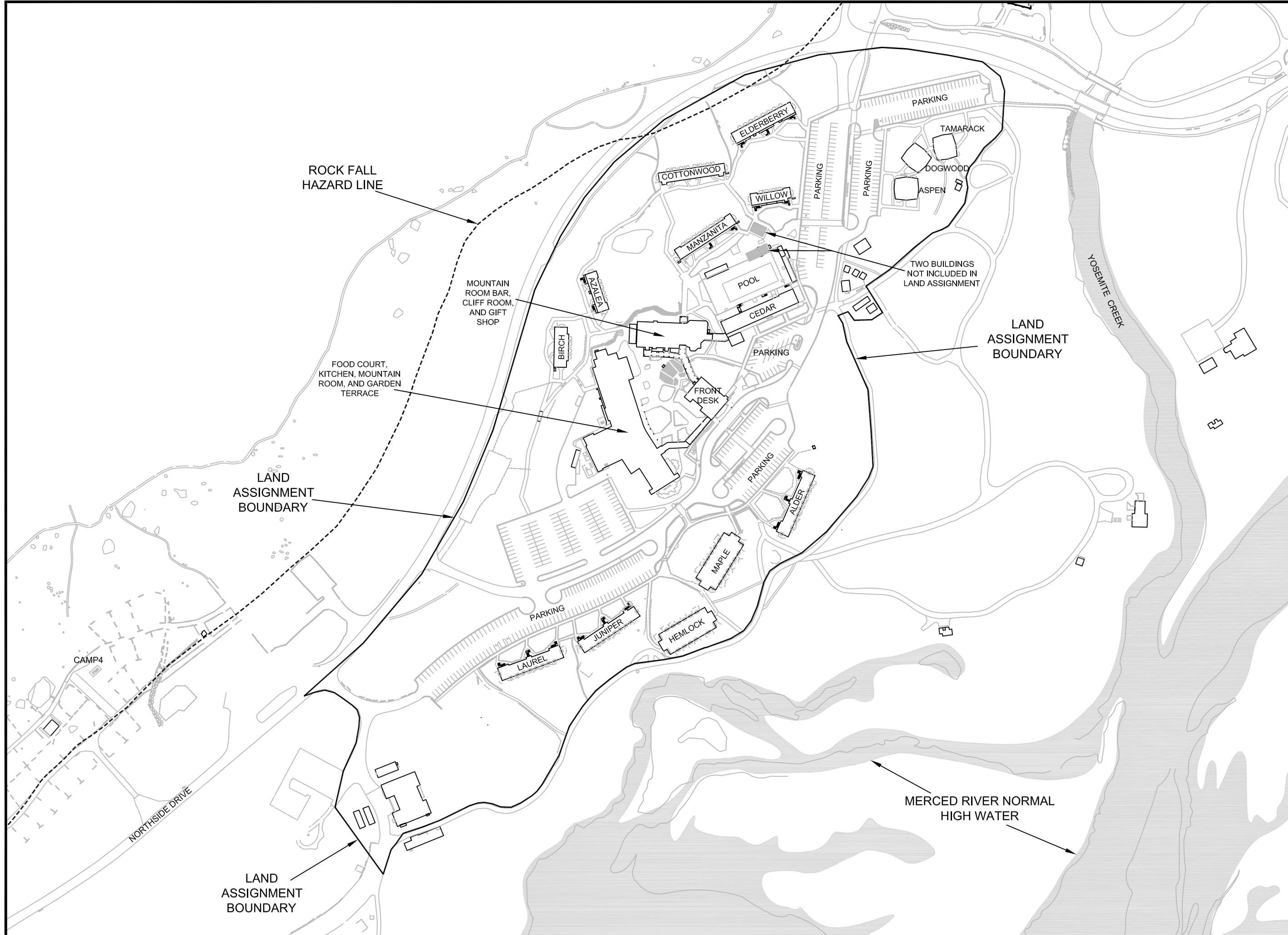
CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET
LAND ASSIGNMENT INDEX MAP
 LOCATION WITHIN PARK
 YOSEMITE VALLEY

NOTE:
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SHEET **2**
 OF **33**
 DATE: 5/2014



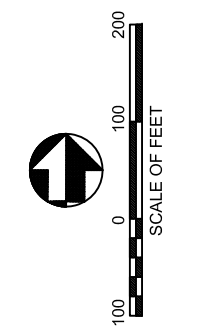


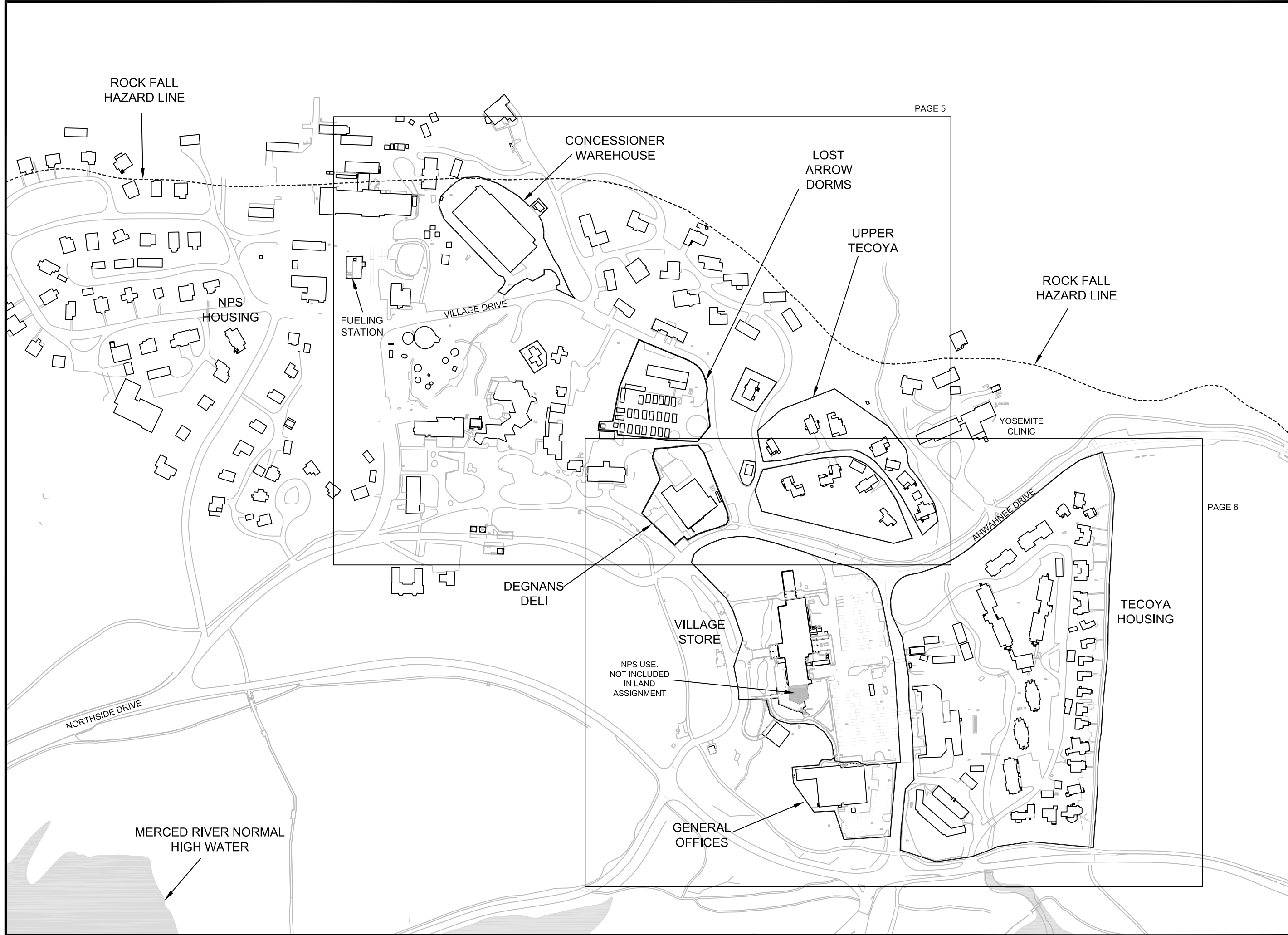
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CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET
LAND ASSIGNMENT MAP
 LOCATION WITHIN PARK
YOSEMITE LODGE
YOSEMITE VALLEY

SHEET **3**
 OF **33**
 DATE: 5/2014



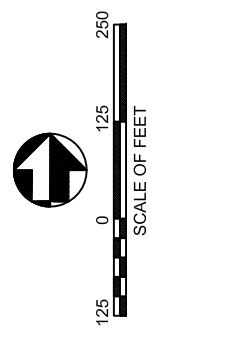


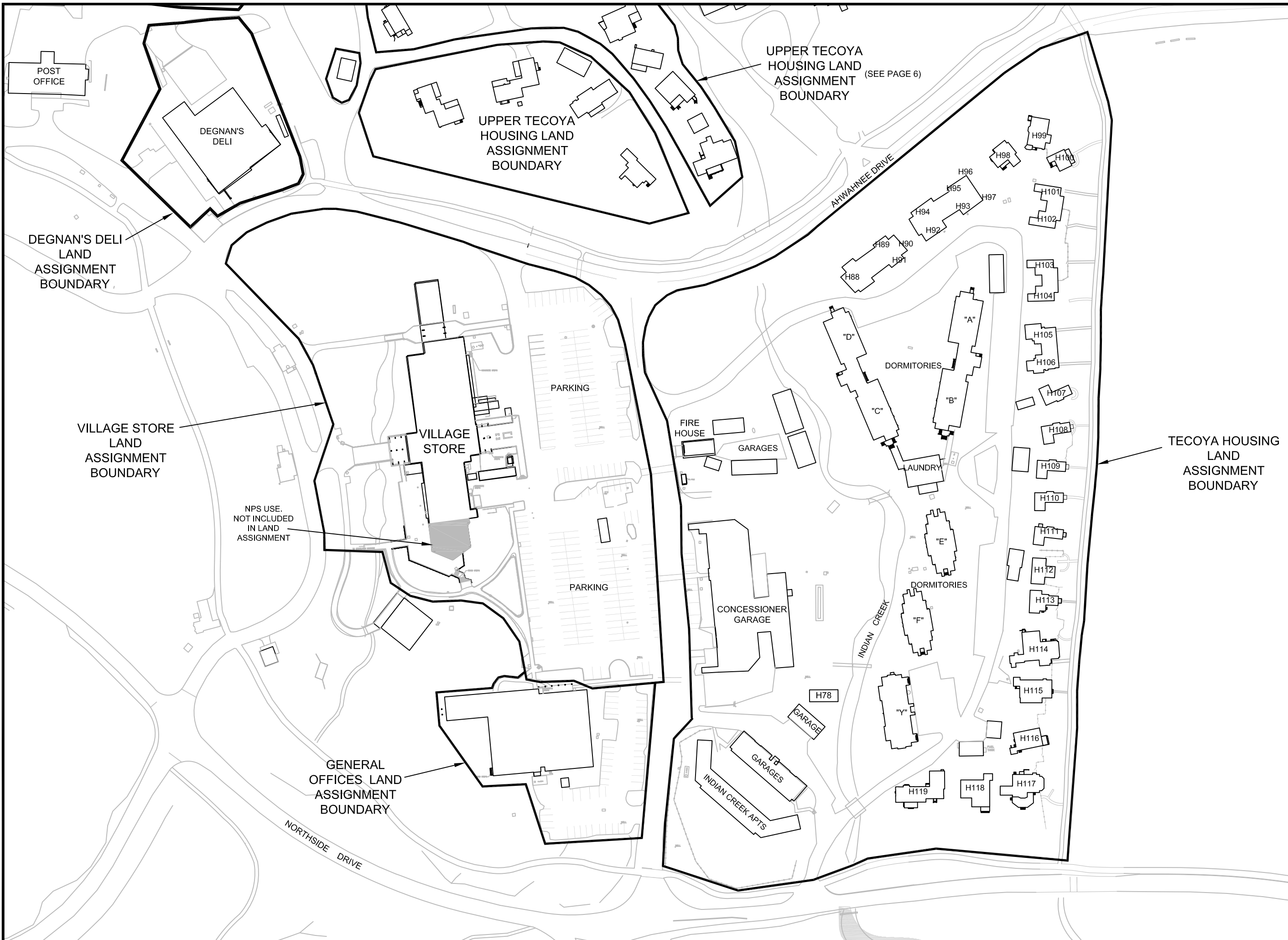
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CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET
LAND ASSIGNMENT INDEX MAP
 LOCATION WITHIN PARK
YOSEMITE VILLAGE
YOSEMITE VALLEY

SHEET **4**
 OF **33**
 DATE: 5/2014



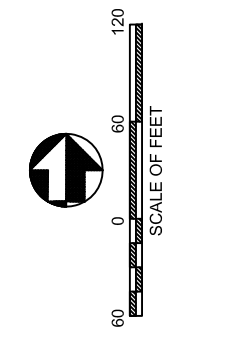


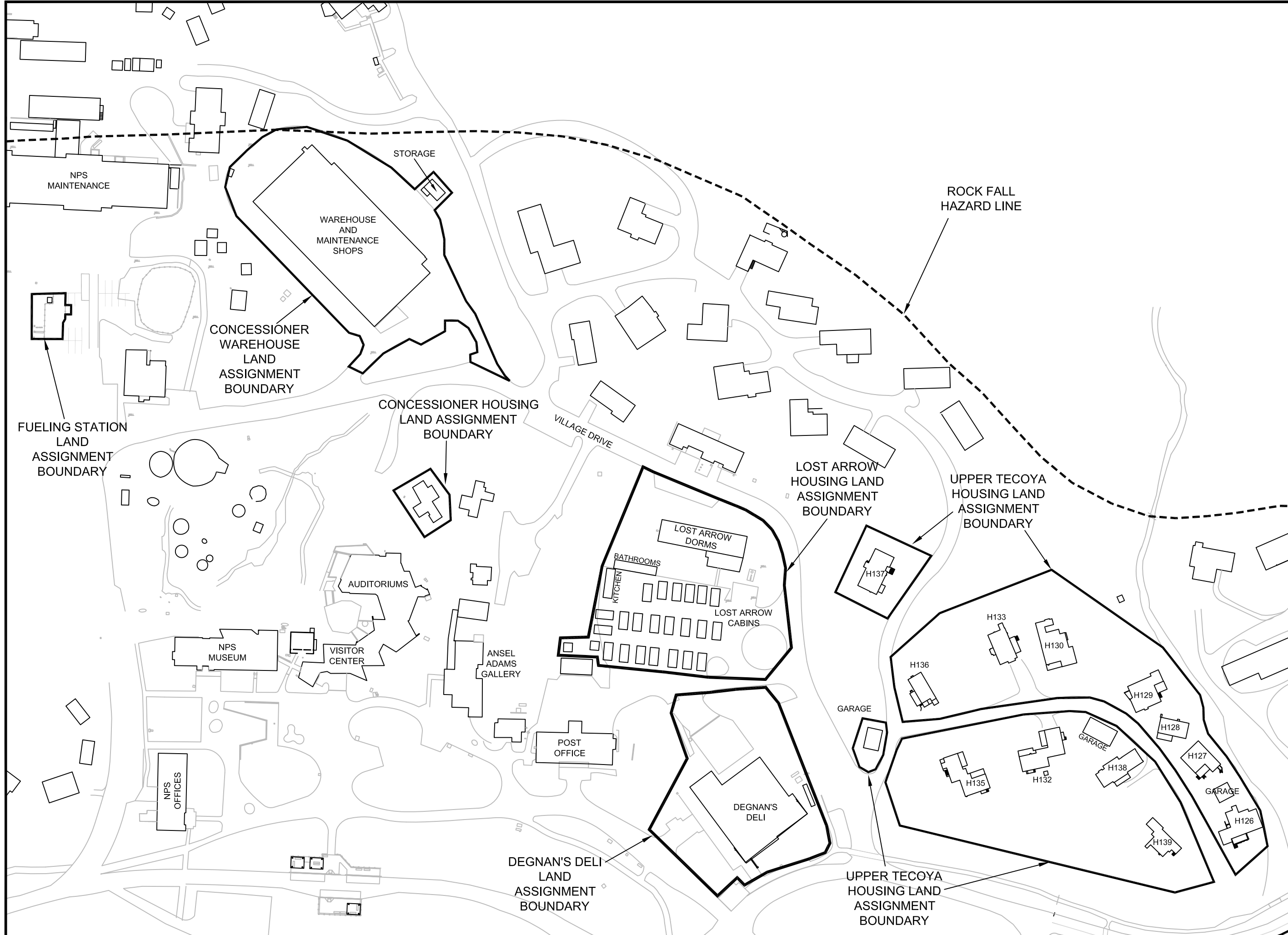
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CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET
LAND ASSIGNMENT MAP
 LOCATION WITHIN PARK
TECOYA HOUSING AND VILLAGE STORE
YOSEMITE VALLEY

SHEET 5 OF 33
 DATE: 5/2014



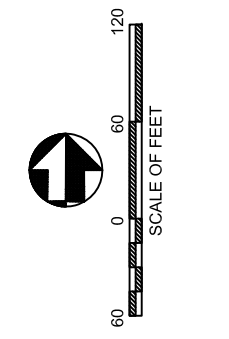


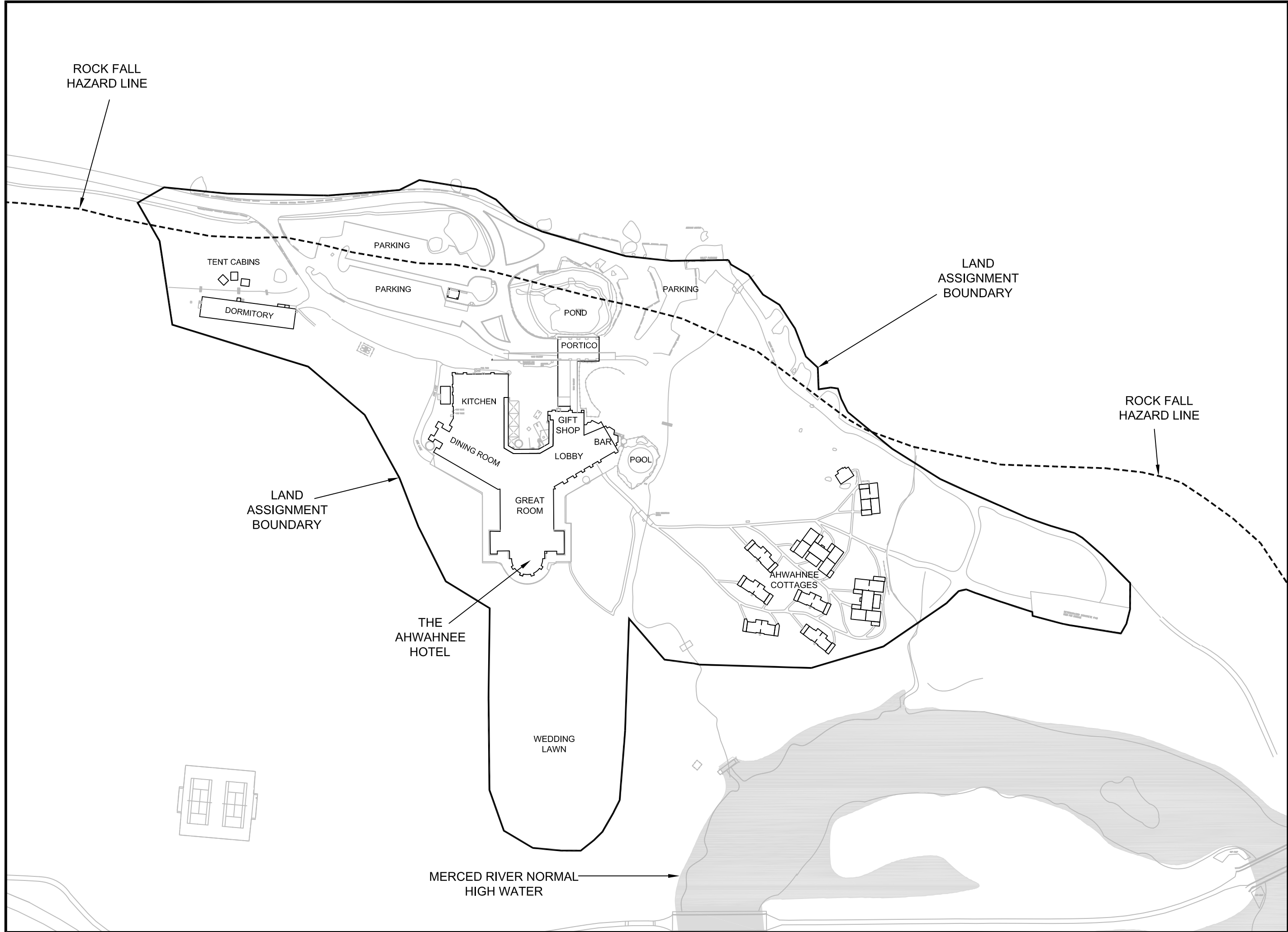
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CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET
LAND ASSIGNMENT MAP
 LOCATION WITHIN PARK
 UPPER TECOYA AND LOST ARROW HOUSING AND VILLAGE STORE - YOSEMITE VALLEY

SHEET 6 OF 33
 DATE: 5/2014





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CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET
LAND ASSIGNMENT MAP
 LOCATION WITHIN PARK
THE AHWAHNEE HOTEL
YOSEMITE VALLEY

SHEET 7
 OF 33
 DATE: 5/2014

SCALE OF FEET

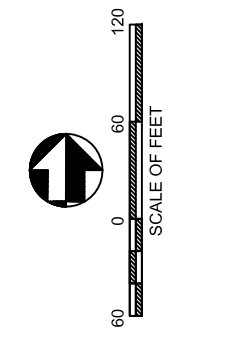


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CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET
LAND ASSIGNMENT MAP
 LOCATION WITHIN PARK
HOUSEKEEPING CAMP
YOSEMITE VALLEY

SHEET **8**
 OF **33**
 DATE: 5/2014



MERCED RIVER
NORMAL HIGH WATER

LAND
ASSIGNMENT
BOUNDARY

ROCKFALL HAZARD
LINE

GUEST
CABINS

GUEST
CABINS

GUEST
CABINS

GUEST
CABINS

GUEST
CABINS

GUEST
CABINS

GUEST
CABINS

GUEST
CABINS

GUEST
CABINS

SHOWER
HOUSES

LAUNDRY

OFFICE &
STORE

GUEST
CABINS

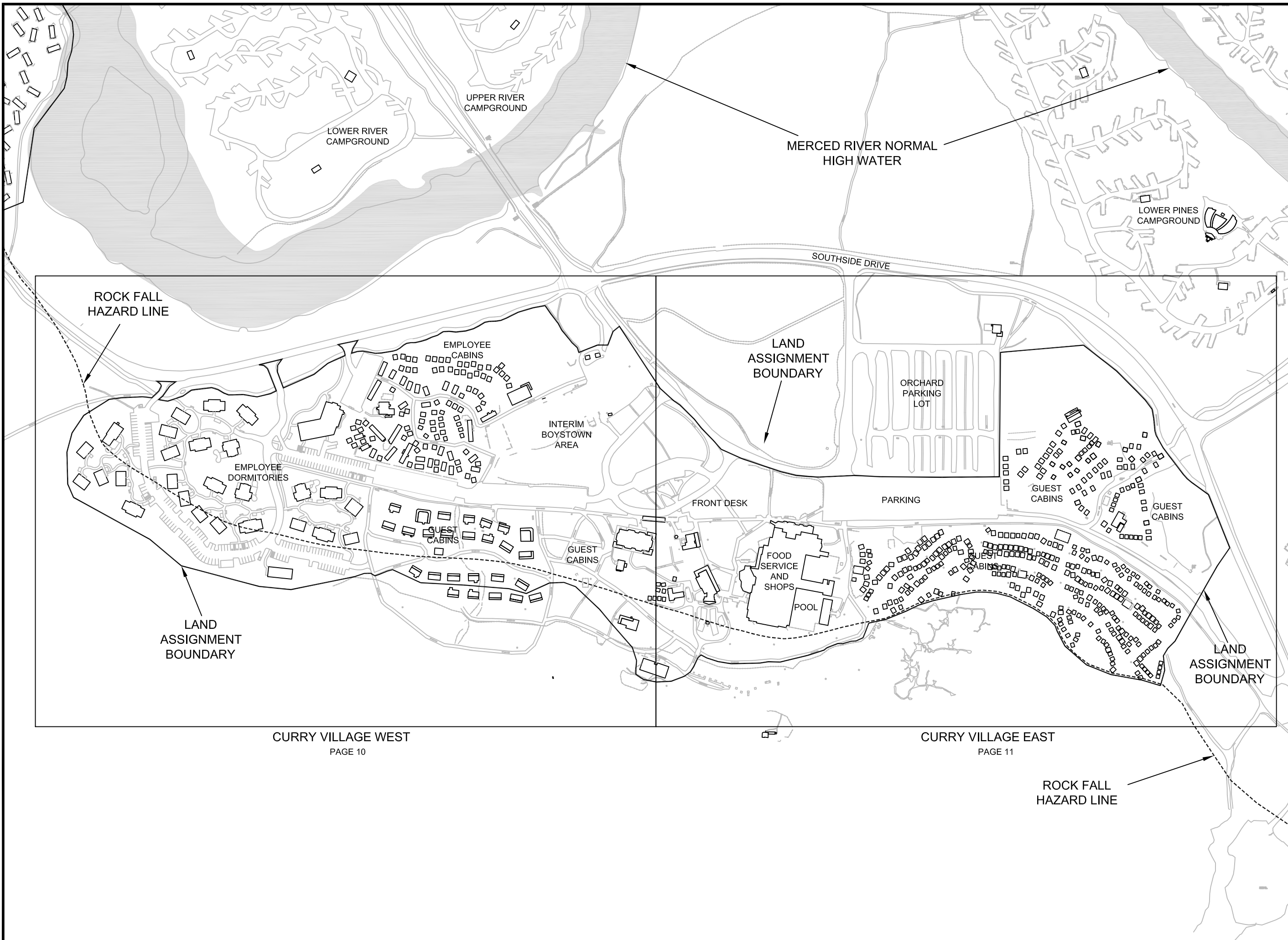
MERCED RIVER
NORMAL HIGH WATER

SOUTHSIDE DRIVE
TRAIL

LAND
ASSIGNMENT
BOUNDARY

NPS GENERATOR
BUILDING IS NOT
PART OF THIS LAND
ASSIGNMENT

CS=RESTROOM BUILDINGS



CURRY VILLAGE WEST
PAGE 10

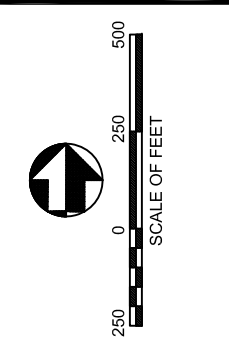
CURRY VILLAGE EAST
PAGE 11

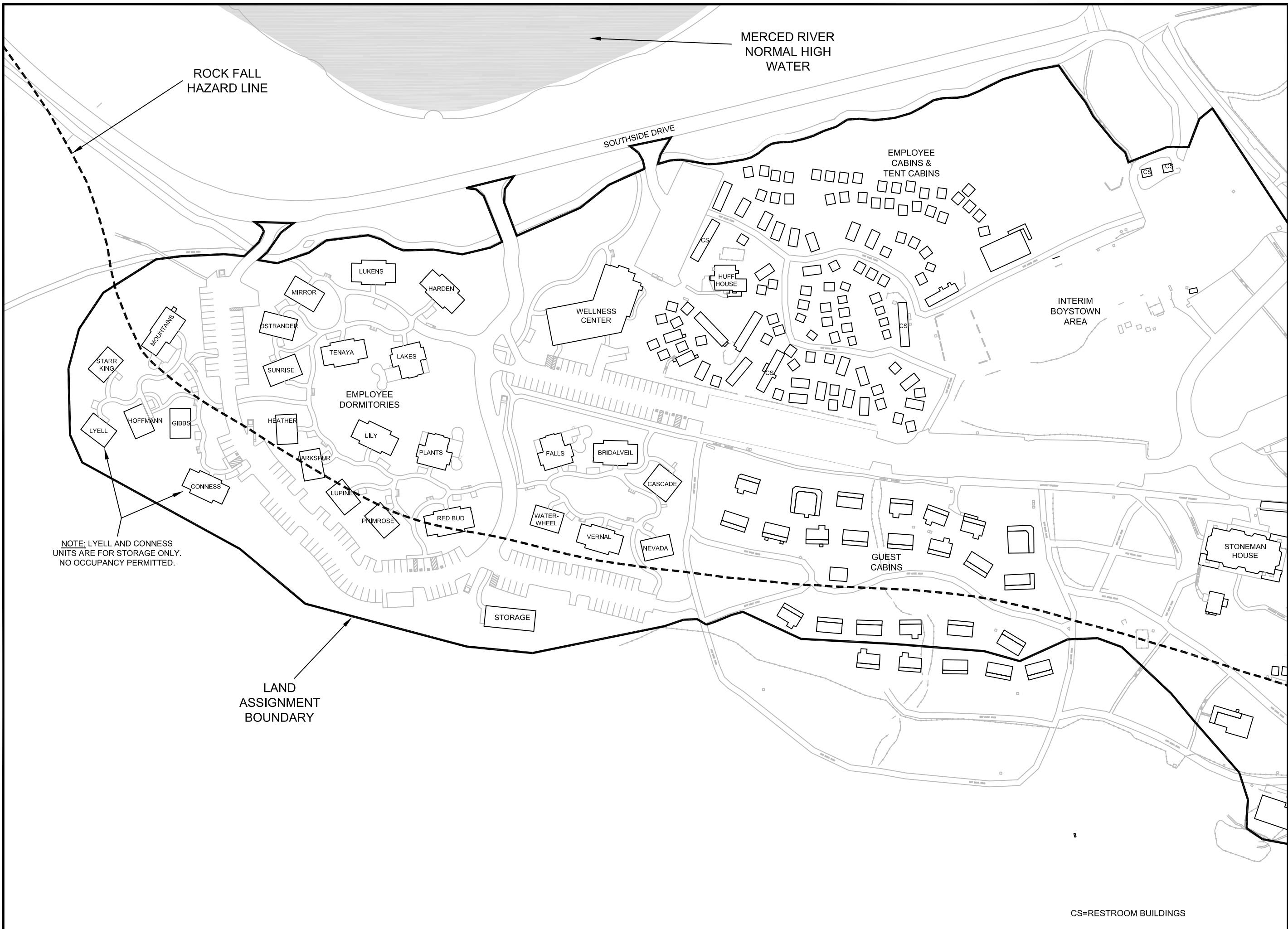
CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET
LAND ASSIGNMENT MAP
LOCATION WITHIN PARK
CURRY VILLAGE
YOSEMITE VALLEY

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SHEET **9**
OF **33**
DATE: 5/2014





NOTE: LYELL AND CONNESS UNITS ARE FOR STORAGE ONLY. NO OCCUPANCY PERMITTED.

ROCK FALL HAZARD LINE

MERCED RIVER
NORMAL HIGH WATER

SOUTHSIDE DRIVE

LAND ASSIGNMENT BOUNDARY

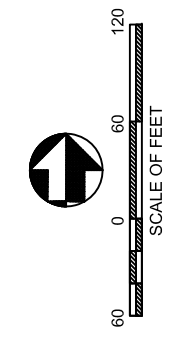
CS=RESTROOM BUILDINGS

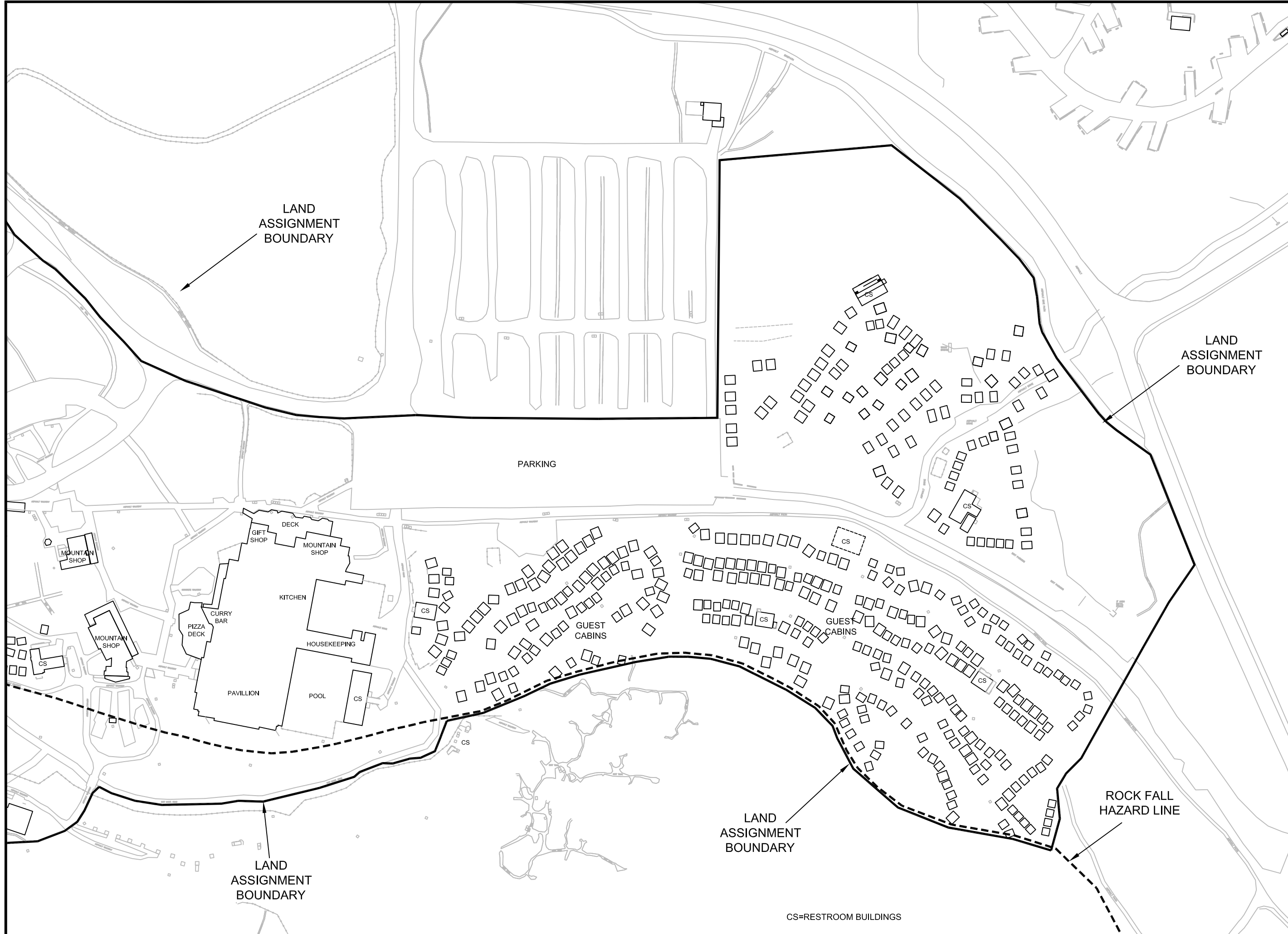
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CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET
LAND ASSIGNMENT MAP
LOCATION WITHIN PARK
CURRY VILLAGE WEST
YOSEMITE VALLEY

SHEET 10 OF 33
DATE: 5/2014



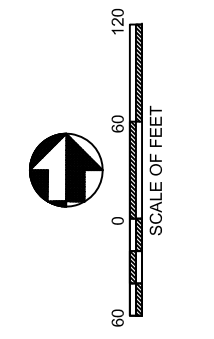


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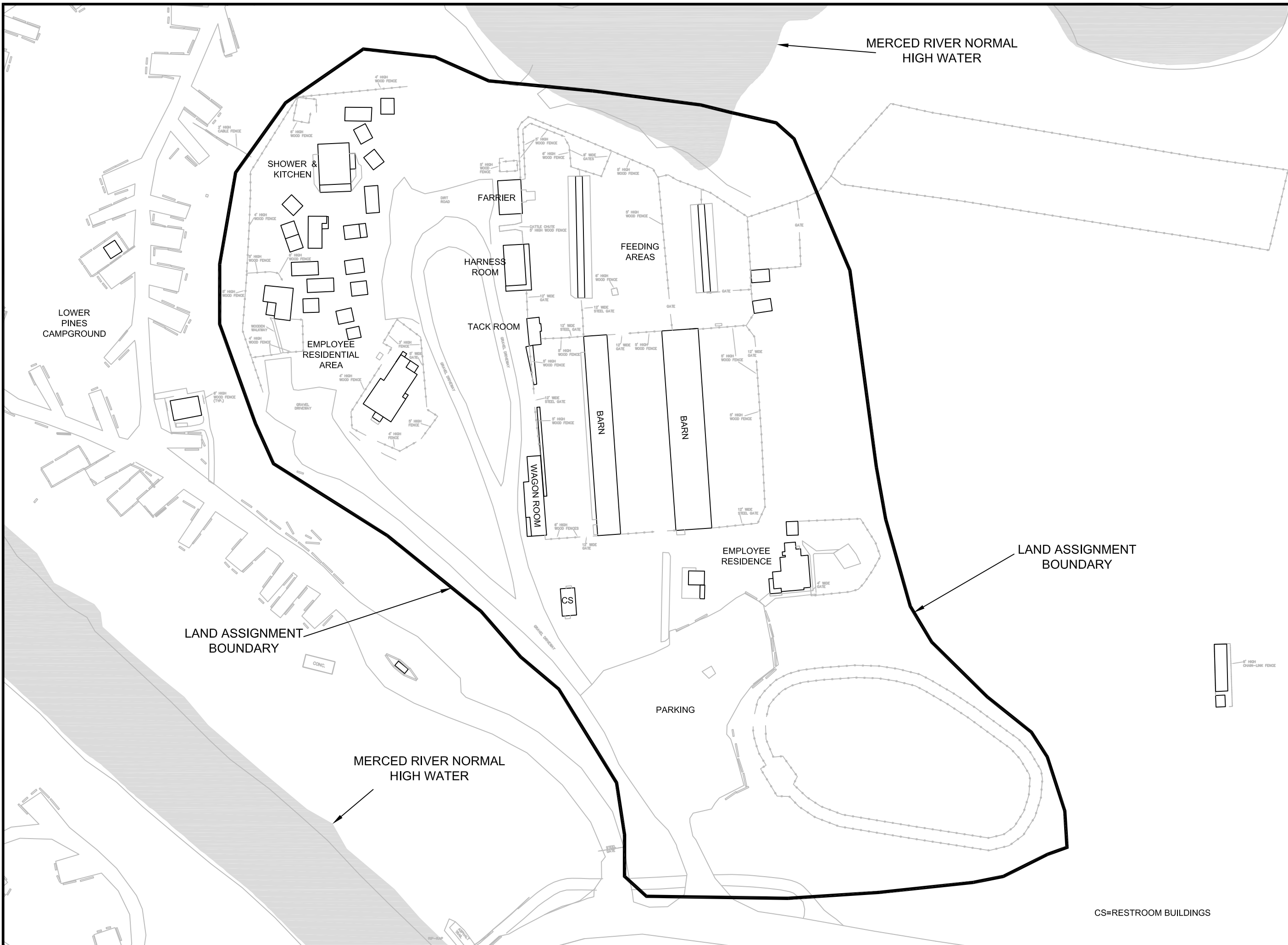
CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET
LAND ASSIGNMENT MAP
 LOCATION WITHIN PARK
CURRY VILLAGE EAST
YOSEMITE VALLEY

SHEET 11 OF 33
 DATE: 5/2014



CS=RESTROOM BUILDINGS

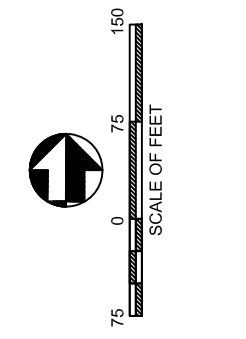


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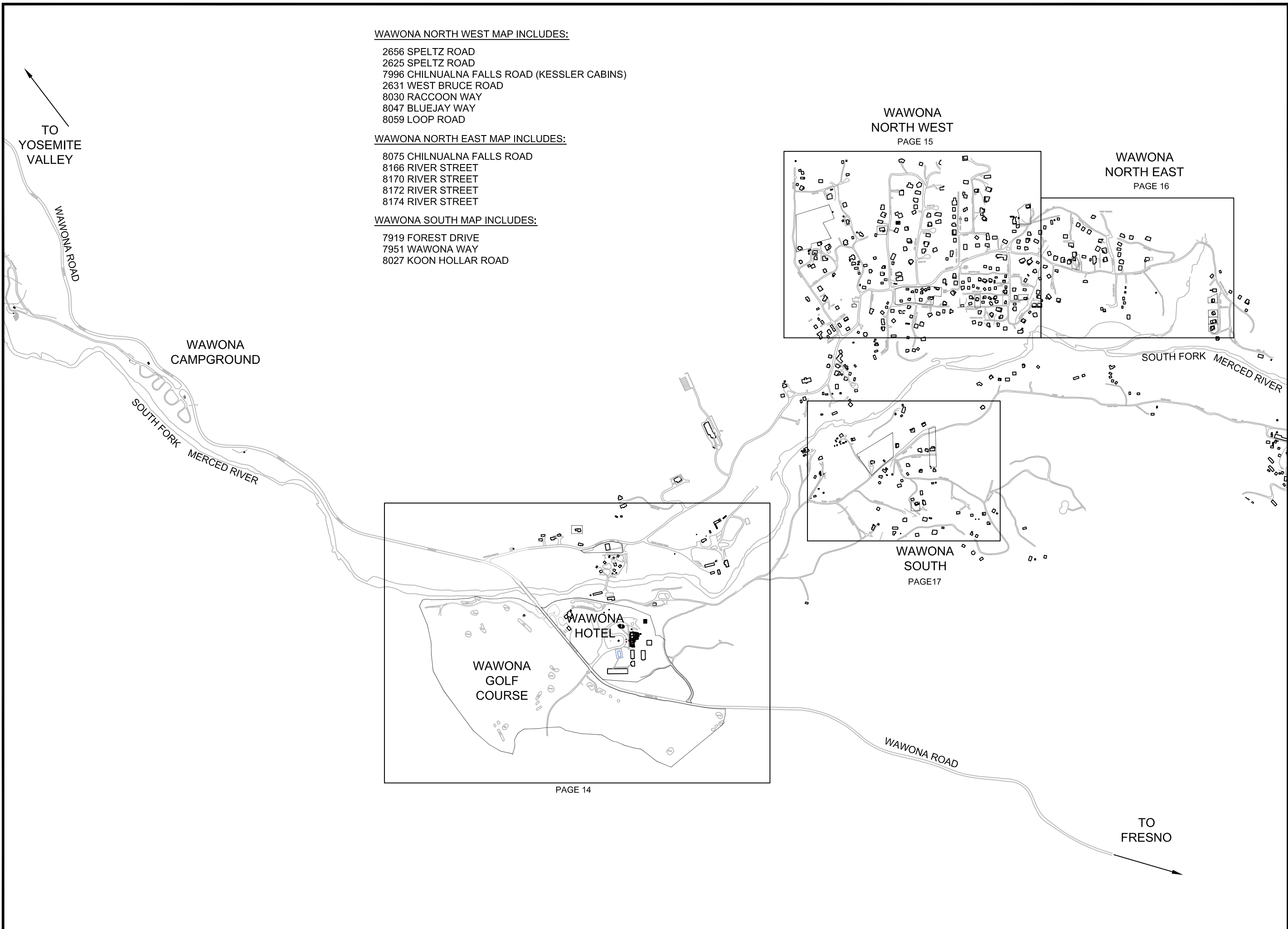
CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET
LAND ASSIGNMENT MAP
 LOCATION WITHIN PARK
CONCESSIONER STABLES
YOSEMITE VALLEY

SHEET **12**
 OF **33**
 DATE: 5/2014



CS=RESTROOM BUILDINGS



WAWONA NORTH WEST MAP INCLUDES:

- 2656 SPELTZ ROAD
- 2625 SPELTZ ROAD
- 7996 CHILNUALNA FALLS ROAD (KESSLER CABINS)
- 2631 WEST BRUCE ROAD
- 8030 RACCOON WAY
- 8047 BLUEJAY WAY
- 8059 LOOP ROAD

WAWONA NORTH EAST MAP INCLUDES:

- 8075 CHILNUALNA FALLS ROAD
- 8166 RIVER STREET
- 8170 RIVER STREET
- 8172 RIVER STREET
- 8174 RIVER STREET

WAWONA SOUTH MAP INCLUDES:

- 7919 FOREST DRIVE
- 7951 WAWONA WAY
- 8027 KOON HOLLAR ROAD

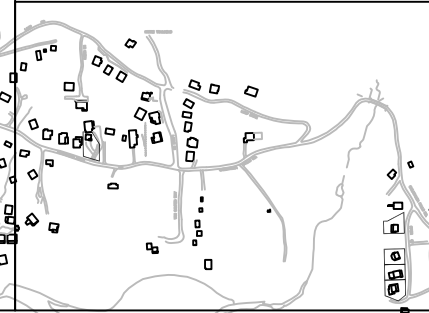
WAWONA NORTH WEST

PAGE 15



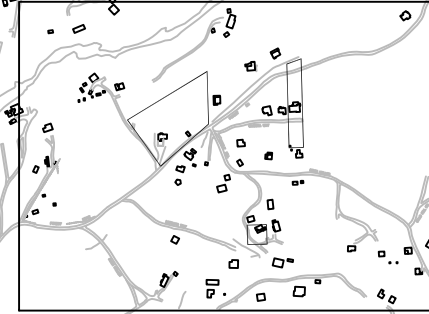
WAWONA NORTH EAST

PAGE 16

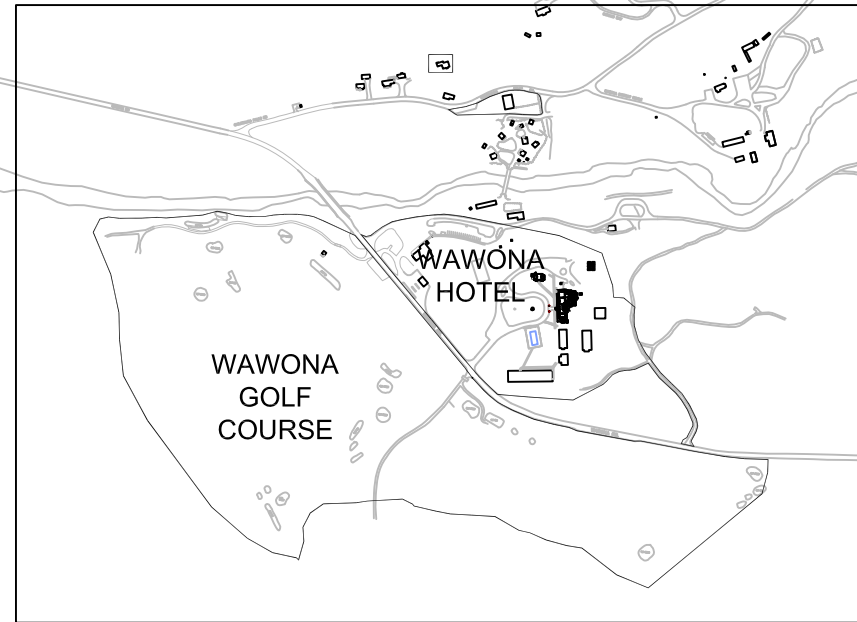


WAWONA SOUTH

PAGE 17



PAGE 14

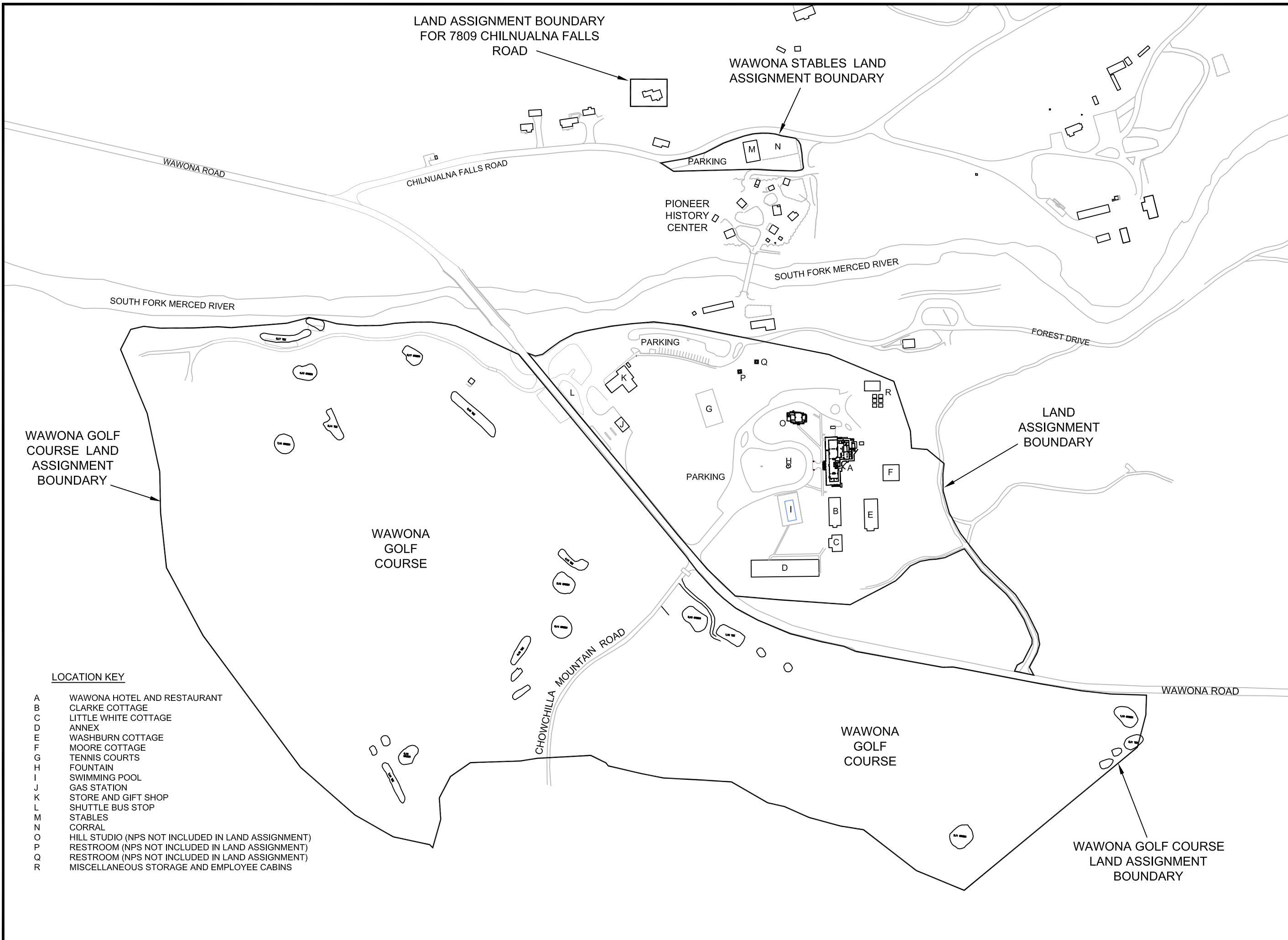


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CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET
LAND ASSIGNMENT INDEX MAP
 LOCATION WITHIN PARK
WAWONA

SHEET 13 OF 33
 DATE: 5/2014



LAND ASSIGNMENT BOUNDARY FOR 7809 CHILNUALNA FALLS ROAD

WAWONA STABLES LAND ASSIGNMENT BOUNDARY

WAWONA GOLF COURSE LAND ASSIGNMENT BOUNDARY

LAND ASSIGNMENT BOUNDARY

WAWONA GOLF COURSE LAND ASSIGNMENT BOUNDARY

LOCATION KEY

- A WAWONA HOTEL AND RESTAURANT
- B CLARKE COTTAGE
- C LITTLE WHITE COTTAGE
- D ANNEX
- E WASHBURN COTTAGE
- F MOORE COTTAGE
- G TENNIS COURTS
- H FOUNTAIN
- I SWIMMING POOL
- J GAS STATION
- K STORE AND GIFT SHOP
- L SHUTTLE BUS STOP
- M STABLES
- N CORRAL
- O HILL STUDIO (NPS NOT INCLUDED IN LAND ASSIGNMENT)
- P RESTROOM (NPS NOT INCLUDED IN LAND ASSIGNMENT)
- Q RESTROOM (NPS NOT INCLUDED IN LAND ASSIGNMENT)
- R MISCELLANEOUS STORAGE AND EMPLOYEE CABINS

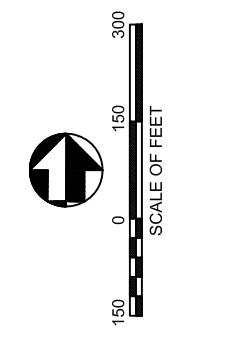
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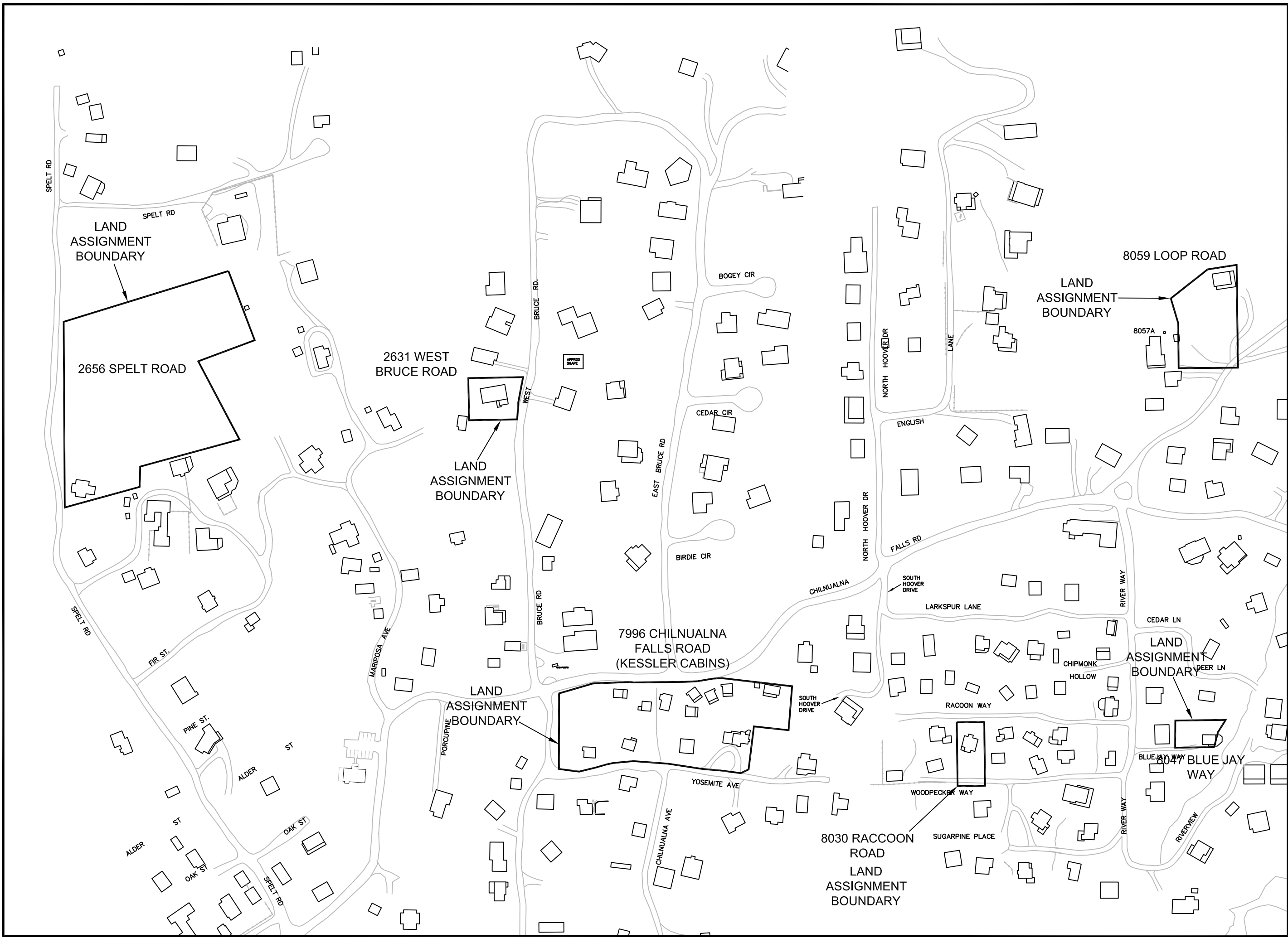
CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET
LAND ASSIGNMENT MAP
 LOCATION WITHIN PARK
 WAWONA

SHEET 14 OF 33
 DATE: 5/2014

HOTEL, GOLF COURSE, STABLES, AND HOUSING





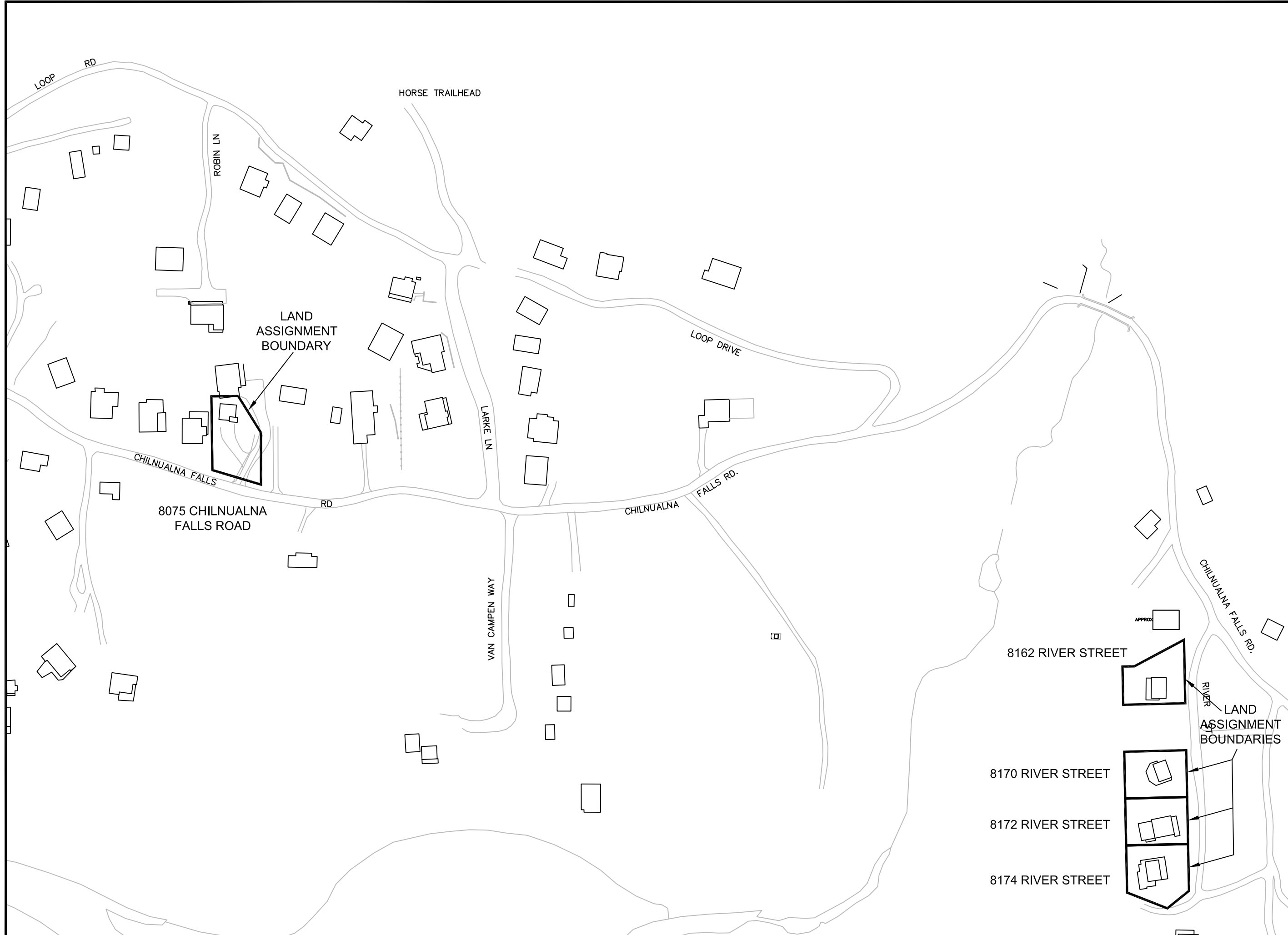
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CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET
LAND ASSIGNMENT MAP
 LOCATION WITHIN PARK
WAWONA

SHEET 15 OF 33
 DATE: 5/2014

100 0 100 200
 SCALE OF FEET



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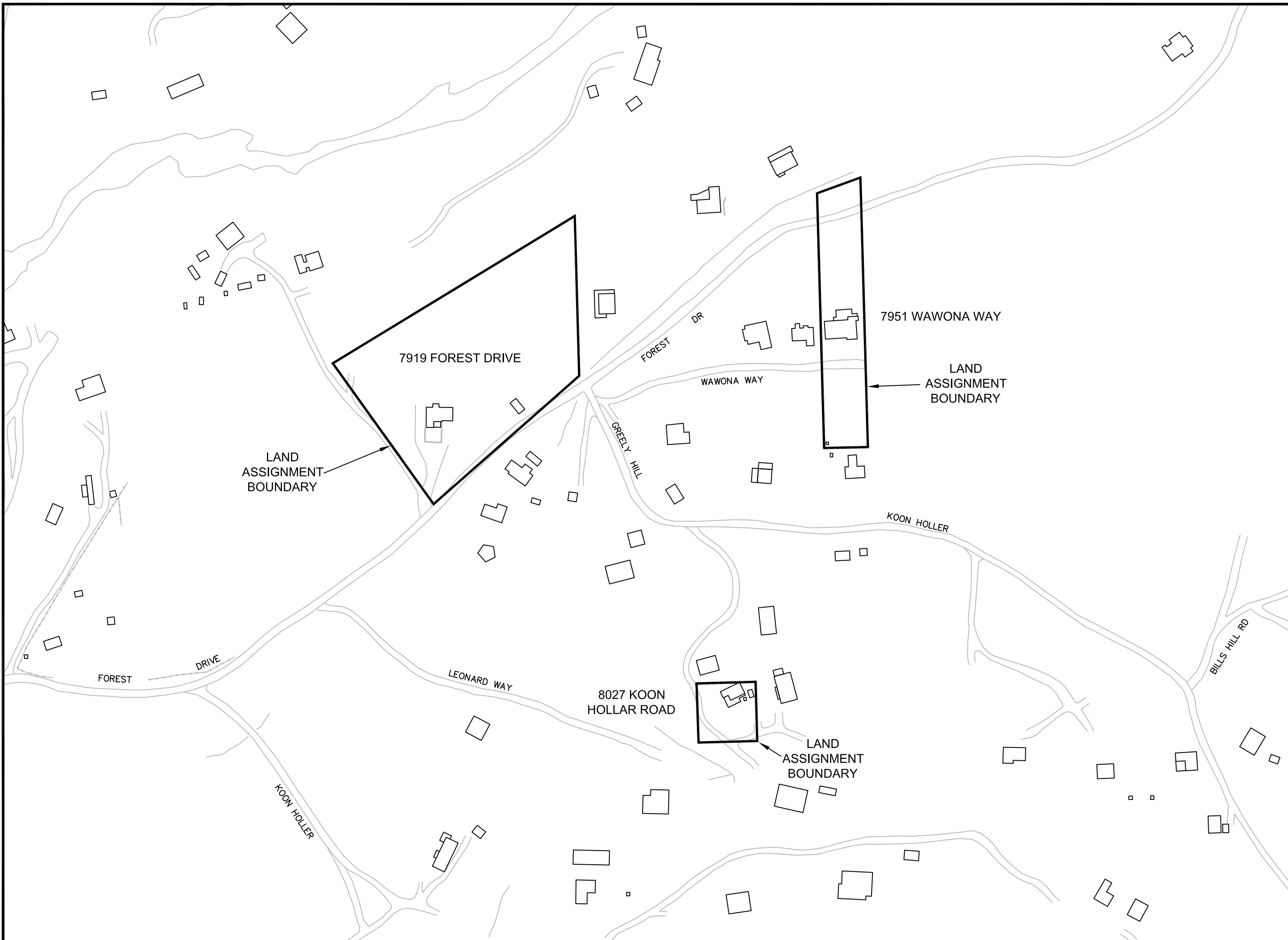
CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET
LAND ASSIGNMENT MAP
 LOCATION WITHIN PARK
WAWONA
VARIOUS RESIDENCES

SHEET **16**
 OF **33**
 DATE: 5/2014

SCALE OF FEET

NATIONAL PARK SERVICE



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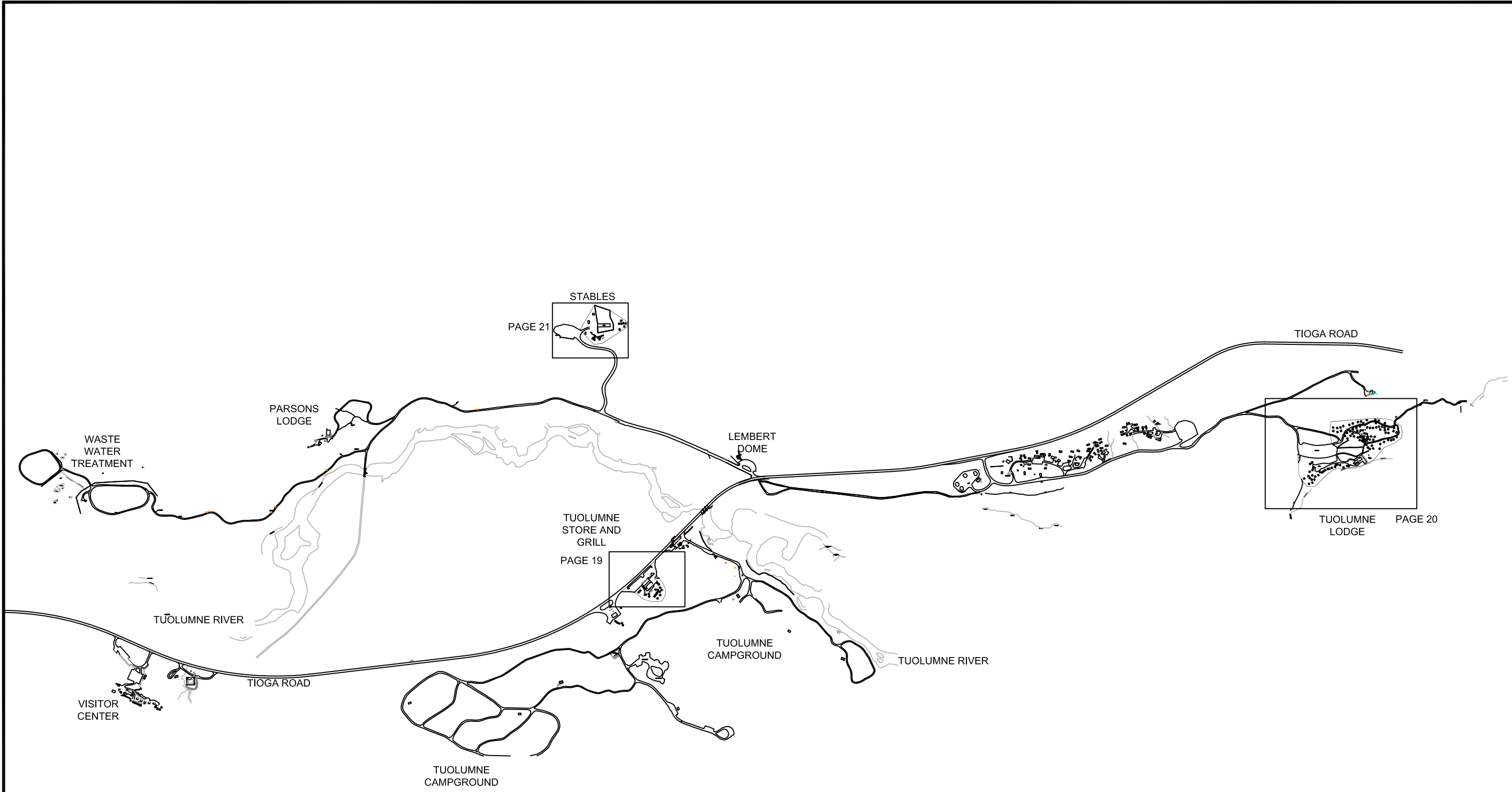
CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET
LAND ASSIGNMENT MAP
 LOCATION WITHIN PARK
WAWONA

SHEET **17**
 OF **33**
 DATE: 5/2014

SCALE OF FEET

NATIONAL SERVICE

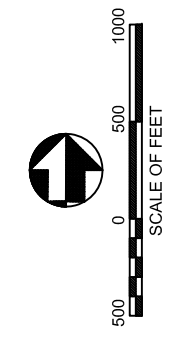


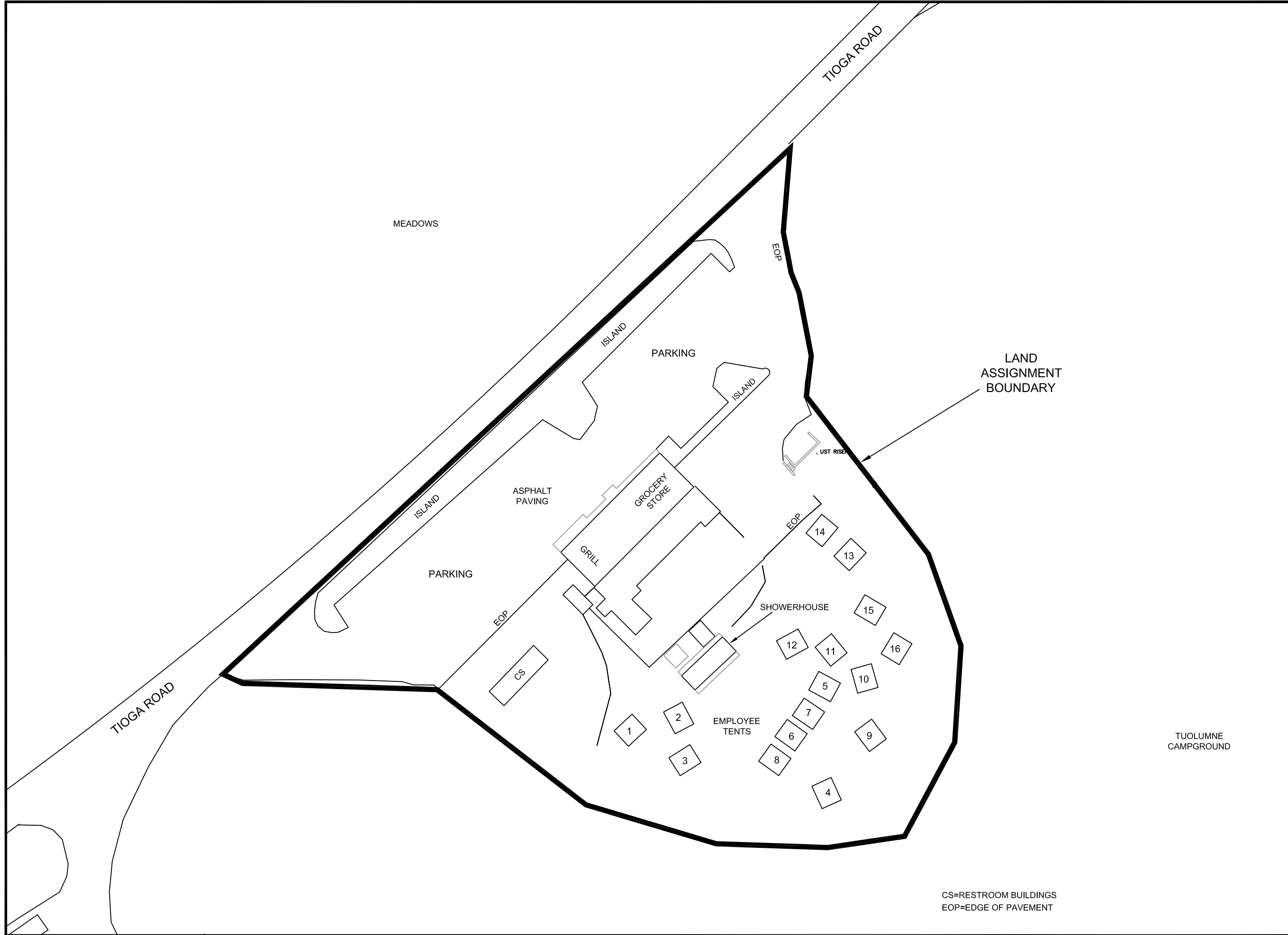
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CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET
 SHEET 18
 OF 33
 DATE: 5/2014

LAND ASSIGNMENT INDEX MAP
 LOCATION WITHIN PARK
 TUOLUMNE MEADOWS





CS=RESTROOM BUILDINGS
EOP=EDGE OF PAVEMENT

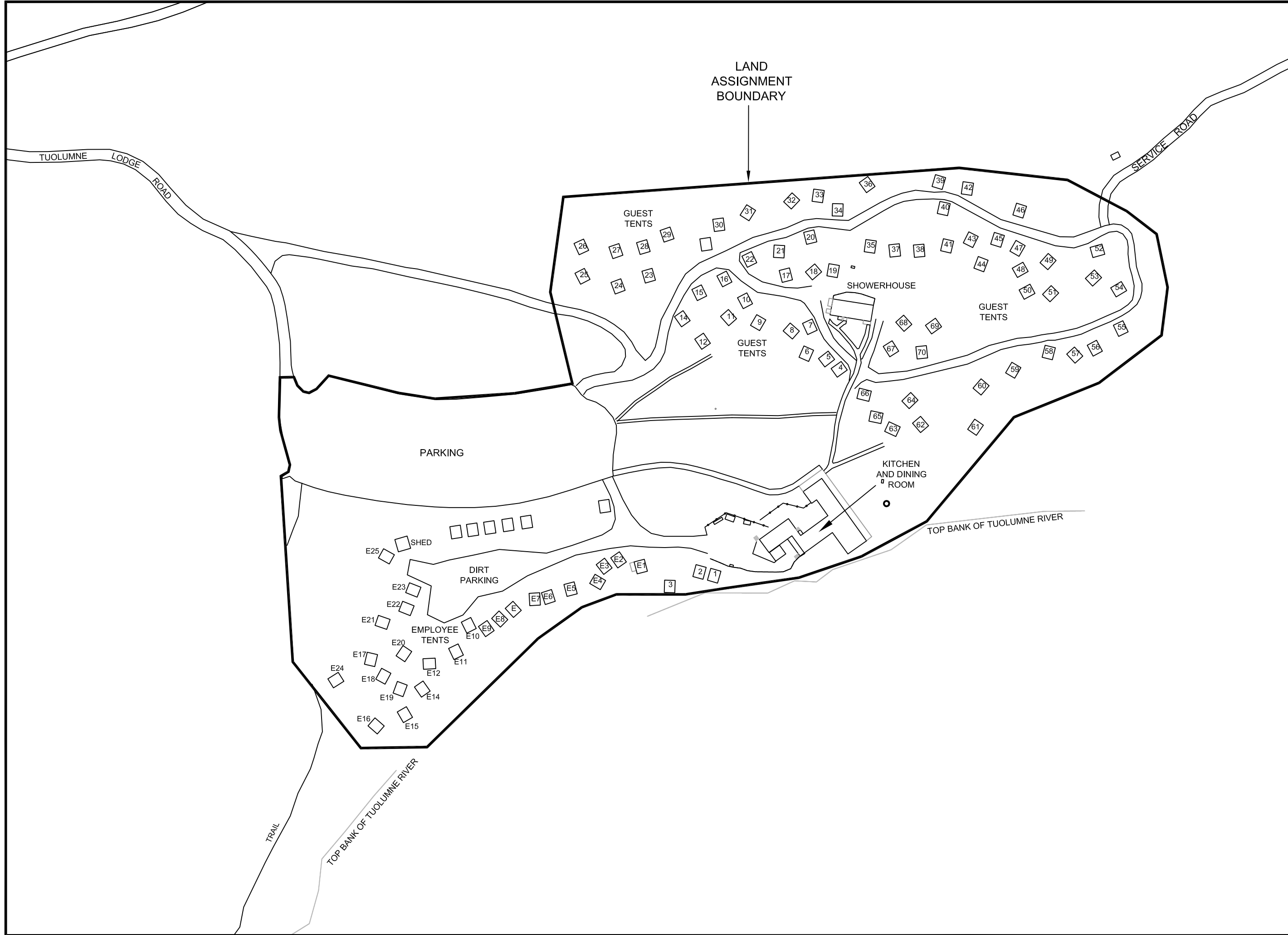
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CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET
LAND ASSIGNMENT MAP
LOCATION WITHIN PARK
**TUOLUMNE MEADOWS
STORE AND GRILL**

SHEET
19
OF 33
DATE: 5/2014

0 25 50
SCALE OF FEET



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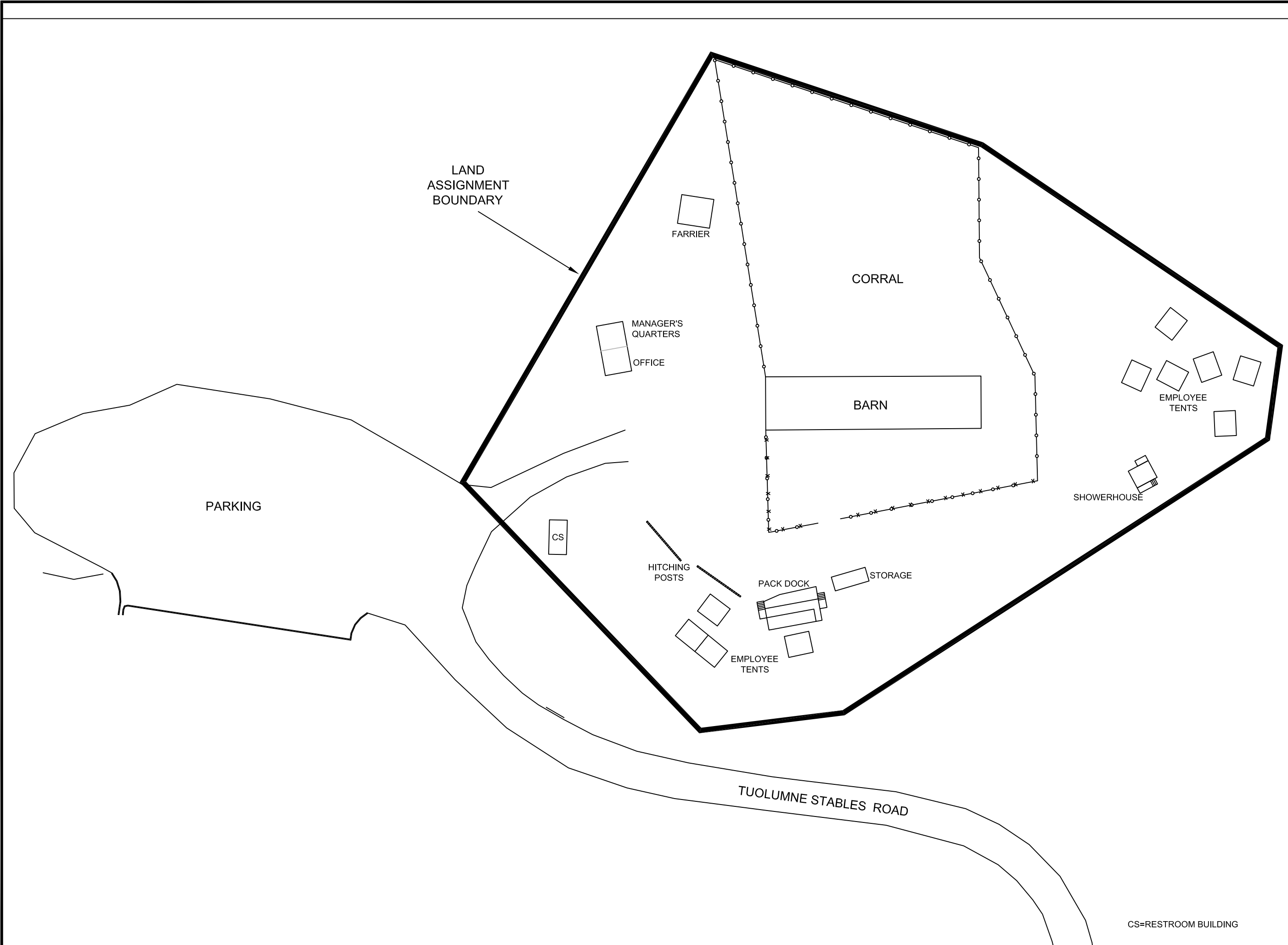
CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET
LAND ASSIGNMENT MAP
 LOCATION WITHIN PARK
TUOLUMNE MEADOWS LODGE

SHEET **20**
 OF **33**
 DATE: 5/2014

A north arrow pointing upwards and a scale bar marked from 0 to 100 feet.

The official logo of the National Park Service, featuring a bison silhouette and the text 'NATIONAL PARK SERVICE'.



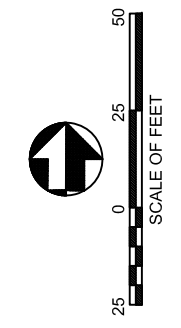
CS=RESTROOM BUILDING

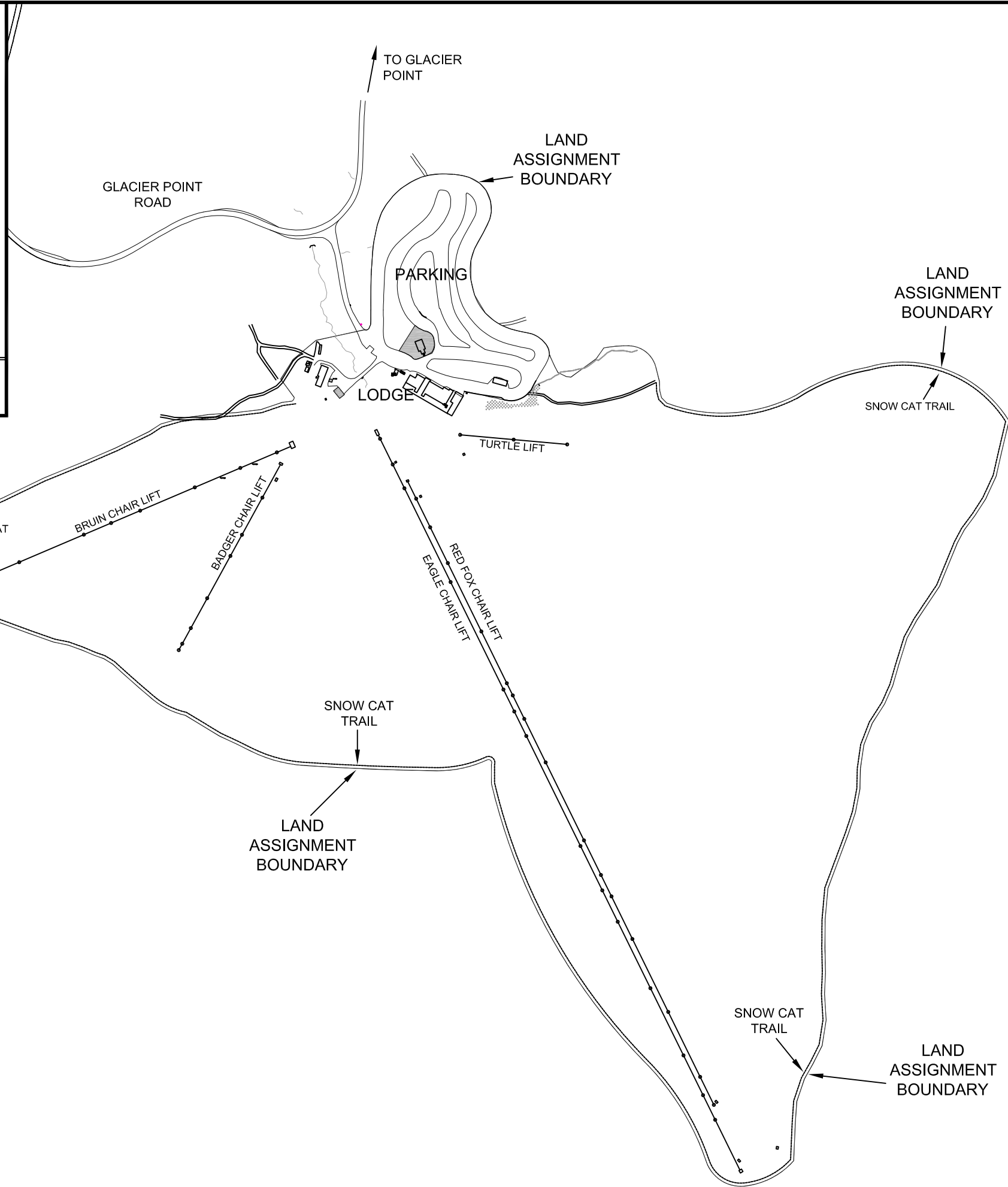
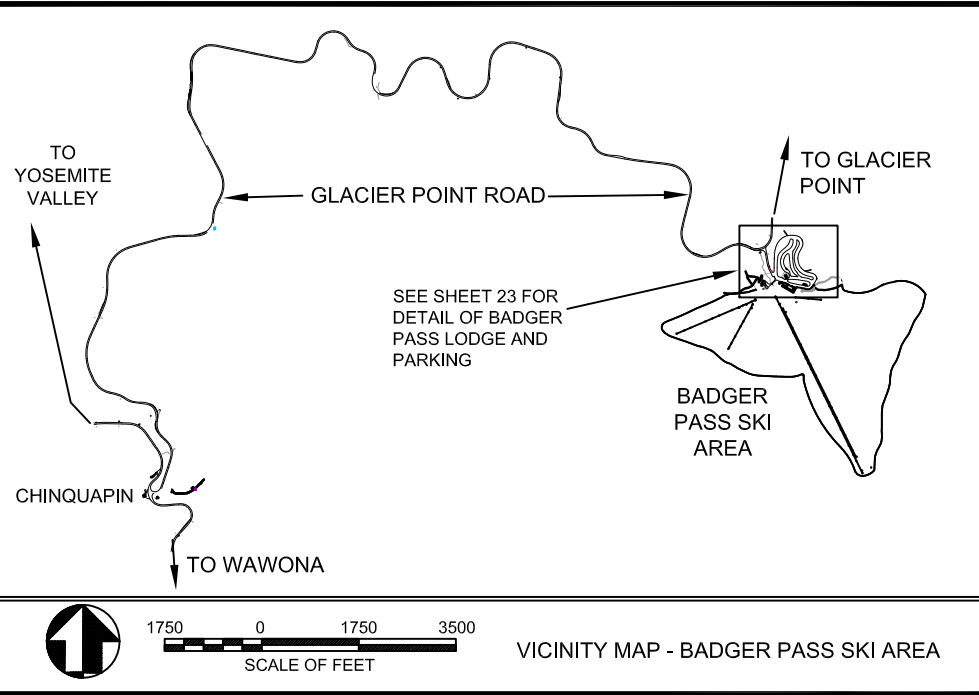
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CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET
LAND ASSIGNMENT MAP
 LOCATION WITHIN PARK
TUOLUMNE MEADOWS STABLES

SHEET 21 OF 33
 DATE: 5/2014





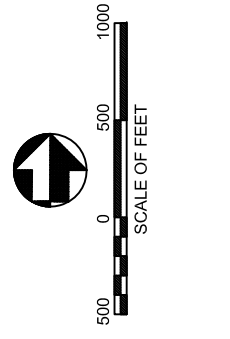
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the Concession Contract.

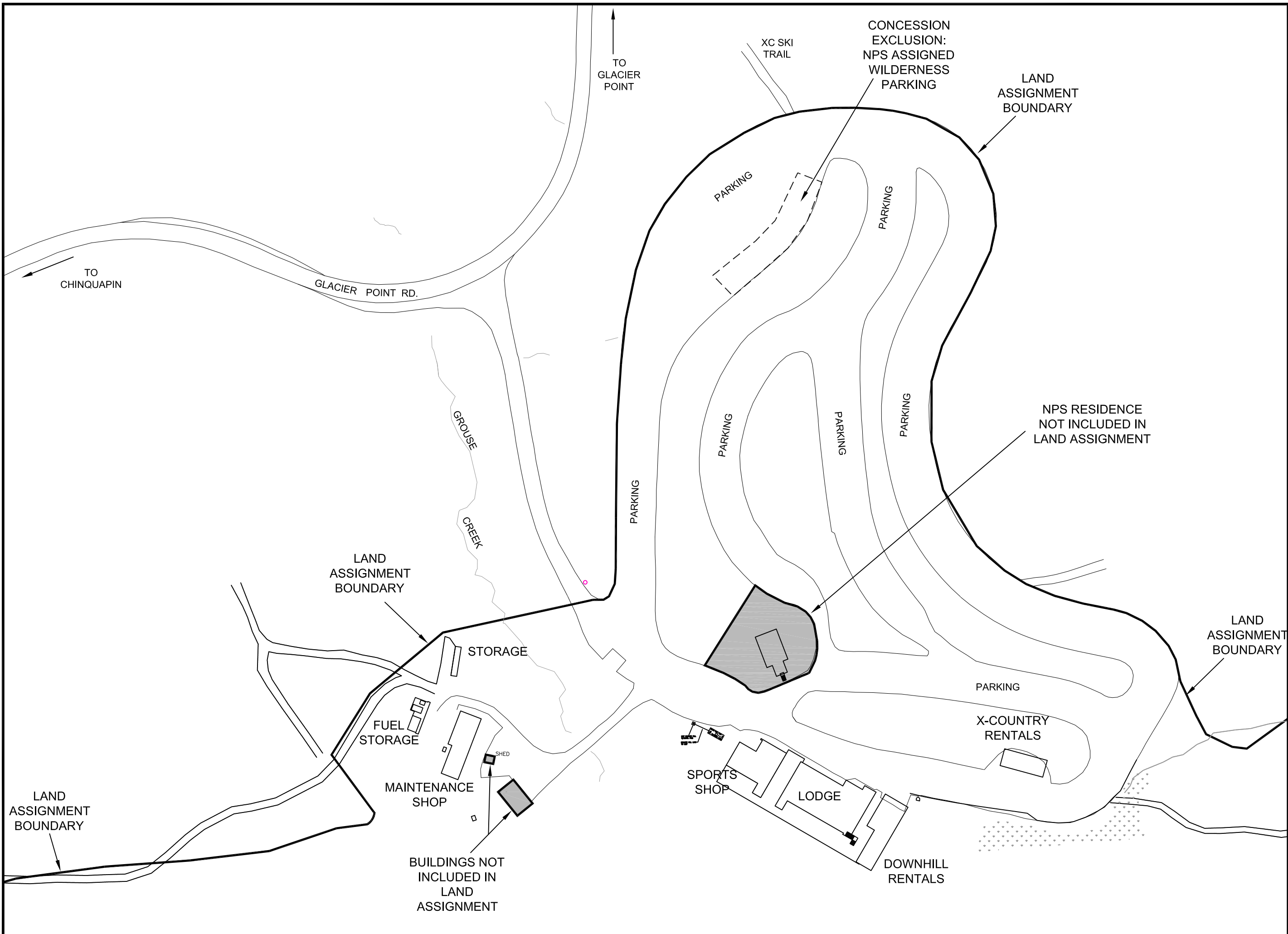
CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET
LAND ASSIGNMENT MAP
LOCATION WITHIN PARK
**BADGER PASS
SKI AREA**

SHEET
22
OF
33

DATE: 5/2014





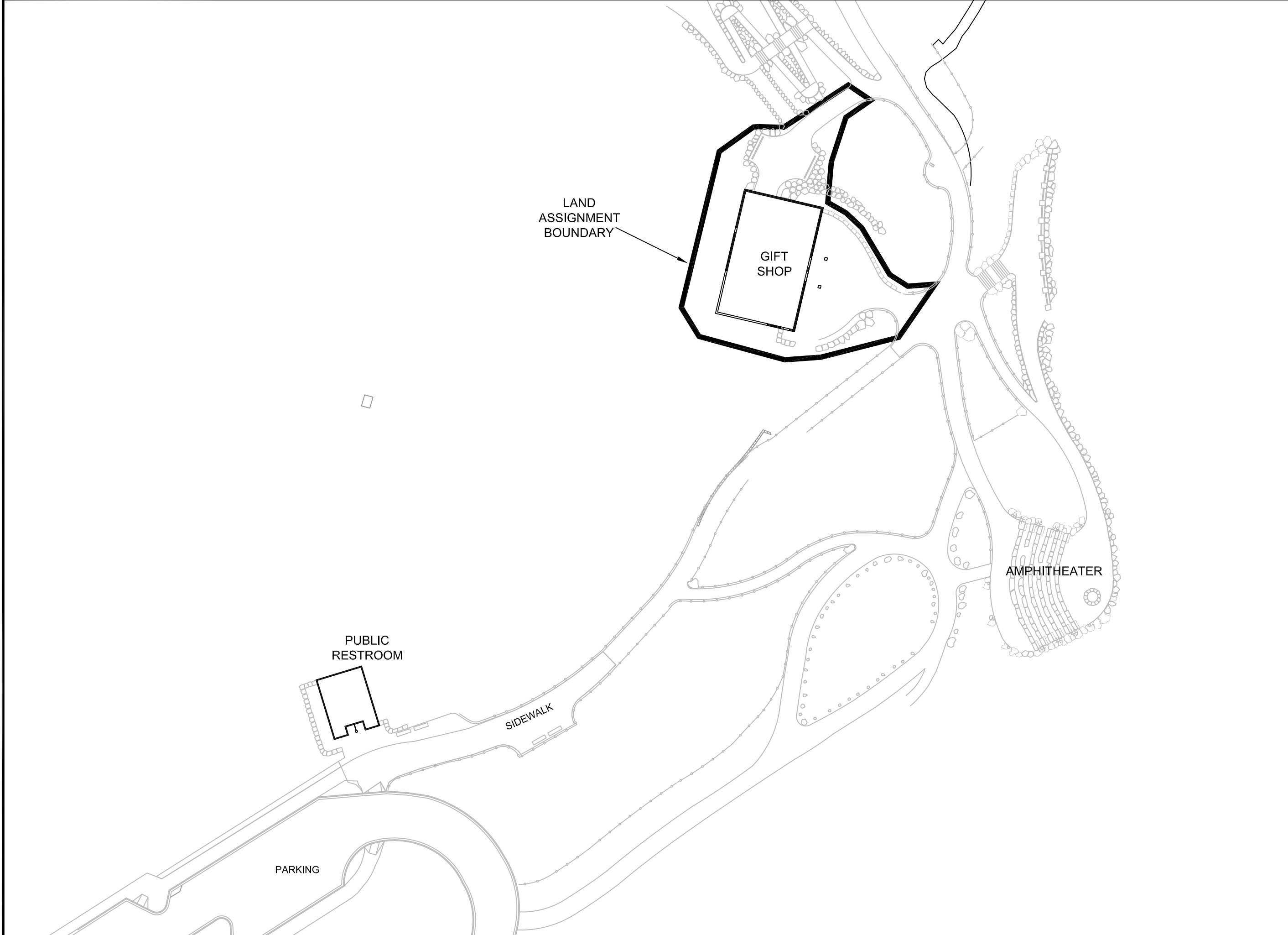
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CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET
LAND ASSIGNMENT MAP
 LOCATION WITHIN PARK
LODGE AND PARKING LOT DETAIL
BADGER PASS

SHEET
 OF
 DATE: 5/2014

0 60 120
 SCALE OF FEET

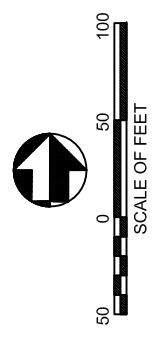


CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

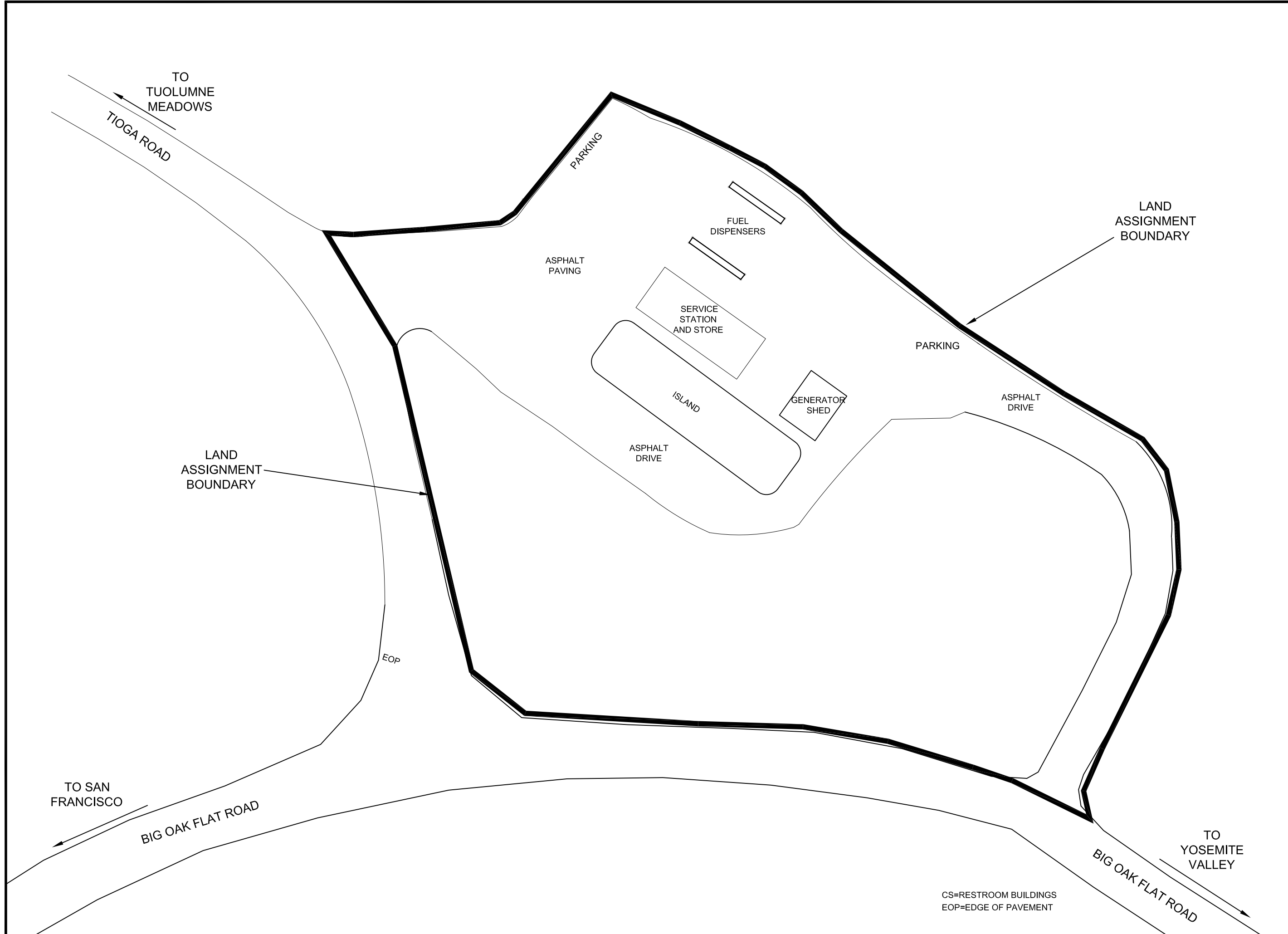
TITLE OF SHEET
LAND ASSIGNMENT MAP
 LOCATION WITHIN PARK
GLACIER POINT

SHEET
 OF

DATE: 5/2014



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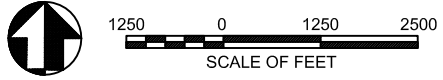
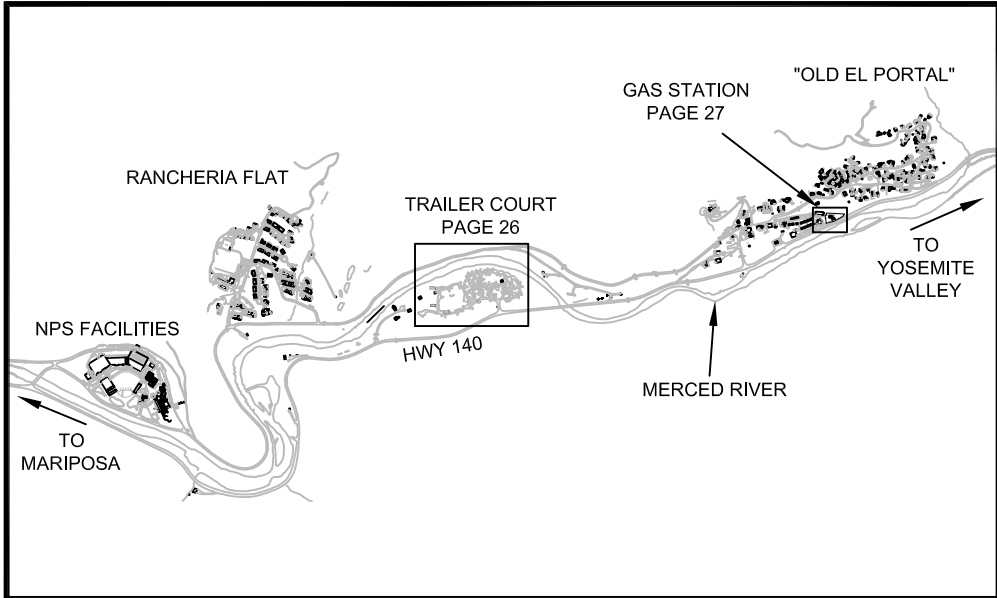
CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET	SHEET	DATE:
LAND ASSIGNMENT MAP	25	5/2014
LOCATION WITHIN PARK	OF 33	
CRANE FLAT		
SERVICE STATION AND STORE		

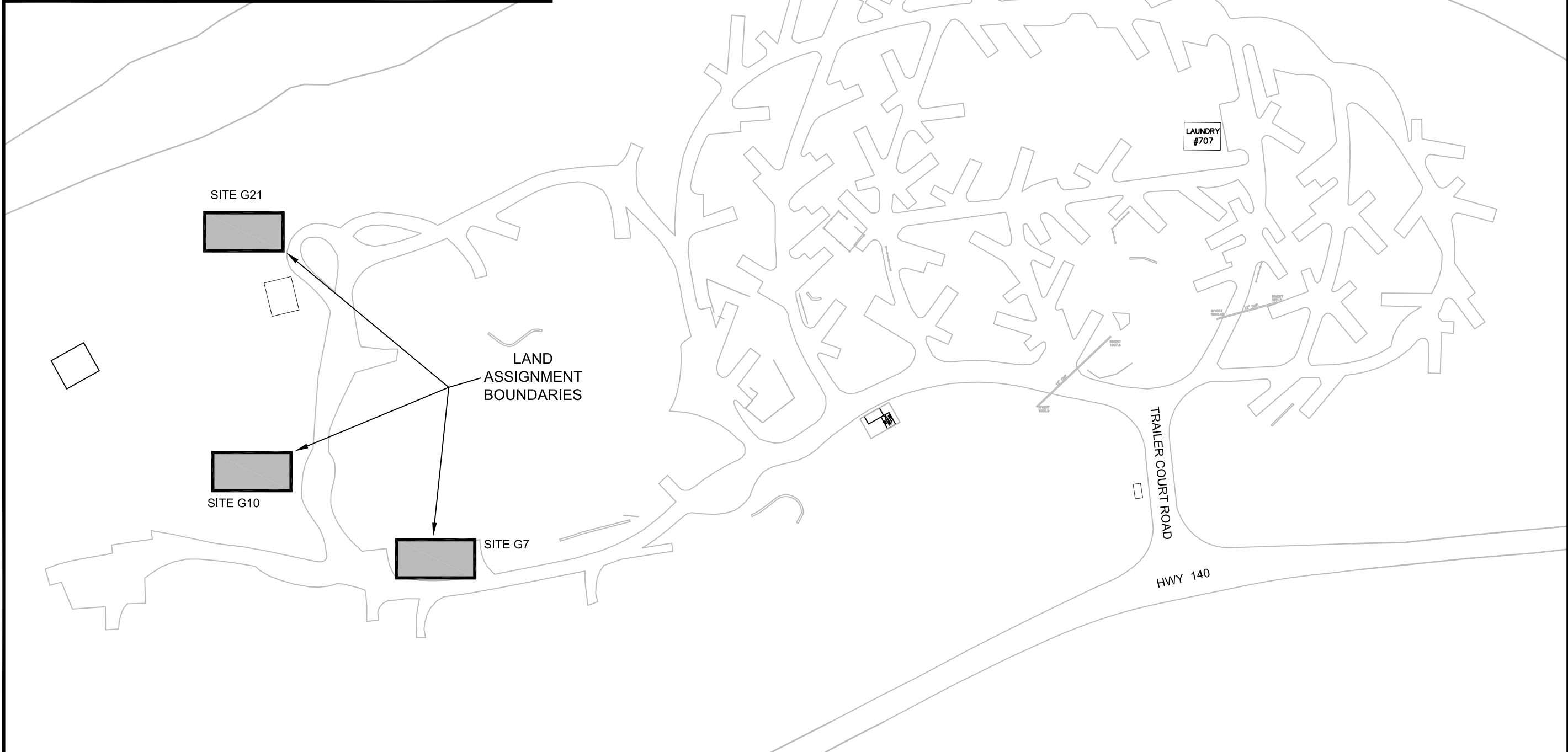
SCALE OF FEET

NATIONAL SERVICE

CS=RESTROOM BUILDINGS
 EOP=EDGE OF PAVEMENT



VICINITY MAP - EL PORTAL



CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

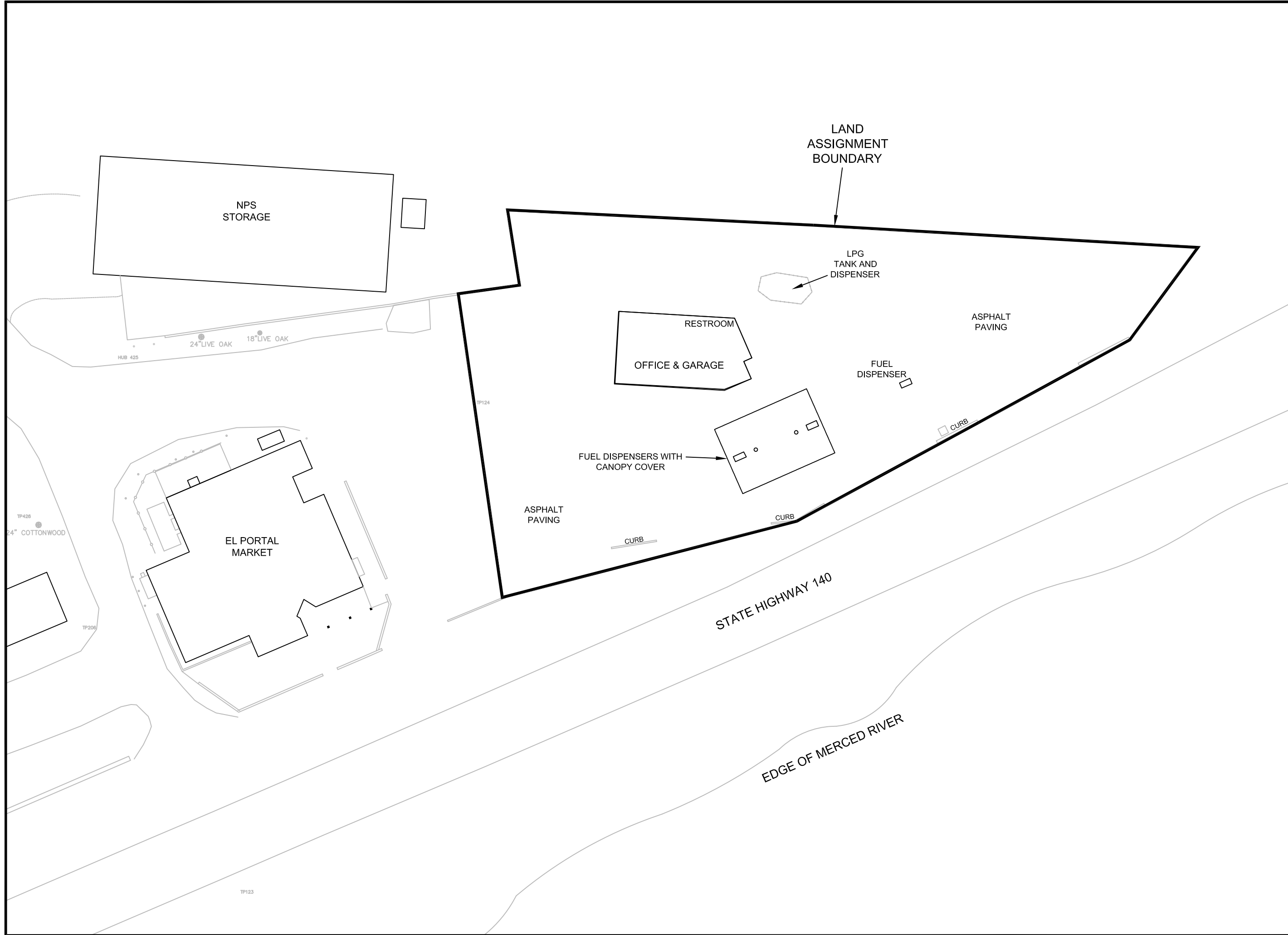
TITLE OF SHEET
LAND ASSIGNMENT MAP
 LOCATION WITHIN PARK
EL PORTAL VICINITY AND TRAILER COURT

SHEET **26**
 OF **33**

DATE: 5/2014

NOTE:
 Some buildings and/or features may not be to scale. All site improvements shown are approximate; other site improvements are not shown. It is the responsibility of the concessioner to locate and field verify all site improvements including underground utilities and perform maintenance in accordance with the Concession Contract.





NOTE:
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 All site improvements shown are approximate; other site improvements are not shown. It is the responsibility of the concessioner to locate and field verify all site improvements including underground utilities and perform maintenance in accordance with the Concession Contract.

CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

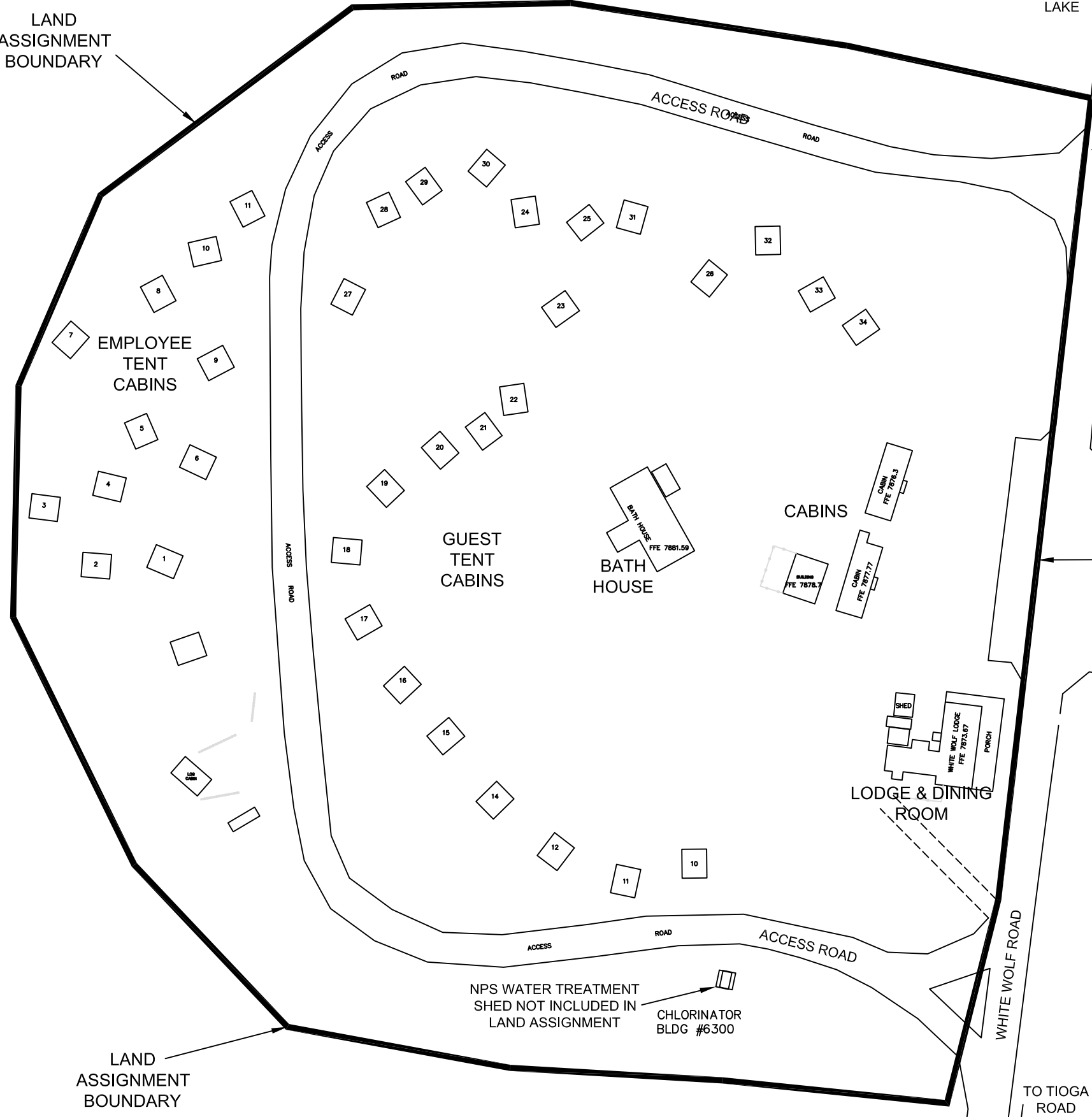
TITLE OF SHEET
LAND ASSIGNMENT MAP
 LOCATION WITHIN PARK
**SERVICE STATION
 EL PORTAL**

SHEET **27**
 OF **33**
 DATE: 5/2014

A north arrow pointing upwards and a scale bar labeled 'SCALE OF FEET' with markings at 0, 15, and 30 feet.

The logo for National Service, featuring a stylized mountain, river, and tree within a shield shape, with the words 'NATIONAL SERVICE' written vertically on the left side.

LAND ASSIGNMENT BOUNDARY



LAND ASSIGNMENT BOUNDARY

LAND ASSIGNMENT BOUNDARY

LAND ASSIGNMENT BOUNDARY

WHITE WOLF CAMPGROUND

MEADOW AREA

TO HARDEN LAKE

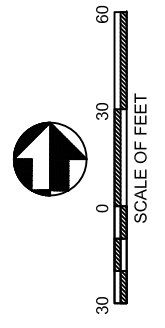
TO TIOGA ROAD

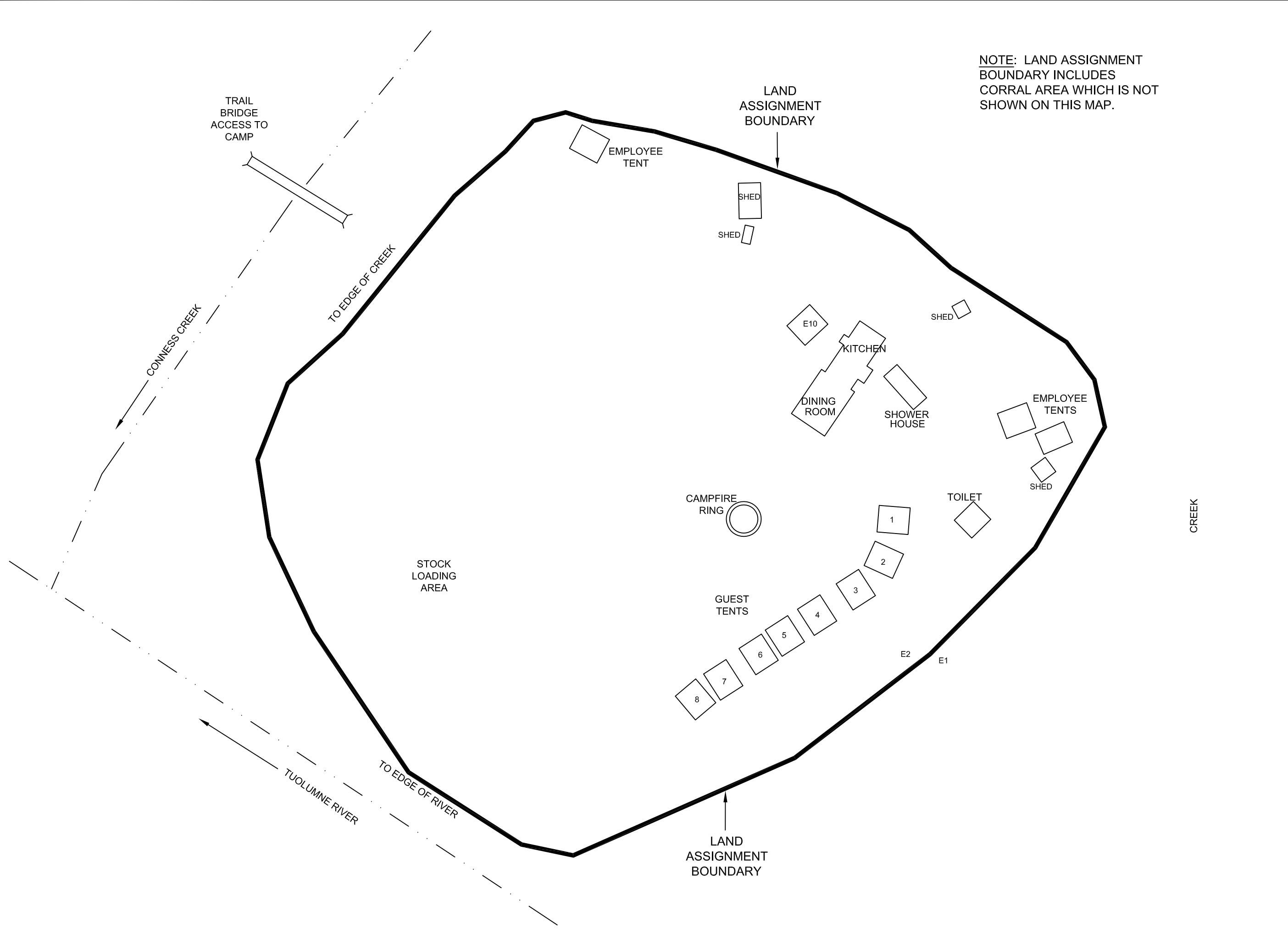
NOTE:
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CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET
LAND ASSIGNMENT MAP
 LOCATION WITHIN PARK
**WHITE WOLF
 HIGH SIERRA CAMP**

SHEET **28**
 OF **33**
 DATE: 5/2014





NOTE: LAND ASSIGNMENT BOUNDARY INCLUDES CORRAL AREA WHICH IS NOT SHOWN ON THIS MAP.

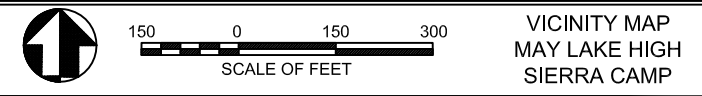
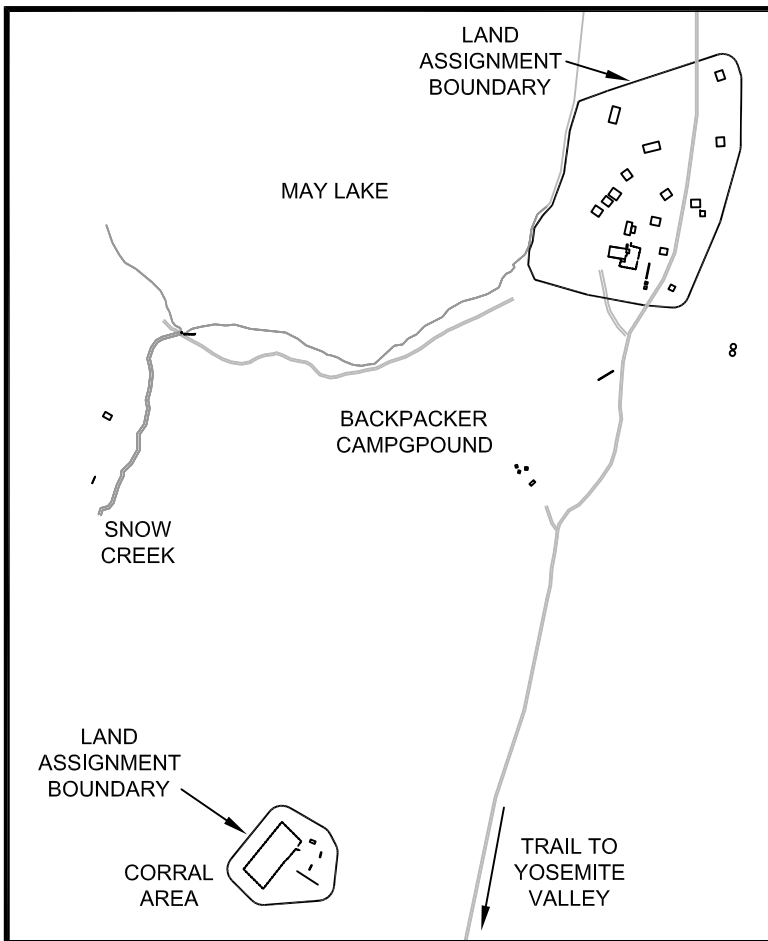
NOTE:
 Some buildings and/or features may not be to scale.
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CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

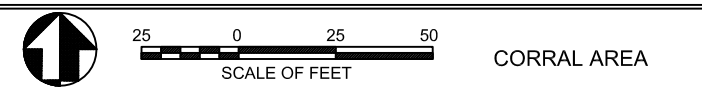
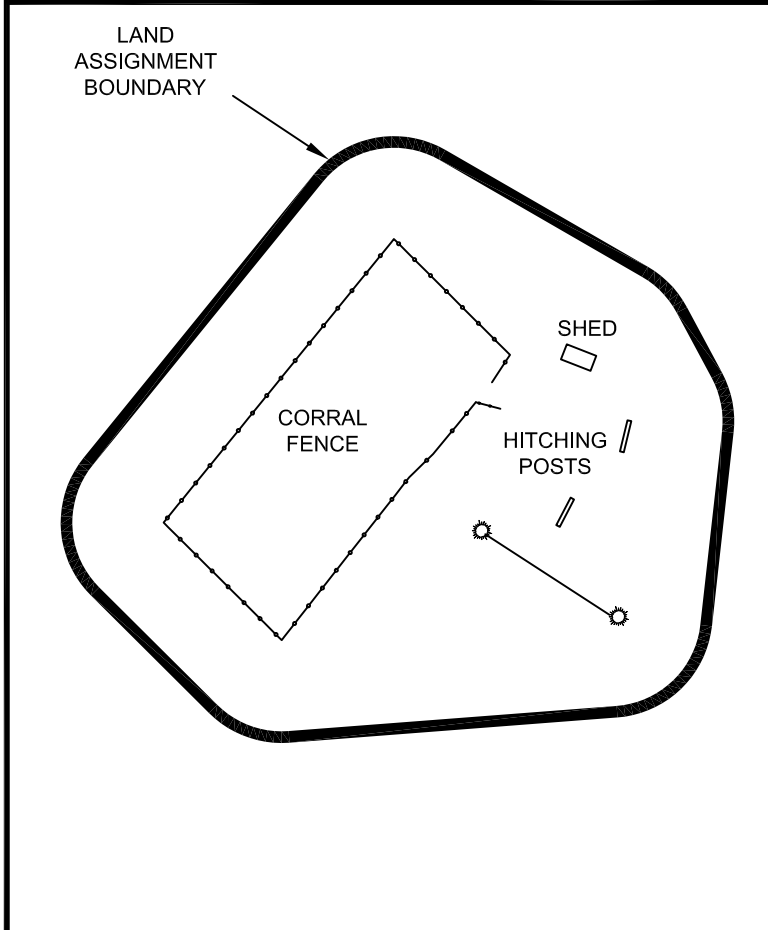
TITLE OF SHEET
 LAND ASSIGNMENT MAP
 LOCATION WITHIN PARK
 GLEN AULIN
 HIGH SIERRA CAMP

SHEET 29 OF 33
 DATE: 5/2014

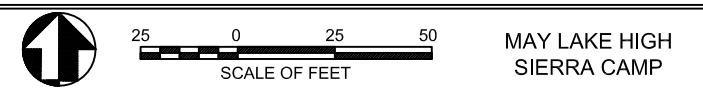
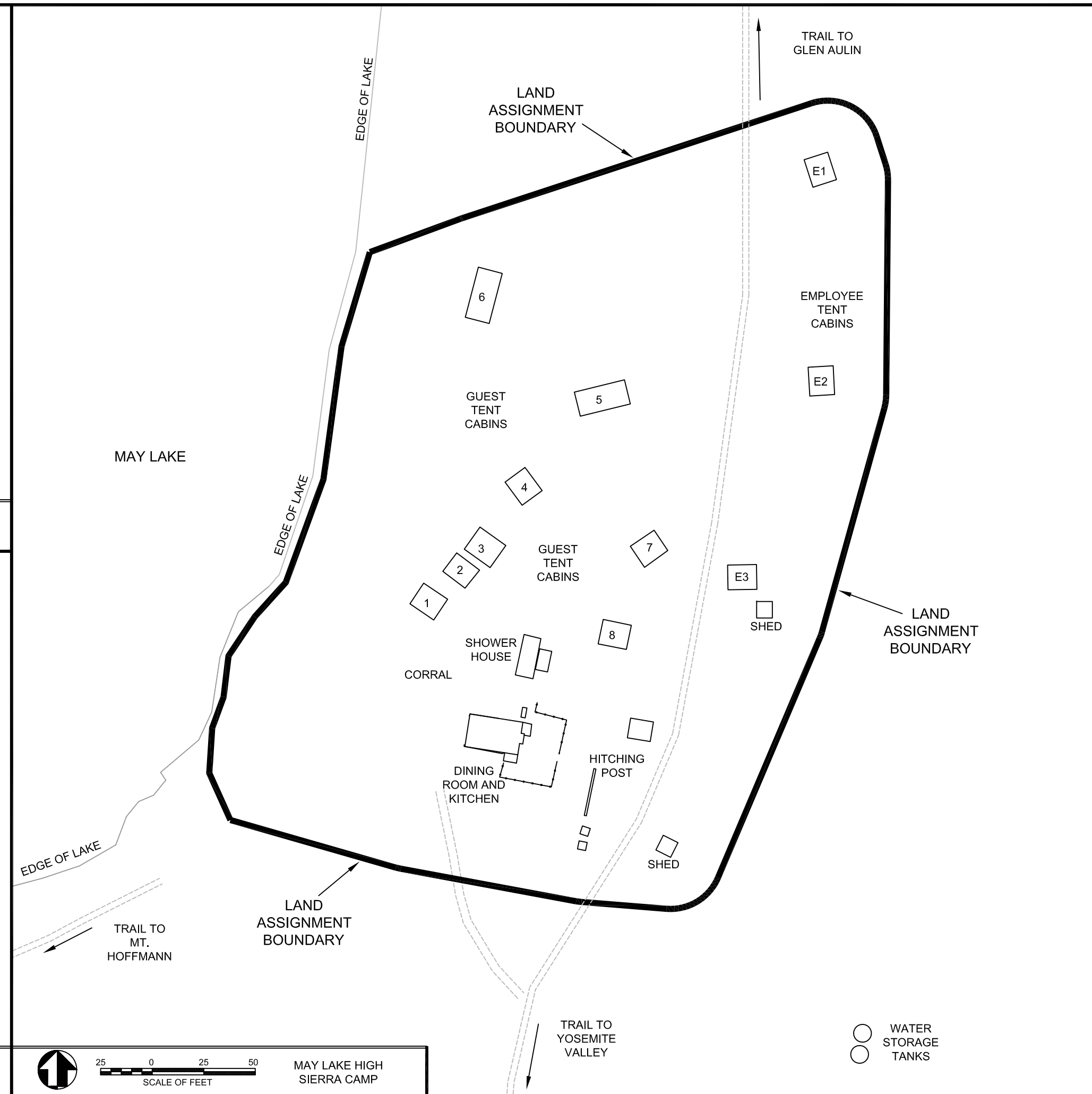




VICINITY MAP
MAY LAKE HIGH
SIERRA CAMP



CORRAL AREA



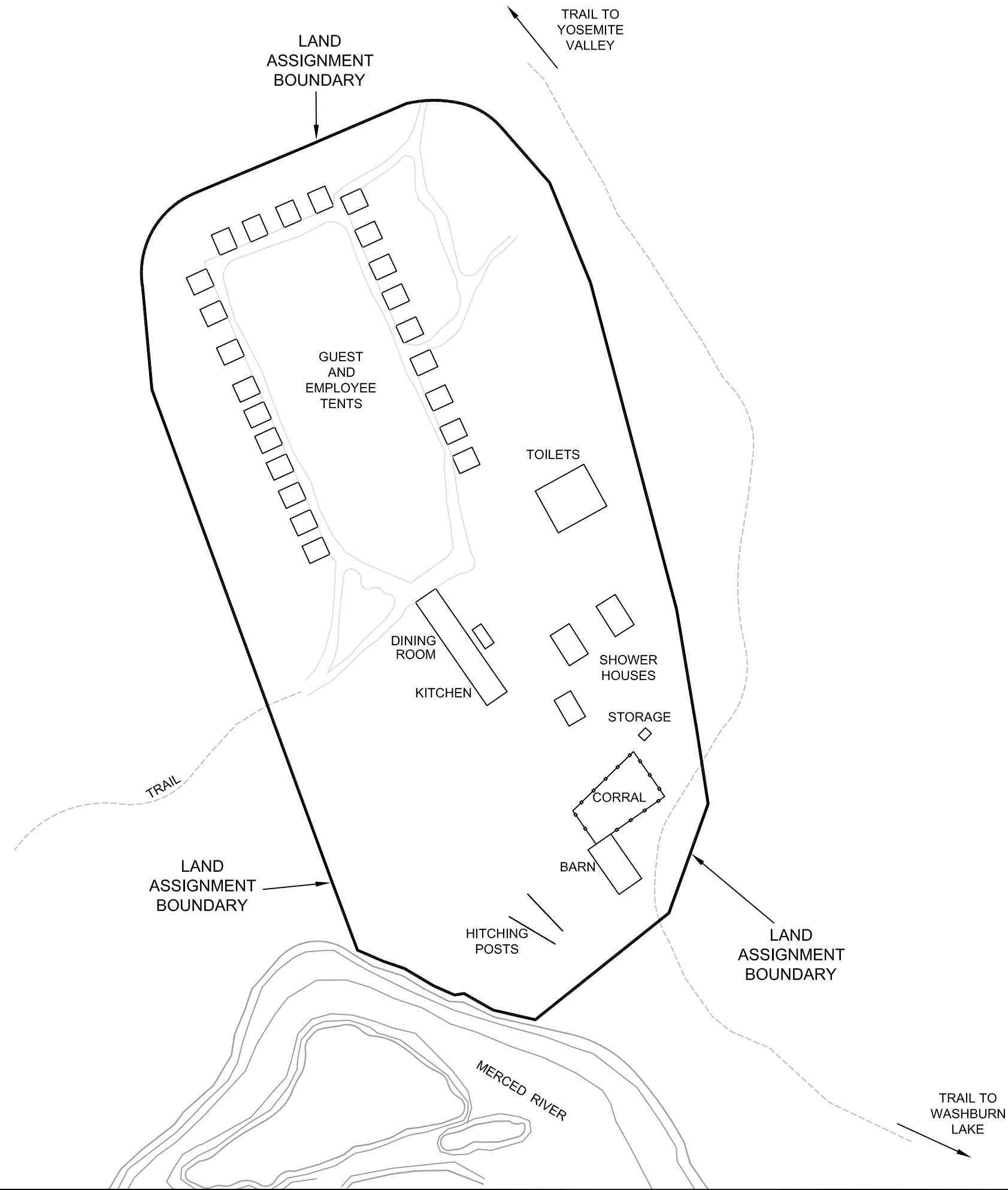
MAY LAKE HIGH
SIERRA CAMP

CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET	SHEET	OF	DATE:
LAND ASSIGNMENT MAP	30	33	9/2014
LOCATION WITHIN PARK			
MAY LAKE			
HIGH SIERRA CAMP			

NOTE:
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CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET
LAND ASSIGNMENT MAP
 LOCATION WITHIN PARK
**MERCED LAKE
 HIGH SIERRA CAMP**

SHEET 31
 OF 33
 DATE: 5/2014

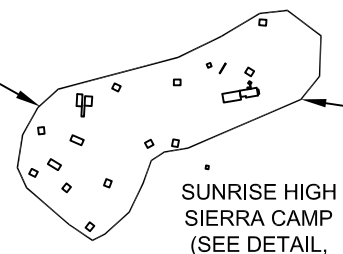
North arrow pointing up. Scale bar labeled "SCALE OF FEET" with markings at 0, 40, and 80.

NATIONAL PARK SERVICE logo featuring a bison silhouette.

NOTE:
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 All site improvements shown are approximate; other site improvements are not shown. It is the responsibility of the concessioner to locate and field verify all site improvements including underground utilities and perform maintenance in accordance with the Concession Contract.

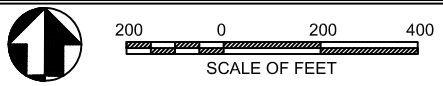
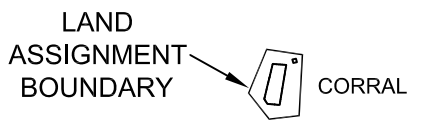
LAND ASSIGNMENT BOUNDARY

LAND ASSIGNMENT BOUNDARY



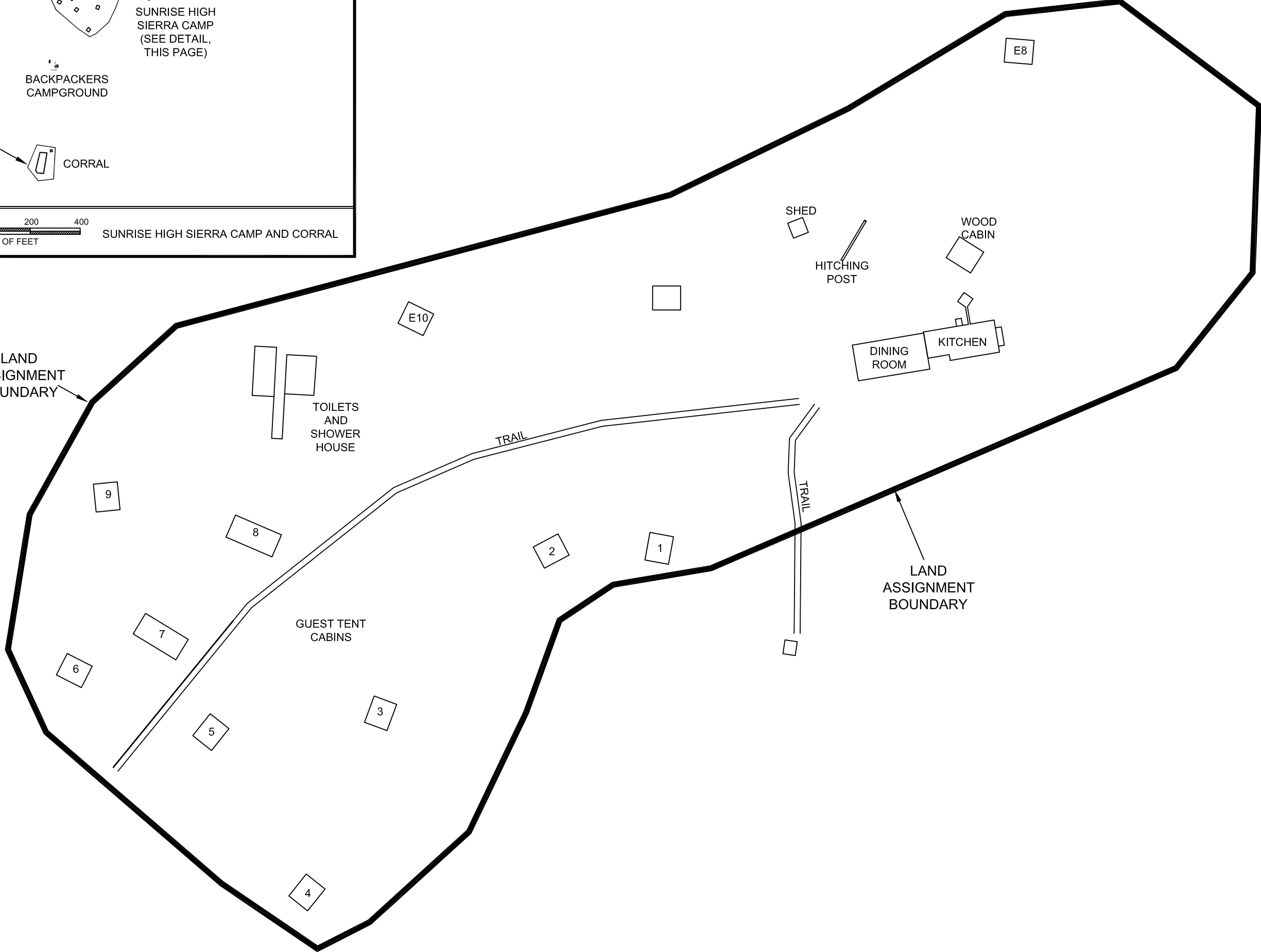
SUNRISE HIGH SIERRA CAMP
(SEE DETAIL, THIS PAGE)

BACKPACKERS CAMPGROUND



SUNRISE HIGH SIERRA CAMP AND CORRAL

LAND ASSIGNMENT BOUNDARY



LAND ASSIGNMENT BOUNDARY

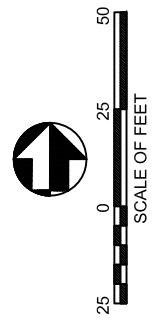
LAND ASSIGNMENT BOUNDARY

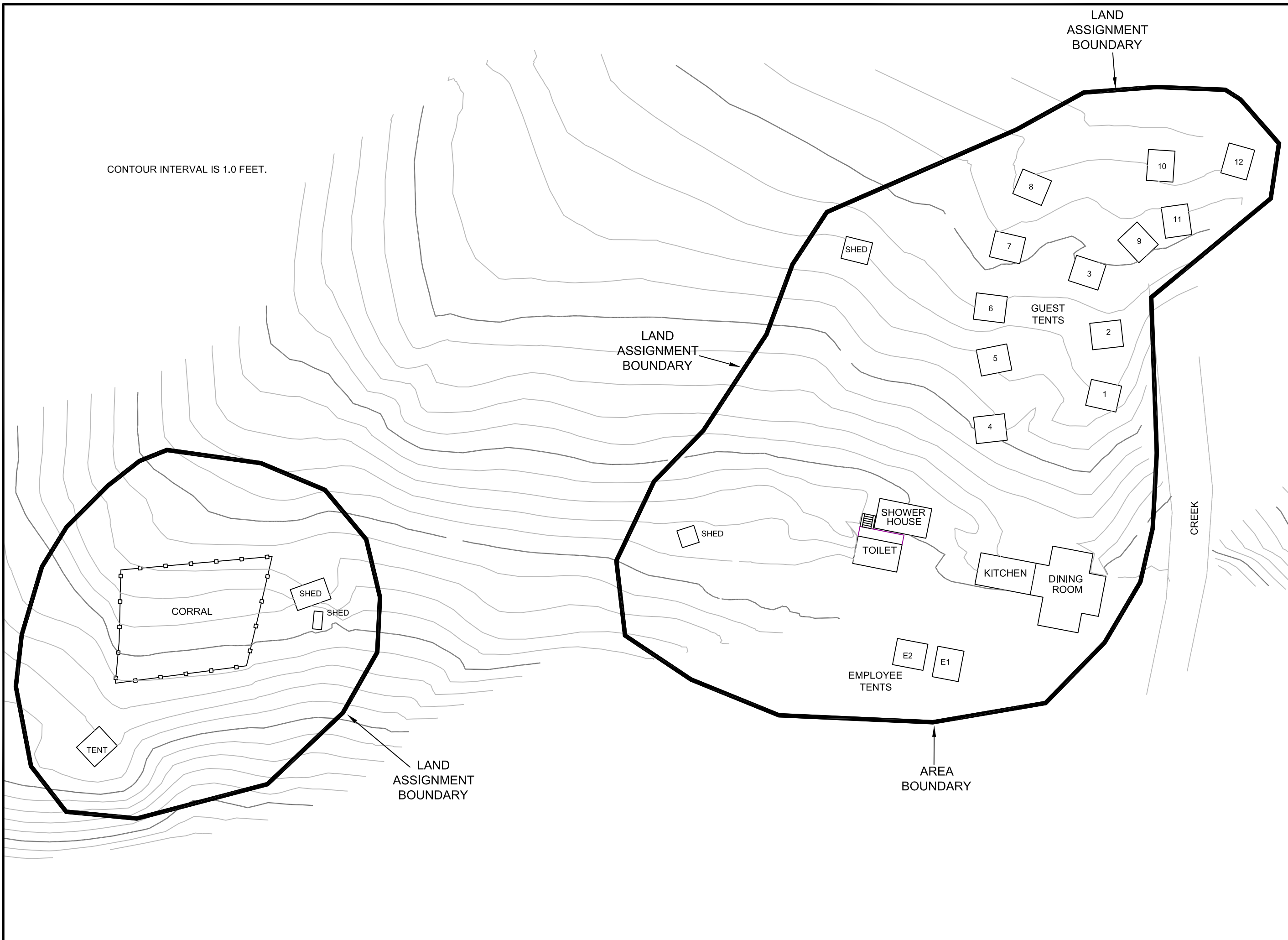
NOTE:
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CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET
LAND ASSIGNMENT MAP
LOCATION WITHIN PARK
SUNRISE HIGH SIERRA CAMP

SHEET OF
DATE: 5/2014





NOTE:
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 All site improvements shown are approximate; other site improvements are not shown. It is the responsibility of the concessioner to locate and field verify all site improvements including underground utilities and perform maintenance in accordance with the Concession Contract.

CC-YOSE004-16 EXHIBIT D: ASSIGNED LAND & REAL PROPERTY

TITLE OF SHEET
LAND ASSIGNMENT MAP
 LOCATION WITHIN PARK
VOGELSANG HIGH SIERRA CAMP

SHEET **33**
 OF **33**
 DATE: 5/2014

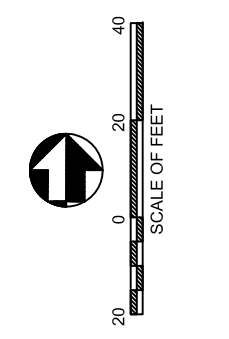


EXHIBIT D**ASSIGNED LAND AND REAL PROPERTY IMPROVEMENTS
(CONCESSION FACILITIES)****Land Assigned**

Land is assigned in accordance with the boundaries shown on the maps included as Exhibit D-1 attached.

Real Property Improvements Assigned

The following real property improvements are assigned to the Concessioner for use in conducting its operations under this Contract:

FMSS Code	NPS Bldg Number	FMSS Asset Description	FMSS Asset Type	Unit of Measure	Date Built or Installed	Historic (Y or N)	Insurance Replacement Value
THE AHWAHNEE HOTEL							
10985	N/A	AH Site Hotel Road	1100	1 MI	1930	Y	N/A
84562	AHL301	AH Cottages 700-701	4100	927 SF	1928	Y	\$186,280
84563	AHL302	AH Cottages 702-703	4100	927 SF	1928	Y	\$186,280
84564	AHL303	AH Cottages 704-705	4100	927 SF	1928	Y	\$186,280
84565	AHL304	AH Cottages 706-707	4100	927 SF	1928	Y	\$186,280
84566	AHL305	AH Cottages 708-709	4100	927 SF	1928	Y	\$186,280
83740	AHS400	AH Cottages Linen Room	4100	472 SF	1928	Y	\$26,280
84741	AHL308	AH Cottages 720-723	4100	1,342 SF	1928	Y	\$254,081
84769	AHL307	AH Cottages 715-719	4100	2,455 SF	1928	Y	\$419,142
84810	AHE100	AH Housing Dorm	4130	5,606 SF	1943	Y	\$915,068
85811	AHH001	AH Hotel Main Building	4100	99,778 SF	1926	Y	\$40,028,743
85818	AHL306	AH Cottages 710-714	4100	2,455 SF	1928	Y	\$419,142
99147	AHS401	AH Hotel Shuttle Bus Stop	1100	50 SF	2005	N	N/A
115428	N/A	AH Site Hotel Utility Roads	1100	1 MI	1946	Y	N/A
230454	N/A	AH Site Dorm Area	3100	1.4 AC	1946	Y	N/A
230455	N/A	AH Site Hotel Area	3100	6.7 AC	1927	Y	N/A
230500	N/A	AH Site Cottage Area	3100	5.5 AC	1928	Y	N/A
230577	N/A	AH Hotel Service Area Maintenance Building	4100	514 SF	1989	N	\$54,268
230620	N/A	AH Site Hotel Parking Areas	1300	107,000 SF	1930	Y	N/A

FMSS Code	NPS Bldg Number	FMSS Asset Description	FMSS Asset Type	Unit of Measure	Date Built or Installed	Historic (Y or N)	Insurance Replacement Value
1031939	N/A	AH Fountain/Pool (Location under Asset 230455)	3100	1 EA	1927	Y	N/A
BADGER PASS							
83687	BPS003	BP Maintenance Oil Shed	4100	245 SF	c. 1985	N	\$11,099
84632	BPS005	BP Lift Storage Shed 1	4100	48 SF	c. 1960	N	\$2,362
84633	BPS006	BP Lift Storage Shed 2	4100	120 SF	c. 1970	N	\$4,467
84645	BPS004	BP X-Country Trailer	4100	1,410 SF	c. 1970	N	\$114,422
84772	BPS002	BP Maintenance Garage	4100	2,420 SF	c. 1960	N	\$195,705
84841	BPV001	BP Day Lodge	4100	45,946 SF	1935	Y	\$10,422,390
99114	BPV002	BP Site Eagle Lift	3100	3,350 LF	2010	N	\$1,400,001
99115	BPV003	BP Site Day Lodge Bruin Lift	3100	1,080 LF	1995	N	\$327,129
99116	BPV004	BP Site Day Lodge Badger Lift	3100	988 LF	2010	N	\$1,200,001
99117	BPV005	BP Site Day Lodge Red Fox Lift	3100	3,009 LF	1985	N	\$714,560
99118	BPV006	BP Site Turtle Rope Tow	3100	390 LF	1974	N	\$67,601
101087	BPS001	BP X-Country Ski Rental Shop	4100	3,586 SF	c. 1975	N	\$507,024
107487	BPS007	BP Downhill Equipment Rental	4100	3195 SF	c. 2005	N	\$333,814
230456	N/A	BP Site Day Lodge Area	3100	175 AC	1940	N	N/A
230601	N/A	BP Eagle Ski Patrol Building	4100	96 SF	c. 1975	N	\$11,414
230602	N/A	BP X-Country Trailer Storage Building	4100	160 SF	c. 1995	N	\$1,947
230720	N/A	Site Day Lodge Pavement Parking	1300	203,000 SF	c. 1965	N	N/A
TBD	N/A	BP Site Fuel Storage & Delivery System	5700	1 EA		N	\$39,831
CRANE FLAT							
84748	CFV001	CF Gas Station – Store	4100	1,985 SF	c. 1940	N	\$280,401
107486	CFS001	CF Gas Station Storage – Generator Building	4100	770 SF	c. 1990	N	\$58,868
115822	N/A	CF Site Gas Station Parking Area	1300	48,000 SF	1990	N	N/A
230458	N/A	CF Site Gas Station Area	3100	2 AC	1960	N	N/A
230617	N/A	CF Site Gas Station Fuel Storage & Delivery System	5700	1 EA	1990	N	\$169,961
CURRY VILLAGE							
11606	N/A	CV Site Core Parking Area	1300	45,787 SF	2008	N	N/A

FMSS Code	NPS Bldg Number	FMSS Asset Description	FMSS Asset Type	Unit of Measure	Date Built or Installed	Historic (Y or N)	Insurance Replacement Value
83654	CVS001	CV Projector Booth	4100	60 SF	1975	Y	\$2,444
83655	CVV010	CV Tour Booth	4100	61 SF	1940	Y	\$8,879
83657	CVE010	CV HSE 10 – Cooks WOB	4130	160 SF	1930	Y	\$5,423
83662	CVS002	CV Linen Storage 1	4100	80 SF	1925	Y	\$6,116
83669	CVE001	CV HSE 01 – Cooks WOB	4130	160 SF	1930	Y	\$14,506
83670	CVE002	CV HSE 02 – Cooks WOB	4130	160 SF	1930	Y	\$14,506
83671	CVE003	CV HSE 03 – Cooks WOB	4130	160 SF	1930	Y	\$14,506
83693	CVV014	CV Ice Rink – Office	4100	415 SF	1925	Y	\$67,709
83714	CVS005	CV Power House – 12AB Fort	4100	435 SF	1920	Y	\$10,005
83718	CVV011	CV Amphitheater	7900	560 SF	1953	Y	\$97,597
83729	CVV002	CV Restroom 600-700	4100	445 SF	1935	Y	\$100,263
83738	CVV003	CV Restroom 500	4100	460 SF	1935	Y	\$103,298
83741	CVE015	CV HSE Shower House – Cooks WOB	4130	600 SF	1930	Y	\$126,324
83744	CVL048	CV Cabins – Stoneman 819	4100	607 SF	1920	Y	\$81,113
84488	CVE004	CV HSE 04 – Cooks WOB	4130	160 SF	1930	Y	\$14,506
84489	CVE005	CV HSE 05 – Cooks WOB	4130	160 SF	1930	Y	\$14,506
84490	CVE006	CV HSE 06 – Cooks WOB	4130	160 SF	1930	Y	\$14,506
84491	CVE007	CV HSE 07 – Cooks WOB	4130	160 SF	1930	Y	\$14,506
84492	CVE008	CV HSE 08 – Cooks WOB	4130	160 SF	1930	Y	\$14,506
84493	CVE009	CV HSE 09 – Cooks WOB	4130	160 SF	1930	Y	\$14,506
84540	CVL476	CV Cabins 06 A-D	4100	860 SF	1920	Y	\$102,177
84567	CVV005	CV Restroom Guest Lounge	4100	900 SF	1920	Y	\$143,964
84630	CVS004	CV Storage Shed	4100	200 SF	1965	Y	\$9,988
84635	CVS003	CV Linen Storage 2	4100	120 SF	1930	Y	\$4,343
84718	CVE018	CV HSE – Huff House	4130	1,254 SF	1923	Y	\$141,208
84729	CVV006	CV Showerhouse Pool	4100	1,440 SF	1950	N	\$312,090
84738	CVS006	CV Pavilion – Housekeeping	4100	1,100 SF	1940	N	\$131,109

FMSS Code	NPS Bldg Number	FMSS Asset Description	FMSS Asset Type	Unit of Measure	Date Built or Installed	Historic (Y or N)	Insurance Replacement Value
84743	CVV009	CV Registration Building	4100	1,200 SF	1920	Y	\$260,952
84750	CVV007	CV Showerhouse Nob Hill	4100	2,013 SF	1993	N	\$193,650
84757	CVV008	CV Guest Lounge	4100	2100 SF	1904	Y	\$417,072
84806	CVL047	CV Stoneman House	4100	4652 SF	1920	Y	\$583,174
84816	CVV018	CV Pavilion – Meadow Deck	4100	7,859 SF	1930	N	\$820,322
84817	CVS007	CV Pavilion - Kitchen	4100	8,486 SF	1930	N	\$1,511,695
84835	CVV017	CV Pavilion – Dining Room	4100	16,875 SF	1930	N	\$2,432,531
84843	CVL477	CV Cabins 01 A-D	4100	860 SF	1920	Y	\$102,177
84845	CVL514	CV Cabins 12 A-B	4100	525 SF	1920	Y	\$70,644
84846	CVL515	CV Cabins 11 A-B	4100	525 SF	1920	Y	\$70,644
84847	CVL516	CV Cabins 10 A-B	4100	503 SF	1920	Y	\$68,448
84848	CVL517	CV Cabins 09 A-B	4100	525 SF	1920	Y	\$70,644
84849	CVL518	CV Cabins 08 A-B	4100	525 SF	1920	Y	\$70,644
84850	CVL519	CV Cabins 07 A-B	4100	503 SF	1920	Y	\$68,448
84853	CVL520	CV Cabins 05 A-B	4100	525 SF	1920	Y	\$70,644
84854	CVL521	CV Cabins 04 A-B	4100	503 SF	1920	Y	\$68,448
84855	CVL522	CV Cabins 03 A-B	4100	503 SF	1920	Y	\$68,448
84856	CVL523	CV Cabins 02 A-B	4100	503 SF	1920	Y	\$68,448
84878	CVL500	CV Cabins 17 A-B	4100	525 SF	1920	Y	\$70,644
84880	CVL502	CV Cabins 18 A-B	4100	525 SF	1920	Y	\$70,644
84882	CVL504	CV Cabins 19 A-B	4100	503 SF	1920	Y	\$68,448
84884	CVL506	CV Cabins 20 A-B	4100	525 SF	1920	Y	\$70,644
84886	CVL508	CV Cabins 21 A-B	4100	525 SF	1920	Y	\$70,644
84888	CVL510	CV Cabins 22 A-B	4100	503 SF	1920	Y	\$68,448
84889	CVL511	CV Cabins 16 A-B	4100	525 SF	1920	Y	\$70,644
84890	CVL512	CV Cabins 15 A-B	4100	525 SF	1920	Y	\$70,644
84891	CVL513	CV Cabins 14 A-B	4100	503 SF	1920	Y	\$68,448

FMSS Code	NPS Bldg Number	FMSS Asset Description	FMSS Asset Type	Unit of Measure	Date Built or Installed	Historic (Y or N)	Insurance Replacement Value
85817	CVE001A	CV HSE Boystown Kitchen/Shower House	4130	990 SF	1910	Y	\$196,277
107446	CVE019	CV HSE – Mother Curry’s Bungalow	4130	1080 SF	1917	Y	\$168,762
107652	CVE105	CV HSE 8001 – Mountains	4130	2,873 SF	2006	N	\$479,322
107653	CVE106	CV HSE 8013 – Star King	4130	2,089 SF	2006	N	\$312,284
107654	CVE107	CV HSE 8035 – Lyell (Storage ONLY)	4100	2,089 SF	2006	N	\$121,727
107655	CVE108	CV HSE 8047 – Hoffman	4130	2,089 SF	2006	N	\$312,284
107656	CVE109	CV HSE 8059 – Gibbs	4130	2,089 SF	2006	N	\$312,284
107657	CVE110	CV HSE 8081 – Conness (Storage ONLY)	4100	3,384 SF	2006	N	\$191,264
107658	CVE111	CV HSE 8002 – Mirror	4130	2,535 SF	2006	N	\$367,879
107659	CVE112	CV HSE 8014 – Ostrander	4130	2,535 SF	2006	N	\$367,879
107660	CVE113	CV HSE 8026 – Sunrise	4130	2,535 SF	2006	N	\$367,879
107661	CVE114	CV HSE 8048 – Tenaya	4130	3,384 SF	2006	N	\$483,743
107662	CVE115	CV HSE 8329 – Lakes	4130	2,702 SF	2006	N	\$461,825
107663	CVE116	CV HSE 8351 – Harden	4130	3,884 SF	2006	N	\$539,876
107664	CVE117	CV HSE 8363 – Lukens	4130	3,384 SF	2006	N	\$498,937
107665	CVE118	CV HSE 8072 – Heather	4130	2,089 SF	2006	N	\$312,284
107666	CVE119	CV HSE 8084 – Larkspur	4130	2,089 SF	2006	N	\$321,643
107667	CVE120	CV HSE 8118 – Lupine	4130	2,089 SF	2006	N	\$321,643
107668	CVE121	CV HSE 8130 – Primrose	4130	2,089 SF	2006	N	\$312,284
107669	CVE122	CV HSE 8283 – Red Bud	4130	3,384 SF	2006	N	\$498,937
107671	CVE123	CV HSE 8307 – Plants	4130	2,709 SF	2006	N	\$402,097
107672	CVE124	CV HSE 8096 – Lilly	4130	3,384 SF	2006	N	\$484,385
107673	CVE125	CV HSE 8280 – Falls	4130	2,702 SF	2006	N	\$389,629
107674	CVE126	CV HSE 8210 – Waterwheel	4130	2,089 SF	2006	N	\$312,284
107675	CVE127	CV HSE 8222 – Vernal	4130	3,384 SF	2006	N	\$498,937
107676	CVE128	CV HSE 82834 – Nevada	4130	2,089 SF	2006	N	\$321,643
107677	CVE129	CV HSE 8256 – Cascade	4130	1,281 SF	2006	N	\$192,662

FMSS Code	NPS Bldg Number	FMSS Asset Description	FMSS Asset Type	Unit of Measure	Date Built or Installed	Historic (Y or N)	Insurance Replacement Value
107678	CVE130	CV HSE 8268 – Bridalveil	4130	3,384 SF	2006	N	\$484,385
107679	CVE131	CV HSE 8324 – Wellness Center	4130	7,592 SF	2006	N	\$1,064,474
107704	CVE132	CV HSE 8241 – Employee Storage	4100	1,835 SF	2006	N	\$50,665
230459	N/A	CV Site Boystown Area	3100	3.4 AC	1930	Y	N/A
230460	N/A	CV Site Cabins Area	3100	4.5 AC	1920	Y	N/A
230461	N/A	CV Site Core Area	3100	9.4 AC	1930	Y	N/A
230462	N/A	CV Site Dorms Area	3100	6.1 AC	1930	Y	N/A
230463	N/A	CV Site Huff Housing Area	3100	2.7 AC	1930	Y	N/A
230465	N/A	CV Site Tent Cabin Area	3100	5.6 AC	1930	Y	N/A
230603	N/A	CV Site Huff Housing Parking Area	1300	11,569 SF	2000	N	N/A
230619	N/A	CV Site Boystown Parking Area	1300	4,504 SF	1998	Y	N/A
230621	N/A	CV Site Cabins Parking Area	1300	33,783 SF	1920	N	N/A
230625	N/A	CV Site Dorms Parking Areas	1300	78,412 SF	2005	N	N/A
230700	N/A	CV Site Tent Cabins Parking Area	1300	50,105 SF	2005	N	N/A
1032237	N/A	CV Fountain/Pool (Location under Asset 230461)	3100	1 EA	1930	Y	N/A
EL PORTAL							
84587	EPV603	EP Gas Station Building	4100	1,068 SF	1950	N	\$185,426
230466	N/A	EP Site Gas Station Area	3100	1 EA	1990	N	N/A
233898	N/A	EP Gas Station Fuel Storage/Delivery System	5700	1 EA	2012	N	\$298,932
1031998	N/A	EP Site Gas Station Canopy	3100	1 EA	1990	N	N/A
1031999	N/A	EP Site Gas Station Water System	5100	1 EA	1965	N	N/A
1032000	N/A	EP Site Gas Station Sewer System	5200	100 LF	1965	N	N/A
1032001	N/A	EP Site Gas Station Propane System	5700	1 EA	1990	N	\$73,501
1032003	N/A	EP Site Gas Station Lighting	5400	1 EA	1965	N	N/A
1032004	N/A	EP Site Gas Station Signage	3100	1 EA	1995	N	N/A
1032005	N/A	EP Site Gas Station Fencing	3100	100 LF	1990	N	N/A
1073850	N/A	EP Site Gas Station Pavement	1300	2,500 SF	1995	N	N/A

GLACIER POINT							
84804	GPV001	GP Concession Building	4100	5,395 SF	c. 2000	N	\$882,352
230467	N/A	GP Site Concession Area	3100	1 AC	1989	N	N/A
GLEN AULIN HIGH SIERRA CAMP							
83658	GAV001	HSC Glen Aulin Restroom	4100	135 SF	c. 1980	N	\$30,993
83664	GAS002	HSC Glen Aulin Lantern Shed	4100	421 SF	1935	Y	\$99,743
83685	GAS001	HSC Glen Aulin Cookhouse	4100	38 SF	1935	Y	\$135,895
99113	GAS003	HSC Glen Aulin Wood Shed	4100	64 SF	c. 1990	N	\$2,840
230468	N/A	HSC Site Glen Aulin Area	3100	2 AC	1938	Y	N/A
HOUSEKEEPING CAMP							
10983	N/A	HSK Site Roads (Paved)	1100	1.1 MI	1990	N	N/A
83726	HOV002	HSK Showerhouse – Men’s	4100	760 SF	1961	N	\$175,995
83727	HOV003	HSK Showerhouse – Women’s	4100	760 SF	1961	N	\$175,995
84551	HOV005	HSK Restroom A	4100	760 SF	1965	N	\$175,995
84552	HOV006	HSK Restroom B	4100	760 SF	1965	N	\$175,995
84553	HOV007	HSK Restroom C	4100	760 SF	1965	N	\$175,955
84554	HOV008	HSK Restroom D	4100	760 SF	1965	N	\$175,995
84555	HOV009	HSK Restroom E	4100	760 SF	1965	N	\$175,995
84556	HOV010	HSK Restroom F	4100	760 SF	1965	N	\$175,995
84557	HOV011	HSK Restroom G	4100	760 SF	1965	N	\$175,995
84558	HOV012	HSK Restroom H	4100	760 SF	1965	N	\$175,995
84559	HOV013	HSK Restroom J	4100	1,120 SF	1965	N	\$163,486
84560	HOV014	HSK Restroom K	4100	442 SF	1965	N	\$108,670
84592	HOV004	HSK Laundromat	4100	442 SF	1965	N	\$108,321
84751	HOS002	HSK Warehouse	4100	2,350 SF	1950	N	\$268,464
84755	HOV001	HSK Store	4100	2,065 SF	1945	N	\$117,932
230524	N/A	HSK Site Area	3100	74.8 AC	1965	N	N/A
230579	N/A	HSK Site Parking Areas (Paved)	1300	38,468 SF	2000	N	N/A
230580	N/A	HSK Site Utility Roads (Gravel)	1100	0.1 MI	1956	N	N/A

MAY LAKE HIGH SIERRA CAMP							
83652	MAS004	HSC May Lake Restroom – Flush Toilet	4100	74 SF	1965	N	\$25,990
83725	MAS001	HSC May Lake Kitchen	4100	421 SF	1938	Y	\$132,763
85813	MAS002	HSC May Lake Lantern Shed	4100	38 SF	1938	Y	\$2,939
99110	MAS003	HSC May Lake Dry Storage	4100	66 SF	c. 1990	N	\$2,936
99111	MAS005	HSC May Lake Wood Shed	4100	60 SF	c. 1980	N	\$2,790
230469	N/A	HSC Site May Lake Area	3100	3 AC	1916	Y	N/A
MERCED LAKE HIGH SIERRA CAMP							
83684	MLV001	HSC Merced Lake Restroom	4100	208 SF	c. 1981	N	\$52,886
83688	MLS003	HSC Merced Lake Ice House	4100	252 SF	1916	Y	\$29,292
83750	MLS001	HSC Merced Lake Cookhouse	4100	648 SF	1981	N	\$137,739
84561	MLS002	HSC Merced Lake Barn	4100	769 SF	1916	Y	\$26,577
230470	N/A	HSC Site Merced Lake Area	3100	3 AC	1960	Y	N/A
SUNRISE HIGH SIERRA CAMP							
83661	SRS003	HSC Sunrise Linen Shed	4100	220 SF	c. 1960	Y	\$9,546
83731	SRS001	HSC Sunrise Cookhouse	4100	519 SF	1960	Y	\$126,906
84537	SRV006	HSC Sunrise Compost Toilet - Showerhouse	4100	766 SF	1993	N	\$162,538
85812	SRS005	HSC Sunrise Storage Shed – Propane	4100	123 SF	1938	Y	\$6,479
85814	SRS002	HSC Sunrise Firewood Storage Shed	4100	65 SF	c. 1990	N	\$2,034
99112	SRS004	HSC Sunrise Storage Shed – Corral	4100	123 SF	c. 1990	Y	\$6,283
230471	N/A	HSC Site Sunrise Area	3100	3 AC	1938	Y	N/A
TUOLUMNE MEADOWS							
83659	TME005	TM HSE Stables Showerhouse	4130	130 SF	c. 1985	N	\$33,095
83663	TMS004	TM Lodge Storage	4100	35 SF	c. 1940	Y	\$2,051
83682	TMS005	TM Stables Tack Room	4100	270 SF	c. 1980	N	\$9,896
83683	TME030	TM HSE Storage Building	4130	205 SF	c. 1940	Y	\$9,865
83715	TME006	TM HSE Store Showerhouse	4130	370 SF	c. 1990	N	\$92,555
83721	TMV003	TM Lodge Registration	4100	1945 SF	c. 1938	Y	\$419,077
84583	TMV002	TM Lodge Showerhouse	4100	940 SF	c. 1940	Y	\$156,482

84723	TMS002	TM Stables Storage	4100	190 SF	c. 1965	N	\$6,989
84634	TME004	TM HSE Store Laundry	4130	115 SF	c. 1985	N	\$19,246
84745	TMS003	TM Lodge Kitchen – Dining Room	4100	1,725 SF	c. 1965	Y	\$300,374
84784	TMS002X	TM Stables Barn	4100	3,670 SF	c. 1980	N	\$330,153
99108	TME3051	TM Store Restroom	4100	415 SF	c. 1985	N	\$109,573
99109	TME3080	TM Stables Restroom	4100	210 SF	c. 1980	N	\$55,447
107484	TMV004	TM Store, Grill, PO	4100	3,200 SF	1940	N	\$342,432
230475	N/A	TM Site Lodge Area	3100	6 AC	c. 1965	Y	N/A
230476	N/A	TM Site Stables Area	3100	2 AC	1985	Y	N/A
230477	N/A	TM Site Store Area	3100	0.96 AC	c. 1975	Y	N/A
233105	N/A	TM Stables Office	4100	390 SF	c. 1965	N	\$55,576
233106	N/A	TM Lodge Storage 2 Metal	4100	37 SF	c. 1985	N	\$1,929
233107	N/A	TM Lodge Storage 3 Metal	4100	60 SF	c. 1990	N	\$2,673
VOGELSANG HIGH SIERRA CAMP							
83660	VOS002	HSC Vogelsang Shed	4100	123 SF	1938	Y	\$6,479
83719	VOS001	HSC Vogelsang Kitchen	4100	390 SF	1938	Y	\$95,920
83722	VOV001	HSC Vogelsang Composting Toilet	4100	389 SF	1992	N	\$90,964
85815	VOS004	HSC Vogelsang Shed – Water Heater	4100	25 SF	c. 1995	Y	\$1,529
85816	VOS003	HSC Vogelsang Wood Shed	4100	60 SF	c. 1990	Y	\$2,727
230472	N/A	HSC Site Vogelsang Area	3100	2 AC	1959	N	N/A
233108	N/A	HSC Vogelsang Feed Shed	4100	32 SF	c. 1980	N	\$2,626
233333	N/A	HSC Vogelsang Dry Storage Shed	4100	165 SF	c. 1990	N	\$8,318
WAWONA							
10097	WAE4201	WA HSE 8170 River Street	4130	1,128 SF	1985	N	\$153,096
10106	WAE4200	WA HSE 8162 River Street	4130	1,138 SF	1995	N	\$151,908
83653	WAS4448	WA HSE Kessler Cabin 11 – Linen	4130	96 SF	1940	N	\$4,906
83692	WAE4452	WA HSE Kessler Cabin 01	4130	320 SF	1940	N	\$45,143
83695	WAE4453	WA HSE Kessler Cabin 02	4130	320 SF	1940	N	\$41,743
83733	WAE4167	WA HSE 8075 Chilnualna Falls Road	4130	660 SF	1970	N	\$70,198

83745	WAE4163	WA HSE 7809 Chilnualna Falls Road	4130	580 SF	1975	N	\$74,697
83748	WAE4075	WA HSE 8047 Blue Jay Way	4130	660 SF	1975	N	\$113,335
83752	WAE4446	WA HSE Kessler Cabin 12	4130	652 SF	1940	N	\$83,117
83758	WAS4447	WA HSE Kessler Cabin 10	4130	704 SF	1940	N	\$89,514
83759	WAE4080	WA HSE 8030 Raccoon Road	4130	720 SF	1980	N	\$96,825
83761	WAE005	WA HSE 8027 Koon Hollar Road	4130	736 SF	1970	N	\$90,521
84522	WAE4439	WA HSE Kessler Cabin 03	4130	349 SF	1940	N	\$50,081
84523	WAE4440	WA HSE Kessler Cabin 04	4130	349 SF	1940	N	\$49,227
84524	WAE4441	WA HSE Kessler Cabin 05	4130	388 SF	1940	N	\$54,737
84525	WAE4442	WA HSE Kessler Cabin 06	4130	388 SF	1940	N	\$54,737
84526	WAE4451	WA HSE Kessler Cabin 15 – Laundry	4130	429 SF	1940	N	\$55,668
84527	WAE4444	WA HSE Kessler Cabin 14	4130	465 SF	1940	N	\$59,905
84528	WAE4449	WA HSE Kessler Cabin 16	4130	482 SF	1940	N	\$88,674
84529	WAE4443	WA HSE Kessler Cabin 09	4130	508 SF	1940	N	\$98,239
84589	WAE4049	WA HSE 2656 Spelt Road	4130	1,080 SF	1946	N	\$143,122
84591	WAE4045	WA HSE 7919 Forrest Drive	4130	1,110 SF	1946	N	\$139,000
84640	WAL101	WA Hotel Little White	4100	846 SF	1884	Y	\$225,011
84647	WAE4180	WA HSE 8059 Loop Street	4130	1,276 SF	1975	N	\$169,095
84648	WAE4203	WA HSE 8174 River Street	4130	1,276 SF	1975	N	\$169,095
84725	WAE4202	WA HSE 8172 River Street	4130	1,302 SF	1980	N	\$172,540
84726	WAV001	WA Service Station	4100	1,260 SF	1955	N	\$159,944
84739	WAE4094	WA HSE 7951 Wawona Way	4130	1,609 SF	1946	N	\$288,043
84747	WAL104	WA Hotel Clark	4100	1,920 SF	1876	Y	\$415,354
84758	WAE4184	WA HSE 2631 West Bruce Road	4130	2,436 SF	1959	N	\$312,100
84774	WAL103	WA Hotel Moore Cottage	4100	2,440 SF	1894	Y	\$641,850
84783	WAV002	WA Store / Gift	4100	3,050 SF	1953	N	\$456,860
84785	WAV005	WA Stable	4100	3,360 SF	1934	N	\$152,611
84813	WAL102	WA Hotel Washburn	4100	5,130 SF	1899	Y	\$1,050,214
84829	WAL100	WA Hotel Annex	4100	13,775 SF	1917	Y	\$2,542,864

84832	WAL200	WA Hotel Main Building	4100	13,340 SF	1879	Y	\$2,974,286
99119	WAS4401	WA Slaughterhouse	4100	300 SF	1929	N	\$26,787
230481	N/A	WA Site HSE Areas Landscape Concession	3100	6.06 AC	1960	N	N/A
230513	N/A	WA Site Hotel Area	3100	12.8 AC	1940	N	N/A
230604	N/A	WA Site Hotel Pavement Parking	1300	115,566 SF	2000	N	N/A
230605	N/A	WA Site Hotel Utility Roads	1100	0.1 MI	1970	N	N/A
233102	N/A	WA Store / Gift Storage Building	4100	590 SF	1985	N	\$14,325
TBD	N/A	WA Golf Course (nine hole)	1300	74.25 AC		Y	N/A
TBD	N/A	WA Site Fuel Storage & Delivery System	5700	1 EA		N	\$172,761
1032034	N/A	WA Fountain/Pool (Location under Asset 230513)	3100	1 EA	1940	N	N/A
WHITE WOLF							
83696	WWS002	WW Utility Storage Shed	4100	335 SF	1928	Y	\$14,375
83736	WWL046	WW Duplex 3 Cabins Unit 3 & 4	4100	498 SF	1928	Y	\$69,062
83743	WWL045	WW Duplex 1 Cabins Unit 1 & 2	4100	465 SF	1928	Y	\$63,924
84582	WWV001	WW Showerhouse	4100	964 SF	1957	Y	\$212,176
84588	WWV043	WW Main Lodge Building	4100	1,910 SF	1969	Y	\$275,364
84637	WWS6312	WW Linen Storage	4100	87 SF	1967	Y	\$5,400
99121	WWS003	WW Saddle Shelter	4100	219 SF	1935	Y	\$41,111
230482	N/A	WW Site Area	3100	4.5 AC	1928	N	N/A
230622	N/A	WW Site Pavement Parking	1300	2,000 SF	1928	N	N/A
230697	N/A	WW Site Pavement Roads	1100	0.25 MI	1928	N	N/A
YOSEMITE LODGE							
83667	YLE005	YL EMP Kitchen D 1000	4130	268 SF	2000	N	\$41,728
83668	YLE004	YL EMP Housing C 1000	4130	168 SF	1956	N	\$20,415
83690	YLV007	YL Core Bike Stand	4100	264 SF	1956	N	\$27,957
83723	YLE002	YL EMP Housing A-B 1000	4130	430 SF	1945	N	\$52,250
83757	YLE069	YL Housekeeping Office	4100	820 SF	1960	N	\$32,406
84542	YLS002	YL Housekeeping Building	4100	880 SF	1960	N	\$21,912
84543	YLS003	YL Housekeeping – Bike Repair	4100	880 SF	1960	N	\$58,951

84550	YLE003	YL EMP Housing E-F 1000	4130	744 SF	1884	N	\$90,636
84638	YLE006	YL EMP 1000 Boiler Room – Water Heaters	4130	168 SF	1970	N	\$6,718
84775	YLL177	YL Lodging Willow 4300	4100	2,730 SF	1956	N	\$310,319
84776	YLL178	YL Lodging Azalea 4600	4100	2,730 SF	1956	N	\$310,319
84781	YLL180	YL Lodging Birch 4700	4100	3,010 SF	1956	N	\$330,168
84800	YLL002	YL Lodging Aspen 4101 - 4109	4100	4,416 SF	1956	N	\$489,735
84801	YLL001	YL Lodging Dogwood 4111 - 4119	4100	4,416 SF	1956	N	\$489,735
84802	YLL003	YL Lodging Tamarack 4121 - 4129	4100	4,416 SF	1956	N	\$497,331
84803	YLL179	YL Lodging Cottonwood 4400	4100	4,500 SF	1956	N	\$451,980
84807	YLV003	YL Core Registration Building	4100	5,580 SF	1956	N	\$1,269,394
84814	YLL181	YL Lodging Cedar 3900	4100	6,260 SF	1956	N	\$904,695
84815	YLS001	YL Housekeeping Warehouse – Storage	4100	6,999 SF	1960	N	\$341,055
84818	YLL170	YL Lodging Laurel 3200	4100	9,000 SF	1956	N	\$1,271,520
84819	YLL171	YL Lodging Juniper 3300	4100	9,000 SF	1956	N	\$1,383,390
84821	YLL174	YL Lodging Alder 3600	4100	9,000 SF	1956	N	\$1,271,520
84822	YLL175	YL Lodging Elderberry 4200	4100	9,000 SF	1956	N	\$1,271,520
84823	YLL176	YL Lodging Manzanita 4500	4100	9,000 SF	1956	N	\$1,271,520
84828	YLV004	YL Core Multi-purpose Building	4100	10,380 SF	1965	N	\$1,766,652
84830	YLL172	YL Lodging Hemlock 3400	4100	14,040 SF	1956	N	\$1,946,505
84831	YLL173	YL Lodging Maple 3500	4100	14,040 SF	1956	N	\$1,988,063
84836	YLV005	YL Core Food Service Building	4100	17,990 SF	1995	N	\$2,554,940
107464	YLS004	YL 4100 Boiler Building	4100	132 SF	1950	N	\$39,898
230483	N/A	YL Site 3200-3600 Area	3100	8.1 AC	1956	N	N/A
230484	N/A	YL Site 4100 Building Area	3100	4 AC	1956	N	N/A
230485	N/A	YL Site Cedar Area (4200-4500)	3100	5.3 AC	1956	N	N/A
230486	N/A	YL Site Core Area	3100	5.2 AC	1956	N	N/A
230487	N/A	YL Site Housekeeping Area	3100	2.8 AC	1956	N	N/A
230703	N/A	YL Site 4100 Pavement Parking	1300	33,810 SF	2005	N	N/A
230704	N/A	YL Site 3200-3600 Pavement Parking	1300	49,002 SF	2005	N	N/A

230705	N/A	YL Site Cedar Pavement Parking	1300	42,797 SF	2005	N	N/A
230706	N/A	YL Site Core Pavement Parking	1300	52,634 SF	2008	N	N/A
230708	N/A	YL Site Housekeeping Pavement Parking	1300	37,575 SF	2008	N	N/A
1032286	N/A	YL Fountain/Pool (Location under Asset 230486)	3100	1 EA	1956	N	N/A
YOSEMITE VALLEY STABLES							
10662	N/A	VLY Site Fuel Station Fuel Storage Delivery System	5700	1 EA	1980	N	\$114,101
83656	VSS032	VLY Stables Kennel	4100	100 SF	2005	N	\$11,053
83665	VSV005	VLY Stables Office	4100	225 SF	1927	N	\$36,424
83677	VSE012	VLY HSE Stables 07	4130	168 SF	1960	N	\$20,469
83678	VSE014	VLY HSE Stables 09	4130	168 SF	1960	N	\$20,469
83679	VSS007	VLY Stables Saddle Shed 1	4100	176 SF	1927	N	\$8,321
83680	VSS008	VLY Stables Saddle Shed 2	4100	176 SF	1927	N	\$8,231
83681	VSE013	VLY HSE Stables 08	4130	196 SF	1927	N	\$23,881
83689	VSS009	VLY Stables Storage Shed	4100	264 SF	1927	N	\$11,622
83694	VSV001	VLY Stables Restroom	4100	324 SF	1927	N	\$82,895
83746	VSE028	VLY HSE Stables K15	4130	610 SF	1975	N	\$75,500
83749	VSS010	VLY Stables Harness Shop	4100	650 SF	1927	N	\$15,711
83751	VSS011	VLY Stables Blacksmith Shop	4100	645 SF	1927	N	\$15,351
84520	VSE016	VLY HSE Stables 15-16	4130	349 SF	1927	N	\$42,522
84521	VSE015	VLY HSE Stables 6 A-B	4130	349 SF	1927	N	\$42,522
84581	VSE017	VLY Stables Employee Showerhouse	4130	1,195 SF	1995	N	\$218,505
84586	VSS002	VLY Stables Tack Room	4100	1,035 SF	1927	Y	\$37,902
84724	VSE006	VLY HSE Stables K08	4130	120 SF	1927	N	\$4,476
84727	VSE029	VLY HSE Stables K05 - K07	4130	1,250 SF	1975	N	\$138,213
84636	VSE033	VLY HSE Stables Storage Shed	4130	120 SF	1927	N	\$4,476
84805	VSS003	VLY Stables Mule Barn	4100	7,400 SF	1927	N	\$255,818
84812	VSS004	VLY Stables	4100	5,230 SF	1927	N	\$260,821
230702	N/A	VLY Site Stables Pavement (Roads and Parking)	1300	22,421 SF	2005	N	N/A
230478	N/A	VLY Site Fuel Station Area	3100	0.07 AC	1980	N	N/A

230479	N/A	VLY Site Stables Area	3100	4 AC	1927	N	N/A
YOSEMITE VILLAGE							
83686	YVS005	YV Security Office	4100	216 SF	1925	N	\$16,980
83691	YVE200A	YV HSE Garage Meadow House H107	4130	264 SF	1930	Y	\$19,998
83717	YVE300C	YV HSE Garage Meadow House H117	4130	380 SF	1930	Y	\$38,784
83734	YVE015	YV HSE H078	4130	1,500 SF	1950	N	\$190,163
83735	YVE200D	YV HSE Garage Tecoya Road H9 - H11	4130	506 SF	1930	Y	\$38,329
83737	YVE100	YV HSE H100	4130	486 SF	1950	Y	\$65,561
83747	YVE300A	YV HSE Garage Nob Hill H132 - H136	4130	610 SF	1930	Y	\$46,001
83756	YVE113	YV HSE H113	4130	680 SF	1950	Y	\$121,353
83760	YVE200B	YV HSE Garage Tecoya Road H6 - H8	4130	726 SF	1930	Y	\$52,265
84534	YVS003	YV Fire House	4100	780 SF	1940	N	\$76,330
84536	YVE200H	YV HSE Garage Meadow H28 - H32	4130	798 SF	1930	Y	\$20,460
84539	YVE098	YV HSE H098	4130	835 SF	1950	Y	\$99,651
84541	YVE136	YV HSE H136 – Nob Hill	4130	840 SF	1960	Y	\$147,336
84544	YVE107	YV HSE H107	4130	740 SF	1925	Y	\$91,427
84545	YVE108	YV HSE H108	4130	740 SF	1950	Y	\$143,930
84546	YVE109	YV HSE H109	4130	740 SF	1925	Y	\$131,188
84547	YVE110	YV HSE H110	4130	740 SF	1950	Y	\$131,188
84548	YVE111	YV HSE H111	4130	740 SF	1925	Y	\$96,748
84549	YVE112	YV HSE H112	4130	740 SF	1925	Y	\$123,966
84569	YVE099	YV HSE H099	4130	880 SF	1950	Y	\$146,907
84571	YVE200F	YV HSE Garage Behind Security 43 - H46	4130	882 SF	1930	Y	\$57,436
84572	YVE300B	YV HSE Garage Nob Hill H128 - H131	4130	882 SF	1930	Y	\$57,436
84573	YVE012	YV HSE Indian Creek Garage H11 - H14	4130	900 SF	1930	N	\$60,444
84575	YVE128	YV HSE H128 – Nob Hill	4130	925 SF	1950	Y	\$115,388
84578	YVE200G	YV HSE Garage Behind Security H33 - H36	4130	988 SF	1930	Y	\$65,696
84585	YVE118	YV HSE H118	4130	1,750 SF	1950	Y	\$303,101
84639	YVE008	YV HSE Tecoya Boiler and Laundry Building	4130	1,120 SF	1925	Y	\$169,585

84644	YVE133	YV HSE H133 – Nob Hill	4130	1,196 SF	1950	N	\$196,174
84646	YVS004	YV Security Lost and Found	4100	1,220 SF	1945	N	\$78,166
84733	YVE115	YV HSE H115	4130	1,446 SF	1950	N	\$171,930
84735	YVE127	YV HSE H127	4130	1,464 SF	1950	Y	\$230,771
84737	YVE137	YV HSE H137 – Nob Hill	4130	1,540 SF	1950	N	\$185,569
84740	YVE139	YV HSE H139 – Nob Hill	4130	1,880 SF	1950	N	\$238,000
84744	YVE119	YV HSE H119	4130	1,818 SF	1950	N	\$222,167
84746	YVE138	YV HSE H138 – Nob Hill	4130	1,612 SF	1950	N	\$211,342
84749	YVE116	YV HSE H116	4130	2,008 SF	1950	Y	\$262,225
84753	YVE130	YV HSE H130 – Nob Hill	4130	2,102 SF	1950	N	\$234,678
84756	YVE129	YV HSE H129 – Nob Hill	4130	2,364 SF	1950	Y	\$300,193
84770	YVE114	YV HSE H114	4130	2,592 SF	1950	N	\$442,752
84778	YVE101-102	YV HSE H101 - H102	4130	2,840 SF	1950	N	\$322,709
84779	YVE103-104	YV HSE H103 - H104	4130	2,840 SF	1925	N	\$322,709
84780	YVE105-106	YV HSE H105 - H106	4130	2,840 SF	1950	N	\$322,709
84782	YVE117	YV HSE H117	4130	3,067 SF	1925	N	\$537,453
84787	YVE011	YV HSE Indian Creek Apartment Building and Garage Building 2	4130	3,400 SF	1930	N	\$402,832
84788	YVE013	YV Management House H86-H91 (Six Plex)	4130	3,668 SF	1942	N	\$507,432
84789	YVE014	YV Management House H92-H97 (Six Plex)	4130	3,668 SF	1942	N	\$507,432
84791	YVE134-135	YV HSE H134-H135 – Nob Hill	4130	3,282 SF	1942	Y	\$358,379
84792	YVE131-132	YV HSE H131-H132 – Nob Hill	4130	4,105 SF	1942	Y	\$421,003
84793	YVE126	YV HSE H126	4130	4,140 SF	1925	N	\$688,130
84794	YVE010	YV HSE Indian Creek Apartment Building 1	4130	4,200 SF	1930	N	\$747,843
84808	YVE001	YV HSE Lost Arrow Dorm Building	4100	5,600 SF	1930	Y	\$1,043,308
84824	YVE006	YV Tecoya Dorms E	4130	9,348 SF	1930	Y	\$1,927,558
84825	YVE007	YV Tecoya Dorms F	4130	9,348 SF	1930	Y	\$1,898,766
84826	YVE009	YV HSE Y Apartment Building	4130	10,380 SF	1942	N	\$1,597,037
84833	YVE002	YV HSE Tecoya Dorms A/B	4100	16,860 SF	1925	Y	\$3,103,420
84834	YVE005	YV Tecoya Dorms C/D	4130	16,860 SF	1925	Y	\$3,228,015

84837	YVS002	YV General Offices Building	4100	19,200 SF	1956	Y	\$2,226,048
84838	YVV001	YV Degnan's Building	4100	25,765 SF	1956	N	\$4,519,360
84839	YVV002	YV Store Building	4100	26,050 SF	1956	N	\$3,268,302
84840	YVS001	YV Garage – YTS	4130	33,980 SF	1956	Y	\$1,829,483
84842	YVS006	YV Warehouse Building	4100	49,439 SF	1963	N	\$452,0694
107463	YVE142	YV HSE N20	4130	1,540 SF	1950	N	\$185,454
107481	YVE200E	YV HSE Garage Tecoya Road H23-H27	4130	798 SF	1930	Y	\$20,078
107482	YVE200C	YV HSE Garage Tecoya Road H1-H3	4130	609 SF	1930	Y	\$15,730
107483	YVE141	YV HSE Garage Nob Hill H126/127	4130	380 SF	1930	Y	\$11,966
108733	YVE300D	YV HSE Garage H118	4130	506 SF	1930	Y	\$1,3571
230488	N/A	YV Site HSE Firehouse Are	3100	0.5 AC	1930	Y	N/A
230489	N/A	YV Site HSE Garage Area	3100	1.3 AC	1930	Y	N/A
230490	N/A	YV Site HSE Indian Cr Area	3100	0.7 AC	1930	Y	N/A
230491	N/A	YV Site Village Store Area	3100	3 AC	1930	Y	N/A
230493	N/A	YV Site HSE A, B, C, D Lower Tecoya Area	3100	4 AC	1925	Y	N/A
230494	N/A	YV Site HSE E, F, Y Apartment Lower Tecoya Area	3100	2.6 AC	1930	Y	N/A
230495	N/A	YV Site HSE Upper Tecoya Area	3100	1.3 AC	1925	Y	N/A
230618	YVS008	VLV Fuel Station Building	4100	100	1980	N	\$18,3248
230707	N/A	YV Site HSE A, B, C, D Lower Tecoya Pavement (Roads and Parking)	1300	21,888 SF	2005	N	N/A
230709	N/A	YV Site HSE E, F, Y Apartment Lower Tecoya Pavement (Roads and Parking)	1300	22,909 SF	2008	N	N/A
230710	N/A	YV Site HSE Firehouse Pavement (Roads and Parking)	1300	7,263 SF	2008	N	N/A
230711	N/A	YV Site HSE Garage Pavement (Roads and Parking)	1300	17,538 SF	2005	N	N/A
230712	N/A	YV Site HSE Indian Cr Pavement (Roads and Parking)	1300	5,100 SF	1930	Y	N/A
230713	N/A	YV Site HSE Upper Tecoya Pavement (Roads and Parking)	1300	1,479 SF	2005	N	N/A
230714	N/A	YV Site Village Store Pavement (Roads and Parking)	1300	75,016 SF	2003	N	N/A
230723	N/A	YV Site Lost Arrow Dorms Pavement Parking	1300	20,293 SF	1930	N	N/A
230724	N/A	YV Site Concessions Warehouse Pavement Parking	1300	33,804 SF	2005	N	N/A

Until the Service amends this Exhibit D and removes employee housing no longer needed as a result of the Concessioner housing employees outside of the Area (per Exhibit B-7, Employee Housing Operating Plan), the Concessioner must insure these buildings according to the terms of this Contract.

**Please note: The lack of value for an asset in the column for Insurance Replacement Value does not relieve the Concessioner of its obligation to insure the asset according to the terms of this Contract.*

BUILDING NUMBER SYSTEM

AH – Ahwahnee	ML – Merced Lake	H – Hotel
BP – Badger Pass	SR – Sunrise	L – Lodging Room
CF – Crane Flat	TM – Tuolumne	V – Visitor Services, other
CV – Curry Village	VS – Valley Stables	S – Support Facilities
EP – El Portal	WA – Wawona	E – Employee Facilities/Housing
GP – Glacier Point	WW – White Wolf	
GA – Glen Aulin	VO – Vogelsang	
HO – Housekeeping	YL – Yosemite Lodge	
MA – May Lake	YV – Yosemite Village	

Sample: **AHL306** AHwahnee – Lodging building number
 AHE100 AHwahnee – Employee facility number

Approved, effective October 10, 2015

By: Peppy D'Dell

Regional Director, Pacific West Region

EXHIBIT E**ASSIGNED GOVERNMENT PERSONAL PROPERTY**

Government personal property is assigned to the Concessioner for the purposes of this Contract as follows:

The majority of the items are located at the Ahwahnee, a National Historic Landmark. In the "Location" column in the list below, the location designations are within the Ahwahnee unless otherwise stated.

ART WORK			
Item	Qty	Description	Location
ART001	1	Big Trees, Mariposa Grove (Widforss, signed and dated, 1926) 40" x 29.5"	Main Lobby
ART002	1	Grizzly Giant, Mariposa Grove (Widforss, signed and dated, 1926) 40" x 29.5"	Main Lobby
ART003	1	Yosemite Falls (Widforss, signed and dated, 1926) 40" x 29.5"	Main Lobby
ART004	1	Bridalveil Falls (Widforss) 39.5" x 29.5"	Main Lobby
ART005	1	Vernal Falls (Widforss) 39.5" x 29.5"	Main Lobby
ART006	1	Nevada Falls (Widforss) 39.5" x 29.5"	Main Lobby
ART007	1	Bridalveil Falls (Widforss, signed and dated, 1926) 17" x 13.25"	Main Lobby
ART008	1	Wawona Tunnel Tree (Widforss, signed and dated, 1926) 17" x 13.25"	Main Lobby
ART009	1	Valley From Old Inspiration Point (Widforss, signed and dated, 1923(8)) 24.25" x 33.75"	Main Lobby
ART010	1	Ahwahnee Winter (Widforss, signed) 16.5" x 21"	Main Lobby
ART011	1	Half Dome – Merced River (Widforss, signed and dated, 1925) 22.25" x 18"	Main Lobby
ART012	1	Half Dome in Autumn (Widforss, signed and dated) 22.25" x 18"	Main Lobby
ART013	1	Christmas at The Ahwahnee (Jack Laycox, signed) 21" x 24.5"	Hallway outside Manager's Office
ART014	1	The Ahwahnee (labeled Gilbert Stanley Underwood & Co. et.al., Architect Rendering) 25.75" x 29.25"	Main Lobby

Item	Qty	Description	Location
ART015	1	The Ahwahnee Alcove (Widforss, signed) 21" x 16.75"	Elevator Lobby
ART016	1	Donald B. Tresidder (Arthur Cahill, signed and dated 19(3)2) 31" x 24.25"	Executive Office
ART017	1	David Curry (Paul Von Klieben, signed) 20" x 24"	Executive Office
ART018	1	Jenny Curry (Paul Von Klieben, signed) 20" x 24"	Executive Office
ART019	1	Basket Mural (Jeannette Spencer, signed, watercolor/sketch for wall mural, preliminary drawing) 325mm x 618mm	Manager's Office
ART020	1	Lost Lake (Charles Dorman Robinson, signed and dated, 1926, painting) 5' x 39"	Wawona Lobby
ART021	1	Portrait of Henry Washburn (print) 24" (estimate)	Wawona Lobby
ART022A	1	Yosemite Valley Waterfalls (William Lemos, signed, painting) 29" x 49"	Wawona Restaurant Foyer
ART022B	1	Yosemite Valley Waterfalls (William Lemos, signed, painting) 29" x 49"	Wawona Restaurant Foyer
ART023	1	Oil on linen (Robert Boardman Howard) 20' long	Mural Room

BASKETS

Item	Qty	Description	Location
BASK001	1	Bowl (20 th Century, South Piute, Shivwits or Moapa Paiute, willow and devils claw) 7" x 10.75"	Great Lounge East Display Case
BASK002	1	Deep Bowl (20 th Century, Hopi, Arizona, Hopi, sumac/willow, rabbitbrush, plain wickerweave with distress) 10.5" x 8.5"	Winter Club Room
BASK003	1	Bowl, oval shape (20 th Century, Atsugewi, California, Hat Creek, hazel, beargrass, redbud, strong bold design) 7" x 12.25"	Great Lounge West Display Case
BASK004	1	Bowl (20 th Century, Papago, Arizona, Papago, yucca and devils claw, coarse weave) 5" x 11.5"	Winter Club Room
BASK005	1	Shallow Tray (20 th Century, Pima, Arizona, Pima, cattail, devils claw, willow) 3.5" x 15.25"	Great Lounge West Display Case
BASK006	1	Tray (20 th Century, Pima, Arizona, Pima, cattail, willow, devils claw) 5" x 18.75"	Great Lounge East Display Case

Item	Qty	Description	Location
BASK007	1	Bowl (20 th Century, Pima, Arizona, Pima, cattail, willow, devils claw, interlocking square design) 7" x 13.5"	Great Lounge West Display Case
BASK008	1	Tray (20 th Century, Pima, Arizona, Pima, cattail, willow, devils claw, fret pattern) 4.5" x 16"	Great Lounge West Display Case
BASK009	1	Bowl (20 th Century, Mono, California, Western Mono, grass, sedge, bracken fern, two band design) 4.5" x 11.25"	Great Lounge East Display Case
BASK010	1	Bowl (Luzon, Philippines, American, 1900-1930, commercial reeds, non-native) 2.4" x 9 7/8"	Winter Club Room
BASK011	1	Bowl (20 th Century, Yokuts, rattlesnake design, grass, sedge, bracken fern, larger with chevron pattern) 10.5" x 24"	3C Storage
BASK012	1	Bowl (20 th Century, Pima, Arizona, Pima, cattail, willow, devils claw, strong bold design) 4.5" x 12.5"	Great Lounge West Display Case
BASK013	1	Deep Bowl (20 th Century, Hopi, Arizona, Hopi, sumac/willow, rabbitbrush, wickerweave) 9.5" x 9.75"	Winter Club Room
BASK015	1	Bowl (20 th Century, Yokuts, grass, sedge, bracken fern, large descending triangle) 7.5" x 16"	Great Lounge East Display Case
BASK016	1	Tray (20 th Century, Pima, Arizona, Pima, cattail, willow, devils claw, small tray with whirl design) 1" x 6.25"	Great Lounge East Display Case
BASK017	1	Bowl (Pima, Arizona, Pima, cattail, willow, devils claw, small bowl format with three block pattern) 3" x 5.25"	Winter Club Room
BASK018	1	Bowl (20 th Century, Yokuts, grass, sedge, bracken fern, bold rattlesnake pattern) 11" x 20"	Great Lounge East Display Case
BASK019	1	Rectangular (Early 20 th Century, Thompson River, B.C., Salish or Thompson River, cedar, cherry bark, grass, bold design) 6" x 11.5" x 7"	Great Lounge West Display Case
BASK020	1	Bowl (20 th Century, Pomo, California, Pomo, sedge, bulrush, subtle design) 5" x 12.75"	Great Lounge East Display Case
BASK021	1	Tray (20 th Century, Pima, Arizona, Pima, cattail, willow, devils claw, fret design) 6" x 21"	Great Lounge East Display Case
BASK023	1	Water Bottle (Navajo Jug, Navajo, sumac/willow, horsehair, classic with pitch and horsehair handles) 18" x 13"	Great Lounge East Display Case Storage (Locked Underneath)
BASK024	1	Water Bottle (Navajo Jug, Navajo, sumac/willow, horsehair, classic with pitch and horsehair handles) 18" x 13"	Great Lounge East Display Case Storage (Locked Underneath)
BASK025	1	Jar (20 th Century, Apache, Arizona, Western Apache, willow and devils claw, classic olla shape with strong design) 18.5" x 21"	Great Lounge West Display Case
BASK026	1	Framed Cradle (Pima, Arizona) 50" x 24.5"	3C Storage

Item	Qty	Description	Location
BASK029	1	Bowl (Early 20 th Century, Mono, California, Western Mono, grass, sedge, bracken fern, strong bold fret design three band) 12.5" x 19.5"	Great Lounge West Display Case
BASK030	1	Cooking (Early 20 th Century, Mono, California, Northern Miwok, teh bull pine, bracken fern, chain element design) 11" x 22"	Great Lounge East Display Case
BASK031	1	Storage Basket (Early 20 th Century, Yurak or Hupa, Hupa, Yurok or Karuk, hazel, beargrass, conifer) 30" x 27"	Great Lounge (Stand Alone)
BASK032	1	California Indian Basket Cradles (Large) Estimated 30"	3C Storage Basket Tote #1
BASK033	1	California Indian Basket Cradles (Medium) Estimated 25"	3C Storage Basket Tote #1
BASK034	1	California Indian Basket Cradles (Small) Estimated 12"	3C Storage Basket Tote #2
BASK035A	1	California Indian Winnowing Baskets Estimated 24"	Winter Club Room
BASK035B	1	California Indian Winnowing Baskets Estimated 24"	Winter Club Room
BASK036	1	Pomo Tray Tourist Basket (William Ukiah, 20 th Century) 14.5" x 3"	Winter Club Room

FURNITURE

Item	Qty	Description	Location
FURN001	1	Mason-Hamlin Piano, Centripetal Tension Resonator (1905 patented, in tune, black hardwood) 67" x 59"	Great Lounge
FURN002	1	Hanging Wooden Indian Composite (Attributed to Robert Boardman Howard, 20 th Century, articulated polychrome wood and wire) 54"	Bar
FURN003	1	Historic Commemorative Wall Plaque of Ahwahnee (50 th Anniversary dated July 14, 1977, bronze) Estimated 24"	Registration Lobby
FURN004	1	Trestle Table (20 th Century, solid wood with faux tenons, balustrade supports, mate to FURN013) 27" x 42"	Dining Room
FURN005 Revision	1	Wood Chairs with Wicker Seats (20 th Century, ladder-back with rush seats)	Apparel Storeroom
FURN006	1	Wood Clock (20 th Century, veneered oak and incised with paints, modern mechanism) 14" diameter clock face	General Manager's Office
FURN007A	1	Fireplace Andiron (20 th Century, twisted pole format with cube type terminals) 35"	Elevator Lobby

Item	Qty	Description	Location
FURN007B	1	Fireplace Andiron (20 th Century, twisted pole format with cube type terminals) 35"	Elevator Lobby
FURN008A	1	Trestle Table (20 th Century, American, solid wood table) 24" x 72"	Elevator Lobby
FURN008B	1	Trestle Table (20 th Century, American, solid wood table) 24" x 72"	Elevator Lobby
FURN010	1	Antique Steinway Concert Grand Piano (ripple mahogany, in tune with reconditioned soundboard) 86" x 58"	Great Lounge
FURN011A	1	Torchiere Standing Candelabras (20 th Century, American, wrought with good detail, approximately 24 lights) 10' (estimate)	Dining Room
FURN011B	1	Torchiere Standing Candelabras (20 th Century, American, wrought with good detail, approximately 24 lights) 10' (estimate)	Dining Room
FURN012	3	Wood Room Divider (American with solid wood slats, some offset, deco type design) 20' x 7 1/2'	Dining Room
FURN013	1	Trestle Table (20 th Century, American, solid wood w/balustrade supports, mate to FURN004) 27" x 42"	Dining Room
FURN014A	1	Secretary (20 th Century, painted and stenciled with logo) 6' x 3'	Great Lounge
FURN014B	1	Secretary (20 th Century, painted and stenciled with logo) 6' x 3'	Great Lounge
FURN014C	1	Secretary (20 th Century, painted and stenciled with logo) 6' x 3'	Great Lounge
FURN014D	1	Secretary (20 th Century, painted and stenciled with logo) 6' x 3'	Great Lounge
FURN014E	1	Secretary (20 th Century, painted and stenciled with logo) 6' x 3'	Great Lounge
FURN014F	1	Secretary (20 th Century, painted and stenciled with logo) 6' x 3'	Mural Room
FURN014G	1	Secretary (20 th Century, painted and stenciled with logo) 6' x 3'	Mural Room
FURN015A	1	Upholstered Arm Chairs (20 th Century, wood and upholstered) 41"	Great Lounge
FURN015B	1	Upholstered Arm Chairs (20 th Century, wood and upholstered) 41"	Great Lounge
FURN015C	1	Upholstered Arm Chairs (20 th Century, wood and upholstered) 41"	Great Lounge

Item	Qty	Description	Location
FURN015D	1	Upholstered Arm Chairs (20 th Century, wood and upholstered) 41"	Great Lounge
FURN017A	1	Wood Trestle Bench (20 th Century, wood piano bench coffee table, solid wood with trestle base, curl down ends) 12" x 72"	Winter Club Room
FURN017B	1	Wood Trestle Bench (20 th Century, wood piano bench coffee table, solid wood with trestle base, curl down ends) 12" x 72"	Winter Club Room
FURN018A	1	Fluted Trap Floor Lamps (American 20 th Century, thin metal structure and metal cutout shades) 74"	Colonial
FURN018B	1	Fluted Trap Floor Lamps (American 20 th Century, thin metal structure and metal cutout shades) 74"	Colonial
FURN018C	1	Fluted Trap Floor Lamps (American 20 th Century, thin metal structure and metal cutout shades) 74"	3C Storage
FURN018D	1	Fluted Trap Floor Lamps (American 20 th Century, thin metal structure and metal cutout shades) 74"	3C Storage
FURN019A	1	Sleepy Hollow Chair (20 th Century, barrel chair with tufted upholstery) 3'	Great Lounge
FURN019B	1	Sleepy Hollow Chair (20 th Century, barrel chair with tufted upholstery) 3'	Great Lounge
FURN019C	1	Sleepy Hollow Chair (20 th Century, barrel chair with tufted upholstery) 3'	Tudor Lounge
FURN019D	1	Sleepy Hollow Chair (20 th Century, barrel chair with tufted upholstery) 3'	Tudor Lounge
FURN019E	1	Sleepy Hollow Chair (20 th Century, barrel chair with tufted upholstery) 3'	3C
FURN019F	1	Sleepy Hollow Chair (20 th Century, barrel chair with tufted upholstery) 3'	Tudor Lounge
FURN019G	1	Sleepy Hollow Chair (20 th Century, barrel chair with tufted upholstery) 3'	Great Lounge
FURN019H	1	Sleepy Hollow Chair (20 th Century, barrel chair with tufted upholstery) 3'	Tudor Lounge
FURN019I	1	Sleepy Hollow Chair (20 th Century, barrel chair with tufted upholstery) 3'	Tudor Lounge
FURN019J	1	Sleepy Hollow Chair (20 th Century, barrel chair with tufted upholstery) 3'	Tudor Lounge
FURN019K	1	Sleepy Hollow Chair (20 th Century, barrel chair with tufted upholstery) 3'	6 th Floor (Library Room)

Item	Qty	Description	Location
FURN020A	1	Column Chair (high-back wingback style upholstered chair) 54"	Mural Room
FURN020B	1	Column Chair (high-back wingback style upholstered chair) 54"	Mural Room
FURN021	1	Steinway Grand Piano (Signed Frederick Steinway, black matte hardwood, #D247305) 105" x 60"	Dining Room
FURN023A	1	Large Tudor Style Wood Table (Jacobean style with stenciled apron, solid plank wood) 58" x 188"	Great Lounge
FURN023B	1	Large Tudor Style Wood Table (Jacobean style with stenciled apron, solid plank wood) 58" x 188"	Great Lounge
FURN024A	1	Deco Style Andirons (brass fireplace end-irons) 44"	Great Lounge
FURN024B	1	Deco Style Andirons (brass fireplace end-irons) 44"	Great Lounge
FURN025A	1	Torchiere Standing Candelabra (20 th Century, floor lamp with zoomorphic elements, wrought iron, approximately 5 lights) 66"	Great Lounge
FURN025B	1	Torchiere Standing Candelabra (20 th Century, floor lamp with zoomorphic elements, wrought iron, approximately 5 lights) 66"	Great Lounge
FURN026A	1	Wrought Iron Table Lamp (20 th Century, American designer with gut type shades) 30"	Colonial Room
FURN026B	1	Wrought Iron Table Lamp (20 th Century, American designer with gut type shades) 30"	Colonial Room
FURN027A	1	Writing Desk (20 th Century, American Mission style with chamfered legs, wood table with drawer) 24" x 48"	Under Lounge
FURN027B	1	Writing Desk (20 th Century, American Mission style with chamfered legs, wood table with drawer) 24" x 48"	Suite 232
FURN028A	1	Torchiere Standing Candelabra (20 th Century, American with "crown" element in design, 5 lights each) 69"	Under Lounge
FURN028B	1	Torchiere Standing Candelabra (20 th Century, American with "crown" element in design, 5 lights each) 69"	Under Lounge
FURN029A	1	Ladderback Chair (20 th Century, wood chair with rush/wicker seats) 39"	Mezzanine
FURN029B	1	Ladderback Chair (20 th Century, wood chair with rush/wicker seats) 39"	Mezzanine
FURN030A	1	Fireplace Andiron (fireplace end-iron with serrated form and simple terminals) 35"	Under Lounge

Item	Qty	Description	Location
FURN030B	1	Fireplace Andiron (fireplace end-iron with serrated form and simple terminals) 35"	Under Lounge
FURN031	1	Fireplace Screen (metal) 3' x 2' 7"	Winter Club Room
FURN032A	1	Fireplace Andiron (fireplace end-iron American with floral tops) 18"	Winter Club Room
FURN032B	1	Fireplace Andiron (fireplace end-iron American with floral tops) 18"	Winter Club Room
FURN033A	1	Upholstered Arm Chairs (20 th Century, wood and upholstered) 39"	Tudor Lounge
FURN034	1	Couch (20 th Century, American with pillows to match, 5-person wood)	Winter Club Room
FURN035	1	Wood Trestle Bench (20 th Century, wood piano bench coffee table, solid wood with curl down ends, mate to item FURN017A and FURN017B) 12" x 72"	Winter Club Room
FURN036A	1	Oval Table 19" x 27"	Colonial Room
FURN037B	1	Wrought Iron Table Lamps (20 th Century, American without shades) 24"	3C Storage
FURN038A	1	Torchiere Standing Candelabra (20 th Century, American with "crown" element in design, 5 lights each) 57"	Under Lounge
FURN038B	1	Torchiere Standing Candelabra (20 th Century, American with "crown" element in design, 5 lights each) 57"	Under Lounge
FURN039A	1	Round Tavern Style Table (20 th Century, solid wood, turned leg and stretcher base) 47"	Solarium
FURN039B	1	Round Tavern Style Table (20 th Century, solid wood, turned leg and stretcher base) 47"	Solarium
FURN039C	1	Round Tavern Style Table (20 th Century, solid wood, turned leg and stretcher base) 47"	Solarium
FURN039D	1	Round Tavern Style Table (20 th Century, solid wood, turned leg and stretcher base) 47"	3C Storage
FURN040A	1	Michigan Chair Co. (20 th Century, American, solid wood)	Tudor Lounge
FURN040B	1	Michigan Chair Co. (20 th Century, American, solid wood)	Tudor Lounge
FURN040C	1	Michigan Chair Co. (20 th Century, American, solid wood)	Tudor Lounge

Item	Qty	Description	Location
FURN040D	1	Michigan Chair Co. (20 th Century, American, solid wood)	Tudor Lounge
FURN040E	1	Michigan Chair Co. (20 th Century, American, solid wood)	Tudor Lounge
FURN040F	1	Michigan Chair Co. (20 th Century, American, solid wood)	Tudor Lounge
FURN040G	1	Michigan Chair Co. (20 th Century, American, solid wood)	Tudor Lounge
FURN040H	1	Michigan Chair Co. (20 th Century, American, solid wood)	Tudor Lounge
FURN040I	1	Michigan Chair Co. (20 th Century, American, solid wood)	Tudor Lounge
FURN040J	1	Michigan Chair Co. (20 th Century, American, solid wood)	Tudor Lounge
FURN040K	1	Michigan Chair Co. (20 th Century, American, solid wood)	Tudor Lounge
FURN040L	1	Michigan Chair Co. (20 th Century, American, solid wood)	Tudor Lounge
FURN040M	1	Michigan Chair Co. (20 th Century, American, solid wood)	3C Storage
FURN040N	1	Michigan Chair Co. (20 th Century, American, solid wood)	3C Storage
FURN040O	1	Michigan Chair Co. (20 th Century, American, solid wood)	3C Storage
FURN041A	1	Black Floor Lamp (20 th Century, standing lamp, painted black metal) 79"	Solarium
FURN041B	1	Black Floor Lamp (20 th Century, standing lamp, painted black metal) 79"	Solarium
FURN041C	1	Black Floor Lamp (20 th Century, standing lamp, painted black metal) 79"	Solarium
FURN041D	1	Black Floor Lamp (20 th Century, standing lamp, painted black metal) 79"	Solarium
FURN042A	1	Fireplace Andiron (American style, fireplace end-iron, brass and iron) 21"	Mural Room
FURN042B	1	Fireplace Andiron (American style, fireplace end-iron, brass and iron) 21"	Mural Room

Item	Qty	Description	Location
FURN043A	1	Writing Desk (20 th Century, American, wood table with drawer) 24" x 48"	Under Lounge
FURN043B	1	Writing Desk (20 th Century, American, wood table with drawer) 24" x 48"	Under Lounge
FURN044A	1	Round Bobbin Leg Table (20 th Century, Tavern style, w/bobbin turned legs and stretcher) 27"	Winter Club Room
FURN044B	1	Round Bobbin Leg Table (20 th Century, Tavern style, w/bobbin turned legs and stretcher) 27"	Winter Club Room
FURN045A	1	Fireplace Andiron (fireplace end-iron with plain and floral type terminals) 18"	Tudor Lounge
FURN045B	1	Fireplace Andiron (fireplace end-iron with plain and floral type terminals) 18"	Tudor Lounge
FURN048A	1	Round Bobbin Leg Table (20 th Century, Tavern style, w/bobbin turned legs and stretcher) 27"	Great Lounge
FURN048B	1	Round Bobbin Leg Table (20 th Century, Tavern style, w/bobbin turned legs and stretcher) 27"	Winter Club Room
FURN050	1	Wood 2 Drawer Table (Jacobean style, two drawer with box stretcher base, hardwood) 19" x 54"	Tressider Lounge
FURN051A	1	Fireplace Andiron (fireplace end-iron with globe brass terminals) 18"	Colonial Room
FURN051B	1	Fireplace Andiron (fireplace end-iron with globe brass terminals) 18"	Colonial Room
FURN052A	1	Fireplace Andiron (fireplace end-iron with brass finials) 18"	Tresidder Room
FURN052B	1	Fireplace Andiron (fireplace end-iron with brass finials) 18"	Tresidder Room
FURN053A	1	Gift Shop Display Table (solid wood, manufactured) 47" x 90"	Tudor Lounge
FURN053B	1	Gift Shop Display Table (solid wood, manufactured) 47" x 90"	Tudor Lounge
FURN053C	1	Gift Shop Display Table (solid wood, manufactured) 47" x 90"	The Ahwahnee Hotel Gift Shop
FURN054A	1	Wingback Arm Chair (American, with modern upholstery)	Room 332
FURN054B	1	Wingback Arm Chair (American, with modern upholstery)	Room 332

Item	Qty	Description	Location
FURN054C	1	Wingback Arm Chair (American, with modern upholstery)	Great Lounge
FURN054D	1	Wingback Arm Chair (American, with modern upholstery)	Great Lounge
FURN054E	1	Wingback Arm Chair (American, with modern upholstery)	Great Lounge
FURN054F	1	Wingback Arm Chair (American, with modern upholstery)	Great Lounge
FURN054G	1	Wingback Arm Chair (American, with modern upholstery)	Great Lounge
FURN054H	1	Wingback Arm Chair (American, with modern upholstery)	Great Lounge
FURN055	1	Asian Water Vessel Lamp (southern Asian, metal water vessel base) 15"	3C Storage
FURN056	1	Drop-leaf Table (20 th Century, drop-leaf/gate leg format, hardwood) 56"	Colonial Room
FURN057	1	Secretary (20 th Century, two drawer, small drop-front) 39"	Colonial Room
FURN058A	1	Chest on Stand (American designed with complement to Secretaries found in Great Lounge) 21" x 50" x 60"	Stairs
FURN058B	1	Chest on Stand (American designed with complement to Secretaries found in Great Lounge) 21" x 50" x 60"	Mezzanine
FURN058C	1	Chest on Stand (American designed with complement to Secretaries found in Great Lounge) 21" x 50" x 60"	Mezzanine
FURN059	1	Wood Room Divider (four panel with incised Yosemite Valley type design, hand carved) 65" x 72"	Mezzanine
FURN060A	1	Table Lamp (Asian stamped design, circular metal base) 30"	3C Storage
FURN060B	1	Table Lamp (Asian stamped design circular metal base) 30"	3C Storage
FURN061A	1	Trestle Table (20 th Century, solid wood with false tenons) 18" x 36"	Mezzanine
FURN061B	1	Trestle Table (20 th Century, solid wood with false tenons) 18" x 36"	Mezzanine
FURN062	1	Table (20 th Century, American solid wood, 1973 Navy tag #45) 24" x 72"	First Floor

Item	Qty	Description	Location
FURN063	1	Table (20 th Century, American solid wood) 24" x 72"	Third Floor
FURN064	1	Table (20 th Century, American solid wood) 24" x 72"	Fifth Floor
FURN065	1	Table (20 th Century, American solid wood) 24" x 72"	Fourth Floor
FURN066	1	Table (20 th Century, American solid wood) 24" x 72"	Second Floor
FURN067	17	Framed Yosemite Photographs (black and white photos of historic personages from early Yosemite days) Vary in sizes between 6" – 10"	3C Storage
FURN068	1	Bookcase (glass front with veneered wood) 48"	3C Storage
FURN070A	1	Windsor Comb Back Chair (Dover-Penna, solid wood chair with cushion seat) 43"	Executive Office
FURN071A	1	Framed Lithographs of early San Francisco (19 th Century, with architectural structure border & four 10" x 6" plates) 20" x 13"	3C Storage
FURN071B	1	Framed Lithographs of early San Francisco (19 th Century, with architectural structure border & four 10" x 6" plates) 20" x 13"	3C Storage
FURN072A	1	Fireplace Andiron (fireplace end-iron, simple curl down style, railroad base) 10"	6 th Floor
FURN072B	1	Fireplace Andiron (fireplace end-iron, simple curl down style, railroad base) 10"	6 th Floor
FURN073A	1	Wingback Upholstered Chair (high-backed chair with striped fabric upholstery) 41"	Suite 118
FURN073B	1	Wingback Upholstered Chair (high-backed chair with striped fabric upholstery) 41"	Suite 118
FURN074	1	Octagon Side Table (oval shaped wood table, small octagon with metal tray inset) 19" x 28"	3C Storage
FURN075	1	Drawleaf "Modern Concept" Table (oblong, inlay top) 10" x 14"	3C Storage
FURN076	1	Fliptop Table (19 th Century, round, tilt top, base with modern top) 24"	Sixth Floor (607)
FURN077	1	Wood Toboggan (wood, canvas, and metal) 11 ½'	Curry Village Pavilion
FURN078	1	Leaded Glass Window (leaded glass, strong geometric with patterns) 30" x 30"	3C Storage

TEXTILES			
Item	Qty	Description	Location
TEXT001	1	Shirvan Killim (Persia, strong colors) 9.1 x 5.1	Dining Room
TEXT002	1	Shirvan Killim (Persia, classic design) 9.7 x 5.1	Dining Room
TEXT003	1	Shiraz Killim (Persia, bold serrated diamond design) 9 x 4.6	3C Storage
TEXT004	1	Shirvan Killim (Persia, banded style) 10.8 x 5.7	Dining Room
TEXT005	1	Killim (Veramin, Persia) 6 x 10.8	Dining Room
TEXT007	1	Pyrenees (American Loom, 8' x 7') 6.6 x 8.6	3C Storage
TEXT008	1	Mexican Rio Grande (Southwest, US) 3.6 x 7	First Floor Hallway
TEXT010	1	Shiraz Killim (Persia Quashquai, bold design/strong colors) 5.2 x 10.4	Great Lounge
TEXT012	1	Shiraz (Turkish Kilim 148" x 57") 6.9 x 14	3C Storage
TEXT014	1	Hamadan Killim (Persian Kilim) 8 x 6	3C Storage
TEXT015	1	India (20 th Century, Persian Kilim) 10 x 17.2	3C Storage
TEXT016	1	India (20 th Century, Persian Kilim) 10 x 17.2	3C Storage
TEXT017	1	Portugal (Iberian, needlepoint) 11.4 x 17	3C Storage
TEXT018	1	India (20 th Century, Turkish, 18' x 11") 10.7 x 18.1	3C Storage
TEXT019	1	Shiraz (Persian Killim, 12' x 6', strong colors and design, fine weave) 11.7 x 5.6	3C Storage
TEXT021	1	Yugoslavian Killim (20 th Century, Balkan Killim) 13 x 10	3C Storage

Item	Qty	Description	Location
TEXT022	1	Killim (20 th Century, Persian) 10 x 16	3C Storage
TEXT024	1	Pyrenees (American Loom, 2008, 6' x 8') 7 x 8	3C Storage
TEXT025	1	Hamadan (Persian Tribal Carpet, 14' x 3') 5.5 x 7.9	Solarium
TEXT026	1	Shirvan Killim (Persian Killim, fine weave) 12 x 5	Steps to Tudor Lounge
TEXT027	1	Kurd (Kurdish Bagface) 2.1 x 3.8	Drinking Fountain
TEXT028	1	Kashmir Killim (Persian Afshar, compound weave) 9.4 x 4	Second Floor Lobby
TEXT029A	1	Framed Killim (Persian Killim, fragment) 3 x 5' (half of 29B)	End of 3 rd Floor
TEXT029B	1	Framed Killim (Persian Killim, fragment) 3 x 5' (half of 29A)	2 nd Floor
TEXT030	1	Bijar Killim (Persia Bijar Killim, 18" x 6") 18 x 6	Great Lounge
TEXT031	1	Shirvan Killim (Persian Killim, 13" x 6") 13.2 x 5.9	4 th Floor
TEXT034	1	Shiraz Killim (20 th Century, Persian Killim, 12' x 4') 12 x 4	3C Storage
TEXT035	1	Shirvan Killim (Azerbaijan Killim, strong colors, bold design) 11.5 x 7.7	2 nd Floor
TEXT036	1	Kurd (Kurdish carpet) 3 x 6.7	Under Lounge
TEXT037	1	Turkish Killim (Anatolian Killim, classic design) 15 x 6	3 rd Floor
TEXT038	1	Hamadan Serebend (Persian Carpet, pile down) 3.4 x 15.3	Solarium
TEXT039	1	Shiraz Killim (Kuba Killim, some missing ends, fine weave) 12 x 5	Under Lounge
TEXT040	1	Shiraz Killim (Shashavan Killim, good color, fine weave) 12 x 5)	Under Lounge
TEXT041	1	Killim (Persian Killim, medium weave) 5 x 8	Mezzanine Stairs

Item	Qty	Description	Location
TEXT042	1	Turkish Killim (Obruk Killim, good color, fine weave) 3.6 x 12.1	Elevator Lobby
TEXT043	1	Carabagh Killim (Persian Killim, classic design) 15 x 4	Front Office
TEXT045	1	Shiraz Killim (Anatolian Killim, classic design, some missing ends) 12 x 4.6	Elevator Lobby
TEXT046	1	Turkish Killim (Obruk Killim, good color, fine weave) 3.6 x 12.1)	Elevator Lobby
TEXT072	1	Iberian Textile (20 th Century, D. Juan inscribed) 43 x 34	3C Storage
TEXT073	1	Iberian Textile (20 th Century) 107 x 86	3C Storage
TEXT074	1	Iberian Textile (20 th Century, fragments) 100 x 78	3C Storage
TEXT075	1	Iberian Textile (20 th Century, fragment) 98 x 20	3C Storage
TEXT076	1	Kurdish Killim (medium weave) 17' 11" x 5' 8"	3C Storage
TEXT077	1	Persian Killim (blue field, weave) 242 x 108	3C Storage
TEXT078	1	Balkan Killim (20 th Century, red field) 94 x 141	3C Storage
TEXT079	1	Balkan Killim (20 th Century, red field) 93 x 138	3C Storage
TEXT080	1	Balkan Killim (20 th Century, red field) 110 x 156	3C Storage
TEXT081	1	Flatweave Textile (20 th Century, earth tone geometric design) 22' x 69"	3C Storage
TEXT082	1	Flatweave Textile (20 th Century, earth tone geometric design) 22' x ?	3C Storage
TEXT083	1	Iberian Textile (20 th Century) 29 x 49	3C Storage
TEXT084	1	Anatolian Killim (20 th Century) 156 x 144	3C Storage
TEXT085	1	Tunisian Textile (20 th Century) 12' x 10' (estimate)	3C Storage

Item	Qty	Description	Location
TEXT086	1	Tunisian Textile (20 th Century) 9' x 8' (estimate)	3C Storage
TEXT087	1	Tunisian Textile (20 th Century) 9' x 8' (estimate)	3C Storage
TEXT088	1	Tunisian Textile (20 th Century) 9' x 8' (estimate)	3C Storage
TEXT089	1	Tunisian Textile (20 th Century) 10' x 7' (estimate)	3C Storage
TEXT090	1	Tunisian Textile (20 th Century) 10' x 7' (estimate)	3C Storage
TEXT091	1	Tunisian Textile (20 th Century) 10' x 7' (estimate)	3C Storage
TEXT092	1	Tunisian Textile (20 th Century) 10' x 7' (estimate)	3C Storage
TEXT093	1	American Textile (loomed) 7 x 8 (estimate)	3C Storage
TEXT094	1	Mexican Weaving (20 th Century, geometric design) 4 x 6 (estimate)	3C Storage
TEXT095	1	American Textile (loomed) 5 x 7 (estimate)	3C Storage
TEXT096	1	Flatweave Killim (20 th Century, medium weave) 5 x 7	3C Storage
TEXT097	1	Mexican Weaving (20 th Century, weaving) 4 x 6 (estimate)	3C Storage
TEXT098	1	Persian Killim 7 x 5 (estimate)	3C Storage
TEXT099	1	Navajo Weaving (1 st half of 20 th Century, natural tones) 4 x 6 (estimate)	3C Storage

HYBRID TRANSIT BUSES

Property #	Qty	Description
NP8000093301	1	2005 Gillig Hybrid Electric/Diesel Bus # 20511, license # I-510007 and VIN#15GGD191851075057
NP8000093302	1	2005 Gillig Hybrid Electric/Diesel Bus # 20512, license # I-510008 and VIN#15GGD191X51075058

Property #	Qty	Description
NP8000093303	1	2005 Gillig Hybrid Electric/Diesel Bus # 20513, license # I-510009 and VIN#15GGD191151075059
NP8000093304	1	2005 Gillig Hybrid Electric/Diesel Bus # 20514, license # I-510010 and VIN#15GGD191851075060
NP8000093305	1	2005 Gillig Hybrid Electric/Diesel Bus # 20515, license # I-510011 and VIN#15GGD191X51075061
NP8000093307	1	2005 Gillig Hybrid Electric/Diesel Bus # 20516, license # I-510013 and VIN#15GGD191151075062
NP8000093306	1	2005 Gillig Hybrid Electric/Diesel Bus # 20517, license # I-412025 and VIN#15GGD191351075063
NP8000093308	1	2005 Gillig Hybrid Electric/Diesel Bus # 20518, license # I-510014 and VIN#15GGD191155075064
NP8000093309	1	2005 Gillig Hybrid Electric/Diesel Bus # 20519, license # I-510015 and VIN#15GGD191751075065
NP8000093310	1	2005 Gillig Hybrid Electric/Diesel Bus # 20520, license # I-510016 and VIN#15GGD191951075066
NP8000093311	1	2005 Gillig Hybrid Electric/Diesel Bus # 20521, license # I-510017 and VIN#15GGD191051075067
NP8000093312	1	2005 Gillig Hybrid Electric/Diesel Bus # 20522, license # I-510018 and VIN#15GGD191251075068
NP8000093313	1	2005 Gillig Hybrid Electric/Diesel Bus # 20523, license # I-510019 and VIN#15GGD191451075069
NP8000093314	1	2005 Gillig Hybrid Electric/Diesel Bus # 20525, license # I-510020 and VIN#15GGD191251075071
NP8000093315	1	2005 Gillig Hybrid Electric/Diesel Bus # 20524, license # I-510021 and VIN#15GGD191051075070
NP8000093316	1	2005 Gillig Hybrid Electric/Diesel Bus # 20527, license # I-510023 and VIN#15GGD191651075073
NP8000093317	1	2005 Gillig Hybrid Electric/Diesel Bus # 20526, license # I-510022 and VIN#15GGD191451075072
NP8000093318	1	2005 Gillig Hybrid Electric/Diesel Bus # 20528, license # I-510024 and VIN#15GGD191851075074
NP8000010944 7	1	2010 Gillig Hybrid Electric/Diesel Bus # 21101, license # I-516077 and VIN# 15GGD3011B1179748
NP8000010944 8	1	2010 Gillig Hybrid Electric/Diesel Bus # 21102, license # I-516078 and VIN# 15GGD3011B1179750
NP8000094762	1	2010 Gillig Hybrid Electric/Diesel Bus # 21103, license # I-512078 and VIN# 15GGD301XB1179747
NP8000094763	1	2010 Gillig Hybrid Electric/Diesel Bus # 21103, license # I-512079 and VIN# 15GGD3013B1179749
NP8000100799	1	2011 Krystal Enterprises Hybrid Electric/Diesel Bus # 21201, license # I-513899 and VIN# 1HTMMAAN3CJ421590
NP8000100800	1	2011 Krystal Enterprises Hybrid Electric/Diesel Bus # 21203, license # I-516321 and VIN# 1HTMMAAN7CJ421592
NP8000100801	1	2011 Krystal Enterprises Hybrid Electric/Diesel Bus # 21202, license # I-513898 and VIN# 1HTMMAAN5CJ421591

COMPUTERS AND RELATED EQUIPMENT
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Property #	Qty	Description
NP8000092838	1	Dell D800 laptop computer, PP02X, serial # HJ3P941
NP8000094422	1	Dell D630 laptop computer, PP18L
NP8000094653	1	Dell D630 laptop computer
NP8000093483	1	2005 Dell GX280 desktop computer, serial #FZWRJ71
NP8000093484	1	2005 Dell 15" monitor, serial #GNOD542146633520OMFT

SPECIAL PURPOSE PARTS AND TOOLS (FOR GILLIG BUSES)

Qty	Description
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Special Purpose Electrical and Electronic Diagnostic Tools

- 2 Program Module, RF-Net (per bus)
- 1 Charger (per bus)
- 1 T2 Program, Yosemite

Special Purpose Engine Tools

- 2 Insite Lite Software Tools
- 2 Data Link Adapter Inline II
- 1 14 Drawer Roll-Away Tool Box, Craftsman

Special Purpose Hybrid Drive Tools

- 2 Diagnostic Tools (Includes hardware and software)

Special Purpose HVAC System Tools

- 1 Evacuation Station
- 2 Manifold Gauge
- 2 Leak Detector

Special Purpose Foundation Brake System Tools

- 1 Brake Spring Pliers
- 1 Air Brake Slack Checker
- 1 Gauge Drum and Set Shoes
- 1 Pin Out Box
- 1 High Impedance Digital Brake Meter
- 1 WABCO Software & Cables for Laptop

Special Purpose Suspension, Steering, and Axle Tools

- 2 Power Steering Hose
- 1 Power Steering Analyzer/Flow Meter

Destination Sign and Annunciator Tools

- 3 Memory Transfer Cards

Qty	Description
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1 Software for Signs

Allison Hybrid Tools and Support

EV Drive

1 Stator Housing Fixture – Lifting/Turnover Stand

1 Diagnostic Tool Software

1 High Impedance Digital Multimeter Kit

1 Can Adapter to 9-Pin Deutsch

1 Softing Cancard

System

1 Harness Assembly, TCM/DPIM/VCM

1 Harness Assembly, Drive Unit/ESS

1 WTEC III Universal Breakout Box

1 ESS Installation Protection Device

1 DPIM Installation Protection Device

Energy Storage

1 Energy Storage Removal/Installation Fixture

Safety

1 HV Gloves

Special Purpose Engine Tools

Qty	Description	Qty	Description
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1	19 MM HP Fuel Line Wrench	1	Capscrew Length Gauge
1	Injector Pop Test Fixture	1	Fuel Pump Gear Removal Tool
1	Injector/Connector Removal Tool	1	Oil Seal Installation Tool
1	Wiring Harness Repair Kit	1	Black Light (High Intensity)
1	Crack Detection Kit	1	Engine Bearing Tool
1	Snap Rail Pressure Gauge	1	Oil Pressure Breakout Cable
1	Tube (filter) Cutter	1	Boost Pressure Breakout Cable
1	Injector Nozzle Tester	1	Compuccheck Fitting (M 10)
1	Digital Optical Tachometer	1	Compuccheck Fitting (M 12)
1	Blow-By Tool	1	Compuccheck Fitting (M 14)
1	Injector Bore Brushes	1	Sensor Breakout Cable
1	Digital Thermometer (Dual Input)	1	Capscrew Length Gauge
1	Thread Insert Kit (Blind, Metric)	1	Manometer
1	Piston Ring Expander	1	Pressure Gauge
1	Depth Gauge Assy	1	Vacuum Gauge
1	Wastegate Pressure Kit	1	Dial Depth Gauge
1	Oil Cooler Test Plate		

Qty	Description	Qty	Description
Other Hybrid Bus Tools			
1	Breakout, New Oil Press Sensor	1	Multimeter, Digital
1	Breakout, Boost Press Ambient A	1	Software, Abs Toolbox
1	Fitting, Compucheck	1	Kit, Cable Adapter
1	Fitting, M12 Compucheck	1	Adapters, Pwr Str Hose
1	Cable, Throttle Breakout	1	Analyzer, HD Pwr Steering
1	Tool, Tester Leakage Manometer	1	Tool, Air Brake Slack
1	Tool, Pressure Gauge	1	Adapter, Can (9-pin Deutch)
1	Tool, Vacuum Gage	1	Card, 1 Pcmcia Softing Can \$f4
1	Tool, Dial Gauge	1	Drive Unit, Ess Harn Asm
1	Station, Evacuation	1	Breakout Box, Wtec III Univers
1	Gage, Manifold	1	Tool, (Bipd) Ess Instl. \$f4
2	Detector, Leak (2 each)	1	Tool, (Dipd) Dipm Instl \$f4
1	Mat Asm, Sensitive	1	Fixture, Energy/Storage
1	Checker, Air Brake Slack	1	Gloves, Hv Class 00 Large
1	Checker, Air Brake Slack	2	Kit, Computer Cable Adapter
1	Boxes, Pinout	2	Computer, Laptop-Yosemite
1	Module, Program Loader	1	Tool, Brush Injector Bore
1	Module, Program, Yosemite	1	Tool, Piston Ring Expander
2	Module, Program, Rf-Net	1	Gauge, Block
1	Wrench, 19mm Fuel Line	1	Tool, Pressure Kit
1	Fixture, Inj. Pop Test	1	Tool, Test Plate Oil Cooler
1	Tool, Injector	1	Tool, Capscrew Gauge
1	Kit, Wiring Harness Repair	1	Tool, Fuel Pump Gear Remover
1	Kit, Rail Pressure	1	Tool, Oil Seal Installation
1	Cutter, Filter	1	Tool, Engine Bearing
1	Tester, Injector	1	Tool Box, 14 Drawer Roll-Away
1	Tachometer	2	Pressure Washer, Alkota (2 each)
1	Tool, Blow By	18	Motorola Radio, Model No. XTL5000

SERVICE MANUALS FOR GILLIG HYBRID TRANSIT BUSES
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Qty	Description
2	Gillig Transit Coach Service Manual; Chassis Number 75057-75074; Coach Numbers 20511-20528
2	Gillig Transit Coach Electrical Schematics
2	Troubleshooting and Repair Manual; ISB(e) and ISB (Common Rail Fuel System) Series Engines
2	Owner's Manual ISB(e) and ISB (Common Rail Fuel System) Series Engines
2	Troubleshooting and Repair Manual; CM 850 Electronic Control System; ISB Engines; Volume 1

Qty	Description
2	Troubleshooting and Repair Manual; CM 850 Electronic Control System; ISB Engines; Volume 2
2	Allison Electric Drives E(p) 40/50 Systems Parts Catalog
2	Allison Electric Drives E(p) 40/50 Systems Service Manual
2	Allison Electric Drives E(p) 40/50 Systems Service Manual
2	Allison E(p) 40/50 Systems Troubleshooting Manual
2	Thermo King IntelligAIRE II Microprocessor Controller; (Revision 1.x software)(revised 02-03)
2	Gillig Multiplex Schematics Preliminary Manual (<i>Use for Pilot bus only</i>); Chassis No. 75057; Coach No. 20511
2	Wabco Anti-Lock Braking System (ABS) for Trucks, Tractors and Busses; Maintenance Manual 30 (revised 04-01)
2	Anti -Lock Braking System (ABS) for Trucks, Tractors and Busses; Maintenance Manual 30 (revised 04-01); For D version ECUs (Meritor Wabco)
2	Bus and Coach Brakes Maintenance Manual; No. 23B (revised 11-96) (Meritor); Cam Master Q Series and W Series Brakes; Stopmaster RDC Series Wedge Brakes
2	Cam Brakes Maintenance Manual 4 (revised 10-03) (Meritor)
2	Haldex Recommended Procedure for Cutting Brake Chamber Push-Pod; (L58002 Service Bulletin)
2	Haldex Supplemental Automatic Brake Adjustor Kits
2	Haldex S-ABA Self-Setting Automatic Brake Adjustors
2	Haldex Automatic Brake Adjustors Service Manual Truck and Trailer Applications (L30033) 11/01
2	Haldex Parts and Cross Reference Guide for Truck and Trailer Applications/Auto Brake Adjuster (AA1) and Self-Setting Automatic Brake Adjusters (S-ASA); L00090 (revised 12/03)
2	Haldex Automatic Brake Adjustors Service Manual; Transit and Coach Applications; L30036 (revised 5/03)
2	ASB Driver Tips (Meritor Wabco) (in front pocket of binder)
2	Customized Parts Catalog for Engine Model ISB-260 H (Cummins); (Engine Serial Number: 57302343)
2	Thermo King T11 M103 Maintenance Manual
2	Lift-U Technical Reference Manual (Installation Instructions)(CD)
2	Bus and Coach Front Axels Maintenance Manual 23 (Meritor)
2	Bus and Coach Rear Axles Maintenance Manual 23A (Meritor) (revised 03-03)
2	TRW Automotive; TAS Steering Gear Service Manual; TA S40, 55, 65 and 85 Series
2	Single Reduction Differential Carriers Maintenance Manual 5 (revised 10-00) (Meritor)
2	Alcoa Wheel Service Manual; Safety and Maintenance Instructions for Alcoa Truck, Trailer, Bus and Motor Home Wheels; July 2004
2	Amerex Installation, Operation and Maintenance Manual No. 13980 Rev. F April 2001; Modular Dry Chemical Vehicle Fire Suppression Systems
2	Pro Heat M Series Service Manual M50/M80/M105
1	Gillig Low Floor Drivers's Handbook – Yosemite NP Chassis Numbers 17947-179750 Coach Numbers 21101-21104
1	Gillig Training DVD – General Controls, Air and Hydraulic Systems, Dinex Logic, Windshield, Transmission, Differential, Dinex Multiplexing
1	Gillig YOSE 17947 – 17950, Coach #21101 – 21104, 40'x102" Drivers Handbook, Electrical Schematics, Parts Manual, Service Manual – July 2011
1	LIFT-U – Technical Reference Manual – LU11-08-05 (5694) Yosemite National Park 04-05-2011

SERVIE MANUALS FOR KRYSTAL ENTERPRISES HYBRID BUSES	
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Qty	Description
1	Allison Transmission Service Manual – EP 40/50 System – Allison Electric Drives
1	Allison Transmission Parts Catalog – EP 40/50 System - Allison Electric Drives
1	Allison Transmission Troubleshooting Manual – EP 40/50 System – Allison Electric Drives
1	Allison Transmission Operator’s Manual – EP 40/50 System - Allison Electric Drives
1	Allison Transmission Warranty Information – On-Highway Vehicle Applications
1	Wiring Diagram ISX11.9 CM2250
1	Wiring Diagram ISXB6.7 CM2250
1	Wiring Diagram ISC8.3 CM2250 and ISL9 CM2250
1	Wiring Diagram ISX15 CM2250
1	Wiring Diagram QSB6.7 CM2250
1	Wiring Diagram QSL9 CM2250
1	Thermo King Maintenance Manual T14-M6 (TK 54740-3-MM (Rev. 0, 07/10)
1	Thermo King Diagnostic Manual IntelligAIRE III Microprocessor Controller Revision 1.x Software
1	TRW TAS Steering Gear Service Manual – T A S40,55,65,66, and 85 Series
1	Meritor Bus and Coach Front Axles – Maintenance Manual 23
1	Meritor Maintenance Manual 4 – Cam Brakes and Automatic Slack Adjusters
1	Meritor Maintenance Manual 23G – Bus and Coach Single-Reduction Differential Carrier R-177 Series
1	Meritor Maintenance Manual MM-01 12 – Anti-Lock Braking System (ABS) for Trucks, Tractors and Buses – for E Version ECUs 12-Volt and 24 Volt Systems
1	Meritor Maintenance Manual 23A – Bus and Coach Rear Axles
1	Meritor Maintenance Manual 23B – Bus and Coach Brakes – Q and W Series Cam Brakes RDC Series Wedge Brakes
1	Meritor WABCO ABS Driver Tips
1	Alcoa Wheel Service Manual – Heavy Duty Truck/Trailer/Bus/Motor Home – January 2009
1	Operator’s Emergency Manual Shutdown for Gillig Hybrid Bus – Laminated Card
1	Cummins Owner’s Manual ISB6.7 CM2250
1	Cummins Service Manual ISB6.7 CM2250 Volume 1
1	Cummins Service Manual ISB6.7 CM2250 Volume 2
1	Cummins Fault Code Troubleshooting Manual ISB6.7 CM2250, ISC8.3 and ISL 9 CM2250, ISX11.9 and ISX15 CM2250 Volume 1

Qty	Description
1	Cummins Fault Code Troubleshooting Manual ISB6.7 CM2250, ISC8.3 and ISL 9 CM2250, ISX11.9 and ISX15 CM2250 Volume 2
1	Cummins Fault Code Troubleshooting Manual ISB6.7 CM2250, ISC8.3 and ISL 9 CM2250, ISX11.9 and ISX15 CM2250 Volume 3
1	Cummins Fault Code Troubleshooting Manual ISB6.7 CM2250, ISC8.3 and ISL 9 CM2250, ISX11.9 and ISX15 CM2250 Volume 4

Approved, effective October 6, 2015

By: Paqy O'Dell

Regional Director, Pacific West Region

EXHIBIT F

CONCESSIONER CONSTRUCTION, MAJOR REHABILITATION, AND REPAIR AND MAINTENANCE PROJECT PROCEDURES

SEC. 1. INTRODUCTION

This exhibit presents step-by-step procedures for the administration of Concessioner building projects (construction, major rehabilitation, and repair and maintenance projects) within the Area. Important terms are defined first. Project planning and design are presented second, followed by guidelines for project supervision. All projects undertaken by the Concessioner require a coordinated effort between the Concessioner and the National Park Service ("Service"). This exhibit applies to the building of new structures or facilities, major rehabilitations, and the repair and maintenance ("R&M projects") of existing Concession Facilities that change the nature, appearance or value of existing Concession Facilities. Rehabilitation projects that are not major rehabilitations as defined in the Contract are considered as R&M projects. Facility operations, custodial and preventive maintenance and maintenance needed for facility operations are not considered R&M projects subject to these procedures. Repair and maintenance is also not to be considered as a project subject to these procedures when the activity does not change the nature, appearance or value of existing Concession Facilities. All projects must be proposed, approved, and accomplished under these procedures. In the event of any inconsistency between this exhibit and the main body of this Contract and Exhibit A, the main body of the Contract and Exhibit A will prevail.

In accordance with the Contract, only certain new construction and major rehabilitation projects may qualify for leasehold surrender interest (LSI). Following these administrative procedures for both LSI and non-LSI projects will enable NPS to approve LSI, as well as to ensure that all requirements of law and NPS policy are undertaken with respect to any project.

In addition, these procedures will enable the appraisal of LSI to occur in an orderly way. The documentation collected and organized by the use of these guidelines will provide a record of decision or "paper trail" of project development and implementation that will assist the Area and concessioner in future planning and facility appraisal.

All project activities shall be directed and managed as presented in the "Annual Construction and Repair and Maintenance Management Plan" (CMP). In addition to these activities, the CMP is also to present scheduled project development and implementation, as presented below under Item C, Project Planning and Design, paragraph 1. Individual projects included in the CMP will be authorized by the Director through an approved Project Statement (PS).

Projects may be required to be reviewed under the National Environmental Policy Act (NEPA) of 1969, as amended. Projects within historic and culturally significant areas may require certain building management methods established under the National Historic Preservation Act of 1966, as amended. All construction shall comply with codes and building requirements adopted by NPS, including without limitation and where applicable, the most recent International Building Code (IBC), National Fire Protection Association (NFPA) codes, the Americans with Disabilities Act (ADA) requirements, and NPS management policies.

The Concessioner is responsible for all aspects of project development and implementation. The role of the Director is to provide direction, authorization and oversight. The Concessioner and the Area staff must work closely together to successfully complete construction projects in a manner that achieves the goals and objectives of the Area and the Director.

SEC. 2. DEFINITIONS

(a) "Annual Construction and Repair and Maintenance Management Plan" (CMP) means a written document presenting all construction, major rehabilitation and R&M projects to be undertaken by the Concessioner during the following calendar year after the final submittal date.

- (b) "Approved Project Documents" means project drawings and specifications approved by the Director and used by the Concessioner to direct a contractor in the type, size and quality of projects.
- (c) "Change Order" means a written agreement between the "Construction Supervisor" and the Contractor or Consultant that changes the contract documents or scope of project work as agreed upon contractually.
- (d) "Construction" means the removal or assembly of a building, road, utility or any other facility part or material that changes the nature, appearance, or value of that facility.
- (e) "Construction Supervisor" means a Concessioner employee designated to administer and coordinate day-to-day projects representing the interests of the Concessioner and NPS and assuring quality work is performed that meets the design and specifications of the project. This person must have the authority to direct the contractor in any way that may change the contractual agreement between the Concessioner and the contractor.
- (f) "Conventional Design-Bid-Build Methods" means construction developed and implemented under several separate agreements managed and coordinated directly by the Concessioner.
- (g) "Contact Person" means a Concessioner employee designated as the person to contact with regard to a specific matter, concern, or issue.
- (h) "Facilitator" means a Concessioner employee designated to have the role of providing structure and agendas for meetings with the Service and who records meeting discussions and outcomes.
- (i) "Guaranteed Maximum Price Design-Build Construction Methods" means a industry recognized type of construction where project consultants and contractors form an agreement to work as one entity providing facility construction in response to a developed request for proposal issued by the Concessioner. (Reference: Design Build Institute of America).
- (j) "Licensed Contractor" means an entity performing construction certified or licensed by the State to perform construction services within that State.
- (k) "Major Rehabilitation" Defined in Exhibit A: Leasehold Surrender Interest.
- (l) "Project Coordinator" means a Concession employee vested with the authority to direct consultants and contractors in the expenditure of construction and R&M funds.
- (m) "Project Statement" (PS) means an agreement between the Service and the Concessioner approved by the Director that authorizes the development and implementation of individual projects identified in a CMP.
- (n) "Registered Technical Professionals" means architects, engineers, or any subject area expert either certified or licensed by the State to perform specialized services or certified by a widely recognized industry regulator held responsible for quality and standard application of technical subject matter.
- (o) "Substantially Complete": Defined in Exhibit A: Leasehold Surrender Interest.
- (p) "Total Project Cost" means the total of all actual project expenditures (invoiced and paid) for completion of a project.
- (q) "Total Project Price" means the total of all estimated project expenditures for completion of a project.

SEC. 3. PROJECT PLANNING AND DESIGN

(a) Submit an Annual Construction and Repair and Maintenance Plan (CMP)

Before approval to proceed with any project is granted by the Director, the Concessioner must submit a CMP for implementation the following year. Some projects may require several years of planning and design before construction. The purpose of the plan is to identify the need and tentative scope of projects a complete year in advance of actual work to allow adequate time to prepare for project commencement. The CMP should include any intended projects. Projects shown in the plan must include at least a project title; project concept description; a brief statement of justification; and anticipated NEPA and Section 106 planning and compliance established in collaboration with the Service.

(b) Notify Service of Intent-to-Proceed

The Concessioner shall formally notify the Director in writing of intent to proceed with any facility planning, design and/or projects. The project must be identified in the CMP the calendar year before to assist the Service in sequencing and scheduling necessary support staff. The time of notification shall be sufficiently in advance of any Concessioner budget formulation to assure the requirements of the Director are included in the project scope before the project is funded.

(c) Identify a Project Coordinator

The Concessioner project coordinator must be identified for each project. This person should have the authority to obligate project expenditures and hire and direct consultants and contractors, and concessioner support staff.

(d) Prepare a Proposed Project Statement (PS)

Arrange and facilitate a project planning conference with the Service and prepare a proposed PS to be submitted to the Director for review. The conference should be performed on the proposed project site, if needed.

(1) Conference goal and product. The primary goal of the conference is to clearly identify the project concepts and scope at sufficient detail to carry the project through to completion without significant deviation from an approved PS. The product of the conference should be an approved PS prepared by the Concessioner resulting from collaboration between the Concessioner and the Director.

(2) Project Statement Content. The PS shall include the following as a minimum: Project description; justification; scope of work, including NEPA and Section 106 planning and compliance; estimated Total Project Price; proposed schedule; milestones of NPS design review and third party project inspection and certification. The elements of the PS will function as check points of accountability and will vary in frequency and scope, contingent upon the nature, complexity and scope of the proposed project.

(3) Leasehold Surrender Interest. If the Concessioner seeks leasehold surrender interest as a result of a construction project, the Concessioner must request and receive the written approval of the proposed construction project by the Director in accordance with the terms of this leasehold surrender interest concession contract. An estimate of the amount of leasehold surrender interest shall be identified in advance if the Concessioner requests leasehold surrender interest. The estimated leasehold surrender interest costs shall be separately identified as part of the Total Project Price and substantiated, if requested, with written and competitively acquired price proposals or construction contracts. Not all projects qualify for LSI. LSI is only granted under the terms of this Contract, including, without limitation, its Exhibit A.

(4) Methods of Establishing the Expected Value of Leasehold Surrender Interest. A number of methods are available to estimate the Concessioner's leasehold surrender interest as long as eligible direct and indirect costs are specified. The methods of identifying the expected value of leasehold surrender interest include

guaranteed maximum price design-build construction methods, conventional design-bid-build methods, and construction price estimates professionally prepared by subject area experts.

(5) Professional Services and Construction. The Concessioner must assure the Service in its project statement that for any project requiring professional services, such services shall be acquired from appropriate registered technical professionals. Licensed contractors shall perform all project work unless otherwise approved in writing by the Director. The Concessioner shall provide for registered technical professionals to perform project inspection and/or facility certification, or any other service needed for project implementation at the request of the Director.

(6) Service Operations. Any aspect of the proposed project where the scope of work interfaces with Service operations such as utility service connections or road maintenance operations must be clearly identified in the PS.

(e) Submit Project Statement for Service Review

The proposed PS shall be submitted in written correspondence from the Concessioner to the Director requesting review. A PS signed by the Director constitutes official authority for the Concessioner to continue further project development to the level specified in written correspondence from the Director. The Concessioner may obtain authority to complete a project when sufficient planning and design has been completed to meet the interests of the Service. Projects that do not have the level of required planning are likely to receive only conceptual approval with authorization to proceed with further planning and/or design as required to assure Service objectives are met.

(1) Project Statements Containing Claims for Leasehold Surrender Interest. A PS must present an estimate of project expenditures to be claimed for LSI purposes. The eligibility of any expenditure for LSI will not be identified until all project planning is complete to the satisfaction of the Director, including NEPA and Section 106 compliance, if required. An approved PS serves only as a guide for further project development to the level specified in the PS. The Director shall only approve final LSI costs after project completion and written project close-out.

(2) Design Required for Leasehold Surrender Interest Eligibility and Value. The Director may require an appropriate level of design to determine whether a project is eligible for LSI, and if so, its estimated cost. The level of project planning and design required may include completion of concept design, schematic design, or preliminary engineering design, to clearly identify the elements eligible for LSI. Some projects may require the completion of construction drawings and specifications before the proposed LSI is documented to the satisfaction of the Director. All improvements for which LSI is claimed must be defined in record "as-built" construction drawings and specifications when the Concessioner submits its request for LSI at Project Close-out.

(f) Establish a Project File

A file of all project documents shall be held by the Concessioner as a chronological audit trail of all project decision-making activity for each project from concept development to completion and Director acceptance. Each project shall be identified with a unique project number assigned by the Service. All documents entered into the file should have the project identification number clearly displayed on it as part of document identity.

(1) Leasehold Surrender Interest Project File. The Project File will become an LSI project file when the Concessioner requests approval of LSI. It shall be established and maintained by the Concessioner and shall include all of the documents identified in section 6(C) of this Exhibit. This file shall be submitted at the time of Project Close-out to the Director as the basis for the leasehold surrender interest request. As part of this file, the Concessioner must maintain auditable records of all expenditures attributable to each project and have them available for review if requested by Service personnel. Invoices shall contain sufficient information to identify the tasks completed or products delivered as agreed upon in contracts presenting a full scope of

work. The file shall clearly provide a “paper trail” between expenditures eligible for LSI purposes and the payment of those expenses.

(2) Typical Project File. The organization of a typical project file is presented in the following sections:

Section A. Project Statement. The approved PS, scope of work, and a copy of the notice-to-proceed letter, authorizing planning and design, sent to the Concessioner by the Director should be filed in this section.

Section B. Planning. This section should contain documents pertaining to any project planning. Typical documents include those produced for NEPA and Section 106 compliance. Also contained in this section should be any concept design, preliminary design, or schematic design correspondence and documents. When the Director grants approval for any of the above stages of project development, correspondence from the Director should be filed in this section.

Section C. Assessment. This section should contain a record of any assessment performed during project implementation. Soil, vegetation, floodplain, structural, electrical assessments, for example, should be filed in this section. Any other existing site or facility investigative reports and all quality assurance documents such as third party project inspection, testing and certification should also be filed in this section.

Section D. Design. This section should contain a record of documents produced and decisions made during the design phase of a project. The design phase typically occurs when project activity has shifted from conceptual discussion to organizing detailed direction provided to a contractor for construction. Correspondence from the Director providing design approval should be in this section.

Section E. Project Work. This section should contain a record of decisions made during project work. The letter from the Director granting notice-to-proceed with the project should be in this section. All contractor proposals, change-orders, design modification documents, daily construction activity records, weekly meeting minutes, etc. should be in this section. Documentation for larger projects should be organized according to subcontractor activity or standard specification enumeration. The final document filed in this section should be the Service correspondence sent to the Concessioner providing project acceptance and close-out.

Section F. Financial. This is a very important section where a copy of all contracts and contract modifications should be filed. It is important to assure that all expenditures are accounted for. All expenditures must have sufficient supporting documentation cross-referenced with documents in other file sections, if necessary. Monthly financial detail reports shall be prepared and filed in this section with copies of all project budget documents. This section must contain all correspondence supporting LSI with appropriate cross reference to other sections for clarity of the LSI “paper trail.” (For example, cross reference tabs). Also contained in this section shall be a copy of the project acceptance and close-out letter from the Director that specifies the amount of leasehold surrender interest, if any, applicable to the project.

Section G. Photo Documentation. Complete documentation, including before-and-after photos, records of any special situations or conditions requiring changes, documentation of methods used, etc., should be kept to support requests for LSI and to assist future maintenance and/or appraisal efforts. Photographic documentation is also usually required for modifications to “listed” historic structures. To be most useful, photos should be filed with the documents they support.

(g) Submit Resource Compliance Documents for Review and Approval

During development of the project statement, responsibility for compliance work will be established. The Concessioner must request the participation of Service staff early in project planning to assure uninterrupted project implementation. Development of compliance documentation must occur as soon as possible. Every effort shall be made to perform compliance document preparation tasks concurrently with project planning and design.

(1) Historic/cultural compliance. Historic and cultural compliance document approval is required for property listed in or eligible for inclusion in the National Register of Historic Places. Any undertaking affecting property listed shall be performed in accordance with The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings. The Concessioner must document proposed actions using the "XXX Form" (available from the National Park Service) before any work occurs for any project that may affect a historic structure, historic district, cultural landscape, archeological site or historic object or furnishing. Compliance will usually require the preparation of at least "assessment of effect" drawings and specifications to the level of final documents if required. Compliance shall carry through to submission of the "Construction or R&M Completion Report" for many projects where significant changes are made to the historic structure and/or landscape. Therefore, compliance document approval usually will not occur until after submission of project documents. In-park historic compliance review and approval will require at least several weeks from date of submittal. Where submittal is made to the State Historic Preservation Officer or the Advisory Council on Historic Preservation, additional time will be required before approval may be given. This may be performed concurrently with approval of project documents.

(2) Ground disturbance. Where ground disturbance will take place submittal of drawings that show area and depth of proposed ground disturbance will be required. Submittal of this document early in project planning is recommended. All project documents that include soil disturbance shall have the following specification included within them:

"Petroglyphs, artifacts, burial grounds or remains, structural features, ceremonial, domestic and archeological objects of any nature, historic or prehistoric, found within the project area are the property of and will be removed only by the Government. Should Contractor's operations uncover or his/her employees find any archeological remains, Contractor shall suspend operations at the site of discovery; notify the Government immediately of the findings; and continue operations in other areas. Included with the notification shall be a brief statement of the location and details of the findings. Should the temporary suspension of work at the site result in delays, or the discovery site require archeological studies resulting in delays of additional work for Contractor, he/she will be compensated by an equitable adjustment under the General Provisions of the contract."

(3) Archeological Monitoring. Monitoring project activity is a requirement of cultural compliance when significant ground disturbance occurs during project work. Any cultural resource monitoring required shall be performed under the direction of the Service. The Service shall be notified sufficiently in advance of the need for a monitor and will assist the Concessioner in making arrangements for the services of an archeological monitor at the expense of the Concessioner, if the Service is unable to provide the expertise.

(4) National Environmental Policy Act (NEPA) compliance. NEPA compliance document approval is required before any construction or R&M project occurs for any project that has an impact on the environment. Projects requiring compliance will be identified by the NPS early during project planning. The actual review period length may vary widely depending on the nature, scope, and complexity of the project elements that relate to resource compliance. Projects that have an insignificant effect on Area resources usually require a "categorical exclusion" determination--a process that may require sufficient extended lead-time from submittal of review documents. Projects having a significant effect on Area resources or that are not part of other NEPA compliance documentation may also require a longer period of implementation.

(h) Submit Project Documents (PDs) for Review and Approval

The Concessioner shall submit PDs for review and approval to establish project activity for approval by the Director. Approved PDs establish the full scope of the project and the quality of work to be performed by the Concessioner. The scope of the documents required will be identified in the PS. The scope and detail of the documents will vary depending on the nature and complexity of the project. "Manufacturer's cut-sheets" may be all that is required for some R&M projects, and for others, complete detailed drawings and specifications may be required. The Concessioner is responsible for the technical accuracy and completeness of PDs and shall provide the technical review as needed to assure compliance with all applicable federal, state

and local statutes, codes, regulations and appropriate industry standards. Any exception to this will be by written authorization from the Director.

(i) Submit a Project Estimate and Schedule

An estimate of the Total Project Price and completion schedule shall be submitted to the Director before work begins. This is a revision of the Total Project Price and completion schedule estimated in the Project Statement. It is based on the best information available identified during project planning and design.

SEC. 4. PROJECT MANAGEMENT PROCEDURES

(a) Identify a Project Supervisor

A Project Supervisor shall be identified and vested with the authority to direct the contractor on behalf of the Concessioner. The Service will direct its communication concerning the nature and progress of day-to-day project activity to this person. This person should have full responsibility for assuring that all construction complies with the approved Project Documents and specified code compliance. The Service should not take any responsibility for projects until Project Close-out and Acceptance when the Service receives certification of completed work performed in compliance with Project Documents and all specified codes.

(b) Submit a Total Project Price for Review

(1) All projects completed under the terms of this Contract where LSI is requested shall include submittal of a Total Project Price in writing to the Superintendent for review.

(2) Where no LSI is requested, the Total Project Price is provided as an informational item. Formal approval by the Director is not required.

(c) Notice-to-Proceed with a Project

A "Notice-to-Proceed" with a project will be issued when all submittals requested by the Director have been reviewed and approved. The Notice-to-Proceed must be received by the Concessioner in writing before any project work occurs.

(d) Hold a Pre-Project Conference with the Contractor

The Concessioner shall arrange and facilitate a pre-project conference as needed or as requested by the Director with the Contractor. The purpose of the conference is to provide the Service the opportunity to meet the Contractor and confirm that the Contractor has full understanding and knowledge of all work to be performed. In addition, the conference provides the opportunity to confirm established communication linkages between the Concessioner, the Contractor and the Service. Any questions the Contractor may have regarding any matter of the project or anything about Area access, rules and regulations may also be discussed.

(e) Submit Project Activity Reports (As Required)

A record of project activity shall be provided by the Concessioner on all approved projects. The scope and frequency of performing this documentation shall be identified upon submittal of PDs for Director approval. The Concessioner is responsible for the accuracy and completeness of all design and completed projects.

(1) Content. Project activity reports shall summarize daily project activity recording important observations and decisions. It shall also identify project expenditures to date if required for leasehold surrender interest purposes. The reports shall identify any changes to the approved PDs either by change order or any other variance from approved PDs. The Director shall be notified immediately, if a change is likely to occur in the

Total Project Price where the project involves LSI. (See discussion below for review and approval of change orders and contract modifications.)

(2) Regulatory code compliance and project inspection (as required). Inspection reports specifically addressing regulatory code compliance and adherence to PDs will be required, at the request of the Director, during certain stages of the work. Independent industry certified inspectors or registered professional subject area experts shall perform all inspections and project component certification. Inspection reports shall be prepared that include all findings and results of code compliance inspection. Section and paragraph of applicable codes shall be referenced when deficiencies are noted. Recommendations presenting remediation shall accompany line item deficiencies in the report. All inspection reports shall be included in the final project completion report submitted before project acceptance by the Director.

(f) Submit Requests for Changes in Approved Project Documents

The Director's approval will be required before any significant changes are made to the project scope during the completion of projects, as identified in the approved PDs. The Concessioner shall provide the Director with written notification immediately upon identifying the need for a change in project scope that affects any of the items listed below. The written notification shall include a request for change in the approved PDs complete with justification and explanation of effect of change on all other aspects of project design and work. Requests for any significant changes in the approved PDs shall be reported in project activity reports with attachment of any documentation requested. Changes in approved project scope during the work that will require review and approval of the Director include the following:

- (1) Changes affecting natural, cultural and/or historic resources;
- (2) Changes in designated visual appearance;
- (3) Changes in the interface with Service utility and/or road facility maintenance operations;
- (4) Changes in project scope and/or the estimated leasehold surrender interest, as required for facility improvement projects.
- (5) Proposed changes where natural or cultural/historic resources are involved may require a significant period of review depending on the complexity of the concern.

(g) Submittal of Change Orders for Review and Approval (For Leasehold Surrender Interest Only)

When one of the five factors listed above exists, the Concessioner shall submit, for the review and approval of the Director, documentation justifying the proposed changes. The Concessioner shall also submit a revised Total Project Price for each proposed change, as needed, indicating the proposed change in estimated LSI. All change orders or any other means of directing the Contractor that may have the effect of increasing the Total Project Price will require the Director's review and approval, if the project has LSI implications.

(h) Service Project Inspection

The project will be inspected periodically by a representative of the Service. The purpose of these inspections is not in lieu of or in any way a substitute for project inspection provided by the Concessioner. The responsibility to assure safe, accountable project activity and for providing the contractor with direction to fulfill the full scope of approved work is the responsibility of the Concessioner.

(i) Project Supervision Documents

Project drawings and specifications must be kept on the project site complete with any design or project modifications, in a well-organized form. The Construction Supervisor shall keep a current "red-line" copy of approved PDs updated daily showing any changes. In addition, a well-organized file of submittals required in

the approved PDs and approved where required by professional Architects and/or Engineers must also be kept on the project site with the PDs for periodic inspection by the Service.

(j) Substantial Completion Inspection and Occupancy

Joint inspection by the Service and the concessioner will occur upon notification that the project is substantially complete. A "punch list" of work items will be formulated and performed to "close-out" the project. The Director, in writing will accept the project, when the "punch-list" items are completed.

The Concessioner is not to occupy the facility until authorized in writing by the Director.

(k) Requesting Approval of Leasehold Surrender Interest

Upon substantial completion of a project, as determined by the Director, the Concessioner must provide the Director a written schedule of requested LSI eligible costs incurred, which becomes the Concessioner's request for LSI approval. The project file, containing actual invoices and the administrative record of project implementation, must support these expenditures and shall be submitted to the Director for review with the request. If requested by the Director, the Concessioner shall also provide written certification from a certified public accountant regarding the LSI costs. The certification must comply with the requirements of Exhibit A of this Contract.

(l) Project Completion Report

Upon completion of any project, the Concessioner shall submit a Project Completion Report to the Director. The completion report shall include the Total Project Cost; before-and-after photo documentation; warranties; operation and maintenance manuals, if required; all inspection and certification reports; and "as-constructed" drawings (see item section C(13) below). Projects where LSI is requested may require the submittal of any other similar documents deemed by the Service necessary to establish complete project documentation. The level of documentation requested may also include adequate photo-documentation provided during construction to record significant unforeseen site and construction conditions resulting in changes to approved PDs and the approved Total Construction Price.

(m) "As-Constructed Drawings"

The "as constructed" drawings included with the Project Completion Report for all projects shall be full-size archival quality prepared in accordance with Service management policies and must be submitted before project acceptance by the Director. At least two half-size sets of drawings shall also be provided. The drawings establishing LSI shall provide a full and complete record of all "as-constructed" facilities including reproduction of approved submittals and manufacturer's literature documenting quality of materials, equipment and fixtures in addition to a record set of project specifications approved for construction.

(n) Request Project Acceptance and Close-out by the Director

The Concessioner shall request project acceptance by the Director either at the time of submittal of the Project Completion Report or at any time thereafter. Project acceptance will be contingent upon fulfillment of all requested project completion work tasks and submittal of all project documentation in accordance with these guidelines and as requested by the Service. Until receiving formal written project acceptance and close-out from the Director, the Concessioner retains full responsibility for all project construction activity and liability for both completed and uncompleted work. For LSI projects, the project close-out letter issued by the Director will specify the granted amount of LSI value resulting from the project.

EXHIBIT G

**LEASEHOLD SURRENDER INTEREST
AS OF THE EFFECTIVE DATE OF THIS CONTRACT**

Pursuant to Section 9(c)(2), the Concessioner's leasehold surrender interest in real property improvements as of the effective date of this Contract, if any, is as follows:

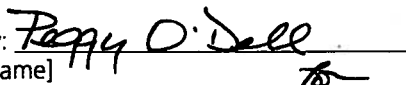
Location	FMSS Code	FMSS Description	FMSS Asset Type	Unit of Measure	Date Built or Installed	Historic (Y or N)	LSI Value
None							

Exhibit G Approved Effective: March 1, 2016

CONCESSIONER

DIRECTOR, NATIONAL PARK SERVICE
United States of America

By: 
Bruce W. Fears
Yosemite Hospitality, LLC

By: 
[Name]

Title: President

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INTRODUCTION

This Maintenance Plan between Yosemite Hospitality, LLC (hereinafter referred to as the "Concessioner") and the National Park Service (hereinafter referred to as the "Service") sets forth the maintenance responsibilities of the Concessioner and the Service with regard to those lands and facilities within Yosemite National Park and the El Portal Administrative Area (hereinafter referred to as the "Area") that are assigned to the Concessioner for the purposes authorized by the Contract. In the event of any apparent conflict between the terms of the main body of the Contract and this Maintenance Plan, the terms of the Contract, including its amendments, will prevail. Full compliance with the requirements of this Maintenance Plan is required in order to satisfy the Concessioner's Maintenance obligations under the terms of the Contract.

This plan will remain in effect until superseded or amended. It will be reviewed annually by the Superintendent in consultation with the Concessioner and revised as determined necessary by the Superintendent of the Area. Revisions may not be inconsistent with the terms and conditions of the main body of the Contract. Any revisions must be reasonable and in furtherance of the purposes of this Contract.

PART A – GENERAL STANDARDS

1) General Concession Facilities Standards

Pursuant to the Contract, the Concessioner is solely responsible for the maintenance of all Concession Facilities to the satisfaction of the Service. Compliance with the terms of this Maintenance Plan is required for this purpose.

The Concessioner must conduct all maintenance activities in compliance with Applicable Laws. Applicable Laws include, but are not limited to Service standards, DOI and NPS Asset Management Plans, NPS Management Policies, and manufacturer recommendations and specifications.

2) Definitions

In addition to the defined terms contained or referenced in the Contract, the following definitions apply to this Maintenance Plan.

Asset – Real Property that the Service desires to track and manage as a distinct identifiable entity. It may be a physical structure or grouping of structures, land features, or other tangible property that has a specific service or function such as an office building, lodge, motel, cabin, residence, campground, marina, etc.

Capital Improvement - A Capital Improvement, as further defined in Exhibit A to the Contract, is a structure, fixture, or non-removable equipment provided by the Concessioner pursuant to the terms of this Contract.

Component – A portion of an Asset or system.

Component Renewal/Replacement (CR) – The planned Replacement of a Component at the end of its Useful Life. Component Renewal/Replacement examples include the replacement of roofs; electrical distribution systems; heating and cooling systems; pavement replacement for roads, parking lots and walkways; and the rehabilitation of windows and/or replacement of windows and doors. Component Renewal/Replacement includes the deconstruction of the existing Component and Replacement with a new Component of equal capability and performance. These actions recur on a periodic cycle of greater than seven years.

Concession Facilities - Concession Facilities, as defined in the main body of the Contract, are all Area lands assigned to the Concessioner under the Contract and all real property improvements assigned to or constructed by the Concessioner under the Contract.

Deferred Maintenance (DM) – Maintenance that was not timely or properly conducted. Continued Deferred Maintenance will result in Deficiencies.

Deficiencies – Defects in an Asset or Component that result when Maintenance is not performed in a timely manner. Deficiencies may not have immediately observable physical consequences, but when allowed to accumulate uncorrected, lead to deterioration of performance, loss of Asset value, or both.

Environmentally Preferable - Products or services that have a lesser or reduced adverse effect on human health and the environment when compared with competing products or services that serve the same purpose. This comparison may consider raw materials acquisition, productions, manufacturing, packaging, distribution, reuse, operations, Maintenance, or disposal of a product or service. Product considerations include, but are not limited to, the environmental impacts of the product's manufacture, product toxicity, and product recycled content including postconsumer material, amount of product packaging, energy or water conserving features of the product, product recyclability and biodegradability. These include those products for which standards have been established for federal agency facilities and operations.

Facility Operations – Operational actions performed by the Concessioner on a recurring basis that meet daily operational needs of Concession Facilities. Typical work performed under Facility Operations includes janitorial and custodial services, snow removal, operation of utilities, and grounds keeping. Certain Facility Operations requirements may be included in Exhibit B (Operating Plan) to the Contract.

Feasible - The ability to provide the equipment, materials or procedures that are required because they are technically possible, economically reasonable, appropriate for the location and the use identified, and consistent with industry best management practices.

Hazardous Substance – Any Hazardous Waste, hazardous chemical or hazardous material as defined under Applicable Laws.

Hazardous Waste - Any waste defined as such under 40 CFR 261 – 265 or other Applicable Laws.

Maintenance – The maintenance of Concession Facilities as described in this Maintenance Plan. Maintenance includes, but is not limited to, actions taken under the following maintenance categories: Component Renewal/Replacement; Recurring Maintenance; Facility Operations; Preventive Maintenance; and Repair.

Personal Property – For purposes of this Maintenance Plan, manufactured items of independent form and utility including equipment and objects solely for use by the Concessioner to conduct business. Personal Property includes, without limitation, removable equipment, furniture and goods, necessary for Concessioner operations under the Contract. Personal Property may be Government assigned property.

Preventive Maintenance (PM) – Planned, scheduled periodic Maintenance activities that are performed weekly, monthly, quarterly, semi-annually, or annually on selected Assets or Components, typically including, but not limited to, inspection, lubrication, and adjustment.

Recurring Maintenance (RM) – Planned work activities that reoccur on a periodic cycle of greater than one year to sustain the useful life of an Asset or Component. Typical projects include, but are not limited to painting, pump and motor replacement, cleaning, repair and replacement of lighting, engine overhaul, replacement of carpeting, and refinishing hardwood floors.

Repair – Work undertaken to restore damaged or worn out Assets or Components to a fully functional operating condition.

Repair and Maintenance Reserve – A Concessioner reserve account that is established in the main body of this Contract. Repair and Maintenance Reserve funds may only be used to carry out Component Renewal on a project basis that is authorized in writing by the Service and that is non-recurring within a seven-year time frame. Repair and Maintenance Reserve funds may not be expended to construct or install Capital Improvements.

Replacement – Exchange or substitution of one Asset or Component for another that has the capacity to perform the same function at a level of utility and service equivalent to the original Asset or Component.

Solid Waste - Discarded household and business items such as product packaging, grass clippings and other green waste, furniture, clothing, bottles, food scraps, newspapers, white goods and other appliances. It is more commonly referred to as trash, garbage, litter, or rubbish. The term "Solid Waste," as used in this Maintenance Plan, does not include sewage, septic sludge, Hazardous Waste, Universal Waste and miscellaneous maintenance wastes such as used oil, tires and lead-acid batteries.

Sustainable Design – Design of physical objects, the built environment, and services to reduce the negative impacts on the environment throughout their life-cycle. The basic objectives are to reduce consumption of non-renewable resources, minimize waste, limit impact on the local and global ecosystem and create healthy, productive environments.

Sustainable Practices/Principles - Those choices/decisions, actions and ethics that will best achieve ecological/biological integrity; protect qualities and functions of air, water, soil, and other aspects of the natural environment; and preserve human cultures. Sustainable Practices allow for use and enjoyment by the current generation, while ensuring that future generations will have the same opportunities.

Useful Life – The serviceable life of an Asset or Component.

Universal Waste – Any waste as defined under Applicable Laws, including but not limited to, 40 CFR § 273. Such waste includes but is not limited to mercury-containing materials such as thermostats, mercury containing lamps such as fluorescent, high intensity discharge, sodium vapor, mercury vapor lamps, cathode ray tubes (CRTs) from computers and televisions, nickel-cadmium and sealed lead-acid batteries and waste pesticides.

Waste Prevention - Any change in the design, manufacturing, purchase, or use of materials or products (including packaging) to reduce their amount or toxicity before they are discarded. Waste Prevention also refers to the reuse of products or materials.

Waste Reduction - Preventing or decreasing the amount of waste being generated through Waste Prevention, recycling, or purchasing recycled and Environmentally Preferable products.

3) Concessioner Responsibilities

A) In General

- (1) The Concessioner must undertake Maintenance of Concession Facilities to the satisfaction of the Service, including, without limitation, compliance with the requirements of this Maintenance Plan.
- (2) *Maintenance Staff Qualifications.* All personnel conducting Maintenance must have the appropriate skills, experience, licenses and certifications to conduct such work. Specific qualifications include the following:
 - (a) Maintenance Manager. Must have at least 8 years' experience in facility maintenance of at least 50 structures, including structures which are historic. Must have experience planning maintenance activities, evaluating results, scheduling workers, and maintaining critical databases and preparation of reports.
 - (b) Preservation Maintenance Lead. Must have at least 10 years' experience in preservation trades and journey level skill in one other historic preservation trade; ability to diagnose probable causes, recommend treatments, repair and replace period elements, perform condition assessments, and direct preservation work.
 - (c) Preservation Team Members. Must have at least two years' experience in maintenance of historic structures, completion of Preservation Academy training. These are drawn from specialty maintenance workers below.

- (d) Maintenance Coordinator (Administrative Services). Must have at least 2 years' experience in using Computerized Maintenance Management Systems, developing work orders, tracking status, and maintaining records.
- (e) For the following identified positions, staff must have at least 5 years' experience in their specific trade plus required licenses:
 - Maintenance Team Plumbers (General)
 - Maintenance Team Wastewater Technician
 - Maintenance Team Electrician Specialists
 - Maintenance Team Refrigeration Specialists
- (f) For the following identified positions, staff must have at least 5 years' experience in their specific trade:
 - Maintenance Team Carpenter Specialists
 - Maintenance Team General (Painters, Locksmiths, etc.)
- (3) The Concessioner must employ at least one staff member with certification or equivalent experience in each of the following:
 - (a) Facility management in a similar sized operation
 - (b) Historic preservation
 - (c) Accessibility
- (4) The Concessioner, where applicable, must submit project plans to the Service that are stamped by a Professional Engineer or Registered Architect licensed in the applicable State.
- (5) The Concessioner, where applicable, must obtain the appropriate permits required by State or local law, U.S. Environmental Protection Agency, and other regulatory agencies and provide copies of the permits to the Service.
- (6) The Concessioner must conduct Maintenance activities in a manner that, to the extent feasible, minimizes environmental impact and utilizes principles of Preventive Maintenance, Waste Prevention and Waste Reduction, Sustainable Design and Sustainable Practices/Principles and incorporates best management practices.
- (7) The Concessioner must follow those LEED (Leadership in Energy and Environmental Design) standards set for achieving a silver rating for applicable maintenance. However, the Concessioner is not required to apply for and receive third-party verification or certification of LEED compliance.
- (8) The Concessioner must comply with the Americans with Disabilities Act and the Architectural Barriers Act guidelines where applicable.
- (9) The Concessioner must not construct or install real property improvements as defined in the regulations (including, without limitation, Capital Improvements) as part of Maintenance or otherwise except in compliance with all terms and conditions of the Contract, including without limitation, the provisions of Exhibits A and F.
- (10) The Concessioner must comply with the Repair and Maintenance Reserve procedures and requirements set forth in Exhibit F to the Contract prior to and after expending Repair and Maintenance Reserve funds.
- (11) The Concessioner may perform emergency repairs without prior Service approval as long as appropriate documentation follows within one business day.

B) Environmental, Historic, and Cultural Compliance

- (1) Certain Maintenance actions may be subject to compliance procedures under the National Environmental Policy Act (NEPA), National Historic Preservation Act (NHPA), and other Applicable Laws.
- (2) Any proposed Maintenance actions that require review under these procedures must be submitted to the Service by the Concessioner in the format required.

- (3) The Concessioner may be required to prepare an environmental assessment, environmental impact statement, or related documents at its expense for certain Maintenance actions. The Service will assist the Concessioner on proper process and procedure.

4) Maintenance Tracking

- (1) The Concessioner must schedule and track completion of all of the Concessioner's Maintenance actions and associated expenditures in an electronic format acceptable to the Service that is capable of effectively providing the Service the Maintenance information required by this Maintenance Plan.
- (2) The Concessioner must provide the Service with requested Maintenance information on a frequency determined by the Service in an electronic format defined by the Service. This information may include, but is not limited to: (1) outstanding Deferred, Recurring, Preventive, scheduled, and unscheduled Maintenance and Component Renewal by Asset; and (2) budgeted and actual expenditures by Asset for Deferred, Recurring, Preventive, scheduled, and unscheduled Maintenance and Component Renewal. The Service, in consultation with the Concessioner, will define the specific requirements for providing requested information, including data export formats, required fields, and data structure.
- (3) The Concessioner must fully develop, implement, and administer a Computerized Maintenance Management System (CMMS) within the first year of the Contract and use it to track the condition and work associated with Concession Facilities in accordance with this Maintenance Plan and upon direction from the Service. The Concessioner must use the CMMS to record all Maintenance and/or construction performed on Concession Facilities and must ensure that the Service has proper access to and use of all data recorded in the CMMS during the Contract term and for a period of five (5) years thereafter.
 - (a) All personal property, including Assigned Government Personal Property (per Exhibit E), and associated work must be tracked in the Concessioner's CMMS.
 - (b) The Concessioner must utilize the Service's asset codes (FMSS Code) for all Concession Facilities as identified in Exhibit D (Assigned Land and Real Property Improvements).

5) Concessioner Inspections

The Concessioner must conduct annual inspections of Concession Facilities to determine compliance with this Maintenance Plan and to develop future Maintenance requirements.

6) Annual Concessioner Maintenance Plan (ACMP)

The Concessioner must provide the Service on an annual basis (for Service review and approval) a proposed Annual Concessioner Maintenance Plan for the next calendar year applicable to all Concession Facilities. The Concessioner must deliver the proposed revised ACMP to the Service **on or before November 15 of each year**. The ACMP must include the following information.

A) Maintenance Action Information

The ACMP must include the following Maintenance action information:

- (1) *Preventive Maintenance*. The proposed ACMP must include PM actions, procedures and schedules that ensure proper Preventive Maintenance of all Concession Facilities. At a minimum, the PM actions, procedures and schedules must include summary procedures for each Asset, including, but not limited to, roofs, building envelopes, and mechanical equipment.
- (2) *Recurring Maintenance*. The ACMP must include Recurring Maintenance actions, procedures and schedules for Recurring Maintenance to be performed.
- (3) *Scheduled Repair*. The proposed ACMP must include actions, plans and procedures for scheduled Repair of Concession Facilities.
- (4) *Unscheduled Repair*. The ACMP must include a service call procedure and method to prioritize service calls for unscheduled Repairs.
- (5) *Component Renewal/Replacement*. The proposed ACMP must include actions, plans and procedures for Component Renewal/Replacement.

- (6) A description of the Deferred Maintenance (and any resulting Deficiencies) that are to be cured under the terms of the proposed ACMP.
- (7) Inspection plans and procedures that demonstrate how the Concessioner will oversee the conduct of Maintenance during the next calendar year.

B) Projected Maintenance Expenditures

The ACMP must also include the Concessioner estimated expenditures associated with the proposed ACMP, including, without limitation, a breakout of labor, materials, contracted services, and indirect costs on an Asset basis applicable to each Maintenance category set forth above.

7) Annual Concessioner Maintenance Reporting (ACMR)

The Concessioner must provide the Service with an Annual Concessioner Maintenance Report that covers all Concession Facilities and presents the Maintenance accomplished during the previous calendar year. The Concessioner must deliver the report to the Service **on or before February 15 of each year**. The ACMR must include the following elements:

A) Maintenance Actions

The ACMR must include a summary of all Maintenance actions by applicable Asset and Maintenance category that were completed in the previous calendar year, including, without limitation, actions to cure Deferred Maintenance (and any resulting Deficiencies).

B) Maintenance Expenditures

The ACMR must include the Concessioner's expenditures associated with Maintenance by applicable Asset and Maintenance category for the previous calendar year, including, without limitation, expenditures to cure Deferred Maintenance (and any resulting Deficiencies).

8) Repair and Maintenance Reserve Plans and Reports

In addition to applicable Repair and Maintenance Reserve expenditure approval requirements set forth in Exhibit F to the Contract, the Concessioner must provide the Service with the following plans and reports:

A) Multiyear Repair and Maintenance Reserve Plan

The Concessioner must provide the Service (for review and approval) with a Multiyear Repair and Maintenance Reserve Plan that covers all Concession Facilities. The Concessioner must update the plan as requested by the Service but no less frequently than once per year. The Concessioner must deliver the plan to the Service **on or before November 15 of each year**. The plan must include

- (1) A forecast, by year, of projects that will use Repair and Maintenance Reserve funds for the next five years, or over the remaining life of the Contract, whichever is shorter.
- (2) The plan must provide for expenditure of all funds the Concessioner must deposit into the Repair and Maintenance Reserve prior to the expiration of the Contract.

B) Repair and Maintenance Reserve Status Reports

The Concessioner must submit a monthly report on the status of projects funded by the Repair and Maintenance Reserve **by the 15th of each month** and an **annual summary report by February 15 of the following year**.

9) Personal Property Tracking and Report

A) Tracking

No later than the second anniversary of the effective date of the Contract, the Concessioner must inventory, determine the condition of, and bar code all personal property valued at \$100 or more. On items determined by the Service and Concessioner to be high value, the Concessioner must place a radio-frequency identification (RFID) tag to track personal property.

B) Report

The Concessioner must provide the Service with a planned Personal Property replacement, rehabilitation, and repair schedule for the next calendar year **annually by February 15** for review and approval of the Service. The plan must include the specifications, item description, estimated date of replacement,

estimated replacement cost, expected life of replacement property, and expected salvage value of replaced Personal Property at time of replacement.

10) Service Responsibilities

Nothing in this Maintenance Plan will be construed as requiring the Service to conduct Maintenance of Concession Facilities of any kind except as otherwise expressly stated by the terms of this Maintenance Plan. Part B of this Maintenance Plan may describe certain Service responsibilities for particular elements of Maintenance of Concession Facilities. Any approval or consent given by the Service, whether of any plan, permit, report, inspection, or otherwise, under this Maintenance Plan does not relieve the Concessioner or the Concessioner's contractors of any responsibility for any errors or omissions or from the responsibility to comply with the requirements of this Maintenance Plan or the Contract.

A) Inspections

The Service from time to time (as determined necessary by the Service but no less than annually) will inspect the condition of Concession Facilities and the progress and quality of Maintenance activities. The Concessioner must provide qualified personnel to accompany the Service when a Concession Facilities inspection is performed.

B) Evaluation of Concessioner Maintenance

The Service will provide the Concessioner with an annual evaluation of Concession Facilities. The evaluation will be provided to the Concessioner as a record of Concession Facilities condition documenting the Concessioner's compliance with its obligation to perform all necessary Maintenance, including, without limitation, Annual Concessioner Maintenance Plan (ACMP) actions. The findings and results of the evaluation will become part of the basis of evaluating Concessioner performance under the "NPS Concessioner Annual Overall Rating" program.

PART B – PARK REQUIRED CONCESSIONER RESPONSIBILITIES

1) Concessioner Responsibilities – Facility Maintenance**A) Facility Maintenance**

The Concessioner must perform all Maintenance, as defined in this Maintenance Plan, of the Concession Facilities, except as noted in Section 5 "Service Responsibilities". The Concessioner's Computerized Maintenance Management System (CMMS) must include, but not be limited to, the work order listing provided in the Annual Work Plan attached to this Maintenance Plan.

- (1) *Support Facility*. The Concessioner must establish a main warehouse housing the following property and activities: maintenance equipment, supplies, Preservation Academy, maintenance managers, Computerized Maintenance Management System, and perform as much repair and preservation work at its Support Facility and not within the Area.
- (2) *Maintenance Types and Planning*
 - (a) Deficiencies. The Concessioner must correct deficiencies within timelines agreed upon between the Service and the Concessioner.
 - (b) Maintenance. The Concessioner must complete the following maintenance.
 - (i) *Deferred Maintenance (DM)*. The Concessioner must complete the DM as identified in the Annual Work Plan attached to this Maintenance Plan within the first four years after the effective date of the Contract.
 - (ii) *Preventive Maintenance (PM)*. The Concessioner must complete all PM in accordance with manufacturer specifications.
 - (iii) *Recurring Maintenance (RM)*. The Concessioner must complete all RM, including the RM identified in the Annual Work Plan attached to this Maintenance Plan.
 - (iv) *Component Renewal (CR)*. The Concessioner must complete all CR, including the CR identified in the Annual Work Plan attached to this Maintenance Plan. The Concessioner must comply with Exhibit F for all CR projects.
 - (c) Repair
 - (i) *Emergency Repairs*. The Concessioner must notify the Service as soon as the emergency is discovered. The Concessioner must collaborate with the Service for short and long term resolution to the emergency. The Concessioner must provide appropriate documentation to the Service, within one business day, which presents findings, conclusions, and actions taken by the Concessioner. The report must include for Service review and approval, a proposal of the actions to be taken to address the repair permanently.
- (3) *Prior Service Approval and Compliance Actions*. For maintenance projects exceeding \$10,000, or for all projects that have the potential to impact cultural resources, the Concessioner must obtain the Service's written approval of the project, actions, and the techniques prior to commencing the project, including but not limited to repair, RM, CR, rehabilitation, and new construction. The Concessioner may not proceed with any project until it has the written approval of the Service.

B) Concessioner Facility Management Quality Control / Quality Assurance

- (1) *Inspection and Self Evaluation*. The Concessioner must provide continuous inspections and self-evaluations of Concession Facilities. The Concessioner must include a Quality Control/Quality Assurance program as part of the Annual Concessioner Maintenance Plan (ACMP). At a minimum this section must include an inspection schedule and detailed facility evaluation procedures.
- (2) *Service-Funded Projects*. From time to time, the Service may undertake and fund construction and capital improvements within Concession Facilities. The Service will work with the Concessioner to manage impacts to visitors and Concessioner operations. The Concessioner

- must work with the Service to achieve successful and timely completion of projects. Larger capital improvement projects may require review and approval by the Service's Development Advisory Board (DAB) either at the Regional or National level. The Concessioner must work with Service staff to confirm requirements and prepare submittals for review.
- (3) *Relocation of Real Property Improvements and Personal Property.* The Concession must notify the Service in writing when it relocates or removes any real or personal property, such as tents, trailers, and sheds, within its Concession Facilities. A site map must be provided showing the old and new location(s) of any real and personal property that is relocated.
- (4) *Maintenance Activities*
- (a) Painting. Painted surfaces must be repainted on a regular cycle of not less than once every five (5) years for exteriors and not less than once every seven (7) years for interiors, unless written approval to postpone is obtained from the Service. Paint products must be of a "best quality" from a major manufacturer and a type and color that are readily available on the open market and approved by the Service. The Concessioner must utilize reprocessed, low volatile organic content (VOC), latex coatings when technically Feasible and appropriate. The Concessioner must minimize solvent use when oil based paints are used. The Concessioner must maintain data in the CMMS that includes paint type, formulas, and supplier information for all paint products used, including historic colors.
- (b) Carpet. The Concessioner must replace carpet at a minimum of every six (6) years unless required more frequently per the manufacturer's recommendation, or local conditions, In the event that the Service determines that carpet scheduled for replacement does not warrant replacement, the Service may allow the Concessioner to postpone replacement until a future date authorized by the Service. The Concessioner must use recyclable and recycled content carpet where feasible.
- (c) Flooring. The Concessioner must keep floors clean and free of litter and stains. Vinyl floor coverings must be clean, waxed, or buffed, free of cracks, chips, and worn places. Masonry or flagstone grouting must be clean and in good repair. Wood floors must be clean and waxed or otherwise sealed.
- (d) Interior. The Concessioner must ensure that all interior spaces are clean, properly illuminated, and well maintained, including, at a minimum, the following.
- (i) *Walls and ceilings.* The Concessioner must maintain walls and ceilings with a fresh appearance, free of breaks and stains.
- (ii) *Windows.* Windows must be clean and unbroken. Glazing must be clean and in good repair.
- (iii) *Interior Lighting.* The Concessioner must maintain interior lighting as appropriate for its use. Where feasible and appropriate, the Concessioner must use photo and motion sensors for lighting systems. Where feasible and appropriate, the Concessioner must replace incandescent lights with energy conserving florescent lights and incandescent exit lights with light emitting diode (LED) lights.
- (e) Exterior. The Concessioner must maintain the structural and architectural integrity of the Concession Facilities, including when performing the following activities.
- (i) *Roofs.* The Concessioner must inspect roofs on an annual basis to ensure that roofing materials are intact and free of deterioration that may affect structural quality and that roofs are not jeopardized by adjacent vegetation or overhanging tree limbs. The Concession must remove accumulated vegetative matter immediately.
- (ii) *Gutters, downspouts, and roof drains.* The Concessioner must ensure that gutters, downspouts, and roof drains remain attached to each of the buildings. The Concessioner must inspect and clean gutters, downspouts, and roof drains at least each spring and fall to maintain the system free of obstructions and fully operational.
- (iii) *Doors and windows.* The Concessioner must routinely inspect and maintain doors and windows to prevent moisture from causing deterioration of materials or structural

damage to the building, minimize air infiltration, and prevent pests from entering structures.

- (iv) *Siding, walls, and trim.* The Concessioner must routinely inspect and maintain siding to prevent moisture from entering the building or causing deterioration of the siding material. The Concessioner must maintain the walls and trim in satisfactory condition.
- (v) *Structural ventilation.* The Concessioner must routinely inspect and maintain structural ventilation to permit air circulation as designed and to prevent the entering of wildlife.
- (vi) *Foundations and exterior walls.* The Concessioner must inspect foundations and exterior walls on an annual basis to ensure they are structurally sound. The Concessioner must maintain the foundations and exterior walls to prevent settlement or displacement. The Concessioner must remove accumulated vegetative material immediately.
- (vii) *Exterior Lighting.* The Concessioner must ensure lights are consistent with Area standards and shield them to cast light downward to preserve night skies. The latest standards are the 2011 "Yosemite National Park Lighting Guidelines." Exterior lighting must provide the minimum necessary lighting for visitor safety and security of facilities. The Service must approve new installations.

C) Treatment of Historic Real Property

Exhibit D to this Contract identifies those Concession Facilities considered historic. Structures maintained by the Concessioner that are designated on the National Register of Historic Places, as a National Historic Landmark, or a Historic Property require special care.

- (1) The Concessioner must maintain Historic Properties using methods that will preserve both their historic character and, where possible, historic materials.
- (2) The Concessioner must complete all work in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and in consultation with designated Service or other personnel such as the Area's Historical Architect, Area's Historical Landscape Architect, or the State Historic Preservation Office (SHPO).
- (3) The Concessioner must complete all work in accordance with NHPA requirements in consultation with Service staff in the Environmental Planning and Compliance office.

D) Fire Suppression and Alarm Systems

- (1) The Concessioner must install and maintain all Fire Detection and Suppression Equipment in Concessioner Facilities at the direction of the Service.
- (2) The Concessioner must obtain prior written Service approval for all design of suppression and alarm systems.
- (3) The Concessioner must program fire alarm systems to the NPS Communications Center.
- (4) The Concessioner must program Emergency Dialers in elevators to ring into the Communications Center 911 line.

E) Roads, Trails, Parking Areas, and Walkways

The Concessioner must maintain all roads, trails, parking areas and walkways in the Concession Facilities. The Concessioner must obtain written Service approval for all road resurfacing.

F) Signs

The Concessioner must install, maintain, and replace all interior and exterior signs relating to operations and services within the Concession Facilities. The Concessioner must replace any signs that were defaced or removed within 7 (seven) days.

G) Annual Closing and Opening Procedures

- (1) *High Sierra Camps, White Wolf, and Tuolumne Meadows*

- (a) The Concessioner must develop a comprehensive list of the personal property and equipment needs at each area and store all personal property and equipment at the Concessioner's Support Facility when not in use.
 - (b) The Concessioner must develop a location specific opening and closing plan for each site, independent of the ongoing maintenance operations taking place at Wawona and within Yosemite Valley, and include this process in its CMMS system to schedule and track the opening and closing procedures. The Concessioner must make these plans available for each location manager, through mobile devices, and review and update all procedures on an annual basis.
 - (c) The Concessioner must construct a mobile resource vehicle specifically designed to transport the personal property and equipment from these locations to its Support Facility. The Concessioner's Support Facility team must complete the moving of personal property and equipment to and from each location.
 - (d) Equipment and Property Inspections. The Concessioner must inspect, clean, repair or replace, repackage, and store all required personal property and equipment necessary for the operation of the High Sierra Camps, White Wolf, and Tuolumne Meadows during the winter at its Support Facility to ensure personal property and equipment is prepped and ready to go for the spring opening.
- (2) *Winter Closing*. The Concessioner must ensure buildings are secured and adequately prepared for winter. Preparations include but are not limited to, snow staking, installing shutters and bracing, shielding of vulnerable areas, etc.
 - (a) The Concessioner must drain water lines prior to closing and shut off utilities as appropriate.
 - (b) Facility Winter Protection. The Concessioner must maintain structures throughout the winter to appropriately manage snow loads including the total removal of snow from roofs and other vulnerable areas on and around structures.
 - (c) The Concessioner must inspect structures throughout the winter to prevent potential damage, e.g., windows blown open, trees fallen into structures, animals hibernating, etc.
 - (3) *Spring Opening*. The Concessioner must repair all damages that have occurred during the winter and report damages to the Service immediately. The Concessioner must submit plans for repair with cost estimates to the Service for approval.
 - (a) Spring opening dates fluctuate with annual snowfall. The Concessioner must obtain written Service approval prior to staff occupying seasonal facilities.
 - (b) The Concessioner must obtain written Service approval prior to opening seasonal facilities to the public once the Service provides potable water.
 - (c) The Concessioner must thoroughly flush all potable water lines prior to opening any facility that has been closed. After lines are flushed, a steady stream of water must flow from spigots until demand creates a constant flow.
 - (4) The Concessioner must submit and obtain written Service approval of an Opening, Closing, and Concession Facilities Winter Protection Plan **annually by September 15**.

2) Concessioner Responsibilities – Facility Operations

A) Utilities

The Concessioner is responsible for all utilities identified herein and, where available, must contract with independent supplier(s) to provide year-round electrical service, telephone service, data communication networks, and propane. The Concessioner must designate a single point of contact to coordinate with the Service's Branch Chief of Utilities. The Concessioner must respond to utility locating service requests as required by Underground Service Alert (USA) for assigned utility facilities. The Concessioner must obtain written Service approval prior to any modifications to utilities within the Concession Facilities. The Concessioner must operate assigned utilities in accordance with the following.

- (1) *General*. If excavation through a road or paved area is necessary to repair a Concessioner utility line, the Concessioner must obtain written Service approval prior to repair. The Concessioner

- must replace excavated road and pavement surfaces and topsoil and re-vegetate as directed by the Service.
- (2) *Electrical*. The Concessioner must operate and maintain all electric distribution systems, components, and any affixed personal property. The Concessioner must contract directly through the commercial provider for electrical service in El Portal, Tuolumne Meadows, and Wawona. The Concessioner must generate and distribute electrical power at Crane Flat and White Wolf. The Service provides primary electrical energy for Yosemite Valley and the surrounding area monitored through electric meters located within the Concessioner Facilities. The Concessioner must operate and maintain all electric distribution facilities downstream of the electric meter.
 - (3) *Water*
 - (a) The Concessioner must employ at least 2 maintenance workers with a Water Distribution Level 1 license throughout the term of the Contract.
 - (b) The Service provides water with usage monitored by water meters. The Concessioner must operate and maintain all water distribution facilities, components assigned, and affixed personal property downstream of the water meter. The Concessioner must distribute water after it passes through the meter.
 - (c) The Concessioner must conduct daily monitoring, with guidance from the Service, of water systems at the High Sierra Camps.
 - (d) Backflow Prevention. The Concessioner must install, maintain, and operate backflow prevention devices in accordance with the most current version of the Yosemite National Park Cross-Connection Control Program.
 - (i) The Concessioner must document and report any modifications or replacements of backflow prevention devices.
 - (ii) The Concessioner must test all backflow prevention devices on an annual basis and submit results to the Service's Branch Chief of Utilities by **October 31**.
 - (iii) The Concessioner must repair or replace any backflow device that fails a test before water is turned back on. The Concessioner must notify the Service of the failure and take corrective action immediately.
 - (4) *Water Conservation Devices*. The Concessioner must install water conserving devices approved by the Service when replacement is required.
 - (5) *Wastewater*
 - (a) The Concessioner must employ at least 2 wastewater technicians with a Grade 4 California Certified Wastewater Professional certification throughout the term of the Contract.
 - (b) The Concessioner must maintain and operate wastewater collection lines from each building to a point of connection where connection piping extends beyond Concession Facilities or enters a Service maintained wastewater collection manhole or main pipeline. The Concessioner must maintain and operate wastewater collection piping, appurtenances, and affixed personal property.
 - (c) The Service provides wastewater treatment for wastewater collected and transmitted via Service operated wastewater collection facilities. The Concessioner must operate and maintain wastewater collection facilities within the Concessioner's Concession Facilities consistent with the Service's Sewer System Management Plan (SSMP).
 - (d) Wastewater Collection Line Cleaning. The Concessioner must institute a wastewater maintenance program **within 90 days following the effective date of the Contract** that includes all measures to prevent sewage spills, including, but not limited to, cleaning, closed caption television (CCTV) inspection, flushing, and fats, oil, and grease elimination and management.
 - (i) The Concessioner must report all sewage spills to the Service immediately, followed by written documentation via the Sewage Spill Report within twenty-four (24) hours.

- (ii) The Concessioner must take appropriate action immediately to prevent further contamination in accordance with sewage spill prevention and response plan.
 - (iii) The Concessioner must remediate damage resulting from the release of sewage, including discharged fats, oils, and grease occurring within and beyond Concession Facilities, resulting from actions or inaction of the Concessioner, its employees, or contractors.
 - (iv) The Concessioner must prevent discharges to the sanitary sewer system that could result in the introduction of contaminants or that could interfere with the operation of the sanitary wastewater treatment system.
- (6) *Wastewater Inventory*. The Concessioner must submit the amount of annual sewage, FOG (see below), and other wastewater streams generated along with the method of disposal **annually by October 31**.
- (7) *Fats, Oils, Grease (FOG) Elimination and Management*. The Concessioner must institute a FOG Control and Management Program that prevents the introduction of FOG in wastewater collection and transmission facilities **within 90 days of the Contract effective date**. The Concessioner's program must be consistent with the Service's FOG Control Program and must specifically address procedures to be followed in each kitchen facility. The Concessioner will be charged for any expense incurred by the Service for FOG removal from wastewater collection facilities.
 - (a) Grease Traps/Interceptors. The Concessioner must maintain grease traps/interceptors including, but not limited to; cleaning and CCTV inspection of grease build-up and pumping grease traps/interceptors on a regular basis. The Concessioner must pump lift stations immediately if an accumulation of grease appears. The Concessioner must notify the Service within twenty-four (24) hours in the event of a grease trap/interceptor failure. The Concessioner must respond to such event immediately and may request assistance from the Service. The Concessioner must pump and clean grease trap/interceptor immediately after seasonal closing.
 - (b) Collection Lines. The Concessioner must flush or clean collection lines and adjacent sewer mains that serve kitchen and cooking facilities susceptible to grease accumulation and buildup as needed. The Concessioner must flush and clean immediately after season closure to prevent clogs, spills during and equipment damage due to grease during spring opening. The Concessioner must flush and clean based on facility history or as identified by routine inspections.
- (8) *Telephone*. The Concessioner must contract directly with the commercial provider for all telephone service to Concession Facilities. The Concessioner must provide and maintain all telephone services and lines within and for Concession Facilities. The Concessioner must repair and maintain on-premises telephone equipment and wiring on the user side of the connections and panels.
- (9) *Liquid Propane*. The Concessioner must contract directly with the commercial provider for the delivery of liquid propane (LP).
 - (a) The Concessioner must test, maintain, and operate all LP tanks within the Concession Facilities.
 - (b) The Concessioner must fence above ground propane farms and maintain them free of vegetation.
 - (c) The Concessioner must protect buried LP tanks in accordance with Applicable Laws.
 - (d) The Concessioner must install trace-wire to facilitate advanced location and use of plastic, untraceable LP gas lines. The Concessioner must install warning tape to warn future excavators of gas lines below.

B) Utility Costs

The Concessioner must pay the Service for all electricity, water, and wastewater usage furnished to the Concessioner by the Service. The calculation of wastewater collection and treatment cost is measured in

accordance with industry standards by the quantity of water delivered to the Concessioner through water meters. Invoices will be delivered to the Concessioner monthly for payment in accordance with Service terms and conditions. Utility rates will be adjusted annually in accordance with Director's Order 35B.

C) Signs

The Concessioner must install, maintain, and replace exterior and interior signs relating to its operations and services within its Concession Facilities. Examples are signs identifying the location of functions, operating services and hours, and the Concessioner's rules or policies. The Concessioner must comply with Service sign standards.

- (1) *Approval*. The Concessioner must obtain written Service design approval for new sign installations.
- (2) *Bear Warning Signs*. The Concessioner must provide Service-approved bear warning signs to be placed on garbage cans, open-top dumpsters, food storage lockers, and picnic tables within Concession Facilities.

D) Grounds and Landscaping

The Concessioner must maintain landscape and grounds within Concession Facilities. The Concessioner must conduct its business and daily activities in such a manner as to protect native vegetation and control erosion to the natural scene. The Concessioner must observe standard landscape watering conservation practices. The Concessioner must remove and dispose of debris and hazards from grounds, roads, parking areas, trails, and walkways within Concession Facilities. Concession vehicles must be driven on designated, paved roads only. The Concessioner must eliminate social trails and restore land as appropriate and approved by the Service.

- (1) *Grounds and Landscape Management Plan*. The Concessioner must submit a grounds and landscape management plan **within ninety (90) days of the Contract effective date**. The Concessioner must obtain written Service approval of the plan prior to implementation. The Concessioner must review the plan annually and provide to the Service updates as made for review and approval.
- (2) *Snow Removal*. The Concessioner must remove snow from roads, parking areas, porches, walkways, and if necessary, roofs within Concession Facilities. The Concessioner must remove snow and ice promptly from all areas of pedestrian access including paved and unpaved areas, porches and stairs, and place sand for pedestrian safety. The Concessioner must obtain Service approval prior to using any chemical for removing ice.
- (3) *Tree Care and Hazard Tree Removal*. The Tree Pruning and Removal Standards are available to the Concessioner upon request.
 - (a) The Concessioner must not remove hazard trees from Concession Facilities without prior written approval of the Service unless there is an imminent hazard. Service approval will be granted in accordance with the established Area policy for hazard tree removal.
 - (b) The Concessioner must notify the Service immediately of the existence of potentially hazardous trees within the Concession Facilities.
 - (c) The Concessioner must promptly remove any trees within Concession Facilities the Service identifies as posing imminent danger.
 - (d) The Concessioner must consult with the Service regarding the disposition and use of the wood from downed trees. The Concessioner may not sell the wood. The Concessioner may not use any downed wood in its operations without prior approval of the Service.
 - (e) The Concessioner must identify trees for removal in all Concession Facilities prior to the peak season for year around operations or opening seasonal operations.
 - (f) The Concessioner must prune trees in accordance with the Service's Integrated Pest Management Plan, available upon request from the Service.
- (4) *Exotic Plant Species*. The Concessioner must obtain prior written Service approval for all plant species used in landscaping. The Concessioner must use plant species consistent with the

- Service's vegetation management plan. The Concessioner is prohibited from bringing exotic plant species into the Area. The Concessioner must remove noxious and non-native vegetation as directed by the Service.
- (5) *Designated Staging and Storage Areas.* The Concessioner must submit to the Service for approval a listing of proposed designated outdoor storage and staging areas **within sixty (60) days of Contract effective date.** Outdoor storage and staging areas for Concessioner operations will be allowed in designated locations such as back docks and other areas once approved by the Service.
- (a) The Concessioner must obtain prior written Service approval for staging areas incidental to projects. The Concessioner must maintain all staging and storage areas clean and in good order.
- (b) The Concessioner must minimize the storage of equipment and materials in the Concession Facilities and provide storage in a manner that will not cause storm water contamination (e.g., storage outside without weather protection).
- (c) Staging and storage areas are identified on the maps included in Exhibit D (Assigned Land and Real Property Improvements).

E) Assigned Government Personal Property

Exhibit E to this Contract lists the Assigned Government Personal Property assigned to the Concessioner for appropriate use under this Contract. The Service reserves the right to add or delete items from the Assigned Government Personal Property as may be appropriate from time to time.

- (1) The Concessioner must place an RFID tab to clearly identify and track all Assigned Government Personal Property, after consultation with the Service regarding art work, baskets, furniture, and textiles, **no later than the first anniversary of the effective date of the Contract.** RFID tags must be placed in a hidden manner that will not harm Assigned Government Personal Property.
- (2) For art work, baskets, furniture, and textiles, the Concessioner must prepare and provide to the Service a *Preservation and Interpretation Plan*, outlining specific improvements for curation, including but not limited to, improved signage, flyers, and trained interpreters. The Concessioner must work with a curatorial expert to prepare this plan.
- (3) The Concessioner must maintain Assigned Government Personal Property in accordance with manufacturers' standards, Service policies, and the most current Federal Property Management Guidelines, which can be found on the Internet at www.omb.gov.
- (4) The Concessioner must maintain Assigned Government Personal Property fully functional for its intended use with a clean, well-cared-for appearance.
- (5) Most of the Assigned Government Personal Property items are located at The Ahwahnee Hotel, a National Historic Landmark. Part of The Ahwahnee Hotel's integrity derives from the retention of original historic decorative art, baskets, furnishings, and textiles in the hotel.
- (a) The Concessioner must take appropriate action in accordance with professional preservation and curatorial methods to preserve, protect, and properly care for this Assigned Government Personal Property.
- (b) The Concessioner must complete restoration, conservation, or preservation work on the Assigned Government Personal Property specified in Exhibit E, including routine maintenance and cleaning, in consultation with Service personnel such as the Service Curator and with consideration of guidelines such as described in "The Ahwahnee Historic Furnishings Report and the 1998 condition survey and preservation plan of the baskets at The Ahwahnee Hotel" (available upon request). The Concessioner must obtain written Service approval prior to the start of the work.
- (c) The Concessioner must interpret the Assigned Government Personal Property to Area visitors in a manner approved by the Service.
- (6) The Concessioner must obtain written Service approval and conditions to remove Assigned Government Personal Property from public use or the Area. The Concessioner must notify the

Service if proper protection ceases to be achievable in a public location. The Concessioner must obtain written Service approval for arrangements or appropriate disposal of the property.

F) High Sierra Camps, White Wolf, and Tuolumne Meadows Staffing

- (1) The Concessioner must employ a qualified manager for each of the five High Sierra Camps, Tuolumne Meadows, and White Wolf.
- (2) The Concessioner must assign three maintenance staff to the High Sierra Camps, one maintenance staff to White Wolf, and one maintenance staff to Tuolumne Meadows. Each maintenance staff member will be wholly responsible for all maintenance at his or her assigned locations.
- (3) *Preservation Academy Training.* The maintenance staff members assigned to these seven areas must complete the Concessioner's Preservation Academy training. The Concessioner must provide documentation of this training to the Service upon request.

3) Concessioner Responsibilities – Reporting

A) Quarterly ACMP Reporting

The Concessioner must update and submit all Annual Concessioner Maintenance Plan (ACMP) files quarterly reporting all Maintenance activity to the Service **no later than seven (7) days after the last day of the quarter** as follows:

- (1) *Reporting Postponed ACMP Maintenance.* Any postponed ACMP Maintenance actions must be identified and scheduled. All postponed ACMP actions must be identified as Deferred Maintenance (DM), Recurring Maintenance Deferred (RMDM), or Component Renewal Deferred (CRDM) as appropriate.
- (2) *Reporting Work Order Status.* Work order status must be reported as work planned and work accomplished by line-item and presenting open and closed work orders, respectively.
- (3) *Maintenance Expenditures.* The actual expenditures the Concessioner incurred for each ACMP action by work order must be reported to the Service by work activity (PM, RM, RMDM, CM, CR, CRDM and DM). The expenditures must be broken down by labor, materials, and equipment including a line item for any management, overhead and administrative expenditures. If work is contracted, the expenditure must also be reported by unit cost or as approved by the Service by lump sum in accordance with the ACMP.

4) Service Responsibilities

The Service assumes no responsibility for the execution of operations or physical maintenance work or replacement of Concession Facilities assigned to the Concessioner except as stated below

A) Water and Wastewater

- (1) The Service assists with the location and identification of water and wastewater trunk or main lines.
- (2) The Service provides bacteriological monitoring and chemical analysis of potable water. The Service coordinates sampling schedules with the Concessioner based upon occupancy dates and plowing schedules.
- (3) If the Service needs to access a main within the assigned Concession Facilities, the Service will restore the area unless the Concessioner has caused the need to access the main.
- (4) The Service conducts annual water/wastewater surveys within Concession Facilities.

B) Utility Costs

The Service will review costs for water/wastewater utility systems and services annually and will notify the Concessioner in writing ninety (90) days in advance of a rate change. Rates will be based on the results of the review. Director's Order 35B and other applicable Service utility management policies and procedures are available from the Service upon request

C) Hazard Trees

- (1) The Service will conduct hazard tree surveys to identify trees posing danger.
- (2) The Service will coordinate tree identification and priority setting with the Concessioner.
- (3) The Service may assist with initial clearing of blocked roads or other emergencies.
- (4) The Service will coordinate disposition and use of removed wood with other Service divisions

D) Signs

The Service maintains all regulatory, traffic control, or information signs that serve the interest of the Park; examples include information signs along roadways, directional signs along trails, and interpretive signing.

E) Exterior Fire Equipment

The Service maintains, repairs, replaces, and tests all fire hydrants within the Concession Facilities.

PART C – CONCESSIONER ENVIRONMENTAL RESPONSIBILITIES

The following Concessioner environmental responsibilities are specified for Maintenance. Park-required Concessioner responsibilities provided in Part B may provide more specific and/or additional environmental requirements. When in conflict, responsibilities described in Part B supersede those identified in this part.

1) General**A) Air Quality**

- (1) The Concessioner must minimize impacts to air quality in Maintenance under this Contract through the use of appropriate control equipment and practices.
- (2) The Concessioner must use diesel fuel/heating oil containing no more than 500 parts per million (ppm) sulfur (i.e., low sulfur fuel).
- (3) The Concessioner must obtain Service approval to use halon fire suppression systems.
- (4) *Air Emission Reporting.* The Concessioner will coordinate with the Service to provide annual air emissions, material usage and equipment operating data as necessary for the Service to complete mandated air emissions reports such as those for criteria pollutants, hazardous air pollutants and global warming gas emission reports.

B) Environmentally Preferable Products, Materials and Equipment

- (1) The Concessioner must use products, materials and equipment that are Environmentally Preferable where feasible in maintenance. Environmentally Preferable maintenance related products, materials and equipment include but are not limited to re-refined oils, re-tread tires, bio-based lubricants, low-toxicity cleaners and chemical additives for toilets, low-toxicity and recycled antifreeze, safe alternatives to ozone-depleting substances for HVAC equipment, construction and building materials with recycled content, and alternative fuel vehicles.
- (2) The Concessioner must use polystyrene as little as possible and may not use polystyrene that contains chlorofluorocarbons.

C) Hazardous Substances

- (1) *HAZWOPER Training.* The Concessioner must maintain on staff at least 3 employees who have completed the 40-hour HAZWOPER training and an additional 5 who have completed the 24-hour training.
- (2) The Concessioner must minimize the use of Hazardous Substances for Maintenance purposes under this Contract where feasible.
- (3) The Concessioner must provide secondary containment for Hazardous Substances storage where there is a reasonable potential for discharge to the environment. At a minimum, the Concessioner must provide secondary containment for Hazardous Substances located in outside storage areas, in interior storage areas in the proximity of exterior doorways or floor drains, on docks and on vessels.
- (4) All flammable Hazardous Substances materials must be stored in UL approved flammable storage cabinets, rooms or buildings as defined by the National Fire Prevention Association.
- (5) The Concessioner must provide an inventory of Hazardous Substances to the Service annually in accordance with Section 6(d)(1) of the Contract. The inventory must identify each substance, location and amounts stored.
- (6) The Concessioner must not allow hazardous wastes to be released, introduced, or discharged into the sewer system, either by action or inaction by its employees, guests, or contractors.

D) Hazardous, Universal and Other Miscellaneous Maintenance Wastes

- (1) The Concessioner must minimize the generation of Hazardous Waste, Universal Waste and miscellaneous maintenance waste where feasible.
- (2) The Concessioner must recycle Hazardous Waste, Universal Waste, and miscellaneous maintenance wastes, where feasible, including but not limited to, used oil, used oil contaminated with refrigerant, used solvents, used antifreeze, paints, used batteries, and used fluorescent lamps (including CFLs).

- (3) Concessioner must obtain approval from the Service for Hazardous Waste, Universal Waste, and miscellaneous maintenance waste storage area siting and designs.
- (4) The Concessioner must address Hazardous Waste, Universal Waste and other maintenance wastes in its inventory of waste streams which is required annually in accordance with Section 6(d)(1) of the Contract. The inventory must identify each waste type, locations stored, amount generated annually, amount typically generated per month and amount typically stored on site at any one time.
- (5) The Concessioner must follow small quantity generator (CESQG) requirements as defined in federal regulations, related to container labeling, storage, accumulation times, use of designated disposal facilities, contingency planning, training, and recordkeeping.
- (6) The Concessioner must manage Universal Waste (i.e., storage, labeling, employee training, and disposal) in accordance with federal universal waste regulations irrespective of hazardous waste generator status.
- (7) *Lead Paint*. The Concessioner must ensure health and safety standards are met in the presence of lead paint in all Concessions Facilities. The Concessioner must repair or replace any lead paint containing surfaces in accordance with all applicable standards, including but not limited to, current OSHA regulations.
- (8) *Hazardous Substance Reporting*. The Concessioner will submit all Emergency Planning and Community Right-to-Know (EPCRA) reports required under Applicable Laws to the Service in accordance with Section 6(d) of the Contract. The Concessioner will also submit to the Service, upon request, applicable hazardous materials storage and toxic release information necessary for Service EPCRA reporting.
- (9) *Asbestos*. The Concessioner is responsible for maintaining all health and safety standards required to operate and work in the presence of asbestos in all assigned buildings and areas. Any repair or replacement of building features containing asbestos will be performed with the written approval of the Superintendent.

E) Pest Management

- (1) The Concessioner must eradicate any pest infestation in personal or other property and in all Concession Facilities, including infestation that requires fumigation/tenting for termites or other pests.
- (2) The Concessioner must conduct pesticide management activities in accordance with NPS Integrated Pest Management (IPM) procedures contained in NPS 77 and the Park IPM Plan.
- (3) The Concessioner must obtain Service approval to control pests utilizing chemicals or by other means. The Concessioner must submit by **January 15** of each calendar year a pesticide request form requesting approval of anticipated pesticide use and a Pesticide Use Log which tracks the pesticide use for the current year. The pesticide use log should be maintained on a project-by-project basis. (For example, if project number "YOSE-04-2012" for boric acid is approved for use in calendar year 2012 for crack and crevice treatment of cockroaches in the dining area, all use for this specific project should be tallied under this same project number).
- (4) The Concessioner must obtain Service approval for pesticide storage area siting and design.
- (5) The Concessioner must obtain Service approval to use contracted pesticide applicators.
- (6) *Concession Facilities Inspection*. The Concessioner will perform an annual inspection of the interior spaces and exterior of all Concession Facilities retaining a certified and licensed pest control contractor. The Service will be notified **10 business days in advance** of the scheduled inspection to be present during the inspection.

F) Solid Waste

- (1) *Litter Abatement*
 - (a) The Concessioner must develop, promote and implement a litter abatement program.
 - (b) The Concessioner must keep all Concession Facilities free of litter, debris, and abandoned equipment, vehicles, furniture, and fixtures.

G) Solid Waste Storage and Collection and Disposal

- (1) The Concessioner must provide, at its own expense, an effective system for the collection, storage and disposal of Solid Waste generated by its facilities and services as well as the Solid Waste generated by the visiting public at its facilities.
- (2) To prevent pest attraction and breeding, all Solid Waste from the Concessioner's operations must be adequately bagged, tied and stored in sealed containers.
- (3) Solid Waste collection and disposal must be conducted on a schedule approved by the Service, on a frequency as necessary to prevent the accumulation of waste.
- (4) Solid Waste that is not recycled must be properly transported and disposed of at an authorized sanitary landfill or transfer station.
- (5) The Concessioner must obtain Service approval for any contracted Solid Waste services.
- (6) *Solid Waste Receptacles*
 - (a) The Concessioner must locate its Solid Waste containers (i.e., cans, "roll-off" containers/dumpsters, etc.) conveniently and in sufficient quantity to handle the needs of its operations. The Concessioner must not allow waste to accumulate in containers to the point of overflowing.
 - (b) Outdoor receptacles must be waterproof, vermin-proof, and covered with working lids. Indoor receptacles should be similarly constructed based on use (i.e., food waste versus office trash).
 - (c) The Concessioner must keep its receptacles clean, well maintained, painted in Service-approved colors, and serviceable; containers must be clearly signed; sites must be free of spills, waste, and odors. All Solid Waste containers must remain closed when containers are not in use.
 - (d) Concessioner bulk Solid Waste storage/accumulation facilities must be screened from the public.

H) Solid Waste Source Reduction and Recycling

- (1) The Concessioner must implement a source reduction program designed to minimize its use of disposable products in its operations. Purchase and reuse of materials is encouraged where feasible as the first choice in source reduction.
- (2) The Concessioner must reuse materials where allowable under Applicable Laws where the collection of the materials will not present public health, safety or environmental concerns. Opportunities include the reuse of retail product packaging.
- (3) The Concessioner must develop, promote and implement a recycling program that fully supports the efforts of the Service for all Park specified materials. These include but may not be limited to paper, newsprint, cardboard, bimetals, plastics, aluminum and glass. The plan must address large items such as computers and other electronics, white goods and other bulky items.
- (4) The Concessioner must make recycling receptacles available to the public and Concession employees.
- (5) Recycling containers must be waterproof, vermin-proof and covered with working lids as necessary to maintain the quality of the recyclables for market and to prevent vermin from being attracted to the recycling containers. Containers must be clearly signed; sites must be free of spills, waste, and odors. Lids must be provided with openings or holes sized to limit the types of materials deposited and to minimize contamination in recycling containers.
- (6) The Concessioner must remove all recyclables from the Area and transport them to an authorized recycling center. The Service must approve any recycling services contracted with an independent vendor.
- (7) *Solid Waste Inventory*. The Concessioner must address Solid Waste in its inventory of waste streams, which is required annually in accordance with Section 6(d)(1) of the Contract. The inventory must identify waste types including trash, each category of recyclables, green waste, construction debris, and other Solid Waste streams. The inventory must specify amount generated by weight, annually.

I) Composting

- (1) As part of its solid waste reduction program, the Concessioner must segregate organic products (also referred to as "green waste") at commercial kitchens that may be diverted to use in the regional composting operations outside the Area.
- (2) The Concessioner will purchase disposable food containers, flatware, and trash bags made from biodegradable materials (e.g. corn starch).
- (3) The Concessioner composting system must be animal-proof and Service-approved.

J) Water and Energy Efficiency

- (1) The Concessioner must consider water and energy efficiency in all facility management practices and integrate water-conserving and energy conserving measures whenever feasible.
- (2) In addition to meeting standards established in accordance with Applicable Laws, Concession Facilities equipment and practices must be consistent with water and energy efficiency standards established for federal facilities and operations where feasible. All new equipment must meet Energy Star standards where feasible.
- (3) Where feasible, the Concessioner must replace incandescent light fixtures with energy conserving fixtures.
- (4) As new technologies are developed, the Concessioner must assess these opportunities and integrate them into existing operations where feasible and when there is the potential for increased efficiency, reduced water or energy consumption, or reduced impacts on the environment.
- (5) *Water Efficiency Improvements.* The Concessioner must implement the following improvements to fixtures throughout its operations using the most recent WaterSense® (or equivalent) water-conserving technology. The Concessioner must implement the following upgrades **no later than the third anniversary of the Contract effective date.**
 - (a) Overnight Accommodations
 - As needed, upgrade all lodging room fixtures (e.g., sink, bath, toilets): The Ahwahnee Hotel (129 units), Curry Village (117 units), Wawona (50 units), Yosemite Lodge (249 units)
 - As needed, upgrade all fixtures in public restrooms and showers at Curry Village, Housekeeping Camp, Tuolumne Meadows, Wawona, and White Wolf
 - Upgrade 22 public washing machines in Housekeeping Camp
 - (b) Food and Beverage
 - Upgrade 8 kitchen dish washing systems, that are seven years or older that use 200 gallons of water per hour, at The Ahwahnee Hotel, Curry Village Pavilion, Tuolumne Meadows, Wawona, White Wolf, Yosemite Lodge Food Court, Yosemite Lodge Mountain Room, and Yosemite Village Degnan's
 - (c) Employee Housing
 - As needed, upgrade all fixtures in year-round (approximately 300) and seasonal (approximately 800) employee housing units
 - Upgrade 46 employee washing machines with most advanced water saving technology (e.g., 20 gallons per load)
 - Upgrade all employee housing dish washers with the most advanced water saving technology (e.g., 10 gallons per load).
 - (d) Measuring and Monitoring. The Concessioner must complete the following **no later than the first anniversary of the Contract effective date:**
 - Install over 100 water monitor devices to overnight accommodation buildings, food and beverage work areas, and employee housing, to monitor water flow.
 - Complete and provide to the Service a Water Use Report, including a 100% survey documenting water use of existing fixtures and monitoring devices.
 - Provide the Service and its employee's access to a website monitoring daily water usage.

- (e) Measuring and Monitoring. The Concessioner must complete the following throughout the term of the Contract or as specified.
- Conduct annual water distribution system tests.
 - On an annual basis, update and expand on the original Water Use Report.
- (6) Energy Efficiency Improvements. The Concessioner must develop a Stationary Combustion Source Management Plan **within 60 days of the Contract effective date** identifying stationary emission sources.
- (a) The Concessioner must implement the following **no later than the first anniversary of the Contract effective date**:
- Replace one fuel-oil boiler with most efficient propane-fueled alternative
 - Replace one fuel-oil or diesel stationary backup generator with propane or fuel-cell technology (if available)
 - Install food digesters in five food service kitchens within Yosemite Valley
 - Replace all incandescent lamps with LED alternatives (except those needed to mechanically fit historic fixtures)
 - Replace 50% of all existing CFLs with LED alternatives in overnight accommodations, public, and employee work areas
 - Replace 50% of all existing fluorescent light systems with LED alternatives throughout all overnight accommodations, public, and employee work areas
 - Convert all pathway and sidewalk lights to dark-sky fixtures and LED and equip with light sensor controls
 - Install occupancy sensors in all rooms that are frequented less than 25% of the time (with the exception of overnight accommodation units)
 - Replace all remaining public and employee housing washers and dryers with most energy efficient
 - Upgrade all interior lighting with LED fixtures for increased energy efficiency at the Curry Village Pavilion Dining Room and the Yosemite Lodge Food Court.
- (b) The Concessioner must implement the following during the term of the Contract:
- Replace one additional fuel-oil boiler with Combined Heat and Power Technology with most fuel-efficient per year (for a total of 3) **no later than the third, fourth, and fifth anniversaries of the Contract effective date**.
 - Replace all remaining fuel-oil (or diesel) stationary backup generators with propane or fuel-cell technology (if available).
 - Provide a plan to the Service for the installation of a rooftop solar energy system, one geothermal ground loop system, and replacement of parking lot area lights with energy-efficient low pressure sodium lighting systems (powered with individual solar charging and energy storage systems) **no later than the second anniversary of the Contract effective date**. If approved, the Concessioner must complete installation **no later than the fourth anniversary of the Contract effective date**.
 - Replace all existing coolers and freezers, older than six years, in kitchen and retail locations with new energy efficient alternatives **no later than the third anniversary of the Contract effective date**.
 - Provide a plan to the Service regarding the installation of 24 *PaveGen* (or equivalent) panels **no later than the second anniversary of the Contract effective date** for review and approval and complete installation **within one year of approval**.
- (c) Measuring and Monitoring. The Concessioner must complete the following **no later than the first anniversary of the Contract effective date**:

- Install over 200 electricity metering sensors (part of overall sensor array program) in target buildings and rooms to monitor electricity use.
- Complete an Annual Conservation Report, documenting the implementation and changes of all fuel and energy efficiency initiatives annually **within 90 days of the end of each calendar year.**

K) Wastewater

- (1) The Concessioner must minimize impacts to water quality in maintenance under this Contract through the use of appropriate control equipment and practices.
- (2) The Concessioner must prevent discharges to the sanitary sewer system that could result in pass through of contaminate or that could interfere with the operation of the sanitary wastewater treatment system.
- (3) The Concessioner must maintain assigned wastewater treatment systems on a frequency adequate to ensure proper operation to maintain wastewater quality. The Concessioner must maintain maintenance log for this wastewater treatment equipment which must be submitted annually to the Service **by October 31.**
- (4) The Concessioner must minimize the storage of equipment and materials in the Concession Facilities in a manner that would cause storm water contamination (i.e., storage outside without weather protection).
- (5) The Concessioner must submit a Stormwater Management Plan when projects are initiated that will result in land disturbance of more than one (1) acre.

L) Fuel Storage Tanks

- (1) The Concessioner must maintain leak detection methods and/or systems for all Concessioner-assigned fuel tanks, associated equipment such as underground and aboveground piping, hoses, and dispensing systems. Methods and systems must be approved by the Service.
- (2) The Concessioner must provide Stage II dispensing systems for all landside gasoline fuel dispensing systems.
- (3) The Concessioner must provide breakaway devices for all fuel dispensing system hoses.
- (4) The Concessioner must provide secondary containment for any new fuel tank systems and equipment replacement where feasible and appropriate unless otherwise required by Applicable Laws. (Propane and natural gas systems are excluded).
- (5) The Concessioner must submit all plans for Service approval prior to starting any work involving fuel systems, tank, soil or ground water remediation.

M) Environmental, Historic, and Cultural Compliance

- (1) Certain Maintenance actions may be subject to compliance procedures under the National Environmental Policy Act, National Historic Preservation Act, and other laws that allow the Service to ensure that all Concessioner activities meet the requirements of Applicable Laws for natural and cultural resource protection.
- (2) The Service in cooperation with the Concessioner will determine what environmental compliance with the above legal requirements may be required for particular Maintenance actions.
- (3) Any proposed Maintenance actions that require review under these procedures must be submitted to the Superintendent by the Concessioner in the format required.
- (4) The Concessioner may be required to prepare an environmental assessment, environmental impact statement, or related documents at its expense for certain Maintenance actions. The Service will advise the Concessioner on proper process and procedure.

PART D – CONCESSIONER REPORTING RESPONSIBILITIES

1) General

The following chart summarizes the plan and reporting dates established by Parts A, B and C of this Maintenance Plan.

Report or Plan	Schedule	Due Date
Part A – Computerized Maintenance Management System (CMMS)	Initial	Within first year of Contract effective date
Part A – Annual Concessioner Maintenance Plan (ACMP)	Annually	November 15
Part A – Annual Concessioner Maintenance Reporting (ACMR)	Annually	February 15
Part A – Multiyear Repair and Maintenance Reserve Plan	Annually	November 15
Part A – Repair and Maintenance Reserve Status Reports	Monthly / Annually	15 day of each month / February 15
Part A – Personal Property Report	Annually	February 15
Part B – Signs	ASAP	Within 7 days of finding
Part B – Opening/Closing Concession Facilities Winter Protection Plan	Annually	September 15
Part B – Concession Cross-Connection Control Program	Annually	October 31
Part B – Wastewater Collection and Transmission Program	Initial	Within 90 days of Contract effective date
Part B – FOG Control Management Program	Initial	Within 90 days of Contract effective date
Part B – Grounds and Landscaping Management Plan	Initial	Within 90 days of Contract effective date
Part B – Designated Staging and Storage Areas	Initial	Within 90 days of Contract effective date
Part B – ACMP Quarterly Reporting	Quarterly	7 days after prior quarter ends
Part C – Pesticide Use Report	Annually	January 15
Part C – Pesticide Use Approval(s)	Annually	February 15
Part C – Inventory of Hazardous Substances	Annually	February 15
Part C – Wastewater Treatment Equipment Maintenance Log	Annually	October 31

Supplement – ANNUAL WORKPLAN

See Exhibit H-1 for the Annual Work Plan

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
AHWAHNEE DEFERRED MAINTENANCE (DM)							
84562	2487	AH Cottages 700-701	DM - Deferred Maintenance	Remove biological growth from roof and replace deteriorated shingles as necessary.	10	SF	2016
84562	3530	AH Cottages 700-701	DM - Deferred Maintenance	Replace control cables with control cables rated for outdoor use; Cottage 700 exterior fan coil	1	EA	2016
84562	3534	AH Cottages 700-701	DM - Deferred Maintenance	Install fittings for cable entry into boxes; wires not guarded; Cottage 700	1	EA	2016
84562	3536	AH Cottages 700-701	DM - Deferred Maintenance	Install fittings for cable entry into boxes; wires not guarded; Cottage 701	1	EA	2016
84563	2708	AH Cottages 702-703	DM - Deferred Maintenance	Repair spalled concrete at south elevation foundation stem wall; patch or repair as necessary.	2	SF	2016
84563	2711	AH Cottages 702-703	DM - Deferred Maintenance	Repair holes in decorative louver and adjacent siding and roof decking at west elevation gable.	1	EA	2016
84563	2703	AH Cottages 702-703	LMLS - LM-Life/Safety Code	Provide safety film at glass door and sidelights per building code. Alternately, replace glass with tempered glass.	2	EA	2016
84563	2689	AH Cottages 702-703	LMAC - Legis Mandate Accessibility	Make connecting doors accessible by providing proper door clearance, accessible hardware and adequate clearance at side of doors.	2	EA	2016
84563	3541	AH Cottages 702-703	DM - Deferred Maintenance	Replace control cables with control cables rated for outdoor use; Cottage 702 exterior fan coil	1	EA	2016
84563	3537	AH Cottages 702-703	DM - Deferred Maintenance	Install fittings for cable entry into boxes; wires not guarded; Cottage 702	1	EA	2016
84563	3538	AH Cottages 702-703	DM - Deferred Maintenance	Install fittings for cable entry into boxes; wires not guarded; Cottage 703	1	EA	2016
84564	1217	AH Cottages 704-705	LMLS - LM-Life/Safety Code	Non-safety glazing in hazardous locations. Provide safety glazing or film on existing door glazing and on window glazing at or below 18"	10	EA	2016
84564	3544	AH Cottages 704-705	DM - Deferred Maintenance	Install fittings for cable entry into boxes; wires not guarded; Cottage 704	1	EA	2016
84564	3545	AH Cottages 704-705	DM - Deferred Maintenance	Install fittings for cable entry into boxes; wires not guarded; Cottage 705	1	EA	2016
84564	3650	AH Cottages 704-705	DM - Deferred Maintenance	Install romex connector; Cottage 704	1	EA	2016
84564	3547	AH Cottages 704-705	DM - Deferred Maintenance	Replace control cables with control cables rated for outdoor use; Cottage 704 exterior fan coil	1	EA	2016
84565	2581	AH Cottages 706-707	DM - Deferred Maintenance	Repair cracked and spalled concrete area wells around vents: 4 LF of cracks at north elevation, 4 LF of cracks at south elevation and 1SF of spall at north elevation.	3	SF	2016
84565	3552	AH Cottages 706-707	DM - Deferred Maintenance	Install fittings for cable entry into boxes; wires not guarded; Cottage 706	1	EA	2016
84565	3554	AH Cottages 706-707	DM - Deferred Maintenance	Install fittings for cable entry into boxes; wires not guarded; Cottage 700	1	EA	2016
84565	3549	AH Cottages 706-707	DM - Deferred Maintenance	Replace control cables with control cables rated for outdoor use; Cottage 706 exterior fan coil	1	EA	2016
84566	2646	AH Cottages 708-709	LMLS - LM-Life/Safety Code	Apply safety film to hazardous glass locations in and around doors. Alternately, replace glass with tempered glass.	15	EA	2016
84566	3555	AH Cottages 708-709	DM - Deferred Maintenance	Install fittings for cable entry into boxes; wires not guarded; Cottage 708	1	EA	2016
84566	3556	AH Cottages 708-709	DM - Deferred Maintenance	Install fittings for cable entry into boxes; wires not guarded; Cottage 709	1	EA	2016
84566	3558	AH Cottages 708-709	DM - Deferred Maintenance	Replace control cables with control cables rated for outdoor use; Cottage 708 exterior fan coil	1	EA	2016
84566	3560	AH Cottages 708-709	DM - Deferred Maintenance	Replace control cables with control cables rated for outdoor use; Cottage 709 exterior fan coil	1	EA	2016
84741	2934	AH Cottages 720-723	DM - Deferred Maintenance	Provide downspouts at gutters (9 lf each)	9	SF	2016
84741	3568	AH Cottages 720-723	DM - Deferred Maintenance	Install fittings for cable entry into boxes; wires not guarded; Cottage 720	1	EA	2016
84741	3569	AH Cottages 720-723	DM - Deferred Maintenance	Install fittings for cable entry into boxes; wires not guarded; Cottage 721	1	EA	2016
84741	3570	AH Cottages 720-723	DM - Deferred Maintenance	Install fittings for cable entry into boxes; wires not guarded; Cottage 722	1	EA	2016
84741	3571	AH Cottages 720-723	DM - Deferred Maintenance	Install fittings for cable entry into boxes; wires not guarded; Cottage 723	1	EA	2016
84769	1790	AH Cottages 715-719	DM - Deferred Maintenance	Concrete curb of crawl space access is cracked and pulling away from building. Patch crack with grout or other appropriate material. Approx. 6 s.f. per vent	3	SF	2016
84769	1791	AH Cottages 715-719	DM - Deferred Maintenance	Repoint chimney in entirety.	200	EA	2016
84769	1792	AH Cottages 715-719	DM - Deferred Maintenance	Clean bio-growth off chimney	50	EA	2016
84769	3572	AH Cottages 715-719	DM - Deferred Maintenance	Install fittings for cable entry into boxes; wires not guarded; Cottage 715	1	EA	2016
84769	3573	AH Cottages 715-719	DM - Deferred Maintenance	Install fittings for cable entry into boxes; wires not guarded; Cottage 716	1	EA	2016
84769	3574	AH Cottages 715-719	DM - Deferred Maintenance	Install fittings for cable entry into boxes; wires not guarded; Cottage 717	1	EA	2016
84769	3576	AH Cottages 715-719	DM - Deferred Maintenance	Install fittings for cable entry into boxes; wires not guarded; Cottage 718	1	EA	2016
84769	3577	AH Cottages 715-719	DM - Deferred Maintenance	Install fittings for cable entry into boxes; wires not guarded; Cottage 719	1	EA	2016
84769	3579	AH Cottages 715-719	DM - Deferred Maintenance	Replace control cables with control cables rated for outdoor use; Cottage 715 exterior fan coil	1	EA	2016
84769	3582	AH Cottages 715-719	DM - Deferred Maintenance	Replace control cables with control cables rated for outdoor use; Cottage 716 exterior fan coil	1	EA	2016
84769	3588	AH Cottages 715-719	DM - Deferred Maintenance	Replace control cables with control cables rated for outdoor use; Cottage 717 exterior fan coil	1	EA	2016
84769	3613	AH Cottages 715-719	DM - Deferred Maintenance	Replace control cables with control cables rated for outdoor use; Cottage 718 exterior fan coil	1	EA	2016
84769	3614	AH Cottages 715-719	DM - Deferred Maintenance	Replace control cables with control cables rated for outdoor use; Cottage 719 exterior fan coil	1	EA	2016

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
AHWAHNEE DEFERRED MAINTENANCE (DM)							
84810	1419	AH HSE Dorm	LMLS - LM-Life/Safety Code	remove 2 inch step At the private bathroom between 14 and 15, there is a 2" step up to the tub area. The minimum allowable step rise is 4". Therefore, provide a ramp at this location instead of the step. (If possible, the best solution would be to lower the floor in the	2	SF	2016
84810	1417	AH HSE Dorm	DM - Deferred Maintenance	After completion of foundation repairs, repair wall cracks and separated trim in the community room	2	SF	2016
84810	1459	AH HSE Dorm	DM - Deferred Maintenance	Replace rotten siding at east (6" x 3'6"- 1.5sf). Replace missing siding at east (6" x 13' - 6.5sf). Replace damaged siding at north including woodpecker holes and failing previous repairs (12sf). Replace slit and damaged siding at south (70 lf - 35sf)	60	SF	2016
84810	1463	AH HSE Dorm	DM - Deferred Maintenance	Replace broken skirt boards on west (6 sf), reattach loose skirt boards on east (24sf)	30	SF	2016
84810	1331	AH HSE Dorm	LMLS - LM-Life/Safety Code	The west side and kitchen porches are more than 30" above grade. The guardrails are 30 to 32" high and have openings larger than 4". Increase height of railing to 42" and apply panels to prevent passage of a 4" sphere. - 51sf at west, 52 sf at kitchen	103	SF	2016
84810	1324	AH HSE Dorm	LMLS - LM-Life/Safety Code	Ladders do not meet current building code or OSHA requirements. As character defining features of the building, they should not be entirely removed. Instead, remove the lower rungs of the ladder to about 9' above grade. Do not use ladders!	6	SF	2016
84810	1482	AH HSE Dorm	LMLS - LM-Life/Safety Code	Install handrails at stairs and ramp per code requirements. At main entrance ramp - about 9' long x 2 sides. At kitchen porch - about 8' long x 2 sides. At west porch - about 6' long x 2 sides. - 46 lf total	12	SF	2016
84810	1367	AH HSE Dorm	LMAC - Legis Mandate Accessibility	The current ramp is steeper than 1:20, which is the maximum slope per code. Rebuild ramp to meet code requirements. Note that none of the rest of the building is accessible.	30	SF	2016
84810	1327	AH HSE Dorm	DM - Deferred Maintenance	Both the attic and crawl space access panels are in poor condition and should be repaired to prevent animal infestation. Match siding at attic access door and skirting boards at crawl space access door.	2	EA	2016
84810	1385	AH HSE Dorm	DM - Deferred Maintenance	repair damage at door frame - room 15	1	EA	2016
84810	1400	AH HSE Dorm	DM - Deferred Maintenance	Several of the door thresholds are mounted too high and create a tripping hazard. They are located at rooms: 19, 11, 1, and kitchen.	3	EA	2016
84810	1318	AH HSE Dorm	DM - Deferred Maintenance	Remove acoustical ceiling tiles from wall of room 22	110	SF	2016
85811	2304	AH Hotel Main Bldg	LMCO - Legis Mandate Code Compl, Othe	Secure water supply riser from the shower fixture to the showerhead outlet to structure. Properly seal shower fixtures to wall to prevent water leakage to inside of wall. This may require removal of tile and part of wall to secure showerhead riser. Typical for most of the Guest Rooms.	95	EA	2016
85811	2307	AH Hotel Main Bldg	LMCO - Legis Mandate Code Compl, Othe	Remove abandoned domestic water plumbing; verify abandoned and remove plumbing. Quantity in LF	200	EA	2016
85811	2704	AH Hotel Main Bldg	LMCO - Legis Mandate Code Compl, Othe	Install end cap on copper cut/abandoned pipes to take a way one point failure.	2	EA	2016
85811	2722	AH Hotel Main Bldg	LMCO - Legis Mandate Code Compl, Othe	Repair leaking steam and hot water lines attached to heat exchanger. Install proper relief valve to code and insulate pipes and heat exchanger for protection.	1	EA	2016
85811	2308	AH Hotel Main Bldg	LMCO - Legis Mandate Code Compl, Othe	Remove abandoned sanitary plumbing.	200	EA	2016
85811	2309	AH Hotel Main Bldg	LMCO - Legis Mandate Code Compl, Othe	Develop and Install a new ground water containment and discharge plumbing system to prevent water collecting in electrical room, boiler room, storage area in the basement. This shall include updated sump pump discharge system with concrete sealant barrier. Consult an engineer firm for update.	1	EA	2016
85811	2312	AH Hotel Main Bldg	LMCO - Legis Mandate Code Compl, Othe	Replace/install piping insulation; to missing and damaged piping insulation to steam, hot, chilled, non-potable piping. Quantity in LF	400	EA	2016
85811	2310	AH Hotel Main Bldg	LMCO - Legis Mandate Code Compl, Othe	Replace/Install plumbing supports for plumbing; inspect replace any loose or not attached or needed plumbing supports to code to prevent pipe breaks and leaks.	50	EA	2016
85811	2556	AH Hotel Main Bldg	LMCO - Legis Mandate Code Compl, Othe	Remove abandoned heat exchanger	1	EA	2016
85811	2561	AH Hotel Main Bldg	LMCO - Legis Mandate Code Compl, Othe	Replace support with proper rated supports for water main and fire.	1	EA	2016
85811	2564	AH Hotel Main Bldg	DM - Deferred Maintenance	Install floor drain cover and collector.	2	EA	2016
85811	2564	AH Hotel Main Bldg	DM - Deferred Maintenance	Install floor drain cover and collector.	2	EA	2016
85811	2697	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Move switches placed in tub/shower enclosure; safety issue; Restroom 118	1	EA	2016
85811	2701	AH Hotel Main Bldg	DM - Deferred Maintenance	Flush mount receptacle	1	EA	2016
85811	2734	AH Hotel Main Bldg	DM - Deferred Maintenance	Flush mount receptacle; Room 115 South wall	1	EA	2016
85811	2736	AH Hotel Main Bldg	DM - Deferred Maintenance	Replace receptacle cover plate; loose and broken; Room 202 East wall	1	EA	2016
85811	2737	AH Hotel Main Bldg	DM - Deferred Maintenance	Replace broken switch plate and place wire back in wire mold; Room 203 closet	1	EA	2016
85811	2743	AH Hotel Main Bldg	DM - Deferred Maintenance	Replace missing lens and mount flush to wall; Room 206 closet	1	EA	2016
85811	2744	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Replace receptacle; ground prong broken in receptacle; Room 206 bed wall	1	EA	2016
85811	2747	AH Hotel Main Bldg	DM - Deferred Maintenance	Repair receptacle; loose and not flush with wall; Room 247 TV	1	EA	2016

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
AHWAHNEE DEFERRED MAINTENANCE (DM)							
85811	2748	AH Hotel Main Bldg	DM - Deferred Maintenance	Replace 2 prong receptacle with grounded type; Room 221 couch	1	EA	2016
85811	2750	AH Hotel Main Bldg	DM - Deferred Maintenance	Replace or reinstall light fixture; incorrect mounting and missing lam guard; Room 211 closet	1	EA	2016
85811	2759	AH Hotel Main Bldg	DM - Deferred Maintenance	Remount receptacle between beds; Room 215	1	EA	2016
85811	2760	AH Hotel Main Bldg	DM - Deferred Maintenance	Secure stackable device and add cover plate; Room 217 TV	1	EA	2016
85811	2779	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Hard wire per NEC; power cords travel through baseboard and under carpet; Room 232 desk area	1	EA	2016
85811	2781	AH Hotel Main Bldg	DM - Deferred Maintenance	Secure receptacle in wall; Room 240 table receptacle	1	EA	2016
85811	2785	AH Hotel Main Bldg	DM - Deferred Maintenance	Replace broken tell plate in closet; Room 340	1	EA	2016
85811	2794	AH Hotel Main Bldg	DM - Deferred Maintenance	Repair receptacle; loose; Room 442 by couch	1	EA	2016
85811	2796	AH Hotel Main Bldg	DM - Deferred Maintenance	Repair receptacle; loose; Room 424 by couch	1	EA	2016
85811	2804	AH Hotel Main Bldg	DM - Deferred Maintenance	Hard wire; improper cord use and support; Room 3E	1	EA	2016
85811	2805	AH Hotel Main Bldg	DM - Deferred Maintenance	Replace lens on light; Room 3H	1	EA	2016
85811	2806	AH Hotel Main Bldg	DM - Deferred Maintenance	Replace junction box cover; Room 3H	1	EA	2016
85811	2807	AH Hotel Main Bldg	DM - Deferred Maintenance	Fix light fixture and guard; 4th floor elevator lobby	1	EA	2016
85811	2808	AH Hotel Main Bldg	DM - Deferred Maintenance	Reattach box to wall; 4th floor stairwell	1	EA	2016
85811	2809	AH Hotel Main Bldg	DM - Deferred Maintenance	Plug KO's in J box and mount per NEC; Room 5F	1	EA	2016
85811	2810	AH Hotel Main Bldg	DM - Deferred Maintenance	Repair improper wire mold connection; Room 5F	1	EA	2016
85811	2811	AH Hotel Main Bldg	DM - Deferred Maintenance	Repair light; incorrect mounting; Room 5E	1	EA	2016
85811	2812	AH Hotel Main Bldg	DM - Deferred Maintenance	Secure receptacle; Balcony West door	1	EA	2016
85811	2814	AH Hotel Main Bldg	DM - Deferred Maintenance	Cover junction boxes; 6th floor mezzanine	1	EA	2016
85811	2815	AH Hotel Main Bldg	DM - Deferred Maintenance	Repair junction box; conduit and flex broken from box; 6th floor mezzanine	1	EA	2016
85811	2818	AH Hotel Main Bldg	DM - Deferred Maintenance	Replace receptacle cover plate; Room 441 south receptacle	1	EA	2016
85811	2821	AH Hotel Main Bldg	DM - Deferred Maintenance	Replace broken receptacle cover plate; Room 110 south wall	1	EA	2016
85811	2823	AH Hotel Main Bldg	DM - Deferred Maintenance	Repair receptacle; loose; Room 109 East wall	1	EA	2016
85811	2890	AH Hotel Main Bldg	DM - Deferred Maintenance	Place wiring behind soda bar in conduit	1	EA	2016
85811	2891	AH Hotel Main Bldg	DM - Deferred Maintenance	Install GFCI receptacle and strap conduit; soda bar	1	EA	2016
85811	2892	AH Hotel Main Bldg	DM - Deferred Maintenance	Place lamp guard on light; kitchen passage	1	EA	2016
85811	2893	AH Hotel Main Bldg	DM - Deferred Maintenance	Remove cords and install voltage and amperage information per NEC; passage at panel	1	EA	2016
85811	2895	AH Hotel Main Bldg	DM - Deferred Maintenance	Remove cord and replace with permanent wire method; kitchen pastry area	1	EA	2016
85811	2896	AH Hotel Main Bldg	DM - Deferred Maintenance	Remove obsolete receptacle on wall; kitchen pastry area	1	EA	2016
85811	2897	AH Hotel Main Bldg	DM - Deferred Maintenance	Replace cord wired equipment with permanent wire method; kitchen pastry area	1	EA	2016
85811	2898	AH Hotel Main Bldg	DM - Deferred Maintenance	Replace broken flex; kitchen island	1	EA	2016
85811	2899	AH Hotel Main Bldg	DM - Deferred Maintenance	Replace receptacle and box; kitchen island	1	EA	2016
85811	2900	AH Hotel Main Bldg	DM - Deferred Maintenance	Remove cords supplying equipment and replace with permanent wire method; kitchen island	1	EA	2016
85811	2901	AH Hotel Main Bldg	DM - Deferred Maintenance	Add WP receptacle cover; kitchen island	1	EA	2016
85811	2902	AH Hotel Main Bldg	DM - Deferred Maintenance	Replace damaged cord; kitchen island	1	EA	2016
85811	2903	AH Hotel Main Bldg	DM - Deferred Maintenance	Move power cord so that it is not damaged by the sheet metal; kitchen break room	1	EA	2016
85811	2907	AH Hotel Main Bldg	DM - Deferred Maintenance	Move receptacle; currently block; kitchen bake shop	1	EA	2016
85811	2909	AH Hotel Main Bldg	DM - Deferred Maintenance	Replace LB cover; kitchen bake shop	1	EA	2016
85811	2910	AH Hotel Main Bldg	DM - Deferred Maintenance	Replace required voltage and amperage information per NEC; kitchen panel KC1	1	EA	2016
85811	2911	AH Hotel Main Bldg	DM - Deferred Maintenance	Place lamp guard on light; typical of all walk in coolers; kitchen walk in fridge	1	EA	2016
85811	2912	AH Hotel Main Bldg	DM - Deferred Maintenance	Move receptacle blocked by conduit; kitchen walk in fridge	1	EA	2016
85811	2913	AH Hotel Main Bldg	DM - Deferred Maintenance	Add identification label to disconnect; kitchen back room	1	EA	2016
85811	2914	AH Hotel Main Bldg	DM - Deferred Maintenance	Remove transformer, cord cap and unused wiring; kitchen back room	1	EA	2016
85811	2916	AH Hotel Main Bldg	DM - Deferred Maintenance	Install voltage and amperage information; kitchen back room panel	1	EA	2016
85811	2917	AH Hotel Main Bldg	DM - Deferred Maintenance	Replace junction box with WP box and replace flex with seal tight flex; kitchen dish wash area	1	EA	2016

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
AHWAHNEE DEFERRED MAINTENANCE (DM)							
85811	2918	AH Hotel Main Bldg	DM - Deferred Maintenance	Replace receptacle and box damaged from damp area; kitchen dish wash area	1	EA	2016
85811	2919	AH Hotel Main Bldg	DM - Deferred Maintenance	Place lamp guard on light under bar; dining room bar area	1	EA	2016
85811	2920	AH Hotel Main Bldg	DM - Deferred Maintenance	Install GFCI receptacle under bar; dining room bar area	1	EA	2016
85811	2921	AH Hotel Main Bldg	DM - Deferred Maintenance	Add receptacles and circuits for use at bar; dining room bar area	1	EA	2016
85811	2922	AH Hotel Main Bldg	DM - Deferred Maintenance	Install additional receptacles; lack adequate receptacles for area	1	EA	2016
85811	2923	AH Hotel Main Bldg	DM - Deferred Maintenance	Install permanent wire method to replace excessive cord use	1	EA	2016
85811	2924	AH Hotel Main Bldg	DM - Deferred Maintenance	Replace outside flex with seal tight flex	1	EA	2016
85811	2925	AH Hotel Main Bldg	DM - Deferred Maintenance	Add receptacles and circuits; lacking adequate number	1	EA	2016
85811	2926	AH Hotel Main Bldg	DM - Deferred Maintenance	Install voltage and amperage information; panel in closet	1	EA	2016
85811	2927	AH Hotel Main Bldg	DM - Deferred Maintenance	Install cover for floor receptacle	1	EA	2016
85811	2928	AH Hotel Main Bldg	DM - Deferred Maintenance	Repair or replace GFCI receptacle; not working	1	EA	2016
85811	2929	AH Hotel Main Bldg	DM - Deferred Maintenance	Rewire fixture so that wire joints are in box and protected	1	EA	2016
85811	2930	AH Hotel Main Bldg	DM - Deferred Maintenance	Add receptacles and circuits; inadequate receptacles and possible overload; special function office	1	EA	2016
85811	2931	AH Hotel Main Bldg	DM - Deferred Maintenance	Remove abandoned wiring; use permanent wire method to connect fan; special function office	1	EA	2016
85811	2936	AH Hotel Main Bldg	DM - Deferred Maintenance	Secure box to wall; chase located in boiler room	1	EA	2016
85811	2942	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Replace damaged receptacle and broken plate behind bed headboard; NEC 210.60 B requires that receptacles installed in these locations to be guarded to prevent contact with attachment plug; deficiency is typical in almost all guest rooms; ROOM 104	1	EA	2016
85811	2944	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Replace damaged receptacle and broken plate behind bed headboard; NEC 210.60 B requires that receptacles installed in these locations to be guarded to prevent contact with attachment plug; deficiency is typical in almost all guest rooms; ROOM 105	1	EA	2016
85811	2945	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Replace damaged receptacle and broken plate behind bed headboard; NEC 210.60 B requires that receptacles installed in these locations to be guarded to prevent contact with attachment plug; deficiency is typical in almost all guest rooms; ROOM 106	1	EA	2016
85811	2946	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Replace damaged receptacle and broken plate behind bed headboard; NEC 210.60 B requires that receptacles installed in these locations to be guarded to prevent contact with attachment plug; deficiency is typical in almost all guest rooms; ROOM 107	1	EA	2016
85811	2947	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Replace damaged receptacle and broken plate behind bed headboard; NEC 210.60 B requires that receptacles installed in these locations to be guarded to prevent contact with attachment plug; deficiency is typical in almost all guest rooms; ROOM 108	1	EA	2016
85811	2948	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Replace damaged receptacle and broken plate behind bed headboard; NEC 210.60 B requires that receptacles installed in these locations to be guarded to prevent contact with attachment plug; deficiency is typical in almost all guest rooms; ROOM 109	1	EA	2016
85811	2950	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Replace damaged receptacle and broken plate behind bed headboard; NEC 210.60 B requires that receptacles installed in these locations to be guarded to prevent contact with attachment plug; deficiency is typical in almost all guest rooms; ROOM 110	1	EA	2016
85811	2956	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Replace damaged receptacle and broken plate behind bed headboard; NEC 210.60 B requires that receptacles installed in these locations to be guarded to prevent contact with attachment plug; deficiency is typical in almost all guest rooms; ROOM 111	1	EA	2016
85811	2958	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Replace damaged receptacle and broken plate behind bed headboard; NEC 210.60 B requires that receptacles installed in these locations to be guarded to prevent contact with attachment plug; deficiency is typical in almost all guest rooms; ROOM 112	1	EA	2016
85811	2960	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Replace damaged receptacle and broken plate behind bed headboard; NEC 210.60 B requires that receptacles installed in these locations to be guarded to prevent contact with attachment plug; deficiency is typical in almost all guest rooms; ROOM 114	1	EA	2016
85811	2961	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Replace damaged receptacle and broken plate behind bed headboard; NEC 210.60 B requires that receptacles installed in these locations to be guarded to prevent contact with attachment plug; deficiency is typical in almost all guest rooms; ROOM 115	1	EA	2016
85811	2963	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Replace damaged receptacle and broken plate behind bed headboard; NEC 210.60 B requires that receptacles installed in these locations to be guarded to prevent contact with attachment plug; deficiency is typical in almost all guest rooms; ROOM 117	1	EA	2016
85811	2964	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Replace damaged receptacle and broken plate behind bed headboard; NEC 210.60 B requires that receptacles installed in these locations to be guarded to prevent contact with attachment plug; deficiency is typical in almost all guest rooms; ROOM 201	1	EA	2016
85811	2965	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Replace damaged receptacle and broken plate behind bed headboard; NEC 210.60 B requires that receptacles installed in these locations to be guarded to prevent contact with attachment plug; deficiency is typical in almost all guest rooms; ROOM 202	1	EA	2016
85811	2966	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Replace damaged receptacle and broken plate behind bed headboard; NEC 210.60 B requires that receptacles installed in these locations to be guarded to prevent contact with attachment plug; deficiency is typical in almost all guest rooms; ROOM 203	1	EA	2016

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
AHWAHNEE DEFERRED MAINTENANCE (DM)							
85811	3064	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Replace damaged receptacle and broken plate behind bed headboard; NEC 210.60 B requires that receptacles installed in these locations to be guarded to prevent contact with attachment plug; deficiency is typical in almost all guest rooms; ROOM 442	1	EA	2016
85811	3065	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Replace damaged receptacle and broken plate behind bed headboard; NEC 210.60 B requires that receptacles installed in these locations to be guarded to prevent contact with attachment plug; deficiency is typical in almost all guest rooms; ROOM 443	1	EA	2016
85811	3067	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Replace damaged receptacle and broken plate behind bed headboard; NEC 210.60 B requires that receptacles installed in these locations to be guarded to prevent contact with attachment plug; deficiency is typical in almost all guest rooms; ROOM 444	1	EA	2016
85811	3068	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Replace damaged receptacle and broken plate behind bed headboard; NEC 210.60 B requires that receptacles installed in these locations to be guarded to prevent contact with attachment plug; deficiency is typical in almost all guest rooms; ROOM 450	1	EA	2016
85811	3069	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Replace damaged receptacle and broken plate behind bed headboard; NEC 210.60 B requires that receptacles installed in these locations to be guarded to prevent contact with attachment plug; deficiency is typical in almost all guest rooms; ROOM 501	1	EA	2016
85811	3070	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Replace damaged receptacle and broken plate behind bed headboard; NEC 210.60 B requires that receptacles installed in these locations to be guarded to prevent contact with attachment plug; deficiency is typical in almost all guest rooms; ROOM 502	1	EA	2016
85811	3071	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Replace damaged receptacle and broken plate behind bed headboard; NEC 210.60 B requires that receptacles installed in these locations to be guarded to prevent contact with attachment plug; deficiency is typical in almost all guest rooms; ROOM 504	1	EA	2016
85811	3072	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Replace damaged receptacle and broken plate behind bed headboard; NEC 210.60 B requires that receptacles installed in these locations to be guarded to prevent contact with attachment plug; deficiency is typical in almost all guest rooms; ROOM 505	1	EA	2016
85811	3073	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Replace damaged receptacle and broken plate behind bed headboard; NEC 210.60 B requires that receptacles installed in these locations to be guarded to prevent contact with attachment plug; deficiency is typical in almost all guest rooms; ROOM 507	1	EA	2016
85811	3074	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Replace damaged receptacle and broken plate behind bed headboard; NEC 210.60 B requires that receptacles installed in these locations to be guarded to prevent contact with attachment plug; deficiency is typical in almost all guest rooms; ROOM 601	1	EA	2016
85811	3075	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Replace damaged receptacle and broken plate behind bed headboard; NEC 210.60 B requires that receptacles installed in these locations to be guarded to prevent contact with attachment plug; deficiency is typical in almost all guest rooms; ROOM 604	1	EA	2016
85811	3076	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Replace damaged receptacle and broken plate behind bed headboard; NEC 210.60 B requires that receptacles installed in these locations to be guarded to prevent contact with attachment plug; deficiency is typical in almost all guest rooms; ROOM 605	1	EA	2016
85811	3077	AH Hotel Main Bldg	DM - Deferred Maintenance	Add lamp guard and place wire in wire mold; Room 104	1	EA	2016
85811	3079	AH Hotel Main Bldg	DM - Deferred Maintenance	Add lamp guard and place wire in wire mold; ROOM 105	1	EA	2016
85811	3092	AH Hotel Main Bldg	DM - Deferred Maintenance	Add lamp guard and place wire in wire mold; ROOM 106	1	EA	2016
85811	3093	AH Hotel Main Bldg	DM - Deferred Maintenance	Add lamp guard and place wire in wire mold; ROOM 107	1	EA	2016
85811	3094	AH Hotel Main Bldg	DM - Deferred Maintenance	Add lamp guard and place wire in wire mold; ROOM 108	1	EA	2016
85811	3095	AH Hotel Main Bldg	DM - Deferred Maintenance	Add lamp guard and place wire in wire mold; ROOM 109	1	EA	2016
85811	3096	AH Hotel Main Bldg	DM - Deferred Maintenance	Add lamp guard and place wire in wire mold; ROOM 110	1	EA	2016
85811	3097	AH Hotel Main Bldg	DM - Deferred Maintenance	Add lamp guard and place wire in wire mold; ROOM 111	1	EA	2016
85811	3098	AH Hotel Main Bldg	DM - Deferred Maintenance	Add lamp guard and place wire in wire mold; ROOM 112	1	EA	2016
85811	3099	AH Hotel Main Bldg	DM - Deferred Maintenance	Add lamp guard and place wire in wire mold; ROOM 114	1	EA	2016
85811	3100	AH Hotel Main Bldg	DM - Deferred Maintenance	Add lamp guard and place wire in wire mold; ROOM 115	1	EA	2016
85811	3101	AH Hotel Main Bldg	DM - Deferred Maintenance	Add lamp guard and place wire in wire mold; ROOM 117	1	EA	2016
85811	3102	AH Hotel Main Bldg	DM - Deferred Maintenance	Add lamp guard and place wire in wire mold; ROOM 201	1	EA	2016
85811	3103	AH Hotel Main Bldg	DM - Deferred Maintenance	Add lamp guard and place wire in wire mold; ROOM 202	1	EA	2016
85811	3104	AH Hotel Main Bldg	DM - Deferred Maintenance	Add lamp guard and place wire in wire mold; ROOM 203	1	EA	2016
85811	3105	AH Hotel Main Bldg	DM - Deferred Maintenance	Add lamp guard and place wire in wire mold; ROOM 204	1	EA	2016
85811	3106	AH Hotel Main Bldg	DM - Deferred Maintenance	Add lamp guard and place wire in wire mold; ROOM 205	1	EA	2016
85811	3107	AH Hotel Main Bldg	DM - Deferred Maintenance	Add lamp guard and place wire in wire mold; ROOM 206	1	EA	2016
85811	3108	AH Hotel Main Bldg	DM - Deferred Maintenance	Add lamp guard and place wire in wire mold; ROOM 207	1	EA	2016
85811	3109	AH Hotel Main Bldg	DM - Deferred Maintenance	Add lamp guard and place wire in wire mold; ROOM 210	1	EA	2016
85811	3110	AH Hotel Main Bldg	DM - Deferred Maintenance	Add lamp guard and place wire in wire mold; ROOM 211	1	EA	2016

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
AHWAHNEE DEFERRED MAINTENANCE (DM)							
85811	3157	AH Hotel Main Bldg	DM - Deferred Maintenance	Add lamp guard and place wire in wire mold; ROOM 350	1	EA	2016
85811	3158	AH Hotel Main Bldg	DM - Deferred Maintenance	Add lamp guard and place wire in wire mold; ROOM 401	1	EA	2016
85811	3159	AH Hotel Main Bldg	DM - Deferred Maintenance	Add lamp guard and place wire in wire mold; ROOM 417	1	EA	2016
85811	3160	AH Hotel Main Bldg	DM - Deferred Maintenance	Add lamp guard and place wire in wire mold; ROOM 419	1	EA	2016
85811	3161	AH Hotel Main Bldg	DM - Deferred Maintenance	Add lamp guard and place wire in wire mold; ROOM 422	1	EA	2016
85811	3162	AH Hotel Main Bldg	DM - Deferred Maintenance	Add lamp guard and place wire in wire mold; ROOM 423	1	EA	2016
85811	3163	AH Hotel Main Bldg	DM - Deferred Maintenance	Add lamp guard and place wire in wire mold; ROOM 424	1	EA	2016
85811	3164	AH Hotel Main Bldg	DM - Deferred Maintenance	Add lamp guard and place wire in wire mold; ROOM 425	1	EA	2016
85811	3165	AH Hotel Main Bldg	DM - Deferred Maintenance	Add lamp guard and place wire in wire mold; ROOM 426	1	EA	2016
85811	3166	AH Hotel Main Bldg	DM - Deferred Maintenance	Add lamp guard and place wire in wire mold; ROOM 430	1	EA	2016
85811	3167	AH Hotel Main Bldg	DM - Deferred Maintenance	Add lamp guard and place wire in wire mold; ROOM 434	1	EA	2016
85811	3168	AH Hotel Main Bldg	DM - Deferred Maintenance	Add lamp guard and place wire in wire mold; ROOM 438	1	EA	2016
85811	3169	AH Hotel Main Bldg	DM - Deferred Maintenance	Add lamp guard and place wire in wire mold; ROOM 439	1	EA	2016
85811	3170	AH Hotel Main Bldg	DM - Deferred Maintenance	Add lamp guard and place wire in wire mold; ROOM 440	1	EA	2016
85811	3171	AH Hotel Main Bldg	DM - Deferred Maintenance	Add lamp guard and place wire in wire mold; ROOM 441	1	EA	2016
85811	3172	AH Hotel Main Bldg	DM - Deferred Maintenance	Add lamp guard and place wire in wire mold; ROOM 442	1	EA	2016
85811	3173	AH Hotel Main Bldg	DM - Deferred Maintenance	Add lamp guard and place wire in wire mold; ROOM 443	1	EA	2016
85811	3174	AH Hotel Main Bldg	DM - Deferred Maintenance	Add lamp guard and place wire in wire mold; ROOM 444	1	EA	2016
85811	3175	AH Hotel Main Bldg	DM - Deferred Maintenance	Add lamp guard and place wire in wire mold; ROOM 450	1	EA	2016
85811	3176	AH Hotel Main Bldg	DM - Deferred Maintenance	Add lamp guard and place wire in wire mold; ROOM 501	1	EA	2016
85811	3177	AH Hotel Main Bldg	DM - Deferred Maintenance	Add lamp guard and place wire in wire mold; ROOM 502	1	EA	2016
85811	3178	AH Hotel Main Bldg	DM - Deferred Maintenance	Add lamp guard and place wire in wire mold; ROOM 504	1	EA	2016
85811	3179	AH Hotel Main Bldg	DM - Deferred Maintenance	Add lamp guard and place wire in wire mold; ROOM 505	1	EA	2016
85811	3180	AH Hotel Main Bldg	DM - Deferred Maintenance	Add lamp guard and place wire in wire mold; ROOM 507	1	EA	2016
85811	3181	AH Hotel Main Bldg	DM - Deferred Maintenance	Add lamp guard and place wire in wire mold; ROOM 601	1	EA	2016
85811	3182	AH Hotel Main Bldg	DM - Deferred Maintenance	Add lamp guard and place wire in wire mold; ROOM 604	1	EA	2016
85811	3183	AH Hotel Main Bldg	DM - Deferred Maintenance	Add lamp guard and place wire in wire mold; ROOM 605	1	EA	2016
85811	3184	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Restroom light wired to GFCI receptacle; not a code violation but a safety concern; suggest wire GFCI after light to prevent leaving guests in the dark if a device trips; ROOM 104	1	EA	2016
85811	3185	AH Hotel Main Bldg	DM - Deferred Maintenance	Restroom light wired to GFCI receptacle; not a code violation but a safety concern; suggest wire GFCI after light to prevent leaving guests in the dark if a device trips; ROOM 105	1	EA	2016
85811	3186	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Restroom light wired to GFCI receptacle; not a code violation but a safety concern; suggest wire GFCI after light to prevent leaving guests in the dark if a device trips; ROOM 108	1	EA	2016
85811	3187	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Restroom light wired to GFCI receptacle; not a code violation but a safety concern; suggest wire GFCI after light to prevent leaving guests in the dark if a device trips; ROOM 107	1	EA	2016
85811	3188	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Restroom light wired to GFCI receptacle; not a code violation but a safety concern; suggest wire GFCI after light to prevent leaving guests in the dark if a device trips; ROOM 108	1	EA	2016
85811	3189	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Restroom light wired to GFCI receptacle; not a code violation but a safety concern; suggest wire GFCI after light to prevent leaving guests in the dark if a device trips; ROOM 109	1	EA	2016
85811	3190	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Restroom light wired to GFCI receptacle; not a code violation but a safety concern; suggest wire GFCI after light to prevent leaving guests in the dark if a device trips; ROOM 106	1	EA	2016
85811	3191	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Restroom light wired to GFCI receptacle; not a code violation but a safety concern; suggest wire GFCI after light to prevent leaving guests in the dark if a device trips; ROOM 110	1	EA	2016
85811	3192	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Restroom light wired to GFCI receptacle; not a code violation but a safety concern; suggest wire GFCI after light to prevent leaving guests in the dark if a device trips; ROOM 111	1	EA	2016

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
AHWAHNEE DEFERRED MAINTENANCE (DM)							
85811	3260	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Restroom light wired to GFCI receptacle; not a code violation but a safety concern; suggest wire GFCI after light to prevent leaving guests in the dark if a device trips; ROOM 425	1	EA	2016
85811	3261	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Restroom light wired to GFCI receptacle; not a code violation but a safety concern; suggest wire GFCI after light to prevent leaving guests in the dark if a device trips; ROOM 426	1	EA	2016
85811	3262	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Restroom light wired to GFCI receptacle; not a code violation but a safety concern; suggest wire GFCI after light to prevent leaving guests in the dark if a device trips; ROOM 430	1	EA	2016
85811	3263	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Restroom light wired to GFCI receptacle; not a code violation but a safety concern; suggest wire GFCI after light to prevent leaving guests in the dark if a device trips; ROOM 434	1	EA	2016
85811	3264	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Restroom light wired to GFCI receptacle; not a code violation but a safety concern; suggest wire GFCI after light to prevent leaving guests in the dark if a device trips; ROOM 438	1	EA	2016
85811	3265	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Restroom light wired to GFCI receptacle; not a code violation but a safety concern; suggest wire GFCI after light to prevent leaving guests in the dark if a device trips; ROOM 439	1	EA	2016
85811	3266	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Restroom light wired to GFCI receptacle; not a code violation but a safety concern; suggest wire GFCI after light to prevent leaving guests in the dark if a device trips; ROOM 440	1	EA	2016
85811	3267	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Restroom light wired to GFCI receptacle; not a code violation but a safety concern; suggest wire GFCI after light to prevent leaving guests in the dark if a device trips; ROOM 441	1	EA	2016
85811	3268	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Restroom light wired to GFCI receptacle; not a code violation but a safety concern; suggest wire GFCI after light to prevent leaving guests in the dark if a device trips; ROOM 442	1	EA	2016
85811	3269	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Restroom light wired to GFCI receptacle; not a code violation but a safety concern; suggest wire GFCI after light to prevent leaving guests in the dark if a device trips; ROOM 443	1	EA	2016
85811	3270	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Restroom light wired to GFCI receptacle; not a code violation but a safety concern; suggest wire GFCI after light to prevent leaving guests in the dark if a device trips; ROOM 444	1	EA	2016
85811	3271	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Restroom light wired to GFCI receptacle; not a code violation but a safety concern; suggest wire GFCI after light to prevent leaving guests in the dark if a device trips; ROOM 450	1	EA	2016
85811	3272	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Restroom light wired to GFCI receptacle; not a code violation but a safety concern; suggest wire GFCI after light to prevent leaving guests in the dark if a device trips; ROOM 501	1	EA	2016
85811	3273	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Restroom light wired to GFCI receptacle; not a code violation but a safety concern; suggest wire GFCI after light to prevent leaving guests in the dark if a device trips; ROOM 502	1	EA	2016
85811	3274	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Restroom light wired to GFCI receptacle; not a code violation but a safety concern; suggest wire GFCI after light to prevent leaving guests in the dark if a device trips; ROOM 504	1	EA	2016
85811	3275	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Restroom light wired to GFCI receptacle; not a code violation but a safety concern; suggest wire GFCI after light to prevent leaving guests in the dark if a device trips; ROOM 505	1	EA	2016
85811	3276	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Restroom light wired to GFCI receptacle; not a code violation but a safety concern; suggest wire GFCI after light to prevent leaving guests in the dark if a device trips; ROOM 507	1	EA	2016
85811	3277	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Restroom light wired to GFCI receptacle; not a code violation but a safety concern; suggest wire GFCI after light to prevent leaving guests in the dark if a device trips; ROOM 601	1	EA	2016
85811	3278	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Restroom light wired to GFCI receptacle; not a code violation but a safety concern; suggest wire GFCI after light to prevent leaving guests in the dark if a device trips; ROOM 604	1	EA	2016
85811	3279	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Restroom light wired to GFCI receptacle; not a code violation but a safety concern; suggest wire GFCI after light to prevent leaving guests in the dark if a device trips; ROOM 605	1	EA	2016
85811	3280	AH Hotel Main Bldg	DM - Deferred Maintenance	Add box cover and KO closure; chase located in boiler room	1	EA	2016
85811	3306	AH Hotel Main Bldg	DM - Deferred Maintenance	Add lamp guard; chase in boiler room	1	EA	2016
85811	3308	AH Hotel Main Bldg	DM - Deferred Maintenance	Install proper fit plate; chase located in boiler room	1	EA	2016
85811	3309	AH Hotel Main Bldg	DM - Deferred Maintenance	Reinstall box to conduit, secure to wall and add ground; chase located in boiler room	1	EA	2016
85811	3310	AH Hotel Main Bldg	DM - Deferred Maintenance	Reinstall LB to conduit and properly support; chase located in boiler room	1	EA	2016

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
AHWAHNEE DEFERRED MAINTENANCE (DM)							
85811	3312	AH Hotel Main Bldg	DM - Deferred Maintenance	Secure boxes to wall in boiler room	3	EA	2016
85811	3314	AH Hotel Main Bldg	DM - Deferred Maintenance	Install non-plenum rated cable in conduit and properly support computer cable in boiler room	1	EA	2016
85811	3316	AH Hotel Main Bldg	DM - Deferred Maintenance	Replace broken light fixture in boiler room	1	EA	2016
85811	3317	AH Hotel Main Bldg	DM - Deferred Maintenance	Replace cord in boiler room used for sump with permanent wire method	1	EA	2016
85811	3318	AH Hotel Main Bldg	DM - Deferred Maintenance	Add lamp guard to overhead light in basement	1	EA	2016
85811	3322	AH Hotel Main Bldg	DM - Deferred Maintenance	Install cable box connectors for cable entry to panels and label wires with voltage; old panels - boiler room	1	EA	2016
85811	3323	AH Hotel Main Bldg	DM - Deferred Maintenance	Install KO closures in wireway in boiler room	1	EA	2016
85811	3324	AH Hotel Main Bldg	DM - Deferred Maintenance	Label cables in boiler room with voltage in wireway and label old panel as pull box	1	EA	2016
85811	3325	AH Hotel Main Bldg	DM - Deferred Maintenance	Correctly label panels in electronics area and insure voltages and phases; Panel E1 is labeled as single phase but is using 3 phase breakers and has manufacturer label as a 3 phase	1	EA	2016
85811	3326	AH Hotel Main Bldg	DM - Deferred Maintenance	Properly support conduit	1	EA	2016
85811	3327	AH Hotel Main Bldg	DM - Deferred Maintenance	Close opening in wireway above panels in electronics room	1	EA	2016
85811	3328	AH Hotel Main Bldg	DM - Deferred Maintenance	Properly support conduit on side of panel in electronics area	1	EA	2016
85811	3329	AH Hotel Main Bldg	DM - Deferred Maintenance	Reinstall flow switches on FA riser in basement	1	EA	2016
85811	3331	AH Hotel Main Bldg	DM - Deferred Maintenance	Reinstall light fixture; end room of basement	1	EA	2016
85811	3332	AH Hotel Main Bldg	DM - Deferred Maintenance	Install lamp to provide proper lighting in basement	1	EA	2016
85811	3335	AH Hotel Main Bldg	DM - Deferred Maintenance	Replace cord through wall in basement with permanent wire method	1	EA	2016
85811	3336	AH Hotel Main Bldg	DM - Deferred Maintenance	Install non-plenum rated cable in conduit and properly support computer cable in basement	1	EA	2016
85811	3337	AH Hotel Main Bldg	DM - Deferred Maintenance	Properly support conduit on ceiling	1	EA	2016
85811	3339	AH Hotel Main Bldg	DM - Deferred Maintenance	Properly support conduit at entry to panel in electronics area	1	EA	2016
85811	3341	AH Hotel Main Bldg	DM - Deferred Maintenance	Identify phase wire properly per NEC; phase wire identified with green tape	1	EA	2016
85811	3342	AH Hotel Main Bldg	DM - Deferred Maintenance	Block out chase for computer cables through wall	1	EA	2016
85811	3343	AH Hotel Main Bldg	DM - Deferred Maintenance	Properly support conduit to wall	1	EA	2016
85811	3344	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Repair or replace emergency light	1	EA	2016
85811	3345	AH Hotel Main Bldg	DM - Deferred Maintenance	Replace cord through wall with permanent wire method	1	EA	2016
85811	3346	AH Hotel Main Bldg	DM - Deferred Maintenance	Install GFCI receptacles and proper cover	2	EA	2016
85811	3347	AH Hotel Main Bldg	DM - Deferred Maintenance	Add lamp guard on light under bar	1	EA	2016
85811	3351	AH Hotel Main Bldg	DM - Deferred Maintenance	Remove or label abandoned medium voltage cable at door	1	EA	2016
85811	3352	AH Hotel Main Bldg	DM - Deferred Maintenance	Properly label cable phasing	1	EA	2016
85811	3354	AH Hotel Main Bldg	DM - Deferred Maintenance	Cover cable; reduce amount of exposed bare cable	1	EA	2016
85811	3356	AH Hotel Main Bldg	DM - Deferred Maintenance	Check and correct ground; apparent issue	1	EA	2016
85811	3357	AH Hotel Main Bldg	DM - Deferred Maintenance	Correct double lugging issue in disconnect	1	EA	2016
85811	3358	AH Hotel Main Bldg	DM - Deferred Maintenance	Correct wireway stand	1	EA	2016
85811	3359	AH Hotel Main Bldg	DM - Deferred Maintenance	Connect grounding cable	1	EA	2016
85811	3362	AH Hotel Main Bldg	DM - Deferred Maintenance	Properly support conduit per NEC	1	EA	2016
85811	3365	AH Hotel Main Bldg	DM - Deferred Maintenance	Replace broken flex above base of stairs	1	EA	2016
85811	3366	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Unblock exit; egress issue	1	EA	2016
85811	3369	AH Hotel Main Bldg	DM - Deferred Maintenance	Replace junction box; inaccessible by walk way and needs cover; 3rd floor mezzanine	1	EA	2016
85811	3372	AH Hotel Main Bldg	DM - Deferred Maintenance	Relocate junction box per NEC; inaccessible; 3A	1	EA	2016
85811	3377	AH Hotel Main Bldg	LMCO - Legis Mandate Code Compl, Othe	Replace cord with permanent wire method; wired with zip cord and a plug to sw at door; 3B keyless fixture	1	EA	2016
85811	3380	AH Hotel Main Bldg	DM - Deferred Maintenance	Repair light; cover loose; 4th deck	1	EA	2016
85811	3383	AH Hotel Main Bldg	DM - Deferred Maintenance	Relocate LB; cover not accessible; 4A	1	EA	2016
85811	3399	AH Hotel Main Bldg	DM - Deferred Maintenance	Repair light; no lamp or guard safety; 3B	1	EA	2016
85811	3400	AH Hotel Main Bldg	DM - Deferred Maintenance	Relocate junction box; cover inaccessible; 5E	1	EA	2016
85811	3401	AH Hotel Main Bldg	DM - Deferred Maintenance	Support and install wires properly; multiple wires laying on ceiling; 6th mezzanine	1	EA	2016

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
AHWAHNEE DEFERRED MAINTENANCE (DM)							
85811	3403	AH Hotel Main Bldg	DM - Deferred Maintenance	Relocate panel; lacks working space per NEC	1	EA	2016
85811	3404	AH Hotel Main Bldg	DM - Deferred Maintenance	Relocate junction box; in floor; inaccessible	1	EA	2016
85811	3405	AH Hotel Main Bldg	DM - Deferred Maintenance	Replace cord device plugged into each other by adding receptacle and possibly circuit; improper installation	1	EA	2016
85811	3406	AH Hotel Main Bldg	DM - Deferred Maintenance	Replace missing phone jack cover plate; ROOM 243	1	EA	2016
85811	3410	AH Hotel Main Bldg	DM - Deferred Maintenance	Replace receptacle and add another circuit; possible overload of receptacle and apparent short at one time; island	1	EA	2016
85811	3412	AH Hotel Main Bldg	DM - Deferred Maintenance	Replace WP cover on receptacle; island	1	EA	2016
85811	3471	AH Hotel Main Bldg	DM - Deferred Maintenance	Unblock work space; panel IRL	1	EA	2016
85811	3483	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Install two faced exit light; hall near elevator; typical of all floors; Service elevator 1st floor	1	EA	2016
85811	3485	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Install two faced exit light; hall near elevator; typical of all floors; Service elevator 2nd floor	1	EA	2016
85811	3486	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Install two faced exit light; hall near elevator; typical of all floors; Service elevator 3rd floor	1	EA	2016
85811	3487	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Install two faced exit light; hall near elevator; typical of all floors; Service elevator 4th floor	1	EA	2016
85811	3488	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Install two faced exit light; hall near elevator; typical of all floors; Service elevator 5th floor	1	EA	2016
85811	3489	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Install two faced exit light; hall near elevator; typical of all floors; Service elevator 6th floor	1	EA	2016
85811	3509	AH Hotel Main Bldg	DM - Deferred Maintenance	Add convenience receptacles; Breezeway Lounge	6	EA	2016
85811	3510	AH Hotel Main Bldg	DM - Deferred Maintenance	Add convenience receptacles; Colonial Room	6	EA	2016
85811	3511	AH Hotel Main Bldg	DM - Deferred Maintenance	Add convenience receptacles; Tresidor Room	6	EA	2016
85811	3515	AH Hotel Main Bldg	DM - Deferred Maintenance	Add convenience receptacles; Tudor Lounge	6	EA	2016
85811	3516	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Add exit light; Breezeway Lounge	1	EA	2016
85811	3517	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Add exit light; Colonial Room	1	EA	2016
85811	3519	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Add exit light; Tresidor Room	1	EA	2016
85811	3520	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Add exit light; Tudor Lounge	1	EA	2016
85811	4648	AH Hotel Main Bldg	DM - Deferred Maintenance	Foundation is undermined. Grade at West elevation of kitchen wing.	10	SF	2016
85811	4649	AH Hotel Main Bldg	DM - Deferred Maintenance	Concrete has spalled at building foundation at North elevation kitchen wing. Patch concrete to match adjacent.	4	SF	2016
85811	4650	AH Hotel Main Bldg	DM - Deferred Maintenance	Crack with efflorescence at building foundation at North elevation of kitchen wing. Clean efflorescence and patch crack.	10	SF	2016
85811	4652	AH Hotel Main Bldg	DM - Deferred Maintenance	Concrete paving at slab is cracked at South elevation of Winter Club Room, Southeast elevation of Solarium, and bar windows and doors. Patch to match adjacent.	136	SF	2016
85811	4655	AH Hotel Main Bldg	DM - Deferred Maintenance	Floor is uneven and spalling at bar windows and doors. Patch and make level.	2	SF	2016
85811	4657	AH Hotel Main Bldg	DM - Deferred Maintenance	Poor repair patch at concrete patio on South elevation of Solarium. Remove and patch with appropriate material. Patch to match adjacent concrete.	20	SF	2016
85811	4658	AH Hotel Main Bldg	DM - Deferred Maintenance	Floor has an uneven level change that presents a tripping hazard at the bar windows and doors. Patch floor and make level.	9	SF	2016
85811	4659	AH Hotel Main Bldg	DM - Deferred Maintenance	Concrete threshold is cracked at bar windows and doors. Seal 1.5LF of cracks.	1	SF	2016
85811	4660	AH Hotel Main Bldg	DM - Deferred Maintenance	Spall in parge coat over concrete slab at bar windows and doors. Patch.	1	SF	2016
85811	4687	AH Hotel Main Bldg	DM - Deferred Maintenance	Edges of concrete slab on grade are broken, cracked, or spalled at patterned patios at south elevation of Dining Room, south elevation of west wing, and south elevation at south wing; patch broken edges to match adjacent patterned concrete.	101	SF	2016
85811	4690	AH Hotel Main Bldg	DM - Deferred Maintenance	Multiple cracks run through patterned concrete patios at south elevation of south wing and east and west loggias; seal cracks at concrete patios to create a weather-tight and level surface (170 LF).	170	SF	2016
85811	4692	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Previous concrete patches are uneven and a tripping hazard at East Loggia; replace patches to provide a safe and level surface.	24	SF	2016
85811	4693	AH Hotel Main Bldg	DM - Deferred Maintenance	Open joint between concrete patio and base of walls at south elevation of east wing (near Sweet Shop doors) and east loggia; seal or fill joint (52 LF).	52	SF	2016
85811	4695	AH Hotel Main Bldg	DM - Deferred Maintenance	Concrete is spalled at exterior beam faces at East and West Loggias; repair spalls to match adjacent concrete.	33	SF	2016
85811	4699	AH Hotel Main Bldg	DM - Deferred Maintenance	Exposed rebar at exterior concrete beam faces at East and West Loggias; coat rebar to prevent corrosion and patch concrete to match adjacent surface (8 LF).	8	SF	2016
85811	4702	AH Hotel Main Bldg	DM - Deferred Maintenance	Efflorescence at exterior concrete beam faces, concrete rafters, and exposed concrete roof slab at East and West Loggias; remove efflorescence and inspect for causes of moisture infiltration.	93	SF	2016

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
AHWAHNEE DEFERRED MAINTENANCE (DM)							
85811	5209	AH Hotel Main Bldg	LMAC - Legis Mandate Accessibility	There is a raised seating level at the Ahwahnee Bar approx. 12" above the accessible floor level. Recommend that equivalent facilitation be considered at accessible level as a mitigation of the non-accessible condition at raised seating.	100	SF	2016
85811	4813	AH Hotel Main Bldg	DM - Deferred Maintenance	Sealant at copper base and copper flashing beneath railings has deteriorated at the 230 balcony. Seal 230 LF.	60	SF	2016
85811	4828	AH Hotel Main Bldg	DM - Deferred Maintenance	Concrete door thresholds are cracked. Seal 3 LF at 426 Terrace and 438 balcony.	1	SF	2016
85811	4829	AH Hotel Main Bldg	DM - Deferred Maintenance	Spalled concrete threshold at 430 Terrace and 438 balcony. Patch to match adjacent concrete.	3	SF	2016
85811	4711	AH Hotel Main Bldg	DM - Deferred Maintenance	Connections may be loose at Queen's Balcony on 6th floor and there is rust at steel angles below balcony; secure or replace all connections and remove rust and refinish all steel pieces.	10	SF	2016
85811	4682	AH Hotel Main Bldg	DM - Deferred Maintenance	Spalls at concrete balcony supports at the West elevation of central tower; patch concrete to match adjacent concrete.	3	SF	2016
85811	4685	AH Hotel Main Bldg	DM - Deferred Maintenance	Spalls at concrete beam ends at North elevation of room levels and 444-450 balcony; patch concrete to match adjacent concrete.	14	SF	2016
85811	4686	AH Hotel Main Bldg	DM - Deferred Maintenance	Secure incipient spall at balcony concrete framing at the Northeast elevation; pin in place and patch to prevent future spalling.	5	SF	2016
85811	4688	AH Hotel Main Bldg	DM - Deferred Maintenance	Clean bio-growth from balcony concrete supports at the West elevation of central tower and from 444-450 balcony.	5	SF	2016
85811	4689	AH Hotel Main Bldg	DM - Deferred Maintenance	Efflorescence at balcony supports at Northeast elevation and South elevation of the Winter Club Room. Clean. Investigate source of water infiltration.	50	SF	2016
85811	4697	AH Hotel Main Bldg	DM - Deferred Maintenance	Linear cracks in concrete balcony supports at the South elevation of the Winter Club Room. Patch 3 LF of cracking. Concrete patch to match adjacent concrete.	1	SF	2016
85811	4775	AH Hotel Main Bldg	DM - Deferred Maintenance	Crack at concrete support below balcony at west elevation of south wing (above Mural Room); patch crack to match adjacent concrete (1.5 LF).	2	SF	2016
85811	4743	AH Hotel Main Bldg	DM - Deferred Maintenance	Concrete corner posts of balcony railings are spalling at the Colonial Room South Balcony, 430 Terrace, and Tressider South Balcony. Patch concrete to match adjacent.	25	SF	2016
85811	4746	AH Hotel Main Bldg	DM - Deferred Maintenance	Concrete corner posts of balcony railings are spalling at the 5th floor terrace. Patch concrete to match adjacent.	3	SF	2016
85811	4703	AH Hotel Main Bldg	DM - Deferred Maintenance	Plaster has cracked at the eave of the loading dock at the East elevation of the Service yard. Patch plaster to match adjacent.	15	SF	2016
85811	4812	AH Hotel Main Bldg	DM - Deferred Maintenance	Clean efflorescence from log column at interior of dining room.	10	SF	2016
85811	4694	AH Hotel Main Bldg	DM - Deferred Maintenance	Spotty efflorescence at sides of concrete beams and at underside of decking at 434 Balcony, 438 balcony, and Northwest elevation of East wing. Clean and investigate for source of water infiltration.	33	SF	2016
85811	4696	AH Hotel Main Bldg	DM - Deferred Maintenance	Efflorescence at underside of roof decking at 430 terrace, 426 terrace. Clean and investigate for source of water infiltration.	38	SF	2016
85811	4700	AH Hotel Main Bldg	DM - Deferred Maintenance	Cement plaster at eave has spalled at the North elevation of the Kitchen wing and at the upper stories of the East elevation. Patch plaster to match adjacent.	7	SF	2016
85811	4705	AH Hotel Main Bldg	DM - Deferred Maintenance	Concrete roof deck is spalling at the underside at the West loggia and at 426 terrace. Patch concrete to match existing.	13	SF	2016
85811	4707	AH Hotel Main Bldg	DM - Deferred Maintenance	Concrete roof deck is spalling at 438 balcony. Patch concrete to match adjacent.	17	SF	2016
85811	4777	AH Hotel Main Bldg	DM - Deferred Maintenance	Exposed rebar at concrete roof slab, exposed at eave under east loggia; apply coating to rebar to prevent corrosion and patch concrete to match adjacent surfaces.	4	SF	2016
85811	4779	AH Hotel Main Bldg	DM - Deferred Maintenance	Spalls in concrete roof slab and rafters, where exposed at eaves at east and west loggias; patch spalls to match adjacent concrete.	24	SF	2016
85811	4786	AH Hotel Main Bldg	DM - Deferred Maintenance	Underside of concrete roof decking has cracked at 438 balcony exposing steel framing. 2 LF of cracking has exposed rebar at 426. Coat steel and rebar. Seal 69 LF and make watertight. To match adjacent concrete.	25	SF	2016
85811	4748	AH Hotel Main Bldg	DM - Deferred Maintenance	Seal 40 LF of open joint at granite and wood connection at Northwest elevation of East wing, at West elevation of the kitchen wing, and at the bar windows and doors. Make seal watertight.	10	SF	2016
85811	4749	AH Hotel Main Bldg	DM - Deferred Maintenance	Seal 31 LF of cracks at walls of West loggia, Colonial Room East Balcony, and 430 Terrace.	10	SF	2016
85811	4750	AH Hotel Main Bldg	DM - Deferred Maintenance	Clean staining on stone wall at South elevation of Solarium.	40	SF	2016
85811	4756	AH Hotel Main Bldg	DM - Deferred Maintenance	Clean efflorescence from stone walls at the following elevations: East Loggia, South elevation of Solarium, Colonial Room South Balcony, and Tressider South balcony. Investigate source of water infiltration.	281	SF	2016
85811	4757	AH Hotel Main Bldg	DM - Deferred Maintenance	Clean bio-growth from stone walls at the following elevations: West elevation of South wing, South elevation at Southeast corner, East and West loggias, South elevation Solarium and Exterior Porte Cochere.	137	SF	2016
85811	4758	AH Hotel Main Bldg	DM - Deferred Maintenance	Caulk 5 LF Of mortar joint at granite chimney at North elevation.	1	SF	2016
85811	4760	AH Hotel Main Bldg	DM - Deferred Maintenance	Hole at base of wall at West Loggia. Seal.	1	SF	2016

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
AHWAHNEE DEFERRED MAINTENANCE (DM)							
85811	4761	AH Hotel Main Bldg	DM - Deferred Maintenance	Walls have been poorly repointed. Repoint 1067 LF using appropriate material. Repointing required at the following elevations: East and West loggias, 426 Terrace, and Colonial Room East and South balconies.	400	SF	2016
85811	4762	AH Hotel Main Bldg	DM - Deferred Maintenance	Clean guano from stone walls at East and West loggias.	6	SF	2016
85811	4764	AH Hotel Main Bldg	DM - Deferred Maintenance	Seal 20 LF of open joints in stone wall at Fifth floor terrace.	8	SF	2016
85811	4769	AH Hotel Main Bldg	DM - Deferred Maintenance	Stone walls have been capped with cement and elastomeric paint. Remove and repoint below.	20	SF	2016
85811	4911	AH Hotel Main Bldg	DM - Deferred Maintenance	A poor drainage detail is causing heavy biological growth at the west elevation of the Dining Room wing; revise detail and clean stone.	28	SF	2016
85811	4912	AH Hotel Main Bldg	DM - Deferred Maintenance	Pointing mortar is of poor quality and does not match historic mortar at south elevation of east wing and east and west loggia; re-point rubble granite walls and piers where mortar is deteriorated after performing historic mortar analysis.	3,450	SF	2016
85811	4913	AH Hotel Main Bldg	DM - Deferred Maintenance	The joint between the granite walls and piers and the wood sidelites is open at the south elevation of the east wing and the east loggia; seal or fill joint to prevent water infiltration (155 LF).	155	SF	2016
85811	4914	AH Hotel Main Bldg	DM - Deferred Maintenance	Open joint at base of granite piers between pier and concrete slab at West Loggia; fill or seal joint (40 LF).	40	SF	2016
85811	4713	AH Hotel Main Bldg	DM - Deferred Maintenance	Cracked concrete wall at the following elevations: North elevation of upper floors, Northwest elevation of East wing, Northeast elevation, Service yard at North, Northwest and West elevations, Gift shop at North elevation, North elevation at kitchen wing, East and West elevation of South wing, East and West Loggias, South elevation of Winter Club Room, and upper stories of East elevation. Repair 216 LF of cracks at concrete wall; patch crack to match adjacent concrete surfaces.	100	SF	2016
85811	4717	AH Hotel Main Bldg	DM - Deferred Maintenance	Hairline crack at pier mortar at West elevation of kitchen wing. Seal 5 LF.	1	SF	2016
85811	4719	AH Hotel Main Bldg	DM - Deferred Maintenance	Repair crack at concrete wall at West elevation of kitchen wing and East loggia; patch 21 LF of crack to match adjacent concrete surfaces.	8	SF	2016
85811	4722	AH Hotel Main Bldg	DM - Deferred Maintenance	Large spall with exposed rebar at West elevation of kitchen wing, West elevation of service yard, 444-450 Terrace and South elevation at Southeast corner. Coat rebar and patch concrete. Concrete patch to match adjacent.	11	SF	2016
85811	4724	AH Hotel Main Bldg	DM - Deferred Maintenance	Spalling and cracking at concrete wall at Gift shop at North elevation, North and West elevation at kitchen wing, at South elevation at Southeast corner, upper stories of East elevation. Patch concrete to match adjacent.	66	SF	2016
85811	4725	AH Hotel Main Bldg	DM - Deferred Maintenance	Spalls at concrete wall at West elevation of central tower, Northeast elevation, North and West elevation at kitchen wing, Northwest, East and West elevations of service yard, West and East elevations of South wing, 438 balcony, 434 balcony, Colonial Room South Balcony and 417 terrace. Patch concrete to match adjacent.	128	SF	2016
85811	4726	AH Hotel Main Bldg	DM - Deferred Maintenance	Secure incipient spall at concrete wall of West elevation of kitchen wing; pin in place and patch to prevent future spalling.	1	SF	2016
85811	4727	AH Hotel Main Bldg	DM - Deferred Maintenance	Inappropriate spall repair or failing spall repair at wall of 438 balcony and Northeast elevation. Remove and replace with patch to match original finish.	3	SF	2016
85811	4729	AH Hotel Main Bldg	DM - Deferred Maintenance	Clean white staining on walls at the following elevations: West elevation of central tower, North elevation of upper floors, West and East elevation of South wing, South elevation at Southeast corner, and East elevation of upper stories.	36	SF	2016
85811	4730	AH Hotel Main Bldg	DM - Deferred Maintenance	Clean efflorescence from walls at the following elevations: North and West elevations at Kitchen wing, East and West elevations at service yard, South elevation at Southeast corner, North elevation at room levels, East and West loggias, South elevation of solarium, 426 terrace, 434 balcony, 427 terrace, and Tressider South balcony.	202	SF	2016
85811	4731	AH Hotel Main Bldg	DM - Deferred Maintenance	Clean staining at concrete walls at the following elevations: West elevation of central tower, E elevation of elevator penthouse, North and West elevations of kitchen wing, Northwest elevation of service yard, West and East elevation of South wing, South elevation at Southeast corner, East Loggia, Upper stories of East elevation, and 105 balcony. Apply decorative staining if necessary to make stained areas match areas adjacent to them.	623	SF	2016
85811	4732	AH Hotel Main Bldg	DM - Deferred Maintenance	Clean bio-growth from concrete wall at the North elevation of the Kitchen wing.	2	SF	2016
85811	4733	AH Hotel Main Bldg	DM - Deferred Maintenance	Window header is cracked at the bar windows and doors and at East and West Loggias. Seal to match adjacent concrete.	16	SF	2016
85811	4734	AH Hotel Main Bldg	DM - Deferred Maintenance	Window header is spalled at the Northwest elevation of the East wing, at the East and West Loggias and at room 602. Patch concrete to match adjacent.	9	SF	2016
85811	4735	AH Hotel Main Bldg	DM - Deferred Maintenance	Window sill is cracked at the North elevation of the upper floors and at rooms 602 and 607. Seal 10 LF and make watertight.	4	SF	2016

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
AHWAHNEE DEFERRED MAINTENANCE (DM)							
85811	4737	AH Hotel Main Bldg	DM - Deferred Maintenance	Window sills are spalled at the Northwest elevation of the East wing and at the West elevation of the service yard. Patch concrete to match adjacent.	3	SF	2016
85811	4738	AH Hotel Main Bldg	DM - Deferred Maintenance	Window headers at the Northwest elevation of the service yard are cracked, spalled, and have exposed rebar. Coat rebar and patch concrete. Concrete patch to match adjacent.	15	SF	2016
85811	4739	AH Hotel Main Bldg	DM - Deferred Maintenance	Concrete return at window jambs at East loggia are cracked. Patch 8 LF to match adjacent concrete.	2	SF	2016
85811	4783	AH Hotel Main Bldg	DM - Deferred Maintenance	Multiple cracks at concrete walls at south elevation of central tower, south and west elevation of south wing, and south elevation of east wing, radiating from window corners and other joints; patch cracks to match adjacent concrete surfaces (74 LF).	74	SF	2016
85811	4784	AH Hotel Main Bldg	DM - Deferred Maintenance	Secure incipient spall at concrete wall at south elevation of central tower; pin spall in place and patch to prevent future spalling.	4	SF	2016
85811	4788	AH Hotel Main Bldg	DM - Deferred Maintenance	Repair spalled concrete at west elevation of south wing, south elevation of east wing, and east and west loggias to match adjacent surfaces.	46	SF	2016
85811	4793	AH Hotel Main Bldg	DM - Deferred Maintenance	Remove staining and efflorescence at concrete walls at east half of south elevation of south wing, south elevation of east wing, and east loggia. Investigate source of staining and efflorescence.	149	SF	2016
85811	4795	AH Hotel Main Bldg	DM - Deferred Maintenance	Open joint between concrete wall and roof slab at south elevation of east wing; seal or patch to prevent moisture and insect infestation (12 LF).	12	SF	2016
85811	4803	AH Hotel Main Bldg	DM - Deferred Maintenance	Small spalls in concrete window and door heads are typical throughout; patch spalls at south elevation of east wing to match adjacent concrete.	78	SF	2016
85811	4807	AH Hotel Main Bldg	DM - Deferred Maintenance	Exposed metal plate or rebar at concrete wall at east loggia; coat metal to prevent corrosion and patch to match adjacent concrete.	3	SF	2016
85811	4710	AH Hotel Main Bldg	DM - Deferred Maintenance	Concrete is cracked at walls of loading dock at East and Northwest elevations of service yard. Patch and seal 42 LF of cracks to match adjacent concrete and to make watertight.	15	SF	2016
85811	4770	AH Hotel Main Bldg	DM - Deferred Maintenance	Soil erosion at base of wood board and batten wall at Northeast Elevation. Grade.	8	SF	2016
85811	4815	AH Hotel Main Bldg	DM - Deferred Maintenance	Seal gaps between wood siding and columns at exterior porte cohere.	3	SF	2016
85811	4772	AH Hotel Main Bldg	DM - Deferred Maintenance	Framing is exposed at West elevation of service yard; there is no siding. Provide and install wood board siding.	110	SF	2016
85811	4747	AH Hotel Main Bldg	DM - Deferred Maintenance	Exterior log posts at the West elevation of the service yard are deteriorated at base, exhibiting checking and dry rot. Consolidate deteriorated wood.	4	SF	2016
85811	4808	AH Hotel Main Bldg	DM - Deferred Maintenance	Exterior log posts at south elevation of Dining Room wing are deteriorated at base, exhibiting checking and dry rot. Consolidate deteriorated wood.	7	SF	2016
85811	4810	AH Hotel Main Bldg	DM - Deferred Maintenance	Concrete bases below log posts at south elevation of Dining Room wing are broken, spalled, and cracking; patch concrete bases to match intact bases.	7	SF	2016
85811	4773	AH Hotel Main Bldg	DM - Deferred Maintenance	Paint is missing at balcony log railings of North elevation upper floors. Rails have weathered and bio-growth has grown. Remove 10 LF of bio-growth and paint.	2	SF	2016
85811	4798	AH Hotel Main Bldg	DM - Deferred Maintenance	Secure loose handrail at Colonial Room East Balcony (1 EA) and 5th Floor Terrace (2 EA)	3	SF	2016
85811	4799	AH Hotel Main Bldg	DM - Deferred Maintenance	Secure loose infill metal pickets at 444-450 balcony. (10 EA)	5	SF	2016
85811	4811	AH Hotel Main Bldg	DM - Deferred Maintenance	Seal 2.5 LF of open joint at log railing connection to wall at Colonial Room East Balcony.	1	SF	2016
85811	4814	AH Hotel Main Bldg	DM - Deferred Maintenance	Joint between concrete wall and wood railing has failed at 230 balcony. Seal 120 LF.	60	SF	2016
85811	4868	AH Hotel Main Bldg	DM - Deferred Maintenance	Reattach weather-stripping to window at rooms 223, 348 and Kitchen Silver Storage. (3 LF)	3	EA	2016
85811	4869	AH Hotel Main Bldg	DM - Deferred Maintenance	Replace window screen at room 338	1	EA	2016
85811	4871	AH Hotel Main Bldg	DM - Deferred Maintenance	Replace cracked glass panes at room Food Beverage Office.	1	EA	2016
85811	4940	AH Hotel Main Bldg	DM - Deferred Maintenance	Transom at Mural room is not installed correctly. Correct.	1	EA	2016
85811	4941	AH Hotel Main Bldg	DM - Deferred Maintenance	Piece of transom is missing at Mural Room. Dutchman repair.	1	EA	2016
85811	4928	AH Hotel Main Bldg	DM - Deferred Maintenance	Wood is split at bottom rail of transoms at south elevation of east wing; consolidate wood and refinish (12 LF).	4	EA	2016
85811	4882	AH Hotel Main Bldg	DM - Deferred Maintenance	Historic wood windows with leaded glass are deteriorating at rooms 602 and 604. Lead canes are warped and broken. There are cracked panes and wood frame is warped.	2	EA	2016
85811	4883	AH Hotel Main Bldg	DM - Deferred Maintenance	Window at kitchen pastry is splitting. Glass has been replace with Plexiglas. Rehabilitate window to easily operable and watertight condition.	1	EA	2016

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
AHWAHNEE DEFERRED MAINTENANCE (DM)							
85811	4929	AH Hotel Main Bldg	DM - Deferred Maintenance	Transoms over doors at wood window walls at east and west loggias are inoperable or difficult to operate; rehabilitate hardware and repair to easily operable condition (10 EA).	10	EA	2016
85811	4930	AH Hotel Main Bldg	DM - Deferred Maintenance	Open joint between wood window wall at west loggia and exterior concrete slab; fill or seal joint to prevent moisture infiltration (30 LF).	30	EA	2016
85811	4931	AH Hotel Main Bldg	DM - Deferred Maintenance	Upper section of stile at multiple window wall doors at west loggia is bowed and prevents doors from sealing tightly; replace or repair to easily operable condition (4 EA).	4	EA	2016
85811	4863	AH Hotel Main Bldg	DM - Deferred Maintenance	Trim piece is split at South elevation of Solarium. Seal 2 LF.	1	EA	2016
85811	4187	AH Hotel Main Bldg	DM - Deferred Maintenance	Doors at 444/450 Terrace are weathered at the exterior. Restore exterior to weather tight condition and paint.	3	EA	2016
85811	4193	AH Hotel Main Bldg	DM - Deferred Maintenance	Door frame at exterior door to 444 terrace is gouged at screen retainer. Patch and paint.	1	EA	2016
85811	4208	AH Hotel Main Bldg	DM - Deferred Maintenance	Joints at exterior wood doors of room 502 are pulling apart and opening. Tighten and make secure.	2	EA	2016
85811	4212	AH Hotel Main Bldg	DM - Deferred Maintenance	Astragals at exterior door in 417 and 444 are broken and ineffective. Replace.	2	EA	2016
85811	4213	AH Hotel Main Bldg	DM - Deferred Maintenance	Bottom rail and stile are rotted at exterior door of Tressider room. Replace stile and rail.	1	EA	2016
85811	4214	AH Hotel Main Bldg	DM - Deferred Maintenance	Components of doors at base of doors at Tressider room are rotted or inappropriately repaired. Consolidate or Dutchman repair.	3	EA	2016
85811	4837	AH Hotel Main Bldg	DM - Deferred Maintenance	Door is gouged and splitting South elevation of Winter Club Room. Patch and consolidate.	3	EA	2016
85811	4839	AH Hotel Main Bldg	DM - Deferred Maintenance	Hardware is loose at Northeast elevation. Tighten.	1	EA	2016
85811	4841	AH Hotel Main Bldg	DM - Deferred Maintenance	Doors at 438 Balcony bind. Make door easily operable	2	EA	2016
85811	4853	AH Hotel Main Bldg	DM - Deferred Maintenance	Joints at stile and rail are pulling apart at bar windows and doors. Tighten loose joints.	8	EA	2016
85811	4854	AH Hotel Main Bldg	DM - Deferred Maintenance	Repair deteriorated doors. Doors have cracked rails at bar windows and doors. Consolidate.	4	EA	2016
85811	4855	AH Hotel Main Bldg	DM - Deferred Maintenance	Consolidate deteriorated wood at door at bar windows and doors.	1	EA	2016
85811	4915	AH Hotel Main Bldg	DM - Deferred Maintenance	Reattach loose trim at door frame at south elevation of Dining Room wing (1 LF).	1	EA	2016
85811	4916	AH Hotel Main Bldg	DM - Deferred Maintenance	Bottom rail at doors is eroded and deteriorated at historic multi-lite glazed wood doors at south elevation of Dining Room wing and south elevation of East Wing; consolidate wood or replace bottom rail only (9 LF).	9	EA	2016
85811	4917	AH Hotel Main Bldg	DM - Deferred Maintenance	Rail is split at deadbolt at historic glazed wood door at south elevation of east wing; repair door and hardware to operable condition.	1	EA	2016
85811	5204	AH Hotel Main Bldg	LMAC - Legis Mandate Accessibility	There are (16) public entrance/exit door at principal spaces. All door are not full compliant, with excessive opening force required, level changes at some doors ranging from 1"-3" without compliant slope at level change. Correct 60% of public entrances, (10) total design work required).	10	EA	2016
85811	5205	AH Hotel Main Bldg	LMAC - Legis Mandate Accessibility	There is no accessible signage at public entrances. Provide compliant signage at all accessible entrance doors. Building operator will need to establish accessible entrances, and coordinate with entrance upgrades at doors noted elsewhere, (10) each.	10	EA	2016
85811	5206	AH Hotel Main Bldg	LMAC - Legis Mandate Accessibility	There is no directional signage at non-accessible entrances. Provide directional signage indicating accessible entrance location (design work required to determine accessible entrances), (6) each.	6	EA	2016
85811	5207	AH Hotel Main Bldg	LMAC - Legis Mandate Accessibility	There is a level change at several entrance doors that ranges room 1"-3", and does not have compliant sloped transition at each door. Provide accessible sloped transition at level change (design work required), (9) each.	9	EA	2016
85811	4927	AH Hotel Main Bldg	DM - Deferred Maintenance	Cracked rail at sidelite at south elevation of east wing; consolidate damaged wood and refinish (8 LF).	8	EA	2016
85811	4831	AH Hotel Main Bldg	DM - Deferred Maintenance	Bottom rail at doors is eroded and deteriorated at South elevation of Winter Club room and South elevation of Solarium; consolidate 8 LF of wood or replace bottom rail only.	2	EA	2016
85811	4838	AH Hotel Main Bldg	DM - Deferred Maintenance	Door is split and racked at South elevation of Solarium. Rebuild.	1	EA	2016
85811	4843	AH Hotel Main Bldg	LMCO - Legis Mandate Code Compl, Othe	Glazed egress doors at 2nd and 3rd floor east have a 3" high threshold without compliant ramp/landing at either side of door. Correct threshold to have max. 1/4" vertical and 1:2 slope to a height of 3/4" maximum, modify bottom of existing door to seal against new threshold height.	2	EA	2016
85811	5203	AH Hotel Main Bldg	LMAC - Legis Mandate Accessibility	Door opening force is between 6-10 lb, adjust door opening force to compliant condition (Entrance Lobby, ground floor (3); Great Lounge (4), solarium at ground floor (2), Mural room (1), Winter Club (1), Sweet Shop (1), and Dining Room (4) at signed exit doors) or replace with compliant door closer. (16) each total.	16	EA	2016
85811	4195	AH Hotel Main Bldg	DM - Deferred Maintenance	Glazed wood door to 438 balcony is gouged at the interior. (2 SI) Patch and paint.	1	EA	2016
85811	4321	AH Hotel Main Bldg	DM - Deferred Maintenance	Rail of patio door at 104 is unfinished. Paint. 8 LF	1	EA	2016
85811	4840	AH Hotel Main Bldg	DM - Deferred Maintenance	Replace missing hardware at 438 balcony doors	1	EA	2016

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
AHWAHNEE DEFERRED MAINTENANCE (DM)							
85811	4842	AH Hotel Main Bldg	DM - Deferred Maintenance	Doors do not seal properly at Service yard at North elevation. Rehabilitate to easily operable condition.	1	EA	2016
85811	5141	AH Hotel Main Bldg	LMAC - Legis Mandate Accessibility	Landing at plank wood door between Porte cohere walk and service yard has non-compliant landing (48" landing depth results in 0" strike side clearance at pull side). Recommend retaining historic door and log trim in place, Modify service yard shed wall and roof to provide compliant landing clearances (design work required).	10	EA	2016
85811	5142	AH Hotel Main Bldg	LMAC - Legis Mandate Accessibility	Landing at plank wood door between Porte Cochere walk and service yard has non-compliant landing (slope of landing is > 2%). Recommend retaining historic door and log trim in place. Modify service yard asphalt paving to provide compliant landing slope, feather paving at corrected landing at 1":20" max. to meet existing sloped paving (design work required).	40	EA	2016
85811	4330	AH Hotel Main Bldg	DM - Deferred Maintenance	Screen door has pulled loose from frame at room 444. Reattach.	1	EA	2016
85811	4848	AH Hotel Main Bldg	DM - Deferred Maintenance	Reattach door to frame at 450 balcony.	1	EA	2016
85811	4850	AH Hotel Main Bldg	DM - Deferred Maintenance	Doors at 438 balcony are warped and do not fit in frame properly. Rehabilitate.	2	EA	2016
85811	4852	AH Hotel Main Bldg	DM - Deferred Maintenance	Replace missing retaining hardware at screen doors at 444 balcony.	2	EA	2016
85811	4933	AH Hotel Main Bldg	DM - Deferred Maintenance	Water staining at exposed wood at eaves at south elevation of Dining Room wing; solve roof leak issues and refinish wood.	6	SF	2016
85811	4856	AH Hotel Main Bldg	DM - Deferred Maintenance	Fasteners at resin rafter covering have pulled out at West elevation of South wing, South elevation at Southeast corner, East elevation of South wing, Upper stories of East elevation, Northeast elevation, and West elevation of central tower. Replace 121 fasteners and covers where deteriorated.	50	SF	2016
85811	4857	AH Hotel Main Bldg	DM - Deferred Maintenance	Exposed rebar at original rafter tail at North elevation of service yard. Coat rebar and patch concrete. (8 SF) Concrete patch to match adjacent concrete.	1	SF	2016
85811	4858	AH Hotel Main Bldg	DM - Deferred Maintenance	Resin rafter cover has cracked at North elevation of Gift Shop. Replace.	1	SF	2016
85811	4859	AH Hotel Main Bldg	DM - Deferred Maintenance	Clean efflorescence from corners of rafter joints at North elevation of gift shop and West loggia. (8 SF)	2	SF	2016
85811	4860	AH Hotel Main Bldg	DM - Deferred Maintenance	Spall at end of rafter tail at Northwest elevation of service yard. Patch concrete to match adjacent concrete. (3 SF)	1	SF	2016
85811	4422	AH Hotel Main Bldg	DM - Deferred Maintenance	Plaster is missing at header of pass through in 605. Patch 4 SF.	2	SF	2016
85811	4876	AH Hotel Main Bldg	DM - Deferred Maintenance	Patch gouge in window at sweet shop. (.5 LF)	1	SF	2016
85811	4203	AH Hotel Main Bldg	DM - Deferred Maintenance	The following doors have split in areas and requiring sealing and/or patching. (29.5 LF of cracking) Rooms: Mural room, Colonial Room, 104, 109, 225, 417, 430, Passage to 5th floor patio.	9	EA	2016
85811	4207	AH Hotel Main Bldg	DM - Deferred Maintenance	Joints of wood doors are opening and pulling apart. Tighten and secure. (8LF) Rooms: Colonial Room, 105, 417.	3	EA	2016
85811	4210	AH Hotel Main Bldg	DM - Deferred Maintenance	Doors at the following rooms do not open properly. Make easily operable. Rooms: Basement (2 doors), Men's Restroom, Employee Dining Room, 221, 223, 236, 243, 340, 5E, 5H	11	EA	2016
85811	4211	AH Hotel Main Bldg	DM - Deferred Maintenance	Door at room 243 is warped. Rebuild to fit well in frame and make easily operable.	1	EA	2016
85811	4215	AH Hotel Main Bldg	DM - Deferred Maintenance	Door components at the following rooms are damaged or deteriorated and require repair. Consolidate or dutchman repair. Rooms: Kitchen bakery, 104, 105, 234.	4	EA	2016
85811	4300	AH Hotel Main Bldg	DM - Deferred Maintenance	Threshold is bowed and inadequate at the following rooms: Women's Restroom, Linen Room Office, and 223. Replace.	3	EA	2016
85811	4307	AH Hotel Main Bldg	DM - Deferred Maintenance	Grout has failed or the seal has cracked at threshold and floor at the following rooms: 210, 340, 423, 439, 501, 504. Seal. (14 LF)	6	EA	2016
85811	4318	AH Hotel Main Bldg	DM - Deferred Maintenance	Doors at the following closets require compliant closers: Service corridor, 2A, 2D, 2J, 3E, 3H.	7	EA	2016
85811	4942	AH Hotel Main Bldg	LMLS - LM-Life/Safety Code	Tables and chairs stored in the basement block circulation and present a life safety hazard. Remove	1	EA	2016
85811	5153	AH Hotel Main Bldg	LMAC - Legis Mandate Accessibility	Mezzanine Level: there are doors less than 36"-40" apart in series (at Women's restroom vestibule, at corridor to Group Services Office). Code requires 54" wide corridor at Women's vestibule and 36" clear from limit of open door swing to other door in series. Modify Women's vestibule, corrections to Women's vestibule will impact historic fabric (design work required). At corridor doors near Group Services office, modify wall and door to achieve compliant condition (design work required).	20	EA	2016
85811	5169	AH Hotel Main Bldg	LMAC - Legis Mandate Accessibility	There are several doors that do not comply with closing delay requirements (Ground floor: Men's Restroom, door at East wall of service corridor. Mezzanine: Women's Restroom, Unisex Restroom). Adjust closer or replace with compliant closers (4) each.	4	EA	2016
85811	5175	AH Hotel Main Bldg	LMAC - Legis Mandate Accessibility	Door opening force is between 6-10 lb, adjust door opening force to compliant condition (Ground Floor: Men's Restroom, east door at service corridor, at staff/kitchen areas; Mezzanine: Group Services Office, stair to Kitchen from service corridor, Women's Restroom, Unisex Restroom). Adjust closing force or replace with compliant closer.	12	EA	2016
85811	5191	AH Hotel Main Bldg	LMAC - Legis Mandate Accessibility	Entry door at Women's Locker Rm, mezzanine level, has 8" clear at push side strike (12" required). Provide compliant clearance by modifying walls and doors (design work required), (1) each.	1	EA	2016

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AHWAHNEE DEFERRED MAINTENANCE (DM)							
85811	4206	AH Hotel Main Bldg	DM - Deferred Maintenance	Door frames at Dining Room manager's office and Dining room Storage have split at the jamb. Replace frames.	2	EA	2016
85811	4326	AH Hotel Main Bldg	DM - Deferred Maintenance	Knob hardware is missing at Kitchen bakery door. Provide hardware or push plate and pull.	1	EA	2016
85811	5152	AH Hotel Main Bldg	LMAC - Legis Mandate Accessibility	At Kitchen Office there is a +6" raised floor at the office, the floor is required to be the same level on each side of the door. Remove raised floor at Kitchen Office to the level of the corridor, investigate if services beneath floor will be impacted, modify door bottom to meet new floor level (design work required).	100	EA	2016
85811	4820	AH Hotel Main Bldg	LMAC - Legis Mandate Accessibility	Gift shop doors are 29" wide leafs, paired in opening, and do not meet access requirement of 32" clear opening. Doors are secured open during business hours by staff. Recommend replace doors with unequal leafs to achieve compliant door clear opening.	2	EA	2016
85811	4198	AH Hotel Main Bldg	DM - Deferred Maintenance	Two doors at the Ahwahnee bar are gouged at edges. Patch and paint.	2	EA	2016
85811	4335	AH Hotel Main Bldg	DM - Deferred Maintenance	Concrete fireplace surround is cracked in the 602 Library. Seal. (3 LF)	1	EA	2016
85811	4349	AH Hotel Main Bldg	DM - Deferred Maintenance	Lower right bracket at fountain is loose. Secure.	1	EA	2016
85811	5202	AH Hotel Main Bldg	LMAC - Legis Mandate Accessibility	The existing drinking fountain at ground floor is original to building and is non-compliant design for operation and height of components. Consider alternative location for an accessible drinking fountain, or replace the existing drinking fountain (design work required), (1) each.	1	EA	2016
85811	4341	AH Hotel Main Bldg	DM - Deferred Maintenance	Wood dresser at room 111 is gouged. Patch (.5 SF)	1	EA	2016
85811	4350	AH Hotel Main Bldg	DM - Deferred Maintenance	Top of bar at Ahwahnee bar and main registration desk are worn. Refinish (7 SF)	7	EA	2016
85811	5197	AH Hotel Main Bldg	LMAC - Legis Mandate Accessibility	There is no compliant fixed bench at Men's and Women's Locker rooms. Provide compliant fixed bench, 42" L.x20" W. min. at each locker room (2	2	EA	2016
85811	5217	AH Hotel Main Bldg	LMAC - Legis Mandate Accessibility	At Men's restroom there is a wall mounted soap dispenser that is +52" above floor (48" is compliant). there are compliant soap dispensers, mounted in counter at compliant height adjacent each lavatory. Ensure that these remain operable and maintained to maintain compliant condition.	3	EA	2016
85811	5148	AH Hotel Main Bldg	LMAC - Legis Mandate Accessibility	Gift Shop counter is +42" high is non-compliant (+34" high counter required). Modify existing counter or provide accessible counter at alternate location (design work required).	10	EA	2016
85811	5215	AH Hotel Main Bldg	LMAC - Legis Mandate Accessibility	There is no signage indicating the accessible public telephone at mezzanine level. Provide accessible signage.	1	EA	2016
85811	4380	AH Hotel Main Bldg	DM - Deferred Maintenance	Finish on concrete steps to Women's Locker Room is worn. Refinish.	75	SF	2016
85811	5210	AH Hotel Main Bldg	LMAC - Legis Mandate Accessibility	Risers at stairs do not have compliant sloped risers (at egress stair core adjacent elevator, at monumental int. stairs at ground floor to mezzanine (2), at stairs to locker rooms and services stairs). Correction of condition should be performed (design work required), (12) stair flights each.	12	SF	2016
85811	5211	AH Hotel Main Bldg	LMAC - Legis Mandate Accessibility	There is no nosing projection, concrete stairs are constructed with plumb risers. Correct to compliant condition (design work required). (12) flights each.	12	SF	2016
85811	5212	AH Hotel Main Bldg	LMAC - Legis Mandate Accessibility	There is a handrail at one side of stair at mezzanine egress stair to loading dock area. Provide compliant handrail (32 LF).	32	SF	2016
85811	5214	AH Hotel Main Bldg	LMAC - Legis Mandate Accessibility	Handrails do not return to walls at several locations (Mezzanine service stairs to kitchen and to loading dock, monumental stairs at South Lounge and at ground floor elevator lobby). Provide compliant returns at existing handrails, or replace handrails with compliant assembly (design work required).	20	SF	2016
85811	4824	AH Hotel Main Bldg	LMAC - Legis Mandate Accessibility	Egress stair at south wing, 2nd to 3rd floor, has a location where headroom is 72" at lower landing. Provide compliant headroom of 80" minimum (design work required).	1	SF	2016
85811	4832	AH Hotel Main Bldg	LMAC - Legis Mandate Accessibility	Steel circular stair has clear headroom of 72" (78" required at circular stair), and non-compliant tread width of less than 7.5" minimum 12" from narrow edge of tread. Circular stair use for non-residential use is prohibited. Recommend correcting egress stair with compliant assembly (design work required).	1	SF	2016
85811	4566	AH Hotel Main Bldg	DM - Deferred Maintenance	Exterior stairs at Northeast have rusted. Remove rust and coat framing to prevent further corrosion.	60	SF	2016
85811	4394	AH Hotel Main Bldg	DM - Deferred Maintenance	10" step at emergency generator room is cracked 2LF. Seal crack and make water tight. Stair landing at Northeast elevation is spalled. (3SF) Patch.	5	SF	2016
85811	5213	AH Hotel Main Bldg	LMAC - Legis Mandate Accessibility	Steel pipe railings at egress stairs do not have a compliant extension at top and bottom of stair; stair guardrail has openings that exceed 4" max. opening. Modify existing handrails to provide compliant handrail extensions (100 LF); modify stair guardrail to achieve compliant openings (250 LF), (design work required).	350	SF	2016
85811	4443	AH Hotel Main Bldg	DM - Deferred Maintenance	Patch damaged gypsum board At the following rooms: basement, exterior patio storage, kitchen breakfast prep, 325.	91	SF	2016

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AHWAHNEE DEFERRED MAINTENANCE (DM)							
85811	4448	AH Hotel Main Bldg	DM - Deferred Maintenance	Failing tape at wall / ceiling joint in High Voltage room. Fire rating required. Tape 8LF.	2	SF	2016
85811	4402	AH Hotel Main Bldg	DM - Deferred Maintenance	Clean staining from fireplace or air intake at: Elevator lobby, Kitchen, Tressider Room, 332 Parlor. Clean 28 SF.	28	SF	2016
85811	4418	AH Hotel Main Bldg	DM - Deferred Maintenance	Plaster has spalled, chipped, been damaged and previous patches have failed. Repair 371 SF at the following rooms: back reception, manager's office, bellman's closet, service corridor, kitchen bakery, kitchen east freezer, kitchen pastry, AHU room, North mezzanine, linen room, linen room storage, gift shop storage, employee women's room, women's locker hall, employee men's room, 116, 2A, 2H, 2L, 246, 323, 326, 3B, 419, 434, 605.	371	SF	2016
85811	4420	AH Hotel Main Bldg	DM - Deferred Maintenance	21 SF of water damaged plaster at the following rooms: 210, 216, 221, 2C, 2F, 417, 426. Repair.	21	SF	2016
85811	4567	AH Hotel Main Bldg	DM - Deferred Maintenance	Seal open joint between window and wall in room 501. 1.5 LF	1	SF	2016
85811	4462	AH Hotel Main Bldg	DM - Deferred Maintenance	Wood wainscot paneling in the entrance lobby.	4	SF	2016
85811	4485	AH Hotel Main Bldg	DM - Deferred Maintenance	56 SF total of failing paint at the following rooms: Dining room manager's office, dining room storage, coat closet, kitchen bar prep, kitchen breakfast prep, north mezzanine, linen room, tudor lounge, 211, 234, 241, 249, 250, 317, 323, 330, 338, 348, 349, 350, 417, 419, 423, 426, 434, 438. Scrape failed paint and repaint.	56	SF	2016
85811	4501	AH Hotel Main Bldg	DM - Deferred Maintenance	Seal open joint between sink and wall, 5 LF at room 444.	1	SF	2016
85811	4395	AH Hotel Main Bldg	DM - Deferred Maintenance	Historic stenciling at plaster has missing plaster and cracking at the following rooms: Back reception, 212, 250, 317, 319, 419, 424, 430, 434. Repair 15 SF. Work should be overseen by art conservator.	15	SF	2016
85811	4397	AH Hotel Main Bldg	DM - Deferred Maintenance	Paint is flaking and chipping at historic stenciling on plaster in the following rooms: Entrance Lobby, 201, 202, 203, 217, 223, 246, 250, 325, 330, 350, 421, 438, 443, 505. Repair 36 SF. Work should be overseen by art conservator.	36	SF	2016
85811	4398	AH Hotel Main Bldg	DM - Deferred Maintenance	Clean efflorescence at historic stenciling At room 202. Work should be overseen by art conservator.	6	SF	2016
85811	4491	AH Hotel Main Bldg	DM - Deferred Maintenance	Marble threshold at bathroom has cracked in the following rooms: 210, 338, 340, 417, 422, 425, 438, 439, 450, 507, 604. Seal 7.5 LF and make watertight.	2	SF	2016
85811	4541	AH Hotel Main Bldg	DM - Deferred Maintenance	Joints at floor are cracked or have holes in the following rooms: 107, 115, 243, 339, 425, 605. Grout deteriorated areas.	18	SF	2016
85811	4544	AH Hotel Main Bldg	DM - Deferred Maintenance	Replace cracked and chipped floor tiles At the following rooms: kitchen east freezer, women's restroom, 117. Replace 25 tiles	25	SF	2016
85811	4569	AH Hotel Main Bldg	DM - Deferred Maintenance	Areas of rubber flooring has delaminated at the Registration lobby. Secure.	5	SF	2016
85811	4534	AH Hotel Main Bldg	DM - Deferred Maintenance	Rubber flooring is deteriorated in linen room. Patch.	120	SF	2016
85811	4844	AH Hotel Main Bldg	LMAC - Legis Mandate Accessibility	Carpeting in the Great Lounge is not secured to floor. Secure carpeting to floor.	550	SF	2016
85811	4509	AH Hotel Main Bldg	DM - Deferred Maintenance	Concrete flooring at elevator lobby and solarium have extensive network of hairline cracking. No repairs required except at those cracks which have begun to displace floor, which should be patched. Approximately 25%, 28 LF.	12	SF	2016
85811	4515	AH Hotel Main Bldg	DM - Deferred Maintenance	Patch 92 LF of cracks in concrete floors in the following rooms: porte cohere, bar cold storage, kitchen dry storage, AHU room, emergency generator room, gift shop storage, concierge office, fifth floor corridor.	30	SF	2016
85811	4517	AH Hotel Main Bldg	DM - Deferred Maintenance	50 SF at women's locker room.	50	SF	2016
85811	4524	AH Hotel Main Bldg	DM - Deferred Maintenance	4 SF in Exterior patio storage room. Investigate source of water infiltration and correct floor slope in room.	4	SF	2016
85811	4555	AH Hotel Main Bldg	DM - Deferred Maintenance	Gypsum board ceiling is damaged in the following rooms: exterior patio storage, bar cold storage, 342. Patch 9 SF total.	9	SF	2016
85811	4556	AH Hotel Main Bldg	DM - Deferred Maintenance	Gypsum board ceiling is cracked in the bar cold storage. Patch 10 LF.	2	SF	2016
85811	4557	AH Hotel Main Bldg	DM - Deferred Maintenance	Existing tape joint at gypsum board ceiling in room 117. Tape and repair joint. 1.5 LF	1	SF	2016
85811	4560	AH Hotel Main Bldg	DM - Deferred Maintenance	2 LF at sweet shop storage	2	SF	2016
85811	4550	AH Hotel Main Bldg	DM - Deferred Maintenance	Patch gap in ceiling At piping penetration in the executive chef's office.	1	SF	2016
85811	4552	AH Hotel Main Bldg	DM - Deferred Maintenance	Existing patches have failed in the following rooms: entrance lobby, business, center, 202, 204, 205, 228, 239, 322, 334, 421. Patch 72 SF.	72	SF	2016
85811	4553	AH Hotel Main Bldg	DM - Deferred Maintenance	Ceiling plaster at fifth floor corridor and room 117 is badly water damaged. Replace plaster in these areas.	10	SF	2016
85811	4564	AH Hotel Main Bldg	DM - Deferred Maintenance	Clean staining at ceiling in elevator lobby and north mezzanine.	32	SF	2016
85811	4568	AH Hotel Main Bldg	DM - Deferred Maintenance	Active leak at ceiling in room 430.	4	SF	2016
85811	4558	AH Hotel Main Bldg	DM - Deferred Maintenance	Acoustical ceiling tile is missing or damaged in the following rooms: employee dining room, group services, 6th floor foyer. Replace 82 SF.	82	SF	2016
85811	4454	AH Hotel Main Bldg	DM - Deferred Maintenance	Patch spalled gypsum block At basement walls.	70	EA	2016
85811	4456	AH Hotel Main Bldg	DM - Deferred Maintenance	Seal cracks in gypsum block walls At walls in the hall to front entrance. 5 cracks - 81 SF	81	EA	2016

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AHWAHNEE DEFERRED MAINTENANCE (DM)							
85811	4459	AH Hotel Main Bldg	DM - Deferred Maintenance	Clean water staining at gypsum block At hallway to front office.	20	EA	2016
85811	4405	AH Hotel Main Bldg	DM - Deferred Maintenance	Concrete walls are cracked in the following rooms: Basement, Entrance lobby, Gift Shop Storage, Lounge (under). Seal 160 LF/	60	EA	2016
85811	4406	AH Hotel Main Bldg	DM - Deferred Maintenance	Crack at wall in 5F. Seal 4 LF.	1	EA	2016
85811	4407	AH Hotel Main Bldg	DM - Deferred Maintenance	Spalling concrete at walls in basement. Patch.	15	EA	2016
85811	4847	AH Hotel Main Bldg	DM - Deferred Maintenance	Door binds and does not close properly at the North elevation of the service yard. Make easily operable.	1	EA	2016
85811	4390	AH Hotel Main Bldg	DM - Deferred Maintenance	Handrail fasteners are loose. Tighten.	2	SF	2016
85811	4427	AH Hotel Main Bldg	DM - Deferred Maintenance	Patch damaged masonite panel At room 242.	1	SF	2016
85811	4428	AH Hotel Main Bldg	DM - Deferred Maintenance	4 LF at room 401.	1	SF	2016
85818	1605	AH Cottages 710-714	DM - Deferred Maintenance	Concrete curb of crawl space access is cracked and pulling away from building. Patch crack with grout or other appropriate material. Approx. 6 s.f.	1	SF	2016
85818	1608	AH Cottages 710-714	DM - Deferred Maintenance	Concrete curb of crawl space is cracked near building wall. 6" long. Seal crack.	1	SF	2016
85818	1609	AH Cottages 710-714	DM - Deferred Maintenance	Stone paving at north courtyard patio is loose (8 s.f.). Surface is uneven extent. Repair as necessary .	385	SF	2016
85818	1650	AH Cottages 710-714	DM - Deferred Maintenance	Boards of wood paneling at Southwest gable soffit are split (4 s.f.). 3 l.f. split at East soffit. Dutchman repair.	5	SF	2016
85818	1651	AH Cottages 710-714	DM - Deferred Maintenance	Patch holes at soffit At Southwest gable soffit.	2	SF	2016
85818	1654	AH Cottages 710-714	DM - Deferred Maintenance	Siding is deteriorated to water splash at drains. 4 locations, 6 s.f. each. 2 l.f. of cracked wood sill at base of wood post. Dutchman repair.	21	SF	2016
85818	1655	AH Cottages 710-714	DM - Deferred Maintenance	Seal open joint at top corner of siding.	1	SF	2016
85818	1667	AH Cottages 710-714	DM - Deferred Maintenance	Replace missing molding at top of wall - .5 l.f.	1	SF	2016
85818	1660	AH Cottages 710-714	DM - Deferred Maintenance	Seal 4 LF of open joint at bathroom window to create a water tight joint assembly.	1	EA	2016
85818	1663	AH Cottages 710-714	DM - Deferred Maintenance	Replace deteriorating window sealant in 2 locations.	2	EA	2016
85818	1664	AH Cottages 710-714	DM - Deferred Maintenance	Replace damaged and deteriorated double hung aluminum windows at North elevation only.	4	EA	2016
85818	1668	AH Cottages 710-714	DM - Deferred Maintenance	Clean bio-growth off chimney	30	EA	2016
85818	1670	AH Cottages 710-714	DM - Deferred Maintenance	Inappropriate use of sealant in lieu of mortar at chimney. Repoint in entirety.	200	EA	2016
85818	1720	AH Cottages 710-714	DM - Deferred Maintenance	Soffit corner joint near shower in room 714 is cracked (4 l.f.). Crack at window and door in room 713 (1 l.f. each). Cracking at corners of window and door at 712. (3 l.f. total). 40 l.f. of cracking from door to ceiling to window in room 710. 8 l.f. of c	20	SF	2016
85818	1731	AH Cottages 710-714	DM - Deferred Maintenance	3 l.f. of cracked sealant at base of door frame in room 712. 16 l.f. of open joint at ceiling to wood paneling in bath of 711. 40 l.f. of open joint in corner of room 710. Seal all.	15	SF	2016
85818	1693	AH Cottages 710-714	DM - Deferred Maintenance	Marble thresholds are cracked at rooms 712, 713 and 714.. Two cracked at room 710. Seal cracks. .5 l.f. each.	1	SF	2016
85818	1695	AH Cottages 710-714	DM - Deferred Maintenance	Hexagonal ceramic tiles missing and broken at floor edge in room 712 and 714. Replace with new tiles to match existing.	1	SF	2016
85818	1696	AH Cottages 710-714	DM - Deferred Maintenance	Tiles have popped loose at closet in 714. Re-secure.	1	SF	2016
85818	1699	AH Cottages 710-714	DM - Deferred Maintenance	Joint is open at marble threshold in room 710 and 714. Seal 18 LF at 710, 4 LF at 714.	8	SF	2016
85818	1706	AH Cottages 710-714	DM - Deferred Maintenance	Gouge at hall ceiling in room 712. Patch and paint.	1	SF	2016
85818	1734	AH Cottages 710-714	DM - Deferred Maintenance	3 l.f. of failing joint above door to bedroom in room 710. Tape, patch and paint.	1	SF	2016
85818	1736	AH Cottages 710-714	DM - Deferred Maintenance	Joints between gypsum board and rafters are opening in room 714. (72 l.f.) Seal joints.	20	SF	2016
85818	1686	AH Cottages 710-714	DM - Deferred Maintenance	1 ea. at 710, 711 & 712.	3	EA	2016
85818	1687	AH Cottages 710-714	DM - Deferred Maintenance	Short plank door at room 711 binds. Partition door at room 712 does not close. Make easily operable.	2	EA	2016
85818	1688	AH Cottages 710-714	DM - Deferred Maintenance	Hardware is missing at short plank door in room 711. Replace.	1	EA	2016
85818	1690	AH Cottages 710-714	DM - Deferred Maintenance	Utility door at room 711 is gouged (1 s.f.). Infill gouge. Utility door at room 712 is split (4 s.f.). Clamp door, glue and seal. Bath door frame at room 712 is chipped. (.5 s.f) Infill.	3	EA	2016
85818	1692	AH Cottages 710-714	DM - Deferred Maintenance	Latch at partition door in room 713 does not function. Repair.	1	EA	2016
85818	3620	AH Cottages 710-714	DM - Deferred Maintenance	Install fittings for cable entry into boxes; wires not guarded; Cottage 710	1	EA	2016
85818	3621	AH Cottages 710-714	DM - Deferred Maintenance	Install fittings for cable entry into boxes; wires not guarded; Cottage 711	1	EA	2016
85818	3622	AH Cottages 710-714	DM - Deferred Maintenance	Install fittings for cable entry into boxes; wires not guarded; Cottage 712	1	EA	2016
85818	3623	AH Cottages 710-714	DM - Deferred Maintenance	Install fittings for cable entry into boxes; wires not guarded; Cottage 713	1	EA	2016
85818	3624	AH Cottages 710-714	DM - Deferred Maintenance	Install fittings for cable entry into boxes; wires not guarded; Cottage 714	1	EA	2016

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AHWAHNEE DEFERRED MAINTENANCE (DM)							
85818	3639	AH Cottages 710-714	DM - Deferred Maintenance	Install blanking plates in panel; Cottage 710	1	EA	2016
85818	3615	AH Cottages 710-714	DM - Deferred Maintenance	Replace control cables with control cables rated for outdoor use; Cottage 710 exterior fan coil	1	EA	2016
85818	3616	AH Cottages 710-714	DM - Deferred Maintenance	Replace control cables with control cables rated for outdoor use; Cottage 711 exterior fan coil	1	EA	2016
85818	3617	AH Cottages 710-714	DM - Deferred Maintenance	Replace control cables with control cables rated for outdoor use; Cottage 712 exterior fan coil	1	EA	2016
85818	3618	AH Cottages 710-714	DM - Deferred Maintenance	Replace control cables with control cables rated for outdoor use; Cottage 713 exterior fan coil	1	EA	2016
85818	3619	AH Cottages 710-714	DM - Deferred Maintenance	Replace control cables with control cables rated for outdoor use; Cottage 714 exterior fan coil	1	EA	2016
85818	3638	AH Cottages 710-714	DM - Deferred Maintenance	Replace GFCI; won't test; Cottage 711 restroom	1	EA	2016
85818	3641	AH Cottages 710-714	DM - Deferred Maintenance	Install romex fitting; Cottage 710	1	EA	2016
85818	3643	AH Cottages 710-714	DM - Deferred Maintenance	Replace receptacle and broken plate; improper installation; Cottage 710	1	EA	2016
85818	3645	AH Cottages 710-714	LMLS - LM-Life/Safety Code	Repair or replace emergency light; Cottage 712	1	EA	2016
85818	3647	AH Cottages 710-714	DM - Deferred Maintenance	Install cord connector; Cottage 710 water heater	1	EA	2016
115428	1703	AH SITE Hotel Utility Roads	LMAC - Legis Mandate Accessibility	Regrade dirt slope on site. 3-FT dirt drop off is near a pedestrian walk area and should be graded to allow constant gradual slope (SF)	800	SF	2016
115428	1704	AH SITE Hotel Utility Roads	DM - Deferred Maintenance	Replace Utility Box Lid. Plastic utility cover for water faucet is broken (EA)	1	LF	2016
230454	1707	AH SITE Dorm Area	LMLS - LM-Life/Safety Code	Add ramp to avoid tripping hazard (EA)	2	EA	2016
230454	1712	AH SITE Dorm Area	LMLS - LM-Life/Safety Code	Remove pavers to eliminate tripping hazard (EA)	8	SF	2016
230455	1716	AH SITE Hotel Area	LMLS - LM-Life/Safety Code	Remove Pavers to eliminate tripping hazard (EA)	10	EA	2016
230455	1717	AH SITE Hotel Area	LMLS - LM-Life/Safety Code	Remove Pavers and add ramp to avoid tripping hazard (EA)	1	EA	2016
230455	1718	AH SITE Hotel Area	LMLS - LM-Life/Safety Code	Remove Pavers or re-space to eliminate tripping hazard (EA)	10	EA	2016
230455	1719	AH SITE Hotel Area	LMLS - LM-Life/Safety Code	Re-Set pavers to eliminate tripping hazard (EA)	6	EA	2016
230455	1725	AH SITE Hotel Area	LMLS - LM-Life/Safety Code	Remove and Re-set board level or replace with asphalt (SF)	6	EA	2016
230455	1721	AH SITE Hotel Area	DM - Deferred Maintenance	Replace missing irrigation Head if system is still in use (EA)	1	EA	2016
230455	1722	AH SITE Hotel Area	DM - Deferred Maintenance	Repair and secure broken wood cover for irrigation box (EA) in the site area.	1	EA	2016
230455	1724	AH SITE Hotel Area	DM - Deferred Maintenance	Secure wiring in weatherproof fixture for light	1	EA	2016
230577	2642	AH Hotel Service Area Maint Bldg	DM - Deferred Maintenance	Replace cord wired equipment with permanent wire method	1	EA	2016
230577	2660	AH Hotel Service Area Maint Bldg	DM - Deferred Maintenance	Install more receptacles and circuits; inadequate number of receptacles and possible overload	1	EA	2016
230577	2662	AH Hotel Service Area Maint Bldg	DM - Deferred Maintenance	Replace flex and cord cap with permanent wire method and add lamp guard	1	EA	2016
230577	2664	AH Hotel Service Area Maint Bldg	DM - Deferred Maintenance	Add junction box cover	1	EA	2016
230577	2665	AH Hotel Service Area Maint Bldg	DM - Deferred Maintenance	Add lamp guards and light fixture lens typical of all sheds	1	EA	2016
230577	3665	AH Hotel Service Area Maint Bldg	DM - Deferred Maintenance	Secure small area of loose tiles at hip of roof.	1	SF	2016
230577	3668	AH Hotel Service Area Maint Bldg	DM - Deferred Maintenance	Repair split rafter tails and associated minor rot at approximately 40% of rafter tails throughout building. (16 rafter tails at 2 sf each)	32	SF	2016
230620	1737	AH SITE Hotel Parking Areas	LMAC - Legis Mandate Accessibility	Prune and /or remove Shrubs around the asset's site to allow ADA access clearance (EA) per code. These shrubs are currently blocking the accessible routes.	10	SF	2016
230620	1738	AH SITE Hotel Parking Areas	DM - Deferred Maintenance	Replace area of broken or cracked pavement in site area.	100	SF	2016

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
AHWAHNEE COMPONENT RENEWAL							
10895	6773	AH SITE Hotel Road	CR - Component Renewal	Replace road access gate at the end of its lifespan for 35 LF	35	LF	2015
10895	6756	AH SITE Hotel Road	CR - Component Renewal	Replace concrete service area at end of lifespan	6,500	SF	2015
10895	6770	AH SITE Hotel Road	CR - Component Renewal	Replace asphalt utility roads at the end of their lifespan	5,000	SF	2015
10895	6754	AH SITE Hotel Road	CR - Component Renewal	Replace gravel pedestrian path at end of lifespan	500	SF	2015
10895	6759	AH SITE Hotel Road	CR - Component Renewal	Replace metal directional regulatory signage at end of lifespan	7	EA	2015
10895	6761	AH SITE Hotel Road	CR - Component Renewal	Replace asphalt road at end of its lifespan	107,712	SF	2017
10895	6759	AH SITE Hotel Road	CR - Component Renewal	Replace metal directional regulatory signage at end of lifespan	7	EA	2023
10895	6759	AH SITE Hotel Road	CR - Component Renewal	Replace metal directional regulatory signage at end of lifespan	7	EA	2031
84562	6793	AH Cottages 700-701	CR - Component Renewal	Replace exterior wood screen doors at entrance doors at projected end of useful life.	2	EA	2015
84562	41033	AH Cottages 700-701	CR - Component Renewal	Replace mounted on exterior of building, near entrances to rooms at end of useful life	2	EA	2015
84562	41034	AH Cottages 700-701	CR - Component Renewal	Replace Dayton water heater, 58 gal at end of useful life	1	EA	2022
84562	41033	AH Cottages 700-701	CR - Component Renewal	Replace mounted on exterior of building, near entrances to rooms at end of useful life	2	EA	2025
84562	37582	AH Cottages 700-701	CR - Component Renewal	Replace Dayton water heater, 58 gal at end of useful life	1	EA	2027
84563	41035	AH Cottages 702-703	CR - Component Renewal	Replace Dayton water heater, 58 gal at end of useful life	1	EA	2022
84563	37583	AH Cottages 702-703	CR - Component Renewal	Replace Dayton water heater, 58 gal at end of useful life	1	EA	2027
84564	41036	AH Cottages 704-705	CR - Component Renewal	Replace Rheem water heater, 50 Gal at end of useful life	2	EA	2022
84565	41037	AH Cottages 706-707	CR - Component Renewal	Replace Rheem water heater, 50 Gal at end of useful life	2	EA	2022
84565	41038	AH Cottages 706-707	CR - Component Renewal	Replace Rheem water heater, 50 Gal at end of useful life	2	EA	2022
84566	41039	AH Cottages 708-709	CR - Component Renewal	Replace Rheem water heater, 50 Gal at end of useful life	3	EA	2022
84741	41048	AH Cottages 720-723	CR - Component Renewal	Replace Fire Protection System, Fire Extinguisher at end of useful life	2	EA	2015
84741	41049	AH Cottages 720-723	CR - Component Renewal	Replace Rheem water heater, 40 Gal at end of useful life	1	EA	2018
84741	37596	AH Cottages 720-723	CR - Component Renewal	Replace Rheem water heater, Model 1PZ74, 40 Gal at end of useful life	1	EA	2018
84741	41048	AH Cottages 720-723	CR - Component Renewal	Replace Fire Protection System, Fire Extinguisher at end of useful life	2	EA	2025
84741	41049	AH Cottages 720-723	CR - Component Renewal	Replace Rheem water heater, 40 Gal at end of useful life	1	EA	2033
84741	37596	AH Cottages 720-723	CR - Component Renewal	Replace Rheem water heater, Model 1PZ74, 40 Gal at end of useful life	1	EA	2033
84769	1858	AH Cottages 715-719	CR - Component Renewal	Replace gutters at end of expected useful life.	55	SF	2025
84769	41124	AH Cottages 715-719	CR - Component Renewal	Replace 50 gallon electric water heater at end of useful life	1	EA	2029
84810	6792	AH HSE Dorm	CR - Component Renewal	Replace wood beam on grade foundation at projected end of useful life.	16	SF	2015
84810	1326	AH HSE Dorm	CR - Component Renewal	Exterior wood stairs and stringers are in contact with ground and are rotting out. Therefore, they will need to be replaced within a few years. New stairs should be isolated from ground	57	SF	2015
84810	1982	AH HSE Dorm	CR - Component Renewal	Replace steam water heater in women's restroom. The water heater was manufactured in 1972 and is beyond it's expected design life. In addition there is evidence of leakage around the cleanout.	1	EA	2015
84810	1999	AH HSE Dorm	CR - Component Renewal	Replace steam, unit heater in Ahwahnee women's restroom at EOL	1	EA	2015
84810	1982	AH HSE Dorm	CR - Component Renewal	Replace steam water heater in women's restroom. The water heater was manufactured in 1972 and is beyond it's expected design life. In addition there is evidence of leakage around the cleanout.	1	EA	2025
84810	1999	AH HSE Dorm	CR - Component Renewal	Replace steam, unit heater in Ahwahnee women's restroom at EOL	1	EA	2025
85811	2550	AH Hotel Main Bldg	CR - Component Renewal	replace hot water pump with similar specifications of 15 HP, 80 GPM and 55 FT head	2	EA	2015
85811	2562	AH Hotel Main Bldg	CR - Component Renewal	Replace Boiler Storage tank with similar specifications of 25 gallon day tank. Simplex SST-25	1	EA	2015
85811	2563	AH Hotel Main Bldg	CR - Component Renewal	replace sump pumps with similar specification with a Total head of at least 50 FT.	2	EA	2015
85811	2732	AH Hotel Main Bldg	CR - Component Renewal	Replace exhaust fan blower with similar specifications. 5-1 in 5M, EF-1, EF5-2	3	EA	2015
85811	41077	AH Hotel Main Bldg	CR - Component Renewal	Replace Exhaust Fan 5-2 in 5M Blower unknown with Baldor 2 HP motor at end of useful life	1	EA	2015
85811	41266	AH Hotel Main Bldg	CR - Component Renewal	Replace Exhaust Fan 5-2 in 5M Blower unknown with Baldor 2 HP motor at end of useful life	1	EA	2015
85811	41078	AH Hotel Main Bldg	CR - Component Renewal	Replace Cooling Tower; Baltimore at end of useful life	1	EA	2015
85811	41073	AH Hotel Main Bldg	CR - Component Renewal	Replace Heat Exchanger (steam shell and tube) in Kitchen at end of useful life	1	EA	2017
85811	2554	AH Hotel Main Bldg	CR - Component Renewal	Replace Hot water Storage Tank with similar specification size unknown ~750 gallons	2	EA	2017

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AHWAHNEE COMPONENT RENEWAL							
85811	41265	AH Hotel Main Bldg	CR - Component Renewal	Replace Heat Exchanger (steam shell and tube) in Kitchen at end of useful life	1	EA	2017
85811	2555	AH Hotel Main Bldg	CR - Component Renewal	Replace hot water recirculation pumps with similar specifications. Unknown size	3	EA	2017
85811	2565	AH Hotel Main Bldg	CR - Component Renewal	Replace 10 gallon water heater with similar specifications.	1	EA	2017
85811	41070	AH Hotel Main Bldg	CR - Component Renewal	Replace ABSORPTION,WATERCOOLED,WATER,ELECTRIC,CHILLER BUILDING 166 TN , 400 GPM, 460V, 3PH at end of useful life	1	EA	2017
85811	41071	AH Hotel Main Bldg	CR - Component Renewal	Replace Guest Rooms Air Handler Units at end of useful life	95	EA	2020
85811	2552	AH Hotel Main Bldg	CR - Component Renewal	Replace chilled water pump with similar specifications. 15 HP, unknown GPH, Head. name plate not legible.	2	EA	2020
85811	2553	AH Hotel Main Bldg	CR - Component Renewal	Replace chilled water pump with similar specifications. 5 HP name plate not legible	2	EA	2020
85811	2558	AH Hotel Main Bldg	CR - Component Renewal	Replace boiler water pump with similar specification of 7.5 HP.	1	EA	2020
85811	41072	AH Hotel Main Bldg	CR - Component Renewal	Replace Water Supply Pump for Boiler above Kitchen at end of useful life	1	EA	2020
85811	41264	AH Hotel Main Bldg	CR - Component Renewal	Replace Water Supply Pump for Boiler above Kitchen at end of useful life	1	EA	2020
85811	2559	AH Hotel Main Bldg	CR - Component Renewal	Replace Steam Boilers with similar specifications. 550 MBTU/h	2	EA	2021
85811	4946	AH Hotel Main Bldg	CR - Component Renewal	Quarry tile at kitchen areas is in poor condition and is reaching the end of its useful life; replace quarry tile flooring.	649	SF	2021
85811	2727	AH Hotel Main Bldg	CR - Component Renewal	Replace supply air handler with similar specifications with filter system.	1	EA	2022
85811	2551	AH Hotel Main Bldg	CR - Component Renewal	Replace expansion 100 gallon tank with similar specifications. Design Pressure 125 psig	1	EA	2026
85811	2706	AH Hotel Main Bldg	CR - Component Renewal	Replace/Install catch basin in floor drains. Also replace any broken or missing covers.	8	EA	2026
85811	2733	AH Hotel Main Bldg	CR - Component Renewal	Replace electric motor for exhaust fans with similar specifications. EF 5-1	1	EA	2026
85811	2555	AH Hotel Main Bldg	CR - Component Renewal	Replace hot water recirculation pumps with similar specifications. Unknown size	3	EA	2026
85811	2563	AH Hotel Main Bldg	CR - Component Renewal	replace sump pumps with similar specification with a Total head of at least 50 FT.	2	EA	2027
85811	2728	AH Hotel Main Bldg	CR - Component Renewal	Replace supply fan with similar specifications.	1	EA	2027
85811	2731	AH Hotel Main Bldg	CR - Component Renewal	Replace Kitchen exhaust fan with similar specifications.	3	EA	2027
85811	2565	AH Hotel Main Bldg	CR - Component Renewal	Replace 10 gallon water heater with similar specifications.	1	EA	2029
85811	2558	AH Hotel Main Bldg	CR - Component Renewal	Replace boiler water pump with similar specification of 7.5 HP.	1	EA	2030
85811	41077	AH Hotel Main Bldg	CR - Component Renewal	Replace Exhaust Fan 5-2 in 5M Blower unknown with Baldor 2 HP motor at end of useful life	1	EA	2030
85811	41266	AH Hotel Main Bldg	CR - Component Renewal	Replace Exhaust Fan 5-2 in 5M Blower unknown with Baldor 2 HP motor at end of useful life	1	EA	2030
85811	2305	AH Hotel Main Bldg	CR - Component Renewal	Replace/Install Guest Bathroom Exhaust, Install exhaust system for guest bathroom exhaust with fire barriers intact. Mold found in many guest bathrooms. Refer to professional engineer and fire protection expert for exhaust system install.	1	EA	2031
85811	2557	AH Hotel Main Bldg	CR - Component Renewal	replace vacuum pump unit with similar or larger unit.	1	EA	2031
85811	2726	AH Hotel Main Bldg	CR - Component Renewal	Replace/install floor drain cover and strainer in the bar.	2	EA	2031
85818	38275	AH Cottages 710-714	CR - Component Renewal	Replace Bathroom toilet, 3536 at end of useful life	10	EA	2019
85818	38274	AH Cottages 710-714	CR - Component Renewal	Replace Bathroom sink, 3536 at end of useful life	10	EA	2024
85818	38271	AH Cottages 710-714	CR - Component Renewal	Replace Rheem water heater, Model 1PZ74, 40 Gal at end of useful life	1	EA	2027
85818	38272	AH Cottages 710-714	CR - Component Renewal	Replace Rheem water heater, Model 1PZ75, 50 Gal at end of useful life	3	EA	2028
85818	38273	AH Cottages 710-714	CR - Component Renewal	Replace Rheem water heater, Model 6E722, 50 Gal at end of useful life	1	EA	2028
85818	1652	AH Cottages 710-714	CR - Component Renewal	Replace wood shake roofing at end of projected useful life	3,175	SF	2030
230454	41093	AH SITE Dorm Area	CR - Component Renewal	Refinish exterior wood ramps	1	EA	2016
230454	41093	AH SITE Dorm Area	CR - Component Renewal	Refinish exterior wood ramps	1	EA	2018
230454	41093	AH SITE Dorm Area	CR - Component Renewal	Refinish exterior wood ramps	1	EA	2020
230454	41010	AH SITE Dorm Area	CR - Component Renewal	Replace Ramp, Exterior, Wood at end of useful life	1	EA	2022
230454	41093	AH SITE Dorm Area	CR - Component Renewal	Refinish exterior wood ramps	1	EA	2022
230454	41093	AH SITE Dorm Area	CR - Component Renewal	Refinish exterior wood ramps	1	EA	2024
230454	41093	AH SITE Dorm Area	CR - Component Renewal	Refinish exterior wood ramps	1	EA	2026
230454	41093	AH SITE Dorm Area	CR - Component Renewal	Refinish exterior wood ramps	1	EA	2028
230454	41093	AH SITE Dorm Area	CR - Component Renewal	Refinish exterior wood ramps	1	EA	2030
230454	41010	AH SITE Dorm Area	CR - Component Renewal	Replace Ramp, Exterior, Wood at end of useful life	1	EA	2032
230454	41093	AH SITE Dorm Area	CR - Component Renewal	Refinish exterior wood ramps	1	EA	2032

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
AHWAHNEE COMPONENT RENEWAL							
230454	41093	AH SITE Dorm Area	CR - Component Renewal	Refinish exterior wood ramps	1	EA	2034
230455	41011	AH SITE Hotel Area	CR - Component Renewal	Replace Foot Bridge at end of useful life	3	EA	2020
230455	6775	AH SITE Hotel Area	CR - Component Renewal	Replace wood fencing and boardwalk at the end of its lifespan for 500 LF	500	LF	2023
230455	6775	AH SITE Hotel Area	CR - Component Renewal	Replace wood fencing and boardwalk at the end of its lifespan for 500 LF	500	LF	2033
230500	6766	AH SITE Cottage Area	CR - Component Renewal	Replace asphalt utility roads at the end of their lifespan	15,616	SF	2015
230500	41013	AH SITE Cottage Area	CR - Component Renewal	Replace Pavement Asphalt at end of useful life (SF)	7,000	SF	2026
230577	38583	AH Hotel Service Area Maint Bldg	CR - Component Renewal	Replace Kewanee steam boiler at end of useful life	1	EA	2015
230577	38584	AH Hotel Service Area Maint Bldg	CR - Component Renewal	Replace Utility sink at end of useful life	8	EA	2025
230620	41014	AH SITE Hotel Parking Areas	CR - Component Renewal	Replace Pavement Asphalt at end of useful life	106,530	SF	2020
230620	6755	AH SITE Hotel Parking Areas	CR - Component Renewal	Replace concrete patios at end of lifespan	29,130	SF	2020

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
BADGER PASS DEFERRED MAINTENANCE (DM)							
83687	9667	BP Maint Oil Shed	DM - Deferred Maintenance	Concrete slab is cracked and spalled at locations of previous metal posts (3 locations, 1 SF EA); remove embedded metal and repair spalls to match adjacent concrete.(at exposed portion of slab, near edges)	3	SF	2016
83687	9673	BP Maint Oil Shed	DM - Deferred Maintenance	CMU retaining wall below east side of concrete slab is eroded below drainage pipe; install elbow to extend drainage pipe away from foundation and patch eroded CMU.	2	SF	2016
83687	9674	BP Maint Oil Shed	DM - Deferred Maintenance	Wood corner trim at northeast and northwest corners is split and deteriorated; replace 18 LF of trim with new trim to match existing.	9	SF	2016
84632	8588	BP Lift Storage Shed 1	DM - Deferred Maintenance	Repair damaged plywood sheathing at roof(4 SF).	4	SF	2016
84632	8587	BP Lift Storage Shed 1	DM - Deferred Maintenance	Replace missing 2x4 fascia board at South elevation (4 LF).	2	SF	2016
84632	8590	BP Lift Storage Shed 1	DM - Deferred Maintenance	Replace split rafter tail at West elevation (1SF).	1	SF	2016
84632	8617	BP Lift Storage Shed 1	DM - Deferred Maintenance	Provide sheet metal closure over hole in floor (1 SF).	1	SF	2016
84632	9014	BP Lift Storage Shed 1	RMDM - RM Defer Maintenance	Interior plywood floor is currently unpainted. Paint floor to extend useful life of floor.	48	SF	2016
84632	8564	BP Lift Storage Shed 1	CRDM - Component Renewal Defer Maint	Plywood siding has reached the end of its useful life. Replace siding.	310	SF	2016
84633	8964	BP Lift Storage Shed 2	DM - Deferred Maintenance	Patch hole at north at former flue penetration (1 SF) and reattach loose siding at east (8 SF).	9	SF	2016
84633	9005	BP Lift Storage Shed 2	RMDM - RM Defer Maintenance	Interior plywood floor is currently unpainted. Paint floor to extend useful life of floor.	120	SF	2016
84645	8683	BP X-Country Trailer	DM - Deferred Maintenance	Plywood siding is in contact with the earth along the entire North elevation. Grade away from building and/ or reinstall siding as necessary.	60	SF	2016
84645	10601	BP X-Country Trailer	DM - Deferred Maintenance	Improper cord use and box installation/ rewire for permanent installation.	1	EA	2016
84645	10602	BP X-Country Trailer	DM - Deferred Maintenance	Panel missing, dead front/supply and install at exterior, south panel.	1	EA	2016
84645	8732	BP X-Country Trailer	CRDM - Component Renewal Defer Maint	Acoustic ceiling tile (ACT) is water damaged, has been cut and is damaged. Replace at end of projected useful life.	1,410	SF	2016
84772	8347	BP Maint Garage	RMDM - RM Defer Maintenance	Concrete floor is badly pocked from equipment movement. Seal concrete floor in entirety to prevent from further damage.	2,100	SF	2016
84772	8294	BP Maint Garage	DM - Deferred Maintenance	20LF of Earth/wood contact at the Southwest corner. Grade earth to slope away from foundation.	20	SF	2016
84772	8298	BP Maint Garage	DM - Deferred Maintenance	80% of East elevation battens are loose. Secure 80 LF. 9 locations of animal holes at South elevation. Patch and paint 2 SF. 1 SF hole in siding near roof at North elevation. Patch and paint. 12 LF of battens are broken at West elevation. Replace.	95	SF	2016
84772	10196	BP Maint Garage	RMDM - RM Defer Maintenance	Wood fascia has not been maintained and has deteriorated over time. Scrape/sand and spot prime and paint, or renew paint coatings as necessary.Check for deterioration and detachment.	260	SF	2016
84772	8295	BP Maint Garage	DM - Deferred Maintenance	2 x 2 trim piece below fascia at North elevation of high roof is detached and sagging. Reattach. 6 LF.	6	SF	2016
84772	8296	BP Maint Garage	DM - Deferred Maintenance	Fascia at Southwest corner is deteriorated/missing. Dutchman repair 1 LF.	1	SF	2016
84772	8297	BP Maint Garage	DM - Deferred Maintenance	Fascia at East elevation is loose. Reattach 20 LF.	20	SF	2016
84772	10197	BP Maint Garage	RMDM - RM Defer Maintenance	Wood soffits at both roofs have not been maintained and have deteriorated. Scrape/sand and spot prime and paint, or renew paint coatings as necessary. Check for deterioration and detached soffit pieces.	260	SF	2016
84772	8314	BP Maint Garage	RMDM - RM Defer Maintenance	Exterior wood windows are extremely weathered. Two windows at West elevation have rotted bottom rails. Rehabilitate to weather tight condition. Check for deteriorated components and failing glazing putty.	2	EA	2016
84772	8303	BP Maint Garage	DM - Deferred Maintenance	Wood doors at East elevation are severely deteriorated and are no longer weather tight. At interior, doors are blocked by shelving. They are no longer used. Remove doors and infill opening. Apply gypsum board at interior and plywood board and wood battens to match adjacent at exterior.	2	EA	2016
84772	8305	BP Maint Garage	DM - Deferred Maintenance	(2) window sills at East elevation are badly weathered and splitting. Epoxy repair where possible, dutchman repair if necessary.	2	EA	2016
84772	8313	BP Maint Garage	RMDM - RM Defer Maintenance	Exterior wood windows are extremely weathered. Rehabilitate to easily operable and weather tight condition. Check for deteriorated components and that window is easily operable.	4	EA	2016
84772	8307	BP Maint Garage	DM - Deferred Maintenance	Base of plywood door is deteriorated and worn away. Replace bottom 2' of plywood at door base to extend useful life.	1	EA	2016
84772	8346	BP Maint Garage	DM - Deferred Maintenance	Network of cracking in gypsum board wall at west break room wall. Replace 1 SF. 1SF hole in wall at two areas. Patch and paint.	3	SF	2016
84772	8341	BP Maint Garage	RMDM - RM Defer Maintenance	Replace carpet at office at projected end of useful life and repeat every 7 years as recurring maintenance.	85	SF	2016
84772	8345	BP Maint Garage	DM - Deferred Maintenance	1LF of cracked panel at plywood ceiling in garage. Replace.	1	SF	2016
84772	10561	BP Maint Garage	DM - Deferred Maintenance	Secure cover. Panel-SQ-D 120/208v, 100A3 Phase.	1	EA	2016
84772	10562	BP Maint Garage	DM - Deferred Maintenance	Panel - SQ-D QD-QO- 6-12 series-100a-120/240v-single phase-3w used to switch lights. The breakers in this panel are not rated to use as switches-replace with correct rated breakers.	1	EA	2016
84772	10565	BP Maint Garage	DM - Deferred Maintenance	Replace missing fluorescent light fixture in garage	1	EA	2016
84772	10566	BP Maint Garage	DM - Deferred Maintenance	Replace missing fluorescent lamp guards in garage	5	EA	2016

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
BADGER PASS DEFERRED MAINTENANCE (DM)							
84772	10571	BP Maint Garage	LMCO - Legis Mandate Code Compl, Othe	Install additional receptacles, current number of receptacles in office area is inadequate	5	EA	2016
84772	10573	BP Maint Garage	DM - Deferred Maintenance	Remove cut off cord from box located on ceiling	1	EA	2016
84772	10576	BP Maint Garage	DM - Deferred Maintenance	Remove wood blank off and reinstall with approved blanking plate, ski lift power panel	1	EA	2016
84772	10577	BP Maint Garage	DM - Deferred Maintenance	Replace dead front cover, AW Meter Can and Breakers	1	EA	2016
84772	8300	BP Maint Garage	CRDM - Component Renewal Defer Maint	Solid core wood door at east elevation is badly weathered and deteriorated. Replace.	1	EA	2016
84841	2303	BP Day Lodge	DM - Deferred Maintenance	At main entry stairs to second floor secure loose metal nosings at each tread. 5 LF at 18 instances.	18	SF	2016
84841	2052	BP Day Lodge	DM - Deferred Maintenance	Wood siding at East wall of Breezeway (First Floor) is loose. Reattach wood siding to existing framing.	3	SF	2016
84841	2035	BP Day Lodge	DM - Deferred Maintenance	Replace broken tiles: 2 full tiles at floor and 2 corner pieces at base.	2	SF	2016
84841	1985	BP Day Lodge	DM - Deferred Maintenance	Wood 1x2 trim is damaged from impact at door at Liquor Storage at Kitchen; replace 1 SF of wood trim.	1	EA	2016
84841	2064	BP Day Lodge	DM - Deferred Maintenance	Replace damaged door jamb at closet door in Cook's Dorm	1	EA	2016
84841	2098	BP Day Lodge	DM - Deferred Maintenance	Top corner of door has been removed in fire sprinkler riser/mechanical room. Dutchman repair (1 SF) at door.	1	EA	2016
84841	3800	BP Day Lodge	LMAC - Legis Mandate Accessibility	All interior doors in the accessible path of travel have knob locksets, replace all knob locksets and non-compliant hardware. Coordinate with recommended upgrades to accessible maneuvering clearances at doors, rooms, and assets noted (design work required) at (14) doors.	14	EA	2016
84841	2014	BP Day Lodge	DM - Deferred Maintenance	Wood hopper window at kitchen pantry does not open (N elevation first floor Kitchen). Repair to easily operable condition.	1	EA	2016
84841	2032	BP Day Lodge	DM - Deferred Maintenance	In-swinging hopper wood sash at Dorm Room (N elevation, first floor, Pup's Den) does not open. Repair sash to easily operable condition.	1	EA	2016
84841	2131	BP Day Lodge	DM - Deferred Maintenance	9-lite wood casement windows are deteriorated at bottom rail (South elevation, second floor). Repair wood sash to stable, weather tight condition.	3	EA	2016
84841	2285	BP Day Lodge	DM - Deferred Maintenance	Window pane is broken at 9-lite casement window (West elevation, first floor). Replace glass pane in existing wood sash (1 sf).	1	EA	2016
84841	2103	BP Day Lodge	DM - Deferred Maintenance	Provide 6 ft long aluminum glazing stops where missing at each door (2 each at South elevation, entrance doors to Dining Room).	2	EA	2016
84841	2126	BP Day Lodge	DM - Deferred Maintenance	Patch FRP where holes have been cut for previous appliances in Men's basement restroom	15	SF	2016
84841	2196	BP Day Lodge	DM - Deferred Maintenance	Severe staining below urinal at wainscot FRP in Second Floor East Office. Replace	2	SF	2016
84841	3802	BP Day Lodge	LMAC - Legis Mandate Accessibility	Ground floor level is not on an accessible route, provide compliant access to ground floor (design work required).	1	SF	2016
84841	1981	BP Day Lodge	DM - Deferred Maintenance	Damaged wood paneling in Bar at corner near door. Dutchman repair (2 LF).	1	SF	2016
84841	1964	BP Day Lodge	DM - Deferred Maintenance	Plywood is damaged at Lift Operations (5) SF and at Second Floor Women's Room near lavatory (6) SF. Replace.	11	SF	2016
84841	2187	BP Day Lodge	DM - Deferred Maintenance	.5 SF hole in plywood wall at Second Floor East Office. Patch.	1	SF	2016
84841	2012	BP Day Lodge	DM - Deferred Maintenance	Remove damaged plywood ceiling at back kitchen. Replace with Gypsum Board to match the rest of kitchen ceiling.	64	SF	2016
84841	2218	BP Day Lodge	DM - Deferred Maintenance	Plywood finish is warped at ceiling soffit in Sport Shop; repair or replace plywood to achieve a continuous ceiling finish.	12	SF	2016
84841	3769	BP Day Lodge	LMAC - Legis Mandate Accessibility	Several areas within the building have a door threshold or a level change of +/- 6" (ground floor Men's restroom, for example). There are several areas that have floor level changes of 12"-18" with stairs (1st floor Women's restroom). Disabled access to ground and 2nd floors is by stairs only. Correct interior accessible route (design work required).	525	SF	2016
84841	2174	BP Day Lodge	DM - Deferred Maintenance	Inadequate head room at diagonal braces from roof to floor in Snow Flake room. Provide (35) SF of safety barrier.	35	SF	2016
84841	2093	BP Day Lodge	DM - Deferred Maintenance	Ski tag holder is loose/detaching from wall at Ticket booth at Breezeway. Reattach ski tag holder (4 each).	1	SF	2016
84841	2158	BP Day Lodge	LMAC - Legis Mandate Accessibility	Asphalt ramp at NW corner of 1st floor is sloped at 2":12", which is marginally acceptable as a service ramp but not for disabled use; provide signage at base and top of ramp indicating that ramp is not accessible and direct occupants to accessible entran	1	SF	2016
84841	2257	BP Day Lodge	DM - Deferred Maintenance	At Ticket sales north. 3 LF of 1 x - reattach.	1	EA	2016
84841	2062	BP Day Lodge	DM - Deferred Maintenance	Siding at Cook's dorm has shifted and is gapping. Reposition and reattach	5	SF	2016
84841	3823	BP Day Lodge	LMAC - Legis Mandate Accessibility	There is a handrail on one side of existing stairs, provide compliant handrail at other side of stair for all interior stairs (90 lf).	90	SF	2016
84841	3828	BP Day Lodge	LMAC - Legis Mandate Accessibility	Winder stairs that provide access to 2nd floor cook's quarters are non-compliant tread width. Correct spiral stairs to compliant condition.	80	SF	2016
84841	3843	BP Day Lodge	LMAC - Legis Mandate Accessibility	Interior handrails have non-complaint top and bottom extensions and do not return into wall (dining room stair 1st to 2nd floor, stairs to 1st floor men's room, cook's quarters stairs). Repair handrail extensions and returns to compliant condition (12 lf).	12	SF	2016
84841	2034	BP Day Lodge	DM - Deferred Maintenance	10 LF of reverse board and batten ceiling paneling is loose and detached at Pup's Den; reattach loose paneling.	7	SF	2016

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
BADGER PASS DEFERRED MAINTENANCE (DM)							
84841	2395	BP Day Lodge	DM - Deferred Maintenance	Metal clad door pair is deteriorated at base of door. repair base of door and rehabilitate to proper working order (Locker room C, ground floor).	2	EA	2016
84841	1966	BP Day Lodge	RMDM - RM Defer Maintenance	Replace severely worn carpet at lift operations room.	280	SF	2016
84841	2021	BP Day Lodge	DM - Deferred Maintenance	Plaster at West pantry wall is damaged. Replace 6 SF.	6	SF	2016
84841	1967	BP Day Lodge	DM - Deferred Maintenance	Log panel is detached from access door. Reattach log panel to access door, and repair door to proper working condition (W elev ground floor).	2	EA	2016
84841	1980	BP Day Lodge	DM - Deferred Maintenance	End of wall cavity is open at north wall of Rusty Rust room. Enclose.	3	EA	2016
84841	3810	BP Day Lodge	LMAC - Legis Mandate Accessibility	Maneuvering clearances are non-compliant at several areas of building (dressing room at Ski Shop 1st floor, Bar at 2nd floor). Modify rooms to achieve compliant maneuvering clearances (design work required).	2	EA	2016
84841	3858	BP Day Lodge	LMAC - Legis Mandate Accessibility	First floor unisex disabled restroom has inadequate maneuvering clearance for toilet fixture (60" clear measured at back wall- 32" clear existing) modify restroom to achieve compliant condition (design work required), side wall grab bar is 36" L.-provide 42" compliant grab bar, mirror is greater than 40" above floor, provide 24"x36" mirror 40" above floor to bottom of mirror. Provide directional accessible signage adjacent to the entry when work is complete.	3	EA	2016
84841	2030	BP Day Lodge	DM - Deferred Maintenance	Door pair lacks a coordinator causing door pair to not close properly. Provide door coordinator bar at main entry on North elevation.	1	EA	2016
84841	2151	BP Day Lodge	DM - Deferred Maintenance	Steel glazed door pair 72" x 96" with transom are missing lockset (1 EA), missing top and bottom flush bolts on fixed leaf, bottom of active leaf is rusted and deteriorated. Replace missing hardware components to make doors functional, rehabilitate doors	2	EA	2016
84841	2075	BP Day Lodge	DM - Deferred Maintenance	Install relief valve pipe and air separator in boiler room	1	EA	2016
84841	2106	BP Day Lodge	DM - Deferred Maintenance	Window has been fixed shut at women's restroom in basement. Make operable to provide adequate ventilation at restroom.	1	SF	2016
84841	2145	BP Day Lodge	DM - Deferred Maintenance	Replace 3 sinks and piping which is leaking in men's room next to the boiler room	3	EA	2016
84841	2461	BP Day Lodge	LMAC - Legis Mandate Accessibility	Unisex disabled accessible restroom (1st floor at N entry to Cafeteria) has non-compliant clearance required at toilet. Toilet is required to have a clear area measuring 60" at the wall, but has 37" clear with a lavatory in the clear area. Relocate lavatory, modification of wall framing and finishes is needed.	1	EA	2016
84841	3845	BP Day Lodge	LMAC - Legis Mandate Accessibility	Pay telephone at 1st floor is non-compliant: telephone protrudes from existing alcove 8" where 4" is required, pay slot is above the 48" max. height above floor, no accessible signage. Reconfigure telephone alcove to compliant condition, relocate telephone to compliant height, provide accessible signage (design work required).	10	SF	2016
84841	2323	BP Day Lodge	DM - Deferred Maintenance	Replace fittings; FP pipe leak; ski office basement locker room	1	EA	2016
84841	2326	BP Day Lodge	DM - Deferred Maintenance	Repair leak at urinal and repair damaged wall; 2nd floor sleep quarters above store	1	EA	2016
84841	2332	BP Day Lodge	DM - Deferred Maintenance	Install P-trap; currently doesn't have one; bar sink in the no girls area	1	EA	2016
84841	2316	BP Day Lodge	DM - Deferred Maintenance	Replace missing louvers; ski office basement locker room	2	EA	2016
84841	2343	BP Day Lodge	LMCO - Legis Mandate Code Compl, Othe	Re-pipe wash area downhill; remove and size pipe to code	1	EA	2016
84841	2364	BP Day Lodge	DM - Deferred Maintenance	Replace grille	1	EA	2016
84841	1991	BP Day Lodge	DM - Deferred Maintenance	In locker room lighting fixture needs lamp guards.	1	EA	2016
84841	1993	BP Day Lodge	DM - Deferred Maintenance	In the storage room lights are not working. May need new bulbs or fixtures. May possibly need to check wiring	1	EA	2016
84841	2031	BP Day Lodge	DM - Deferred Maintenance	Exit light at the door of the west lounge is not working and needs to be replace or repaired	1	EA	2016
84841	2033	BP Day Lodge	DM - Deferred Maintenance	panel and light switch are located behind a chase door. Door should be labeled and light switch should be moved.	1	EA	2016
84841	2049	BP Day Lodge	DM - Deferred Maintenance	Receptacles in this area have loose tension and should be replaced.	1	EA	2016
84841	2057	BP Day Lodge	DM - Deferred Maintenance	Add a new receptacle cover for ice machine.	1	EA	2016
84841	2061	BP Day Lodge	DM - Deferred Maintenance	On wall adjacent to sink in the kitchen receptacles need to be replaced, improper installation.	1	EA	2016
84841	2084	BP Day Lodge	DM - Deferred Maintenance	In dish wash area repair light motion switch, currently not working.	1	EA	2016
84841	2089	BP Day Lodge	DM - Deferred Maintenance	In dish wash area provide phone terminal covers.	2	EA	2016
84841	2104	BP Day Lodge	DM - Deferred Maintenance	Repair cord supplying telephone board from closet, improper use of hard wire.	2	EA	2016
84841	2115	BP Day Lodge	DM - Deferred Maintenance	In the kitchen basement rewire per NEC. Replace boxes, conduit and switches per condensate pumps.	2	EA	2016
84841	2118	BP Day Lodge	DM - Deferred Maintenance	In stair are of kitchen basement provide LB cover.	1	EA	2016
84841	2119	BP Day Lodge	DM - Deferred Maintenance	Replace broken light fixtures and provide more receptacles because of the inadequate number of them.	2	EA	2016
84841	2173	BP Day Lodge	DM - Deferred Maintenance	Replace broken motion detector light switch.	1	EA	2016

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BADGER PASS DEFERRED MAINTENANCE (DM)							
84841	2177	BP Day Lodge	DM - Deferred Maintenance	In the copy room of the office there are an inadequate number of receptacles, more need to be added.	2	EA	2016
84841	2188	BP Day Lodge	DM - Deferred Maintenance	Repair or replace current GFCI receptacle, currently not working.	1	EA	2016
84841	2190	BP Day Lodge	DM - Deferred Maintenance	Provide missing lamp guards in restroom area.	1	EA	2016
84841	2201	BP Day Lodge	DM - Deferred Maintenance	On the second floor install com plat on box.	2	EA	2016
84841	2203	BP Day Lodge	DM - Deferred Maintenance	On the second floor remove bell wire and wire nuts and install per NEC.	1	EA	2016
84841	2133	BP Day Lodge	CRDM - Component Renewal Defer Maint	1x3 wood trim is missing at wood casement window (South elevation, second floor). Replace wood trim to match existing, 15 LF.	15	EA	2016
84841	2019	BP Day Lodge	CRDM - Component Renewal Defer Maint	Window sash (36"x30" fixed sash) is failing and moldy at West pantry (N elevation, first floor Kitchen). Replace wood sash with in kind materials in existing window opening.	1	EA	2016
84841	2109	BP Day Lodge	CRDM - Component Renewal Defer Maint	Ceiling at women's restroom in basement has fallen down in large patches, and is moldy and deteriorating. Replace in entirety at basement women's restroom only.	144	SF	2016
84841	2076	BP Day Lodge	CRDM - Component Renewal Defer Maint	Wood paneling at west wall is severely stained and water damaged. Replace paneling and investigate source of leak.	96	SF	2016
84841	2168	BP Day Lodge	CRDM - Component Renewal Defer Maint	1x6 V-rustic siding is warped/deteriorated at South elevation of shed at NW corner of 1st floor (exterior elevated walkway, W elevation first floor). Replace in kind.	24	SF	2016
84841	2155	BP Day Lodge	CRDM - Component Renewal Defer Maint	Sections of sheet metal gutters (4"x6") are deteriorated at South elevation, replace 40 LF.	40	SF	2016
84841	2092	BP Day Lodge	CRDM - Component Renewal Defer Maint	In dish wash area replace wall heater, in bad shape.	2	EA	2016
84841	2073	BP Day Lodge	CRDM - Component Renewal Defer Maint	North kitchen panels, SQ-D 120/208v-3 phase-4w-NQOD-one with main is in bad shape and needs to be replaced, plug KO's in wireway and the breakers are painted.	2	EA	2016
99115	36230	BP SITE Day Lodge Bruin Lift	DM - Deferred Maintenance	Replace electrical wiring	2	EA	2016
99117	36232	BP SITE Day Lodge Red Fox Lift	DM - Deferred Maintenance	Replace flexible conduit for electrical wire (LF)	1	EA	2016
99117	36233	BP SITE Day Lodge Red Fox Lift	DM - Deferred Maintenance	Replace 1" pvc conduit for electrical wire (LF)	2	EA	2016
99117	36214	BP SITE Day Lodge Red Fox Lift	DM - Deferred Maintenance	Replace crushed culvert pipe to restore proper drainage flow (LF)	35	EA	2016
107487	8852	BP Down Hill Equip Rental Bldg	DM - Deferred Maintenance	Concrete foundation has hairline vertical cracks approximately 6 ft on center at building perimeter. Repair foundation cracks with sealant (28 vertical cracks for total of 90 lf).	710	SF	2016
107487	8856	BP Down Hill Equip Rental Bldg	DM - Deferred Maintenance	The sealant joint at siding/water table trim is deteriorated and failing at building perimeter. Remove existing sealant, provide new sealant at siding/water table trim (260 lf).	260	SF	2016
107487	8857	BP Down Hill Equip Rental Bldg	DM - Deferred Maintenance	Plywood siding is damaged, 4" dia hole. Repair hole with sheet metal flashing and sealant (East elevation).	1	SF	2016
107487	8863	BP Down Hill Equip Rental Bldg	DM - Deferred Maintenance	Exterior sliding window has bent track, window operates poorly. Repair window track to easily operable condition.	1	EA	2016
107487	8869	BP Down Hill Equip Rental Bldg	DM - Deferred Maintenance	Vinyl window has broken pane, window is boarded with plywood. Remove plywood, replace broken window pane (18"x24"), 1 each.	4	EA	2016
107487	8855	BP Down Hill Equip Rental Bldg	DM - Deferred Maintenance	Roof rafter at covered porch is twisted at joist adjacent to the building. Re-secure roof rafter to wall structure (N Elevation).	10	SF	2016
107487	10599	BP Down Hill Equip Rental Bldg	DM - Deferred Maintenance	Replace exterior GFCI which is not working.	1	EA	2016
230601	9574	BP Eagle Ski Patrol Bldg	DM - Deferred Maintenance	Hole and area of damaged siding at southeast corner, 2 SF; replace to match adjacent plywood.	2	SF	2016
230601	9575	BP Eagle Ski Patrol Bldg	DM - Deferred Maintenance	Wood trim at door is split and deteriorated; replace 12 LF of door trim with new trim to match existing.	3	SF	2016
230601	9576	BP Eagle Ski Patrol Bldg	DM - Deferred Maintenance	Metal threshold is warped and deteriorated at entrance door (3 SF); replace with new metal threshold.	1	EA	2016
230602	9770	BP X-Country Trailer Storage Bldg	DM - Deferred Maintenance	Earth-metal contact at north side, re-grade slope away from building to prevent premature weathering of metal.	8	SF	2016

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BADGER PASS COMPONENT RENEWAL							
83687	9659	BP Maint Oil Shed	CR - Component Renewal	Replace T1-11 plywood siding throughout building at projected end of useful life.	500	SF	2018
84632	8566	BP Lift Storage Shed 1	CR - Component Renewal	Replace all exterior operable aluminum windows at their projected end of useful life.	5	EA	2025
84632	8580	BP Lift Storage Shed 1	CR - Component Renewal	Replace plywood roof sheathing at the projected end of its useful life.	90	SF	2020
84632	10052	BP Lift Storage Shed 1	CR - Component Renewal	Replace wood roof fascia at end of projected useful life.	22	SF	2025
84633	9068	BP Lift Storage Shed 2	CR - Component Renewal	Replace exterior plywood siding throughout building at projected end of useful life.	420	SF	2025
84633	8965	BP Lift Storage Shed 2	CR - Component Renewal	Replace all exterior operable aluminum windows at their projected end of useful life.	2	EA	2030
84633	9001	BP Lift Storage Shed 2	CR - Component Renewal	Replace metal hollow core door at its projected end of useful life.	1	EA	2016
84633	9002	BP Lift Storage Shed 2	CR - Component Renewal	Replace GSM roof flashing at the end of its projected useful life.	16	SF	2015
84633	9003	BP Lift Storage Shed 2	CR - Component Renewal	Replace asphalt roof shingles at the end of their projected useful life.	210	SF	2015
84645	8638	BP X-Country Trailer	CR - Component Renewal	Porches at South elevation are subject to heavy snow loads and weathering and are very deteriorated. Replace at the end of projected useful life. Coordinate with replacement of adjacent stairs and ramp.	25	SF	2015
84645	8637	BP X-Country Trailer	CR - Component Renewal	Wood stairs and ramp are subject to heavy snow loads and weathering. They are very deteriorated. Replace both at the end of projected useful life. Remove stairs beneath ramp and do not replace. Coordinate new stairs and ramp with new porch framing and wood guardrails.	100	SF	2015
84645	8675	BP X-Country Trailer	CR - Component Renewal	Replace all plywood siding with plywood board and batten siding at end of projected useful life. Replace foundation siding at same time. Wood framed walls at foundation to remain.	1,800	SF	2015
84645	8692	BP X-Country Trailer	CR - Component Renewal	Replace wood guardrails at end of projected useful life. Coordinate with porch framing and stair/ramp replacement.	40	SF	2015
84645	10604	BP X-Country Trailer	CR - Component Renewal	Electrical Service, replace electrical panel at the end of useful life.	1	EA	2015
84772	40943	BP Maint Garage	CR - Component Renewal	Replace Propane heater at end of useful life	2	EA	2016
84772	40944	BP Maint Garage	CR - Component Renewal	Replace Bathroom toilet at end of useful life	1	EA	2016
84772	40945	BP Maint Garage	CR - Component Renewal	Replace Plastic utility sink in restroom at end of useful life	1	EA	2021
84772	8292	BP Maint Garage	CR - Component Renewal	Board and batten siding has been heavily weathered and not well maintained, but will be adequate for 10 more years. Replace board and batten siding at end of projected useful life.	2,600	SF	2020
84772	8289	BP Maint Garage	CR - Component Renewal	Replace 2x wood fascia at end of projected useful life.	260	SF	2020
84772	8291	BP Maint Garage	CR - Component Renewal	Replace wood paneling and plywood at roof soffits at end of projected useful life.	260	SF	2025
84772	8310	BP Maint Garage	CR - Component Renewal	Replace wood sliding door at end of projected useful life.	1	EA	2020
84841	2282	BP Day Lodge	CR - Component Renewal	Replace metal nosing at breezeway stair treads at projected end of useful life.	133	SF	2015
84841	2297	BP Day Lodge	CR - Component Renewal	Replace acoustical ceiling tile at bathrooms and Pup's Den dorm room at projected end of useful life.	515	SF	2016
84841	2297	BP Day Lodge	CR - Component Renewal	Replace acoustical ceiling tile at bathrooms and Pup's Den dorm room at projected end of useful life.	515	SF	2031
84841	2262	BP Day Lodge	CR - Component Renewal	Replace wood dutch door to Pup's Den Boys Bath at projected end of useful life.	1	EA	2030
84841	2288	BP Day Lodge	CR - Component Renewal	Replace quarry tile in kitchen, locker room, and restroom at projected end of useful life.	2,199	SF	2015
84841	2280	BP Day Lodge	CR - Component Renewal	Plastic laminate counters are worn/abraded throughout building and are at their projected end of useful life (ground floor, first floor, second floor). Replace plastic laminate counters.	9	EA	2020
84841	2283	BP Day Lodge	CR - Component Renewal	Replace FRP interior wall finish throughout building at projected end of useful life.	2,246	SF	2017
84841	2287	BP Day Lodge	CR - Component Renewal	Replace T&G wood paneling wall finish in back kitchen closet, Rusty Rust Room, and bar area at projected end of useful life.	870	SF	2020
84841	2286	BP Day Lodge	CR - Component Renewal	Replace plywood wall finish in back kitchen, breezeway ticket booth, basement rooms, Pup's Den, cash ops, liquor storage, bar, and second floor offices at projected end of useful life.	7,321	SF	2018
84841	2302	BP Day Lodge	CR - Component Renewal	Replace plywood at ceilings in back kitchen, breezeway ticket booth, hallway, storage rooms, cash ops, kitchen, liquor storage, second floor office areas, second floor restrooms, and ticket sales north at projected end of useful life.	2,364	SF	2028
84841	2300	BP Day Lodge	CR - Component Renewal	Replace FRP ceiling finish in kitchen, freezer, and basement restrooms at projected end of useful life.	1,490	SF	2017
84841	2256	BP Day Lodge	CR - Component Renewal	Replace three-tab asphalt composition shingle roofing at projected end of useful life.	11,333	SF	2015
84841	2250	BP Day Lodge	CR - Component Renewal	Exterior wood guardrails with chain link covering at South and West elevations, first floor, are weathered and will reach their projected end of useful life in approximately 10 years.	1,735	SF	2020
84841	2265	BP Day Lodge	CR - Component Renewal	Replace interior hollow core wood doors throughout the building at projected end of useful life.	5	EA	2030
84841	2299	BP Day Lodge	CR - Component Renewal	Replace FRP at basement men's room ceiling at projected end of useful life.	122	SF	2016

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
BADGER PASS COMPONENT RENEWAL							
84841	2289	BP Day Lodge	CR - Component Renewal	Replace wood flooring in storage rooms at projected end of useful life.	88	SF	2025
84841	2237	BP Day Lodge	CR - Component Renewal	Replace 2x4 wood decking on edge-stacked solid at exterior decks and steel wide flange floor framing at projected end of useful life.	2,495	SF	2015
84841	2246	BP Day Lodge	CR - Component Renewal	Plywood siding is weathered and will likely provide adequate service for only 5 more years. Replace at projected end of useful life. Replace all exterior plywood siding (S elevation, ground floor).	1,525	SF	2015
84841	2248	BP Day Lodge	CR - Component Renewal	Wood guardrails are weathered and will reach projected end of useful life within the next 20 years at South and West elevations, second floor, and at fire escape ladder on second floor. Replace with guardrail with compatible design.	1,283	SF	2028
84841	2051	BP Day Lodge	CR - Component Renewal	Replace door sill at pair of doors at West Breezeway at projected end of useful life.	2	EA	2020
84841	2268	BP Day Lodge	CR - Component Renewal	Replace interior steel hollow core doors at projected end of useful life.	6	EA	2020
84841	2281	BP Day Lodge	CR - Component Renewal	Exterior steel stair assembly is deteriorated/rusting, and at projected end of useful life at south elevation, first floor (280 SF); and south elevation, second floor (170 SF) . Replace steel stair assembly, including stringers, steel grate treads, and steel railings at projected end of useful life.	450	SF	2030
84841	2278	BP Day Lodge	CR - Component Renewal	Replace 2' x 6' wood lockers in Ski Patrol Room at projected end of useful life.	6	EA	2025
84841	2277	BP Day Lodge	CR - Component Renewal	Replace two-tier metal lockers (12 LF) in lift operations room at projected end of useful life.	10	EA	2020
84841	1961	BP Day Lodge	CR - Component Renewal	Replace missing boiler pump procedure and authorized personnel sign in room.	1	EA	2015
84841	1961	BP Day Lodge	CR - Component Renewal	Replace missing boiler pump procedure and authorized personnel sign in room.	1	EA	2030
84841	1990	BP Day Lodge	CR - Component Renewal	Replace electrical panel GE Cat# TRP 1214s, Mod 2, 120/208. In poor shape and should have grounding verified.	1	EA	2016
84841	2240	BP Day Lodge	CR - Component Renewal	Replace 2x8 exterior wall cap at parapet at projected end of useful life. Replace 2x8 wood exterior wall cap at north elevation (65 LF) with in kind material.	50	SF	2025
84841	2068	BP Day Lodge	CR - Component Renewal	Replace Horizontal Water Supply Tank	1	EA	2016
84841	2298	BP Day Lodge	CR - Component Renewal	Replace acoustical ceiling tile at YCC quarters at projected end of useful life.	260	SF	2020
84841	1996	BP Day Lodge	CR - Component Renewal	In the ticket room remove cord and plug connection for hard wire.	2	EA	2016
84841	2006	BP Day Lodge	CR - Component Renewal	Install weatherproof receptacle covers in the breezeway.	2	EA	2016
84841	2185	BP Day Lodge	CR - Component Renewal	On the north east wall there are an inadequate number of receptacles per NEC	2	EA	2016
84841	2010	BP Day Lodge	CR - Component Renewal	Replace receptacles at Badger Desk at projected end of useful life.	2	EA	2016
230456	36210	BP SITE Day Lodge Area	CR - Component Renewal	Replace Parking Lot Area at end of useful life	1,000	SF	2016
230456	36210	BP SITE Day Lodge Area	CR - Component Renewal	Replace Parking Lot Area at end of useful life	1,000	SF	2023
230601	9573	BP Eagle Ski Patrol Bldg	CR - Component Renewal	Replace T1-11 plywood siding at all elevations at projected end of useful life.	320	SF	2025
230720	36254	BP SITE Day Lodge Pavement Parking	CR - Component Renewal	Replace asphalt paving at end of life expectancy	203,000	SF	2031

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
CRANE FLAT DEFERRED MAINTENANCE							
84748	9357	CF Gas Station-Store	LMAC - Legis Mandate Accessibility	Pay phone at North exterior is not identified as accessible. Provide signage and ensure phone meets requirements of the ADA.	1	SF	2016
107486	8784	CF Gas Station Storage - Generator Bldg	DM - Deferred Maintenance	Infill cut out of door opening in gypsum wall board on West wall of storage room (21 SF). Patch 6 square inch hole in West wall of generator room.	22	SF	2016
107486	10611	CF Gas Station Storage - Generator Bldg	LMCO - Legis Mandate Code Compl, Othe	Add GFI receptacle and W/D cover - North Side of Gas Station, Phone Area	1	EA	2016
107486	10628	CF Gas Station Storage - Generator Bldg	DM - Deferred Maintenance	Incorrect cable mount used; replace cable mount, Gas Station Yard Between Building	1	EA	2016
107486	10635	CF Gas Station Storage - Generator Bldg	DM - Deferred Maintenance	Add lamp above door located on the east end of the walk in cooler area.	1	EA	2016
107486	10644	CF Gas Station Storage - Generator Bldg	DM - Deferred Maintenance	Provide designations and panel schedules with IDs, Gas Station Storage - #1 Panel	1	EA	2016
107486	10646	CF Gas Station Storage - Generator Bldg	DM - Deferred Maintenance	Provide designations and panel schedules with IDs, Gas Station Storage - #2 Panel	1	EA	2016
107486	10658	CF Gas Station Storage - Generator Bldg	DM - Deferred Maintenance	Close hole in dead front, Gas Station Panel	1	EA	2016
107486	10659	CF Gas Station Storage - Generator Bldg	DM - Deferred Maintenance	Close knock out in side panel, gas station panel	1	EA	2016
CRANE FLAT COMPONENT RENEWAL							
84748	40937	CF Gas Station-Store	CR - Component Renewal	Replace 80 gallon water heater at end of useful life	2	EA	2016
84748	40937	CF Gas Station-Store	CR - Component Renewal	Replace 80 gallon water heater at end of useful life	2	EA	2031
84748	40938	CF Gas Station-Store	CR - Component Renewal	Replace Mens restroom toilet at end of useful life	1	EA	2018
84748	40939	CF Gas Station-Store	CR - Component Renewal	Replace Mens restroom sink at end of useful life	2	EA	2024
84748	40942	CF Gas Station-Store	CR - Component Renewal	Replace Mens restroom urinal at end of useful life	2	EA	2020
84748	40941	CF Gas Station-Store	CR - Component Renewal	Replace Womens restroom sink at end of useful life	2	EA	2025
84748	40940	CF Gas Station-Store	CR - Component Renewal	Replace Womens restroom toilet at end of useful life	2	EA	2019
107486	8770	CF Gas Station Storage - Generator Bldg	CR - Component Renewal	Replace asphalt composition shingles at end of projected useful life.	885	SF	2020

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
CURRY VILLAGE DEFERRED MAINTENANCE							
11605	4891	CV SITE Ice Rink Parking Area	LMAC - Legis Mandate Accessibility	Replace Shuttle Stop to meet code and ADA requirements	1	LF	2016
83662	6747	CV Linen Storage 1	DM - Deferred Maintenance	Repair log post at Northeast corner that has shifted off concrete base.	1	SF	2016
83662	6750	CV Linen Storage 1	DM - Deferred Maintenance	Repair exterior log siding (4 SF loose at West elevation; 5 SF rot at South elevation).	9	SF	2016
83662	6751	CV Linen Storage 1	DM - Deferred Maintenance	Reattach or replace loose hinges. Repair cracked door trim at upper corner and reattach for tight fit at corner joint.	1	EA	2016
83662	6749	CV Linen Storage 1	DM - Deferred Maintenance	Repair log rafter tails - 3 lineal feet of rotten rafter tails at North elevation, 3 lineal feet of rotten rafter tails at South elevation.	6	SF	2016
83662	6748	CV Linen Storage 1	DM - Deferred Maintenance	Repair or replace missing or deteriorated log brackets (2 missing, 1 detached with 2 lineal feet of rot at East; 3 detached with 4 lineal feet of rot at West). Ensure all are securely attached to roof framing and walls.	30	SF	2016
83669	5500	CV HSE 01 Cooks WOB	DM - Deferred Maintenance	Remove or regrade soil where in contact with side of footing at building perimeter(36sf).	36	SF	2016
83669	5501	CV HSE 01 Cooks WOB	DM - Deferred Maintenance	Repair or replace lower portion of siding at front elevation, and correct condition where siding and soil are in contact. Lower boards are buckling at front of building as building settles.	24	SF	2016
83669	5503	CV HSE 01 Cooks WOB	DM - Deferred Maintenance	Repair exterior wood door frame where it has been cut, and relocate knob hardware as required for proper function and operation.	1	EA	2016
83670	7426	CV HSE 02 Cooks WOB	DM - Deferred Maintenance	Correct condition where siding and soil are in contact at building perimeter	45	SF	2016
83670	1036	CV HSE 02 Cooks WOB	DM - Deferred Maintenance	Re-attach loose wood siding at West elevation.	4	SF	2016
83670	1037	CV HSE 02 Cooks WOB	DM - Deferred Maintenance	Repair missing exterior trim at SE corner	2	SF	2016
83670	968	CV HSE 02 Cooks WOB	DM - Deferred Maintenance	Replace rotted siding at all elevations with new to match existing	80	SF	2016
83670	1027	CV HSE 02 Cooks WOB	DM - Deferred Maintenance	Repair bottom chord of roof truss where it is failing at the top chord connection.	1	SF	2016
83671	5947	CV HSE 03 Cooks WOB	DM - Deferred Maintenance	Repair roof framing where ridge board is separating.	5	SF	2016
83671	5948	CV HSE 03 Cooks WOB	DM - Deferred Maintenance	Repair roof framing behind soffit and fascia areas in conjunction with soffit and fascia replacement.	100	SF	2016
83671	5939	CV HSE 03 Cooks WOB	DM - Deferred Maintenance	Repair lap siding where filled with foam insulation at multiple locations (2 SF). Repair or replace deteriorated areas of siding at base of walls (75 SF). Repair cracked area above window (2 SF).	79	SF	2016
83671	5944	CV HSE 03 Cooks WOB	DM - Deferred Maintenance	Remove foam insulation to repair wood door frame, and replace threshold.	2	EA	2016
83671	5958	CV HSE 03 Cooks WOB	DM - Deferred Maintenance	Remove foam insulation, and repair interior plywood walls to correct cause of gaps and voids (1 SF).	1	SF	2016
83671	5959	CV HSE 03 Cooks WOB	DM - Deferred Maintenance	Remove foam insulation, and repair interior plywood ceiling to correct cause of gaps and voids (1 SF).	10	SF	2016
83693	7120	CV Ice Rink - Office	DM - Deferred Maintenance	Log post bases are deteriorated at North (5 SF) and South (10 SF). Dutchman repair.	15	SF	2016
83714	6618	CV Power House - 12AB Fort	DM - Deferred Maintenance	Repair or replace spalled cement parge at walls, and repair/treat steel rebar (36 SF). Remove biological growth (40 SF).	76	SF	2016
83714	6732	CV Power House - 12AB Fort	DM - Deferred Maintenance	Repair concrete spalling at interior walls and treat corroding rebar.	6	SF	2016
83714	6617	CV Power House - 12AB Fort	DM - Deferred Maintenance	Repair or replace spalled cement parge at roof, and repair/treat steel rebar. Remove biological growth.	435	SF	2016
83714	6733	CV Power House - 12AB Fort	DM - Deferred Maintenance	Repair spalling at interior walls and treat corroding rebar.	3	SF	2016
83714	6619	CV Power House - 12AB Fort	DM - Deferred Maintenance	Repair or replace deteriorated wood, re-secure or replace wood louvers, and install new wire mesh at West elevation.	1	EA	2016
83724	1544	CV Ice Rink - Skate Change & Rink	DM - Deferred Maintenance	Repair or replace split rake board; S elevation	1	SF	2016
83729	7271	CV Restroom 600-700	LMFS - Legis Mandate Fire/Structure	Remove the electrical distribution line from the roof and make sure that the line has sufficient clearance for roof maintenance.	10	SF	2016
83729	7272	CV Restroom 600-700	DM - Deferred Maintenance	Remove bio-growth on roof shingles - 2 sf at north elevation and 6 sf at south elevation	8	SF	2016
83729	7259	CV Restroom 600-700	DM - Deferred Maintenance	Repair split rafter ends at north elevation - 2 sf. Install missing wood bracket at west elevation	5	SF	2016
83738	7181	CV Restroom 500	DM - Deferred Maintenance	2 LF of cracking in concrete stem wall at West. Patch and paint.	2	SF	2016
83738	7177	CV Restroom 500	DM - Deferred Maintenance	Edge of roof has deteriorated at North edge near women's entry. Deterioration extends 9LF from corner. Soffit boards have cracked and deteriorated. Skip sheathing is compromised. Replace 9LF of soffit boards (1 x 6) and 1 ft of skip sheathing.	11	SF	2016
83738	7217	CV Restroom 500	DM - Deferred Maintenance	Steel door frames at both exterior restroom doors are rusted at the bases. Remove rust and treat frames to prevent further rusting. Paint.	2	EA	2016
83738	7166	CV Restroom 500	DM - Deferred Maintenance	Ends of fascia boards are deteriorated at both gable ends. Consolidate ends and cover with metal caps to prevent further damage. (4 ea.) Re-secure.	4	SF	2016
83738	7216	CV Restroom 500	DM - Deferred Maintenance	Door hits toilet at first toilet partition in men's room. Hang door and adjust as necessary to provide clearance at toilet.	1	EA	2016
83741	4238	CV HSE Shower House - Cooks WOB	LMCO - Legis Mandate Code Compl, Othe	Repair utility drain sewer pipe to have a slope towards the main. Secure properly to wall.	1	EA	2016
83741	5927	CV HSE Shower House - Cooks WOB	DM - Deferred Maintenance	Repair cracks and holes in foundation stem wall: crack near North porch, rodent hole at NE corner	3	SF	2016
83741	5929	CV HSE Shower House - Cooks WOB	DM - Deferred Maintenance	Replace damaged section of gutter at North elevation. 15' long	5	SF	2016
83741	5928	CV HSE Shower House - Cooks WOB	LMLS - LM-Life/Safety Code	Add handrails at both sides of north entrance wood stairs and enclose risers.	36	SF	2016
83741	5921	CV HSE Shower House - Cooks WOB	CRDM - Component Renewal Defer Maint	Replace exterior metal doors at end of useful life. Doors are currently corroded at the base and at the lock.	2	EA	2016

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
CURRY VILLAGE DEFERRED MAINTENANCE							
83744	3373	CV Cabins - Stoneman 819	DM - Deferred Maintenance	Repair or replace rotted foundation posts. The south side of the building is settling, which in turn is lifting the north side. This may also be partially due to the large chimney at the south side. Isolate posts from the ground.	607	SF	2016
83744	3374	CV Cabins - Stoneman 819	DM - Deferred Maintenance	After completing foundation repairs, fill gap between wood wall and stone foundation with grout at NE and NW corners of building.	2	SF	2016
83744	3382	CV Cabins - Stoneman 819	DM - Deferred Maintenance	Grade at vents At north elevation, re-grade soil so that it is no longer in contact with the wood vents and provides positive drainage away from the building	8	SF	2016
83744	3433	CV Cabins - Stoneman 819	DM - Deferred Maintenance	Grade around building to eliminate wood contact with soil and to insure positive drainage away from building. - Contact with soil is typical at the south half of the building. Coordinate this work with foundation repairs.	200	SF	2016
83744	3428	CV Cabins - Stoneman 819	DM - Deferred Maintenance	After completion of foundation work, make all windows fully operational. Currently 2 at the east elevation do not close, 2 at the west elevation do not close and 2 at the wet elevation do not seal.	6	EA	2016
83744	3434	CV Cabins - Stoneman 819	DM - Deferred Maintenance	Replace missing logs at attic vent on north elevation	3	EA	2016
83744	3396	CV Cabins - Stoneman 819	DM - Deferred Maintenance	Re-point open crack in chimney (10 lf) and replace missing stones (1 sf at south and 2sf at north)	12	EA	2016
83744	3397	CV Cabins - Stoneman 819	DM - Deferred Maintenance	Clean excessive biological growth off exterior face of stone chimney.	100	EA	2016
84488	616	CV HSE 04 Cooks WOB	DM - Deferred Maintenance	Replace damaged siding with new to match existing: (18) SF at south elevation; (2) SF at north elevation; and (20) SF at east elevation.	40	SF	2016
84488	929	CV HSE 04 Cooks WOB	RMDM - RM Defer Maintenance	Replace entire perimeter of foundation skirt board siding due to damage and decay.	52	SF	2016
84488	934	CV HSE 04 Cooks WOB	DM - Deferred Maintenance	Replace missing 3/4x12 soffit piece at south elevation	12	SF	2016
84488	547	CV HSE 04 Cooks WOB	CRDM - Component Renewal Defer Maint	Replace damaged solid core wood door and frame. The door is warped from water damage and will not close completely. The frame is missing in parts.	1	EA	2016
84489	6348	CV HSE 05 Cooks WOB	DM - Deferred Maintenance	Correct condition where skirt board and soil are in contact with each other.	24	SF	2016
84490	6396	CV HSE 06 Cooks WOB	DM - Deferred Maintenance	Repair or replace lower portion of siding on north elevation and half of east side, and correct condition where siding and soil are in contact (20 SF). Repair separation of siding at back of building (10 SF). Repair hole in back wall from previous exhaust vent (4 SF).	34	SF	2016
84491	6107	CV HSE 07 Cooks WOB	DM - Deferred Maintenance	Repair exterior wood screen door where wood joints are separating.	1	EA	2016
84492	6099	CV HSE 08 Cooks WOB	DM - Deferred Maintenance	Repair 2 pieces of truss structure that is missing (10 LF).	8	SF	2016
84492	6102	CV HSE 08 Cooks WOB	DM - Deferred Maintenance	Repair or replace lower portion of siding at front elevation, and correct condition where siding and soil are in contact. Lower boards are buckling as building settles.	52	SF	2016
84493	6127	CV HSE 09 Cooks WOB	DM - Deferred Maintenance	Insufficient clearance to grade. Repair foundations to provide adequate clearance and separation of wood and soil.	60	SF	2016
84493	6131	CV HSE 09 Cooks WOB	DM - Deferred Maintenance	Repair 2 pieces of truss structure that is missing (10 LF).	8	SF	2016
84493	6138	CV HSE 09 Cooks WOB	DM - Deferred Maintenance	Repair or replace lower portion of siding, and correct condition where siding and soil are in contact. Lower boards are buckling at north elevation as building settles. Siding in contact with soil a entire perimeter.	30	SF	2016
84567	4039	CV Restroom Guest Lounge	LMFS - Legis Mandate Fire/Structure	Replace old gas furnace exhaust with new exhaust to code.	1	EA	2016
84567	4040	CV Restroom Guest Lounge	LMCO - Legis Mandate Code Compl, Othe	Replace the gas furnace ductwork. Use UL listing tape for flexible duct connections.	1	EA	2016
84567	4049	CV Restroom Guest Lounge	LMCO - Legis Mandate Code Compl, Othe	secure the sinks plumbing.	1	EA	2016
84567	6964	CV Restroom Guest Lounge	DM - Deferred Maintenance	Replace rotted wood sill plate for length of west elevation	15	SF	2016
84567	6955	CV Restroom Guest Lounge	DM - Deferred Maintenance	Dutchman repair of base of three posts at the west elevation	9	SF	2016
84567	6995	CV Restroom Guest Lounge	DM - Deferred Maintenance	The exterior shed at the south facade was unfilled underneath the eave and the post is settling, causing the entire enclosure to fail. The wood framed infill walls, exterior shingles, and wood board door should be replaced.	80	SF	2016
84567	6953	CV Restroom Guest Lounge	DM - Deferred Maintenance	Replace rotted, missing, and damaged shingles throughout building; areas of deteriorated shingles can be found at all elevations.	250	SF	2016
84567	6965	CV Restroom Guest Lounge	DM - Deferred Maintenance	Replace rotted and missing soffit boards	3	SF	2016
84567	7889	CV Restroom Guest Lounge	LMAC - Legis Mandate Accessibility	There are two spigots mounted on the wall beneath the lav that project 4" from the wall into the required clear toe space. The lavatory only provides 24" clear below the sink, vs the 27" required.	1	SF	2016
84567	6961	CV Restroom Guest Lounge	DM - Deferred Maintenance	Replace missing and broken wood 1"x1" and 1"x4" screen members	3	SF	2016
84630	6658	CV Storage Shed	DM - Deferred Maintenance	Repair beam end at Southwest corner (3 LF).	2	SF	2016
84630	6661	CV Storage Shed	DM - Deferred Maintenance	Repair or replace rotten roof sheathing. Remove biological growth from remaining sheathing.	12	SF	2016
84630	6664	CV Storage Shed	DM - Deferred Maintenance	Install GSM edge flashing at the perimeter of the roof to create a weather-tight roof system (84 LF).	21	SF	2016

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
CURRY VILLAGE DEFERRED MAINTENANCE							
84630	6690	CV Storage Shed	DM - Deferred Maintenance	Replace missing trim at Southwest corner (6 LF). Replace missing trim at West gable (12 LF). Repair hole at West gable (1 SF). Siding is in contact with the ground at perimeter, causing rot (12 SF) at the north side. Repair rotten area and possibly correct condition causing rot.	6	SF	2016
84630	6731	CV Storage Shed	DM - Deferred Maintenance	Replace missing trim at edges of plywood at East elevation to protect siding (48 LF).	24	SF	2016
84630	6689	CV Storage Shed	DM - Deferred Maintenance	Replace rotten plywood soffit at Southwest corner.	12	SF	2016
84718	7031	CV HSE Huff House	LMAC - Legis Mandate Accessibility	Provide handrails at ramp. Note: to provide entirely compliant handrails would require redesign of ramp.	1	SF	2016
84718	7030	CV HSE Huff House	LMAC - Legis Mandate Accessibility	Door requires 12lbs of force to open. Require by code to use 5 lbs of force. Adjust door to meet code.	1	EA	2016
84718	6927	CV HSE Huff House	DM - Deferred Maintenance	Repoint 10 LF of chimney.	10	EA	2016
84729	10756	CV Shower House - Pool	DM - Deferred Maintenance	Repair cracks in fascia; West	3	EA	2016
84729	10755	CV Shower House - Pool	LMAC - Legis Mandate Accessibility	Relocate exterior shower controls to meet ADA requirements; too high; West	1	EA	2016
84729	10759	CV Shower House - Pool	DM - Deferred Maintenance	Install gutter and downspout system at entry; East	20	EA	2016
84729	10758	CV Shower House - Pool	DM - Deferred Maintenance	Repair wood rot at base of siding and remove soil to prevent further rot; South	32	EA	2016
84738	7070	CV Pavilion - Housekeeping	DM - Deferred Maintenance	Water damage at ceiling: seal / paint or replace, as needed.	6	SF	2016
84738	7068	CV Pavilion - Housekeeping	DM - Deferred Maintenance	Install new mesh at attic vents to replace damaged mesh	10	SF	2016
84743	7428	CV Registration Bldg	LMAC - Legis Mandate Accessibility	Provide TTY at public phones	1	SF	2016
84806	4102	CV Stoneman House	LMCO - Legis Mandate Code Compl, Othe	Secure loose fixtures under sink to wall. Shall have no lateral movement in and out of wall. Typical	18	EA	2016
84806	4105	CV Stoneman House	LMCO - Legis Mandate Code Compl, Othe	Secure shower fixtures to wall. Fixtures shall not have any lateral movement in and out of wall. Typical	18	EA	2016
84806	4160	CV Stoneman House	LMCO - Legis Mandate Code Compl, Othe	Replace/install appropriate insulation to all steam and hot water plumbing to UMC and UPC. Quantity in LF.	200	EA	2016
84806	5720	CV Stoneman House	DM - Deferred Maintenance	Repair or replace deteriorated roof outriggers at gable ends (3 at east) Cover outrigger with sheet metal cap.	3	SF	2016
84806	5671	CV Stoneman House	LMAC - Legis Mandate Accessibility	Adjust door hinges so that door does not drag on carpet and can meet the 5 lb opening force requirement.	1	EA	2016
84806	5688	CV Stoneman House	DM - Deferred Maintenance	Repair wood trim at the following locations: splits in wall near bathroom in 816, replace rotted trim at shower in 810 (.5 sf)	1	SF	2016
84806	5686	CV Stoneman House	DM - Deferred Maintenance	The foundations were not visible during this inspection, but settlement was noticeable at room 805 and 815. Investigate foundations at these rooms and repair foundations as needed	400	SF	2016
84806	5682	CV Stoneman House	LMLS - LM-Life/Safety Code	Install guardrail at stair per code. 24 per stair x 4 stairs	96	SF	2016
84806	5683	CV Stoneman House	LMAC - Legis Mandate Accessibility	Install handrail on second side of stair, per code.	4	SF	2016
84806	5685	CV Stoneman House	LMLS - LM-Life/Safety Code	Raise height of balustrades at lofts from 36" to 42" per code.	50	SF	2016
84806	5710	CV Stoneman House	DM - Deferred Maintenance	Replace deteriorated post base - 5 posts at east and 5 posts at west, 12 at south and 12 at north (1 sf each)	34	SF	2016
84806	5724	CV Stoneman House	DM - Deferred Maintenance	Repair irregular steps at north elevation (30 sf); replace or reposition steps to create a level walking surface.	30	SF	2016
84817	1350	CV Pavilion - Kitchen	DM - Deferred Maintenance	Replace damaged and missing acoustical ceiling tile and grid in pizza kitchen.	200	SF	2016
84817	1369	CV Pavilion - Kitchen	DM - Deferred Maintenance	Replace damaged and missing acoustical ceiling tile and grid in the kitchen.	400	SF	2016
84817	1377	CV Pavilion - Kitchen	DM - Deferred Maintenance	Remove plywood and install ceiling grid and tile at office in the kitchen.	8	SF	2016
84817	1407	CV Pavilion - Kitchen	LMAC - Legis Mandate Accessibility	Modify Stairs to meet ADA in attic. Rise, run, handrails do not meet code	1,600	SF	2016
84817	5881	CV Pavilion - Kitchen	DM - Deferred Maintenance	Update and connect all west exterior fire plumbing. Fire protection needs to be updated. Consult fire protection expert/engineering for upgrade.	1	EA	2016
84817	5904	CV Pavilion - Kitchen	LMCO - Legis Mandate Code Compl, Othe	Install piping insulation all exterior domestic piping that is not exposed to water and all piping exposed to water provide electric heat trace to prevent freezing.	1	EA	2016
84817	8157	CV Pavilion - Kitchen	LMCO - Legis Mandate Code Compl, Othe	Install sanitary vent line to atmosphere air to code.	1	EA	2016
84817	36606	CV Pavilion - Kitchen	CRDM - Component Renewal Defer Maint	Replace Int Ceiling Finish, Acoustical tile at end of useful life	3,822	SF	2016
84817	6207	CV Pavilion - Kitchen	CRDM - Component Renewal Defer Maint	Replace kitchen exhaust fan with similar specifications.	2	EA	2016
84817	7880	CV Pavilion - Kitchen	CRDM - Component Renewal Defer Maint	Replace exhaust kitchen fans with similar specifications.	3	EA	2016
84817	8059	CV Pavilion - Kitchen	CRDM - Component Renewal Defer Maint	Replace boiler with similar specifications. Past design life	2	EA	2016
84817	8066	CV Pavilion - Kitchen	CRDM - Component Renewal Defer Maint	Replace heat exchangers with similar specifications. Past Design life.	3	EA	2016
84835	1271	CV Pavilion - Dining Room	DM - Deferred Maintenance	Replace water stained and damaged rough sawn plywood ceiling in dining room.	200	SF	2016
84835	1285	CV Pavilion - Dining Room	DM - Deferred Maintenance	Cover or plug hole in back of sales casework	2	EA	2016
84835	1289	CV Pavilion - Dining Room	DM - Deferred Maintenance	Replace casework closure to match original casework	6	EA	2016
84835	1303	CV Pavilion - Dining Room	DM - Deferred Maintenance	Install stainless steel end enclosure at open end of freezer behind counter for buffet.	1	SF	2016
84835	1302	CV Pavilion - Dining Room	DM - Deferred Maintenance	Install escutcheon or fill and repaint gap where pipes and wires penetrate wall behind counter at buffet.	6	SF	2016

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
CURRY VILLAGE DEFERRED MAINTENANCE							
84835	10556	CV Pavilion - Dining Room	DM - Deferred Maintenance	Refinish dirty siding; South	150	SF	2016
84835	10557	CV Pavilion - Dining Room	DM - Deferred Maintenance	Repair rotted siding; North and South	150	SF	2016
84835	10558	CV Pavilion - Dining Room	DM - Deferred Maintenance	Remediate bird damage; holes in siding; South	4	SF	2016
84835	10560	CV Pavilion - Dining Room	DM - Deferred Maintenance	Remediate exposed wire; South	5	SF	2016
84835	10559	CV Pavilion - Dining Room	DM - Deferred Maintenance	Windows are open to vent; ceiling has water damage; South	12	EA	2016
84890	1925	CV Cabins 15 A-B	CRDM - Component Renewal Defer Maint	Replace electric 50 gallon water heater with similar specifications.	1	EA	2016
85817	7410	CV HSE Boystown Kitchen/Shower House	DM - Deferred Maintenance	Patch cracks at concrete foundation at west elevation to prevent future damage from water infiltration (3 LF).	3	SF	2016
85817	7406	CV HSE Boystown Kitchen/Shower House	DM - Deferred Maintenance	Replace rotted 4x4 wood bracket at south elevation (3 LF).	1	SF	2016
85817	7409	CV HSE Boystown Kitchen/Shower House	DM - Deferred Maintenance	Replace rotted 2x wood rafter and trim at south elevation (15 LF).	5	SF	2016
107446	5123	CV Cabins - Mother Curry's Bungalow	LMCO - Legis Mandate Code Compl, Othe	Pressure/Temperature relief valve needs to be properly drained to outside of building, not to crawl space (S Elev).	1	EA	2016
107446	5136	CV Cabins - Mother Curry's Bungalow	LMCO - Legis Mandate Code Compl, Othe	MCB3 Kitchen plumbing vent must exit out of roof away from windows.	1	EA	2016
107446	5126	CV Cabins - Mother Curry's Bungalow	LMCO - Legis Mandate Code Compl, Othe	MCB3 Kitchen sanitary tee must flow down with the flow; repair to code compliance.	1	EA	2016
107446	5127	CV Cabins - Mother Curry's Bungalow	LMCO - Legis Mandate Code Compl, Othe	MCB3 Kitchen drain needs to be insulated, heat traced when above frost line.	1	EA	2016
107446	5128	CV Cabins - Mother Curry's Bungalow	LMCO - Legis Mandate Code Compl, Othe	MCB3 Kitchen drain needs to properly supported and protected (IRC and UPC).	1	EA	2016
107446	5143	CV Cabins - Mother Curry's Bungalow	LMCO - Legis Mandate Code Compl, Othe	Exhaust Bathroom fan vents for MCB 1 and MCB3 must be vented directly to the outside per (06 IRC) and (06 UMC)	2	EA	2016
107446	5125	CV Cabins - Mother Curry's Bungalow	LMCO - Legis Mandate Code Compl, Othe	Exhaust Bathroom fan vents in MCB 2 must be vented directly to the outside per (06 IRC) and (06 UMC).	1	EA	2016
107446	5117	CV Cabins - Mother Curry's Bungalow	LMCO - Legis Mandate Code Compl, Othe	Outside GFCI receptacle has open ground & improper romex installation; replace at projected end of useful life.	1	EA	2016
107446	5121	CV Cabins - Mother Curry's Bungalow	LMCO - Legis Mandate Code Compl, Othe	Outside water line used as system ground; Ground to ground rod (S Elev).	1	EA	2016
107446	5122	CV Cabins - Mother Curry's Bungalow	LMCO - Legis Mandate Code Compl, Othe	Open ground on kitchen receptacle; repair to safe condition (MCB 3/4 Kitchen).	1	EA	2016
107461	1050	CV Ice Rink - Chiller Bldg	DM - Deferred Maintenance	Repair hole at corner access panel to chiller room.	1	SF	2016
107652	4228	CV HSE 8001 Mountain	LMCO - Legis Mandate Code Compl, Othe	Replace Electrical outlets to right of stove with GFCI units to meet code	2	EA	2016
107653	8846	CV HSE 8013 Starr King	DM - Deferred Maintenance	At the entry of the building repair cracked horizontal support.	2	SF	2016
107654	4226	CV HSE 8035 Lyell	LMCO - Legis Mandate Code Compl, Othe	Replace 2 electrical outlets in water heater room with GFCI units because of code issues	2	EA	2016
107654	7113	CV HSE 8035 Lyell	DM - Deferred Maintenance	Repair the trip hazard created by the transition of two different types of carpet.	3	SF	2016
107654	7123	CV HSE 8035 Lyell	RMDM - RM Defer Maintenance	In the living area of apt. 23 stained carpet tile should be replaced or cleaned.	5	SF	2016
107654	7118	CV HSE 8035 Lyell	DM - Deferred Maintenance	Repair chipped corners of gypsum wall board. Possibly provide corner guard	2	SF	2016
107654	7124	CV HSE 8035 Lyell	DM - Deferred Maintenance	Throughout the living area of apt. 23 repair all walls with holes and chipped corners at the edge of gypsum boards.	12	SF	2016
107654	7117	CV HSE 8035 Lyell	DM - Deferred Maintenance	Repair loose shower head..	1	EA	2016
107654	7125	CV HSE 8035 Lyell	DM - Deferred Maintenance	Repair chipped counter top in the kitchen area of apt.	2	EA	2016
107654	8853	CV HSE 8035 Lyell	DM - Deferred Maintenance	Outside near the entry of building support beam is cracked.	2	SF	2016
107654	8854	CV HSE 8035 Lyell	DM - Deferred Maintenance	In the corridor of the building the heavy timber column has cracks.	5	SF	2016
107654	8848	CV HSE 8035 Lyell	DM - Deferred Maintenance	Repair wood board trim on siding at the southeast corner of the building. It has bird holes.	3	SF	2016
107654	8850	CV HSE 8035 Lyell	DM - Deferred Maintenance	Repair discolored wood siding shingles near window.	5	SF	2016
107654	8851	CV HSE 8035 Lyell	DM - Deferred Maintenance	On the east side of building repair cracked wood board siding trim at the corner.	5	SF	2016
107654	8849	CV HSE 8035 Lyell	DM - Deferred Maintenance	Refinish exterior door for unit 23 in the outside of building corridor, it has scuff marks.	3	EA	2016
107655	4290	CV HSE 8047 Hoffman	LMCO - Legis Mandate Code Compl, Othe	Replace 2 electrical outlets in water heater room with GFCI units for code compliance	2	EA	2016
107655	7257	CV HSE 8047 Hoffman	DM - Deferred Maintenance	In the bathroom of apt. 11, replace the missing ceiling tile.	4	SF	2016

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
CURRY VILLAGE DEFERRED MAINTENANCE							
107655	7300	CV HSE 8047 Hoffman	DM - Deferred Maintenance	Clean dirty bathroom exhaust vent screen	1	SF	2016
107655	7261	CV HSE 8047 Hoffman	DM - Deferred Maintenance	Replace or clean carpet tiles which are stained.	6	SF	2016
107655	7269	CV HSE 8047 Hoffman	DM - Deferred Maintenance	Replace or clean all carpet tile that is stained.	4	SF	2016
107655	7265	CV HSE 8047 Hoffman	DM - Deferred Maintenance	Repair counter top in kitchen are of apt. 11. The laminate is chipped and starting to peel.	2	EA	2016
107655	7303	CV HSE 8047 Hoffman	DM - Deferred Maintenance	In kitchen area of apt. 21 counter top needs to be re-laminated because it is starting to crack.	2	EA	2016
107655	7275	CV HSE 8047 Hoffman	DM - Deferred Maintenance	Repair patched hole in wall and repaint.	2	SF	2016
107655	7278	CV HSE 8047 Hoffman	DM - Deferred Maintenance	Repair corners of the wall which are chipped or cracked within the living area of apt.13	2	SF	2016
107655	7304	CV HSE 8047 Hoffman	DM - Deferred Maintenance	Repair chipped corners at wall edge in the living area, near the kitchen area.	2	SF	2016
107655	8862	CV HSE 8047 Hoffman	DM - Deferred Maintenance	Refinish the entry doors of unit 11, 13 and 23 they have scratches and scuffs.	1	EA	2016
107655	8866	CV HSE 8047 Hoffman	DM - Deferred Maintenance	Repair minor cracks in heavy timber support beam.	2	SF	2016
107655	8867	CV HSE 8047 Hoffman	DM - Deferred Maintenance	On the north side of building repair cracked outriggers at the underside of eave.	2	SF	2016
107655	8865	CV HSE 8047 Hoffman	DM - Deferred Maintenance	On the west side of the building repair wood board siding corner trim, damaged by birds.	3	SF	2016
107655	7283	CV HSE 8047 Hoffman	CRDM - Component Renewal Defer Maint	In the bathroom of apt. 13, the toilet seat cover is too small for the for the toilet.	1	EA	2016
107656	4283	CV HSE 8059 Gibbs	LMCO - Legis Mandate Code Compl, Othe	Replace 2 electrical outlets with GFCI units per code compliance in water heater room	2	EA	2016
107656	4288	CV HSE 8059 Gibbs	DM - Deferred Maintenance	Replace 1 GFCI electrical outlet which will not reset reliably in unit 23 bathroom	1	EA	2016
107656	4286	CV HSE 8059 Gibbs	LMCO - Legis Mandate Code Compl, Othe	Replace 2 Emergency Lighting fixtures in outside hallway due to lack of charge. Red light indicating lack of charge or power	2	EA	2016
107656	7027	CV HSE 8059 Gibbs	DM - Deferred Maintenance	In apt. 21 repair corner edges of gypsum wall board or provide corner guards.	3	SF	2016
107656	7084	CV HSE 8059 Gibbs	DM - Deferred Maintenance	Repair chipped corner edges of gypsum board. Provide corner guard as a method of prevention.	3	SF	2016
107656	7026	CV HSE 8059 Gibbs	DM - Deferred Maintenance	Replace or clean all carpet tile in apt. 21 that has stains.	4	SF	2016
107656	7077	CV HSE 8059 Gibbs	DM - Deferred Maintenance	Replace or clean carpet tile which is stained.	6	SF	2016
107656	7024	CV HSE 8059 Gibbs	DM - Deferred Maintenance	In the bathroom of apt. 13 the FRP ceiling tile is misaligned and is affected by placement of ceiling vent.	3	SF	2016
107656	8906	CV HSE 8059 Gibbs	DM - Deferred Maintenance	Entry door to unit 11 is scuffed and needs to be refinished.	1	EA	2016
107656	8908	CV HSE 8059 Gibbs	DM - Deferred Maintenance	Repair siding shingles which are stained and discolored.	5	SF	2016
107656	8912	CV HSE 8059 Gibbs	DM - Deferred Maintenance	On the east side of building repair cracked outriggers at eave.	3	SF	2016
107656	8914	CV HSE 8059 Gibbs	DM - Deferred Maintenance	On the east side of the building repair drill holes in rafter at the start of the eave.	2	SF	2016
107658	4236	CV HSE 8002 Mirror	DM - Deferred Maintenance	Replace missing screw holding cover on overhead lighting fixture in water heater room	1	EA	2016
107658	4239	CV HSE 8002 Mirror	LMCO - Legis Mandate Code Compl, Othe	Replace 1 electrical outlet in water heater room with GFCI unit per code compliance	1	EA	2016
107658	7463	CV HSE 8002 Mirror	DM - Deferred Maintenance	Replace or clean stained carpet tile in the living area of apt. 21.	40	SF	2016
107658	7461	CV HSE 8002 Mirror	DM - Deferred Maintenance	The frame of the door has cracks and chipped paint.	4	EA	2016
107658	7466	CV HSE 8002 Mirror	DM - Deferred Maintenance	At the entry of apt 25 repair cracked and chipped paint on wall.	2	SF	2016
107658	8984	CV HSE 8002 Mirror	DM - Deferred Maintenance	Repair and paint patches on the wood board trim at the corner of the exterior siding.	5	SF	2016
107658	8974	CV HSE 8002 Mirror	DM - Deferred Maintenance	In the outside hallway of the building the entry doors of unit 21, 23 and 25 all have scuffs and scratches and should be refinished.	3	EA	2016
107658	8975	CV HSE 8002 Mirror	DM - Deferred Maintenance	Repair the entry door of unit 15. The door appears to be warped or bent, which creates a gap and gasket at the frame.	2	EA	2016
107658	8988	CV HSE 8002 Mirror	DM - Deferred Maintenance	East elevation repair damaged window top flashing.	1	EA	2016
107659	4235	CV HSE 8014 Ostrander	LMCO - Legis Mandate Code Compl, Othe	Replace 1 electrical outlet in water heater room with GFCI unit per code compliance	1	EA	2016
107659	7390	CV HSE 8014 Ostrander	DM - Deferred Maintenance	In the living area of apt. 17 there are stains on the ceiling where the ceiling meets the wall.	2	SF	2016
107659	7379	CV HSE 8014 Ostrander	RMDM - RM Defer Maintenance	In the living area of apt. 13 the carpet tile that is stained should be cleaned or replaced.	4	SF	2016
107659	7386	CV HSE 8014 Ostrander	RMDM - RM Defer Maintenance	In the living area of apt. 15 carpet is badly stained and should be replaced.	8	SF	2016
107659	7391	CV HSE 8014 Ostrander	DM - Deferred Maintenance	Carpet tile in apt. 17 is damaged and should be replaced.	4	SF	2016
107659	7397	CV HSE 8014 Ostrander	DM - Deferred Maintenance	Replace or clean the stained carper tile in the living area of apt. 25.	4	SF	2016
107659	7399	CV HSE 8014 Ostrander	DM - Deferred Maintenance	Replace carpet tile that has large burn mark in apt. 27.	4	SF	2016
107659	7388	CV HSE 8014 Ostrander	DM - Deferred Maintenance	Repair cracks in wall, located in the living area of apt. 15.	3	SF	2016
107659	7395	CV HSE 8014 Ostrander	DM - Deferred Maintenance	In apt 23 the corner edges of walls are chipped and need to be repaired and repainted.	2	SF	2016
107659	7401	CV HSE 8014 Ostrander	DM - Deferred Maintenance	In the bathroom of apt 27 near the bath tub gypsum wall board is cracking.	2	SF	2016
107659	7375	CV HSE 8014 Ostrander	DM - Deferred Maintenance	Door leading to the bathroom dents in the aluminum door frame	1	EA	2016
107659	7393	CV HSE 8014 Ostrander	DM - Deferred Maintenance	In the entry of apt. 21 the ceiling panel is really stained and should be repaired or replaced.	4	SF	2016
107659	8998	CV HSE 8014 Ostrander	DM - Deferred Maintenance	At the south east corner of the building repair damaged wood board trim where siding meets the corner.	2	SF	2016

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CURRY VILLAGE DEFERRED MAINTENANCE							
107659	9015	CV HSE 8014 Ostrander	DM - Deferred Maintenance	Repair wood board trim around the window of 2nd floor balcony.	1	EA	2016
107659	9000	CV HSE 8014 Ostrander	DM - Deferred Maintenance	Refinish entry doors to unit 11, 17, 21, 23, 25, and 27 all of which have scuffs and scratches.	6	EA	2016
107659	9013	CV HSE 8014 Ostrander	DM - Deferred Maintenance	At the entry corridor of building has cracks in the heavy timber.	3	SF	2016
107659	9016	CV HSE 8014 Ostrander	DM - Deferred Maintenance	On the east side of the building at the eave, outrigger is cracked.	2	SF	2016
107660	4233	CV HSE 8026 Sunrise	LMCO - Legis Mandate Code Compl, Othe	Replace 2 electrical outlets in water heater room with GFCI units per code	2	EA	2016
107660	7368	CV HSE 8026 Sunrise	DM - Deferred Maintenance	In the entry of apt. 25 ceiling panel is not installed properly and should be repaired.	4	SF	2016
107660	7364	CV HSE 8026 Sunrise	RMDM - RM Defer Maintenance	In the living area of apt. 13 replace or clean stained carpet tile.	4	SF	2016
107660	7369	CV HSE 8026 Sunrise	DM - Deferred Maintenance	In apt. 27 repair and paint corner edges of the walls in the living area.	2	SF	2016
107660	8935	CV HSE 8026 Sunrise	DM - Deferred Maintenance	Refinish exterior doors for unit 11, 13 and 25 in order to remove scuffs and scratches.	2	EA	2016
107660	8937	CV HSE 8026 Sunrise	DM - Deferred Maintenance	On the east side of the building outriggers are cracked and needs to be repaired.	3	SF	2016
107660	8936	CV HSE 8026 Sunrise	DM - Deferred Maintenance	Repair damaged siding wood board trim at the corner of east elevation. Needs to have patched finished and repainted.	1	SF	2016
107661	4240	CV HSE 8048 Tenaya	LMCO - Legis Mandate Code Compl, Othe	Replace 1 electrical outlet in water heater room with GFCI unit per code compliance	1	EA	2016
107661	4253	CV HSE 8048 Tenaya	DM - Deferred Maintenance	Replace 1 GFCI electrical outlet in the kitchen which is broken on the right side	1	EA	2016
107661	4252	CV HSE 8048 Tenaya	DM - Deferred Maintenance	Replace circuit breaker 1 where the trip control spacer has fallen out	1	EA	2016
107661	7582	CV HSE 8048 Tenaya	DM - Deferred Maintenance	Replace or clean stained carpet tile in living area of apt. 11.	10	SF	2016
107661	7583	CV HSE 8048 Tenaya	RMDM - RM Defer Maintenance	Carpet tile in living area of apt. 11 is starting to peel up and should be repaired.	5	SF	2016
107661	7595	CV HSE 8048 Tenaya	DM - Deferred Maintenance	Replace or clean stained carpet tile in the living area.	10	SF	2016
107661	7604	CV HSE 8048 Tenaya	RMDM - RM Defer Maintenance	Carpet in living area is pretty dirty and should seriously cleaned or replaced.	5	SF	2016
107661	7611	CV HSE 8048 Tenaya	DM - Deferred Maintenance	Replace or clean the stained carpet tile throughout the living area of the apt.	5	SF	2016
107661	7796	CV HSE 8048 Tenaya	RMDM - RM Defer Maintenance	In the living area of apt. 23 the carpet is badly stained and should be replaced or deep cleaned.	10	SF	2016
107661	7808	CV HSE 8048 Tenaya	DM - Deferred Maintenance	Replace or clean the stained carpet tile in the living area of apt. 25.	10	SF	2016
107661	7584	CV HSE 8048 Tenaya	DM - Deferred Maintenance	Repair corners which are chipped and repaint.	5	SF	2016
107661	7586	CV HSE 8048 Tenaya	DM - Deferred Maintenance	Repair screw holes in wall below front window	5	SF	2016
107661	7597	CV HSE 8048 Tenaya	DM - Deferred Maintenance	In the bathroom holes in the wall create by screws should be repaired and repainted.	2	SF	2016
107661	7600	CV HSE 8048 Tenaya	DM - Deferred Maintenance	Repair the various screw and nail holes in wall and repaint.	2	SF	2016
107661	7607	CV HSE 8048 Tenaya	DM - Deferred Maintenance	Repair corners of walls where they have been chipped.	5	SF	2016
107661	7613	CV HSE 8048 Tenaya	DM - Deferred Maintenance	Repair wall corners throughout the space.	5	SF	2016
107661	7618	CV HSE 8048 Tenaya	DM - Deferred Maintenance	Repair chipped wall corners in living area, Apt. 21	5	SF	2016
107661	7620	CV HSE 8048 Tenaya	DM - Deferred Maintenance	Repair holes in wall of apt 21 in the living area.	2	SF	2016
107661	7799	CV HSE 8048 Tenaya	DM - Deferred Maintenance	Repair holes in wall of living area in apt. 23.	15	SF	2016
107661	7812	CV HSE 8048 Tenaya	DM - Deferred Maintenance	Repair all holes and cracks in the walls of the living area.	20	SF	2016
107661	7831	CV HSE 8048 Tenaya	DM - Deferred Maintenance	Repair chipped wall corners in living area, Apt. 27	2	SF	2016
107661	7587	CV HSE 8048 Tenaya	DM - Deferred Maintenance	Shower head in shower of bathroom is loose and needs to be repaired.	1	EA	2016
107661	7610	CV HSE 8048 Tenaya	DM - Deferred Maintenance	In the bathroom of apt. 15 shower head is loose and not align with wall.	1	EA	2016
107661	7615	CV HSE 8048 Tenaya	DM - Deferred Maintenance	In the bathroom of apt. 17 the shower head is loose and not align with wall.	1	EA	2016
107661	7622	CV HSE 8048 Tenaya	DM - Deferred Maintenance	In the bathroom of apt. 21 repair loose shower head.	1	EA	2016
107661	7593	CV HSE 8048 Tenaya	DM - Deferred Maintenance	Repair broken door stop on interior hollow core wood door	1	EA	2016
107661	7815	CV HSE 8048 Tenaya	DM - Deferred Maintenance	Repair broken toilet paper holder in the bathroom of apt. 25.	1	EA	2016
107661	7829	CV HSE 8048 Tenaya	DM - Deferred Maintenance	Repair damaged t-bar system and warped ceiling panels in bathroom of apt. 27.	10	SF	2016
107661	9197	CV HSE 8048 Tenaya	DM - Deferred Maintenance	Refinish entry doors for units 11, 13, 17, 23 and 25 they all have scuffs and scratches.	5	EA	2016
107661	9212	CV HSE 8048 Tenaya	DM - Deferred Maintenance	Repair damaged wood board trim at the corner of siding.	2	SF	2016
107661	9214	CV HSE 8048 Tenaya	DM - Deferred Maintenance	Repair damaged wood board trim at corner of siding on west side of building.	5	SF	2016
107661	9216	CV HSE 8048 Tenaya	DM - Deferred Maintenance	Repair cracked heavy timber column on the north side of building.	4	SF	2016
107661	9220	CV HSE 8048 Tenaya	DM - Deferred Maintenance	Re-stain stair treads on exterior stairs of building. Treads are worn and weathered.	40	SF	2016
107662	7839	CV HSE 8329 Lakes	DM - Deferred Maintenance	Ceiling tile in kitchen is warped and needs to be repaired. T bar system is also damaged.	6	SF	2016
107662	7857	CV HSE 8329 Lakes	DM - Deferred Maintenance	Replace or clean stained carpet tile in living area of apt. 23.	20	SF	2016
107662	7840	CV HSE 8329 Lakes	DM - Deferred Maintenance	Repair cracks in wall of kitchen.	2	SF	2016

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CURRY VILLAGE DEFERRED MAINTENANCE							
107662	7858	CV HSE 8329 Lakes	DM - Deferred Maintenance	Repair holes in gyp board walls in living room	2	SF	2016
107662	7859	CV HSE 8329 Lakes	DM - Deferred Maintenance	In the living area of apt. 23 repair stained walls.	15	SF	2016
107662	7856	CV HSE 8329 Lakes	DM - Deferred Maintenance	In the kitchen of the lakes commons repair cracked counter top.	1	EA	2016
107662	7860	CV HSE 8329 Lakes	DM - Deferred Maintenance	In the kitchen area the counter top needs to be repaired in order to remove cracks in surface.	1	EA	2016
107662	9119	CV HSE 8329 Lakes	DM - Deferred Maintenance	On the west side of the building gutter needs to be repainted.	15	SF	2016
107662	9129	CV HSE 8329 Lakes	DM - Deferred Maintenance	On the south side of building the heavy timber column has cracks.	5	SF	2016
107662	9154	CV HSE 8329 Lakes	DM - Deferred Maintenance	Repair cracked outrigger at entry low roof.	3	SF	2016
107662	9172	CV HSE 8329 Lakes	DM - Deferred Maintenance	Repair cracked heavy timber beam.	2	SF	2016
107662	9168	CV HSE 8329 Lakes	DM - Deferred Maintenance	The entry door for unit 23 is badly scuffed and scratched.	1	EA	2016
107662	9171	CV HSE 8329 Lakes	DM - Deferred Maintenance	Repair damaged on exterior window frame.	1	EA	2016
107662	9170	CV HSE 8329 Lakes	DM - Deferred Maintenance	At the entry canopy repair cracks in trellis.	5	SF	2016
107662	9177	CV HSE 8329 Lakes	LMCO - Legis Mandate Code Compl, Othe	Both the top of stairs and bottom are missing rail extensions.	10	SF	2016
107663	4246	CV HSE 8351 Harden	LMCO - Legis Mandate Code Compl, Othe	Replace 1 electrical outlet in water heater room with GFCI unit per code compliance	1	EA	2016
107663	4247	CV HSE 8351 Harden	DM - Deferred Maintenance	Replace missing screw in overhead light fixture holding the cover in place	1	EA	2016
107663	7862	CV HSE 8351 Harden	RMDM - RM Defer Maintenance	In the living area of apt. 11 the carpet tile needs to be cleaned or replaced.	20	SF	2016
107663	7867	CV HSE 8351 Harden	RMDM - RM Defer Maintenance	In the living area of apt. 13 the stained carpet tile needs to be either replaced or deep cleaned.	3	SF	2016
107663	7870	CV HSE 8351 Harden	RMDM - RM Defer Maintenance	In living area of apt. 17, replace or clean stained carpet tile.	4	SF	2016
107663	7875	CV HSE 8351 Harden	RMDM - RM Defer Maintenance	In the living area of apt. 23 the carpet tile needs to be cleaned or replaced.	5	SF	2016
107663	7881	CV HSE 8351 Harden	RMDM - RM Defer Maintenance	In living area of apt. 25 stained carpet tile should be replaced or cleaned.	20	SF	2016
107663	7863	CV HSE 8351 Harden	DM - Deferred Maintenance	Repair scratches in gyp board wall of bathroom	2	SF	2016
107663	7864	CV HSE 8351 Harden	DM - Deferred Maintenance	In the living area wall corners are chipped and should be repaired.	3	SF	2016
107663	7868	CV HSE 8351 Harden	DM - Deferred Maintenance	Repair holes in wall of bathroom.	2	SF	2016
107663	7869	CV HSE 8351 Harden	DM - Deferred Maintenance	At the corners of walls in the living are the chipped areas need to be repaired.	3	SF	2016
107663	7871	CV HSE 8351 Harden	DM - Deferred Maintenance	Repair chipped wall corners in living area of apt. 17.	2	SF	2016
107663	7874	CV HSE 8351 Harden	DM - Deferred Maintenance	Repair dents in walls of living area.	1	SF	2016
107663	7879	CV HSE 8351 Harden	DM - Deferred Maintenance	Repair chipped wall corners in living area of apt. 23.	2	SF	2016
107663	7882	CV HSE 8351 Harden	DM - Deferred Maintenance	Repair chipped wall corners in living area of apt. 25.	2	SF	2016
107663	7886	CV HSE 8351 Harden	DM - Deferred Maintenance	In the living area repair chipped wall corners	2	SF	2016
107663	7887	CV HSE 8351 Harden	DM - Deferred Maintenance	Repair stained walls in living area.	10	SF	2016
107663	7866	CV HSE 8351 Harden	DM - Deferred Maintenance	Repair scratches at top of interior door frame	1	EA	2016
107663	7872	CV HSE 8351 Harden	DM - Deferred Maintenance	In the bathroom the ceiling tile needs to be realigned with t-bar system.	3	SF	2016
107663	7883	CV HSE 8351 Harden	DM - Deferred Maintenance	In the bathroom of apt. 25 light lens is melted in corner.	1	EA	2016
107663	7865	CV HSE 8351 Harden	DM - Deferred Maintenance	At the back entry door window panel is cracked and should be repaired or replaced.	1	EA	2016
107663	7878	CV HSE 8351 Harden	DM - Deferred Maintenance	Repair stained sheet vinyl in bathroom of apt. 23.	1	SF	2016
107663	7884	CV HSE 8351 Harden	DM - Deferred Maintenance	In the shower area of the bathroom, the FRP siding in the shower needs to be re sealed and grouted.	3	SF	2016
107663	9313	CV HSE 8351 Harden	DM - Deferred Maintenance	On the north west corner of the building repair wood board trim at siding edge.	3	SF	2016
107663	9314	CV HSE 8351 Harden	DM - Deferred Maintenance	On the south west corner of building repair damaged wood board trim at edge of siding.	4	SF	2016
107663	9310	CV HSE 8351 Harden	DM - Deferred Maintenance	In the outdoor hallway refinish scuffed and scratched entry doors to unit 11, 13, 15, 21, 23, 25, 27.	7	EA	2016
107663	9315	CV HSE 8351 Harden	DM - Deferred Maintenance	Repair cracked heavy timber columns.	8	SF	2016
107663	9318	CV HSE 8351 Harden	DM - Deferred Maintenance	On south of building at low roof, repair heavy timber beam.	3	SF	2016
107663	9320	CV HSE 8351 Harden	DM - Deferred Maintenance	On the west and east side of the building repair cracked outriggers at roof eave.	4	SF	2016
107663	9323	CV HSE 8351 Harden	DM - Deferred Maintenance	The exterior stairs leading to upper units needs to be stained and finished because the treads are currently worn and damaged.	80	SF	2016
107664	1185	CV HSE 8363 Lukens	DM - Deferred Maintenance	Replace stained carpet tile in bedroom of Apt 11. possibly replace all carpet within the room	15	SF	2016
107664	1205	CV HSE 8363 Lukens	DM - Deferred Maintenance	Replace areas of carpet tile that are stained and damaged in the bedroom in apt 17.	10	SF	2016
107664	1215	CV HSE 8363 Lukens	DM - Deferred Maintenance	Replace the carpet tile with stains and damage in the bedroom of apt 21.	8	SF	2016
107664	1255	CV HSE 8363 Lukens	DM - Deferred Maintenance	Replace the stained carpet tile located in the living area of the unit 23.	4	SF	2016
107664	7469	CV HSE 8363 Lukens	DM - Deferred Maintenance	Replace or clean stained carpet tile in the living area.	2	SF	2016

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CURRY VILLAGE DEFERRED MAINTENANCE							
107664	7471	CV HSE 8363 Lukens	RMDM - RM Defer Maintenance	In the living area of apt. 25 stained carpet tile needs to be cleaned.	8	SF	2016
107664	1188	CV HSE 8363 Lukens	DM - Deferred Maintenance	Repair cracks and stains on wall above vinyl base in main room of apartment 11.	15	SF	2016
107664	1190	CV HSE 8363 Lukens	DM - Deferred Maintenance	Repair cracks in gypsum board along the side of the entry door frame for apt 15.	3	SF	2016
107664	1202	CV HSE 8363 Lukens	DM - Deferred Maintenance	Refinish and repaint corners of wall in the bedroom of apt 17.	4	SF	2016
107664	1210	CV HSE 8363 Lukens	DM - Deferred Maintenance	Refinish and repaint corner of wall where damage is located in the bedroom of apt 21.	3	SF	2016
107664	7472	CV HSE 8363 Lukens	DM - Deferred Maintenance	In the bathroom of apt. 25 near the sink and shower there is moisture damage to the wall.	1	SF	2016
107664	7475	CV HSE 8363 Lukens	DM - Deferred Maintenance	In the bathroom of apt 25 there is an area of chipped paint next to bath tub.	3	SF	2016
107664	7478	CV HSE 8363 Lukens	DM - Deferred Maintenance	In the living area of apt. 27 repair the cracked paint chipped corners of the wall.	2	SF	2016
107664	1207	CV HSE 8363 Lukens	DM - Deferred Maintenance	Repair misaligned ceiling tile in bathroom around exhaust vent in apt 17.	2	SF	2016
107664	9403	CV HSE 8363 Lukens	DM - Deferred Maintenance	In the outside hallway of the building refinish all exterior entry doors to each unit.	8	EA	2016
107664	9406	CV HSE 8363 Lukens	DM - Deferred Maintenance	On the west side of the building touch up stained siding.	5	SF	2016
107664	9409	CV HSE 8363 Lukens	DM - Deferred Maintenance	On the east side of the dorm touch up stained siding.	6	SF	2016
107664	9412	CV HSE 8363 Lukens	DM - Deferred Maintenance	Repair cracked heavy timber outriggers on the west side of building at eave.	3	SF	2016
107664	9418	CV HSE 8363 Lukens	DM - Deferred Maintenance	Repair all 4 cracked heavy timber column on the south side of building.	4	SF	2016
107665	4276	CV HSE 8072 Heather	DM - Deferred Maintenance	Replace missing electrical panel door seal and clean room of construction debris	1	EA	2016
107665	4278	CV HSE 8072 Heather	LMCO - Legis Mandate Code Compl, Othe	Replace 2 electrical outlets with GFCI units per code compliance in water heater room	2	EA	2016
107665	7159	CV HSE 8072 Heather	DM - Deferred Maintenance	In the bathroom of apt. 11 the t-bar system for the ceiling is broken should be repaired to align ceiling panels.	6	SF	2016
107665	7161	CV HSE 8072 Heather	DM - Deferred Maintenance	In the bathroom of apt. 11 the ceiling panels are dirty and should be cleaned or replaced.	4	SF	2016
107665	7164	CV HSE 8072 Heather	DM - Deferred Maintenance	Ceiling panel in bathroom is warped near vent and should be repaired	4	SF	2016
107665	7165	CV HSE 8072 Heather	DM - Deferred Maintenance	Repair cracks and scraps on gypsum wall board.	16	SF	2016
107665	7167	CV HSE 8072 Heather	DM - Deferred Maintenance	Repair chipped corner edges of wall. Possibly provide corner guard as a prevention method for future maintenance.	4	SF	2016
107665	7178	CV HSE 8072 Heather	DM - Deferred Maintenance	Repair chipped wall corners in the living area of apt. 21.	5	SF	2016
107665	10074	CV HSE 8072 Heather	DM - Deferred Maintenance	Refinish scuffed exterior entry doors at units 21 and 23.	2	EA	2016
107665	10078	CV HSE 8072 Heather	DM - Deferred Maintenance	Touch up damaged siding where finish is faded away..	6	SF	2016
107665	10082	CV HSE 8072 Heather	DM - Deferred Maintenance	Repair damaged wood board trim at the corner edge of siding.	2	SF	2016
107665	10080	CV HSE 8072 Heather	DM - Deferred Maintenance	Repair cracked heavy timber outriggers at eave of north side of building.	2	SF	2016
107665	10083	CV HSE 8072 Heather	DM - Deferred Maintenance	Repair cracked heavy timber outriggers.	3	SF	2016
107665	10081	CV HSE 8072 Heather	DM - Deferred Maintenance	Repair damaged window jamb at portico.	1	EA	2016
107666	1602	CV HSE 8084 Larkspur	DM - Deferred Maintenance	Repair cracks in corner of wall in the bedroom of apt 21.. Providing edge guard to address the chipping of paint and the gypsum board itself.	6	SF	2016
107666	1603	CV HSE 8084 Larkspur	DM - Deferred Maintenance	Repair screw holes in wall and refinish and paint in apt 21.	2	SF	2016
107666	1600	CV HSE 8084 Larkspur	DM - Deferred Maintenance	Repair ceiling grid in bathroom to address the separation of the FRP and its support system in apt 11.	4	SF	2016
107666	1601	CV HSE 8084 Larkspur	DM - Deferred Maintenance	Repair ceiling grid in bathroom to address misaligned FRP in apt 13.	4	SF	2016
107666	1675	CV HSE 8084 Larkspur	DM - Deferred Maintenance	Repair ceiling panels that have been misaligned with ceiling grid. Panels have warped and need replacing.	3	SF	2016
107666	4274	CV HSE 8084 Larkspur	LMCO - Legis Mandate Code Compl, Othe	In the water heater room, Replace 2 electrical outlets with new GFCI units per code compliance and replace 2 GFCI units in 4-plex which are faulty and will not trip the breaker.	4	EA	2016
107666	9374	CV HSE 8084 Larkspur	DM - Deferred Maintenance	On both the north and south elevations areas of siding needs to be touched up.	6	SF	2016
107666	9366	CV HSE 8084 Larkspur	DM - Deferred Maintenance	Refinish the entry door for unit 21, it has scuffs and scratches.	1	EA	2016
107666	9371	CV HSE 8084 Larkspur	DM - Deferred Maintenance	On the north side of building repair cracked rafter.	1	SF	2016
107666	9381	CV HSE 8084 Larkspur	DM - Deferred Maintenance	Repair crack in heavy timber outrigger on the southwest side of the building at the eave.	2	SF	2016
107666	9384	CV HSE 8084 Larkspur	DM - Deferred Maintenance	Repair cracked heavy timber outrigger on north west side of building at eave.	2	SF	2016
107667	1567	CV HSE 8118 Lupine	DM - Deferred Maintenance	Repair both holes and cracks within the walls of the bedroom in apt 11. Patch and refinish surface.	10	SF	2016
107667	1584	CV HSE 8118 Lupine	DM - Deferred Maintenance	Repair both cracks and holes in wall surface throughout the apartment 13.	20	SF	2016
107667	1591	CV HSE 8118 Lupine	DM - Deferred Maintenance	Replace missing towel rack located in restroom in apt 13 next to shower.	2	SF	2016
107667	1597	CV HSE 8118 Lupine	DM - Deferred Maintenance	Repair and clean stains and scraps on the various walls in the bedroom.	8	SF	2016
107667	1557	CV HSE 8118 Lupine	DM - Deferred Maintenance	Repair and remount warped ceiling panels in the bathroom. In addition panels could be warping from exposure to water	30	SF	2016
107667	1570	CV HSE 8118 Lupine	DM - Deferred Maintenance	Repair vinyl base affected by water damage in the bathroom of apt 13. Needs to be re-applied to the wall surface.	3	SF	2016

FMS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
CURRY VILLAGE DEFERRED MAINTENANCE							
107667	36636	CV HSE 8118 Lupine	RMDM - RM Defer Maintenance	Replace Int Wall Finish, Rubber or Vinyl Trim at end of useful life	10	SF	2016
107667	1592	CV HSE 8118 Lupine	DM - Deferred Maintenance	Replace areas of carpet tile that are stained or damaged in the bedroom in apt 21.	16	SF	2016
107667	1599	CV HSE 8118 Lupine	DM - Deferred Maintenance	Replace areas of carpet which have been stained and or damaged in the bedroom in apt 23.	5	SF	2016
107667	1594	CV HSE 8118 Lupine	EM - Emergency	Repair the substrate of bathroom floor in Apt 21 because sheet vinyl flooring has various locations which have dents into the surface.	15	SF	2016
107667	4255	CV HSE 8118 Lupine	DM - Deferred Maintenance	Replace door weather-stripping to electrical closet and clean dirt and debris from construction	1	EA	2016
107667	4256	CV HSE 8118 Lupine	LMCO - Legis Mandate Code Compl, Othe	Replace 2 electrical outlets in water heater room with GFCI units per code compliance	2	EA	2016
107667	10018	CV HSE 8118 Lupine	DM - Deferred Maintenance	Refinish scuffed exterior entry doors for unit 11, 13 and 23.	3	EA	2016
107667	10012	CV HSE 8118 Lupine	DM - Deferred Maintenance	Repair damaged siding on the north west side of the building where shingles are damaged.	4	SF	2016
107667	10024	CV HSE 8118 Lupine	DM - Deferred Maintenance	At the north east corner of the building repair damaged wood board trim at corner of siding.	3	SF	2016
107667	10001	CV HSE 8118 Lupine	DM - Deferred Maintenance	Exterior window on south side of building needs to have gasket repaired.	1	EA	2016
107667	10004	CV HSE 8118 Lupine	DM - Deferred Maintenance	On the west side of the building repair damaged window sill un upstairs window.	1	EA	2016
107667	10021	CV HSE 8118 Lupine	DM - Deferred Maintenance	On the east side of building window gaskets are either missing or loose and should be repaired or replaced..	2	EA	2016
107667	10016	CV HSE 8118 Lupine	DM - Deferred Maintenance	On the west side of the building repair cracks on portico supports.	2	SF	2016
107667	10017	CV HSE 8118 Lupine	DM - Deferred Maintenance	On the east side of building repair cracked rafter.	3	SF	2016
107667	10027	CV HSE 8118 Lupine	DM - Deferred Maintenance	On the north east side of building repair cracked heavy timber rafter support at canopy.	2	SF	2016
107667	10028	CV HSE 8118 Lupine	DM - Deferred Maintenance	Repair damaged fascia on north side of building at eave.	1	SF	2016
107667	1568	CV HSE 8118 Lupine	CRDM - Component Renewal Defer Maint	Replace missing fire door in kitchen area of apt 11.	6	EA	2016
107668	1274	CV HSE 8130 Primrose	DM - Deferred Maintenance	Replace carpet tile that is stained and or damaged in the bedroom of apt. 13	20	SF	2016
107668	1279	CV HSE 8130 Primrose	DM - Deferred Maintenance	Replace stained carpet tile located throughout the unit in the bedroom of apt 23.	6	SF	2016
107668	1275	CV HSE 8130 Primrose	DM - Deferred Maintenance	Repair rubber base which has started to peel away from the wall in bedroom of apt 13.	5	SF	2016
107668	36595	CV HSE 8130 Primrose	RMDM - RM Defer Maintenance	Replace Rubber base for interior walls at end of useful life	20	SF	2016
107668	1276	CV HSE 8130 Primrose	DM - Deferred Maintenance	Repair door to kitchen pantry, it doesn't close.	21	EA	2016
107668	1273	CV HSE 8130 Primrose	DM - Deferred Maintenance	Repair the cracks and chipped paint on corner of wall located in bedroom of apt 11.	3	SF	2016
107668	1278	CV HSE 8130 Primrose	DM - Deferred Maintenance	Repair cracks in wall as well as areas with chipped paint for apt 21. Refinish and repaint	5	SF	2016
107668	1282	CV HSE 8130 Primrose	DM - Deferred Maintenance	Replace missing door hardware that wont allow the door to lock in bedroom in Apt 23.	1	EA	2016
107668	1277	CV HSE 8130 Primrose	DM - Deferred Maintenance	Repair shower head within the fitting should be resealed.	1	EA	2016
107668	1280	CV HSE 8130 Primrose	DM - Deferred Maintenance	Replace damaged FRP in the shower. Extremely cracked and warped and possible water damage.	3	SF	2016
107668	9945	CV HSE 8130 Primrose	DM - Deferred Maintenance	Repair cracked wood board trim on the east side of building at the corner edge of siding.	2	SF	2016
107668	9950	CV HSE 8130 Primrose	DM - Deferred Maintenance	On the north side of building repair and refinish patch holes from bird damaged on wood board trim at the corner edge of siding.	5	SF	2016
107668	9964	CV HSE 8130 Primrose	DM - Deferred Maintenance	At the south west corner of the building repair damaged wood board trim at edge of siding.	2	SF	2016
107668	9953	CV HSE 8130 Primrose	DM - Deferred Maintenance	On north side of building at eave repair cracked outriggers.	2	SF	2016
107668	9938	CV HSE 8130 Primrose	DM - Deferred Maintenance	Refinish scuffed exterior entry door to unit 13.	1	EA	2016
107668	9942	CV HSE 8130 Primrose	DM - Deferred Maintenance	Board under window on the north east side of building is not finished.	2	EA	2016
107668	9959	CV HSE 8130 Primrose	DM - Deferred Maintenance	On the west side of building repair damaged gaskets at the two lower level windows.	2	EA	2016
107669	1307	CV HSE 8283 Red Bud	DM - Deferred Maintenance	Replace carpet tile which has been stained or damaged in the bedroom of apt 11.	8	SF	2016
107669	1448	CV HSE 8283 Red Bud	DM - Deferred Maintenance	Replace stained carpet tile located in bedroom in apt 25.	10	SF	2016
107669	1517	CV HSE 8283 Red Bud	DM - Deferred Maintenance	Replace areas of carpet tile which are stained and or damaged in the bedroom in apt 23.	2	SF	2016
107669	1309	CV HSE 8283 Red Bud	DM - Deferred Maintenance	Repair areas of gypsum board walls which has cracks and stains on its surface in apt 11.	2	SF	2016
107669	1519	CV HSE 8283 Red Bud	DM - Deferred Maintenance	Repair cracks and chipped paint on corner of wall in the bedroom of apt 23. Refinish and repaint. For preventative measures provide edge guard on wall corners.	2	SF	2016
107669	7005	CV HSE 8283 Red Bud	LMCO - Legis Mandate Code Compl, Othe	Bathroom sink in apt. 17 is mounted to high and does meet code.	3	EA	2016
107669	7010	CV HSE 8283 Red Bud	LMAC - Legis Mandate Accessibility	In apt. 17 shower stall is accessible however is not large enough to meet ADA code.	5	EA	2016
107669	1333	CV HSE 8283 Red Bud	DM - Deferred Maintenance	Repair cracks in FRP within the shower area of the bathroom in apt 15	2	SF	2016
107669	1320	CV HSE 8283 Red Bud	RMDM - RM Defer Maintenance	Replace cracked ceramic tile within the base of the wall in the bathroom of apt 15.	5	SF	2016
107669	1312	CV HSE 8283 Red Bud	DM - Deferred Maintenance	Re-grout floor tile in bathroom. The grout is stained and very dirty	8	SF	2016
107669	1316	CV HSE 8283 Red Bud	DM - Deferred Maintenance	Re-grout stained shower floor tile	16	SF	2016
107669	10040	CV HSE 8283 Red Bud	DM - Deferred Maintenance	Refinish scuffed exterior entry doors to units 11, 15, 23, 25, 27.	5	EA	2016

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CURRY VILLAGE DEFERRED MAINTENANCE							
107669	10062	CV HSE 8283 Red Bud	DM - Deferred Maintenance	On the south side of building repair damaged window gasket.	1	EA	2016
107669	10051	CV HSE 8283 Red Bud	DM - Deferred Maintenance	Repair cracked heavy timber rafters at the eave on the north side of building..	3	SF	2016
107669	10053	CV HSE 8283 Red Bud	DM - Deferred Maintenance	Repair cracked heavy timber columns on the north side of building..	5	SF	2016
107669	10061	CV HSE 8283 Red Bud	DM - Deferred Maintenance	Repair cracked heavy timber outriggers on the south east side of the building.	2	SF	2016
107669	10057	CV HSE 8283 Red Bud	DM - Deferred Maintenance	Refinish and repair cracked and stained stair treads.	60	SF	2016
107671	204	CV HSE 8307 Plants	DM - Deferred Maintenance	Replace damaged ceiling tile in restroom.	5	SF	2016
107671	290	CV HSE 8307 Plants	DM - Deferred Maintenance	Install new Drinking fountain in lobby that is ADA compliant. Current drinking fountain is not ADA accessible.	1	EA	2016
107671	316	CV HSE 8307 Plants	DM - Deferred Maintenance	Provide ADA access for public restroom.	1	EA	2016
107671	288	CV HSE 8307 Plants	DM - Deferred Maintenance	Replace electrical fan screening in living room of Unit 21.	2	SF	2016
107671	10113	CV HSE 8307 Plants	DM - Deferred Maintenance	Repair cracks in heavy timber on the south side of the building.	3	SF	2016
107671	10110	CV HSE 8307 Plants	DM - Deferred Maintenance	Repair damaged door jamb on the east side of the building.	1	EA	2016
107671	10115	CV HSE 8307 Plants	DM - Deferred Maintenance	Replace missing gutter hold downs on the east side of the building.	10	SF	2016
107672	4257	CV HSE 8096 Lily	DM - Deferred Maintenance	Clean electrical panel room of all dirt and debris. There is evidence of a rodent nest which could damage electrical systems. Check all walls and doors to eliminate any rodent access.	1	EA	2016
107672	4258	CV HSE 8096 Lily	LMCO - Legis Mandate Code Compl, Othe	Replace 2 electrical outlets with GFCI units per code compliance	2	EA	2016
107672	7085	CV HSE 8096 Lily	DM - Deferred Maintenance	Repair warped FRP ceiling tile	2	SF	2016
107672	7087	CV HSE 8096 Lily	DM - Deferred Maintenance	Repair ceiling tile which is shifted on the ceiling grid.	4	SF	2016
107672	7088	CV HSE 8096 Lily	DM - Deferred Maintenance	Repair FRP ceiling tile which is shifted on the ceiling grid.	4	SF	2016
107672	7092	CV HSE 8096 Lily	DM - Deferred Maintenance	Repair miss-aligned FRP ceiling tile in restroom	6	SF	2016
107672	7095	CV HSE 8096 Lily	DM - Deferred Maintenance	Repair miss-aligned FRP ceiling grid in restroom	4	SF	2016
107672	7086	CV HSE 8096 Lily	DM - Deferred Maintenance	Replace or clean stained carpet tile in the living area of apt. 15.	20	SF	2016
107672	7091	CV HSE 8096 Lily	DM - Deferred Maintenance	In the bathroom of apt. 23 the bath tub is really stained and dirty surface should be cleaned or replaced.	8	EA	2016
107672	7090	CV HSE 8096 Lily	DM - Deferred Maintenance	In the bathroom of apt. 23 sheet vinyl flooring is really dirty and stained.	8	SF	2016
107672	10086	CV HSE 8096 Lily	DM - Deferred Maintenance	Refinish scuffed exterior entry doors to units 13, 15, 17, 21, 23, 25, and 27.	7	EA	2016
107672	10093	CV HSE 8096 Lily	DM - Deferred Maintenance	On the west side of building at the top near eave refinish or paint damaged shingles.	4	SF	2016
107672	10094	CV HSE 8096 Lily	DM - Deferred Maintenance	At the north west corner of the building repair cracked wood board trim at the corner edge of siding.	3	SF	2016
107672	10091	CV HSE 8096 Lily	DM - Deferred Maintenance	At the entry of building repair cracked heavy timber columns.	4	SF	2016
107672	10095	CV HSE 8096 Lily	DM - Deferred Maintenance	On the south side of building repair cracked heavy timber outriggers.	2	SF	2016
107672	10092	CV HSE 8096 Lily	DM - Deferred Maintenance	At the exterior stairwell refinish and repair stained and cracked stair treads.	60	SF	2016
107673	218	CV HSE 8280 Falls	DM - Deferred Maintenance	Repair damaged wall in kitchen. Hole in wall.	1	SF	2016
107673	219	CV HSE 8280 Falls	DM - Deferred Maintenance	Repair damaged cabinet countertop, chipped plastic laminate in kitchen.	1	EA	2016
107673	221	CV HSE 8280 Falls	DM - Deferred Maintenance	Repair damaged countertop which has chipped plastic laminate in the laundry room.	1	EA	2016
107673	220	CV HSE 8280 Falls	RMDM - RM Defer Maintenance	Replace damaged VCT in kitchen.	5	SF	2016
107673	222	CV HSE 8280 Falls	DM - Deferred Maintenance	Replace missing door threshold cover in restroom.	1	EA	2016
107673	292	CV HSE 8280 Falls	LMAC - Legis Mandate Accessibility	Install new Drinking fountain in lobby that is ADA compliant. Current drinking fountain is not ADA accessible.	1	EA	2016
107673	296	CV HSE 8280 Falls	DM - Deferred Maintenance	Provide ADA access for public restroom.	1	EA	2016
107673	8571	CV HSE 8280 Falls	DM - Deferred Maintenance	At the attic area on the east elevation repair the cracked vent boards.	2	SF	2016
107673	8569	CV HSE 8280 Falls	DM - Deferred Maintenance	On east side of building repair cracked overhang at roof eave.	2	SF	2016
107673	8591	CV HSE 8280 Falls	DM - Deferred Maintenance	Repair cracked beam at dorm building entry.	4	SF	2016
107673	8597	CV HSE 8280 Falls	DM - Deferred Maintenance	Repair cracked post at entry of dorm building.	2	SF	2016
107673	8600	CV HSE 8280 Falls	DM - Deferred Maintenance	Repair cracks in trellis	3	SF	2016
107673	8608	CV HSE 8280 Falls	DM - Deferred Maintenance	Repair downspout which has a conflict with hole hatch	1	SF	2016
107673	8610	CV HSE 8280 Falls	DM - Deferred Maintenance	On north side of building at the gutter, support anchor clips missing and gutter damage.	2	SF	2016
107673	8618	CV HSE 8280 Falls	DM - Deferred Maintenance	Repair door damage near hardware.	1	EA	2016
107674	293	CV HSE 8210 Waterwheel	DM - Deferred Maintenance	Repair damaged toilet valve in the restroom of unit 21.	1	EA	2016
107674	294	CV HSE 8210 Waterwheel	DM - Deferred Maintenance	Repair damaged toilet valve in the restroom of unit 23.	1	EA	2016
107674	8536	CV HSE 8210 Waterwheel	DM - Deferred Maintenance	On the west side of building overhang at roof eave is cracked.	2	SF	2016

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
CURRY VILLAGE DEFERRED MAINTENANCE							
107674	8541	CV HSE 8210 Waterwheel	DM - Deferred Maintenance	Repair cracked post and kicker on south side of building.	5	SF	2016
107674	8542	CV HSE 8210 Waterwheel	DM - Deferred Maintenance	Repair damaged metal flashing on outrigger on east side of building.	2	SF	2016
107674	8544	CV HSE 8210 Waterwheel	DM - Deferred Maintenance	On east side of building repair cracked outrigger at roof eave.	2	SF	2016
107674	8539	CV HSE 8210 Waterwheel	DM - Deferred Maintenance	Repair gap on north side of building where the trim is miter cut.	1	SF	2016
107674	172	CV HSE 8210 Waterwheel	DM - Deferred Maintenance	Repair damaged wall at top of tub in bathroom in unit 13.	1	SF	2016
107674	174	CV HSE 8210 Waterwheel	DM - Deferred Maintenance	Repair damaged wall at corner in hall in unit 23.	1	SF	2016
107675	182	CV HSE 8222 Vernal	RMDM - RM Defer Maintenance	Replace stained carpet in living area of unit 23.	1	SF	2016
107675	186	CV HSE 8222 Vernal	RMDM - RM Defer Maintenance	Replace damaged carpet, bump in floor in living area of unit 23.	10	SF	2016
107675	188	CV HSE 8222 Vernal	DM - Deferred Maintenance	Repair damaged door frame for the living room for Unit 27.	1	EA	2016
107675	295	CV HSE 8222 Vernal	DM - Deferred Maintenance	Replace missing towel bar in bathroom of Unit 11.	1	EA	2016
107675	298	CV HSE 8222 Vernal	DM - Deferred Maintenance	Repair stair guard railing. Stair guard railing spacing should less than 4", height should be at 42"	1	SF	2016
107675	9559	CV HSE 8222 Vernal	DM - Deferred Maintenance	Repair cracked heavy timber at exterior of building	3	SF	2016
107675	9558	CV HSE 8222 Vernal	DM - Deferred Maintenance	On east elevation repair cracked fascia board.	2	SF	2016
107675	175	CV HSE 8222 Vernal	DM - Deferred Maintenance	Repair damaged wall at corner in living room in Unit 11.	1	SF	2016
107675	177	CV HSE 8222 Vernal	DM - Deferred Maintenance	Repair damaged wall in hall of Unit 11.	1	SF	2016
107675	179	CV HSE 8222 Vernal	DM - Deferred Maintenance	Repair damaged wall in bathroom in unit 13.	1	SF	2016
107675	180	CV HSE 8222 Vernal	DM - Deferred Maintenance	Repair damaged wall in living room in unit 13. Holes in the wall.	1	SF	2016
107675	183	CV HSE 8222 Vernal	DM - Deferred Maintenance	Repair damaged wall in bathroom in unit 23.	1	SF	2016
107675	184	CV HSE 8222 Vernal	DM - Deferred Maintenance	Repair damaged wall at corner in living room in unit 23.	1	SF	2016
107675	185	CV HSE 8222 Vernal	DM - Deferred Maintenance	Repair damaged wall in living room in unit 23. Holes in the wall.	1	SF	2016
107675	187	CV HSE 8222 Vernal	DM - Deferred Maintenance	Repair damaged wall at corner in living room in unit 27.	1	SF	2016
107675	176	CV HSE 8222 Vernal	DM - Deferred Maintenance	Repair damaged ceiling grid in the bathroom of unit 11.	5	SF	2016
107675	178	CV HSE 8222 Vernal	DM - Deferred Maintenance	Repair damaged ceiling grid in the bathroom of unit 13.	5	SF	2016
107675	181	CV HSE 8222 Vernal	DM - Deferred Maintenance	Replace missing ceiling gird in bathroom in unit 15.	15	SF	2016
107676	4963	CV HSE 82834 Nevada	LMCO - Legis Mandate Code Compl, Othe	Replace/inspect fire protection in building; have a fire protection expert inspect fire protection system for replacement.	1	EA	2016
107676	4959	CV HSE 82834 Nevada	LMCO - Legis Mandate Code Compl, Othe	Secure shower fixtures to wall.	3	EA	2016
107676	8529	CV HSE 82834 Nevada	DM - Deferred Maintenance	Repair cracked wood roof beam on north side of bldg	5	SF	2016
107676	8530	CV HSE 82834 Nevada	DM - Deferred Maintenance	On the west side of building, outrigger cracked.	3	SF	2016
107676	8532	CV HSE 82834 Nevada	DM - Deferred Maintenance	On the south side of building beam is cracked.	2	SF	2016
107676	167	CV HSE 82834 Nevada	DM - Deferred Maintenance	Repair damaged wall corner in living room in unit 13.	1	SF	2016
107676	169	CV HSE 82834 Nevada	DM - Deferred Maintenance	Repair damaged wall at corner in living room in Unit 21.	1	SF	2016
107676	168	CV HSE 82834 Nevada	DM - Deferred Maintenance	Repair damaged ceiling at sprinkler in the living room for Unit 21.	4	SF	2016
107676	164	CV HSE 82834 Nevada	RMDM - RM Defer Maintenance	Replace damaged carpet in living area of unit 13.	60	SF	2016
107676	166	CV HSE 82834 Nevada	DM - Deferred Maintenance	Replace damaged ceiling grid in bathroom of unit 13.	75	SF	2016
107676	171	CV HSE 82834 Nevada	DM - Deferred Maintenance	Repair damaged ceiling in stair area.	5	SF	2016
107676	170	CV HSE 82834 Nevada	DM - Deferred Maintenance	Repair damaged wall in main stairwell	1	SF	2016
107677	189	CV HSE 8256 Cascade	DM - Deferred Maintenance	Replace missing towel bar in bathroom of Unit 13.	1	EA	2016
107677	9530	CV HSE 8256 Cascade	DM - Deferred Maintenance	On the exterior of the building repair insect damaged wood board trim at corner of siding.	2	SF	2016
107677	8783	CV HSE 8256 Cascade	DM - Deferred Maintenance	On east side of building repair cracked wood fascia panel.	2	SF	2016
107677	9533	CV HSE 8256 Cascade	DM - Deferred Maintenance	On the east elevation repair damaged fascia board.	1	SF	2016
107677	9535	CV HSE 8256 Cascade	DM - Deferred Maintenance	On the north side of building repair cracked heavy timber.	2	SF	2016
107678	192	CV HSE 8268 Bridalveil	DM - Deferred Maintenance	Replace missing stair handrail return at top	10	SF	2016
107678	193	CV HSE 8268 Bridalveil	DM - Deferred Maintenance	Repair damaged window weather-strip in hall.	1	EA	2016
107678	194	CV HSE 8268 Bridalveil	DM - Deferred Maintenance	Repair damaged wall, crack at tub and damage at corner in bathroom in unit 11.	1	SF	2016
107678	198	CV HSE 8268 Bridalveil	DM - Deferred Maintenance	Repair damaged wall in the living room of unit 21. Holes in the wall.	1	SF	2016
107678	199	CV HSE 8268 Bridalveil	DM - Deferred Maintenance	Repair damaged wall in the bathroom in unit 23. Cracked wall at tub.	1	SF	2016
107678	197	CV HSE 8268 Bridalveil	DM - Deferred Maintenance	Repair damaged kitchen sink in unit 21.	1	EA	2016

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
CURRY VILLAGE DEFERRED MAINTENANCE							
107678	200	CV HSE 8268 Bridalveil	DM - Deferred Maintenance	Replace missing door weather-strip in living room in unit 25.	1	EA	2016
107678	8746	CV HSE 8268 Bridalveil	DM - Deferred Maintenance	Repair chipped paint damage for doors entering apt. 11,13,15,17,21,23,25, and 27.	20	EA	2016
107678	300	CV HSE 8268 Bridalveil	DM - Deferred Maintenance	Repair closet door in the bedroom of unit 25 which is too tight to open.	1	EA	2016
107678	8744	CV HSE 8268 Bridalveil	DM - Deferred Maintenance	Repair cracks in heavy timber post on the south elevation of the building.	1	SF	2016
107678	8745	CV HSE 8268 Bridalveil	DM - Deferred Maintenance	Repair exterior balcony cracked beams	5	SF	2016
107678	8736	CV HSE 8268 Bridalveil	DM - Deferred Maintenance	Repair damaged wood trim on the exterior elevation.	3	SF	2016
107678	8739	CV HSE 8268 Bridalveil	DM - Deferred Maintenance	On the north side of building siding wood trim damaged by birds.	3	SF	2016
107678	8743	CV HSE 8268 Bridalveil	DM - Deferred Maintenance	On the north side of building repair crack in guardrail corner post.	1	SF	2016
107678	195	CV HSE 8268 Bridalveil	DM - Deferred Maintenance	Replace missing ceiling grid in bathroom in unit 15.	15	SF	2016
107678	196	CV HSE 8268 Bridalveil	DM - Deferred Maintenance	Repair damaged ceiling grid, grid falling in the bathroom of unit 17.	5	SF	2016
107678	201	CV HSE 8268 Bridalveil	DM - Deferred Maintenance	Replace damaged ceiling tile in bathroom of unit 25.	5	SF	2016
107678	202	CV HSE 8268 Bridalveil	DM - Deferred Maintenance	Replace damaged ceiling grid in bathroom of unit 27.	75	SF	2016
107678	8777	CV HSE 8268 Bridalveil	DM - Deferred Maintenance	Outside of apt 27 main door the wood board fascia is damaged and loose.	1	SF	2016
107679	984	CV HSE 8324 Wellness Center	DM - Deferred Maintenance	Replace acoustical ceiling tile with damaged vinyl face in men's locker room vestibule.	5	SF	2016
107679	987	CV HSE 8324 Wellness Center	DM - Deferred Maintenance	Replace acoustical ceiling tile with damaged vinyl face in men's locker toilet room.	2	SF	2016
107679	988	CV HSE 8324 Wellness Center	DM - Deferred Maintenance	Replace acoustical ceiling tile with damaged vinyl face in women's lockers vestibule.	5	SF	2016
107679	992	CV HSE 8324 Wellness Center	DM - Deferred Maintenance	Replace acoustical ceiling tile with damaged vinyl face in women's lockers toilet room.	2	SF	2016
107679	993	CV HSE 8324 Wellness Center	RMDM - RM Defer Maintenance	Replace missing plastic laminate on front edge in the computer room. (EA)	9	EA	2016
107679	995	CV HSE 8324 Wellness Center	DM - Deferred Maintenance	Paint out beam hangers at beams in activity room.	4	SF	2016
107679	1561	CV HSE 8324 Wellness Center	DM - Deferred Maintenance	Repair at holes, splits, butt joints, and splices in plywood and board batten siding; N,E,W elevations	30	SF	2016
107704	10768	CV HSE 8241 Storage	DM - Deferred Maintenance	Repair crack in concrete sill; South	4	SF	2016
107704	10769	CV HSE 8241 Storage	DM - Deferred Maintenance	Repair gaps in corner trim; West and South	8	SF	2016
107704	10770	CV HSE 8241 Storage	DM - Deferred Maintenance	Repair cracks in roof outriggers; East and West	8	SF	2016
107704	10772	CV HSE 8241 Storage	DM - Deferred Maintenance	Repair cracked fascia; East	4	SF	2016
230459	4907	CV SITE Boystown Area	EM - Emergency	Remove Metal pipe to eliminate tripping / impalement hazard (LF)	2	SF	2016
230459	4909	CV SITE Boystown Area	LMLS - LM-Life/Safety Code	Remove tree stump to avoid tripping hazard (EA)	1	SF	2016
230460	1750	CV SITE Cabins Area	LMAC - Legis Mandate Accessibility	Replace eroded asphalt paving (SF)	20	SF	2016
230460	1753	CV SITE Cabins Area	DM - Deferred Maintenance	Fill in Cracks in Concrete wall and resurface (SF)	2	SF	2016
230460	1749	CV SITE Cabins Area	DM - Deferred Maintenance	Replace Fence Posts and set in new foundations (EA)	3	LF	2016
230460	1754	CV SITE Cabins Area	DM - Deferred Maintenance	Inspect wires and all electrical connections for hazards. Repair and replace as necessary.	1	EA	2016
230460	1755	CV SITE Cabins Area	DM - Deferred Maintenance	Trim trees away from overhead electrical lines (LF)	100	EA	2016
230460	1756	CV SITE Cabins Area	DM - Deferred Maintenance	Re-Install flood light and check all electrical connections for hazards	1	EA	2016
230460	1757	CV SITE Cabins Area	DM - Deferred Maintenance	Inspect flood light and all electrical connections for hazards. Repair and replace as necessary.	1	EA	2016
230460	1759	CV SITE Cabins Area	DM - Deferred Maintenance	Replace sign and install with foundation into ground	1	EA	2016
230460	1752	CV SITE Cabins Area	LMLS - LM-Life/Safety Code	Replace utility box, set at ground level, and patch asphalt (EA)	1	EA	2016
230461	4937	CV SITE Core Area	LMLS - LM-Life/Safety Code	Remove loose wires and terminate connection per code (LF)	30	EA	2016
230461	4934	CV SITE Core Area	LMLS - LM-Life/Safety Code	Install Bear Box Foundations at all 4 corners to eliminate tipping hazard (EA)	4	EA	2016
230461	7241	CV SITE Core Area	LMLS - LM-Life/Safety Code	Secure grill foundation with compacted fill to eliminate tipping hazard (CY)	5	EA	2016
230461	1761	CV SITE Core Area	DM - Deferred Maintenance	Replace missing asphalt pavement (SF)	16	SF	2016
230461	1762	CV SITE Core Area	LMAC - Legis Mandate Accessibility	Replace missing asphalt pavement (SF)	15	SF	2016
230461	10484	CV SITE Core Area	LMLS - LM-Life/Safety Code	Restore gravel surface and fill in ruts to avoid tripping hazard (CY)	1	SF	2016
230461	10485	CV SITE Core Area	LMLS - LM-Life/Safety Code	Restore gravel surface and fill in sinkhole to avoid tripping hazard (CY)	1	SF	2016
230461	10488	CV SITE Core Area	DM - Deferred Maintenance	Replace broken wood Valve Box Lid with metal cover	1	EA	2016
230462	10835	CV SITE Dorms Area	LMCO - Legis Mandate Code Compl, Othe	Reset valve box to provide access for service (EA)	1	EA	2016
230464	7362	CV SITE Ice Rink Area	LMLS - LM-Life/Safety Code	Replace missing cover plate to electrical j-box	1	EA	2016
230464	7365	CV SITE Ice Rink Area	LMLS - LM-Life/Safety Code	Replace wood covers for cooling equipment which have warped (LF)	53	EA	2016
230464	7366	CV SITE Ice Rink Area	LMLS - LM-Life/Safety Code	Replace wood covers for cooling equipment which have warped (LF)	80	EA	2016

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
CURRY VILLAGE DEFERRED MAINTENANCE							
230465	7372	CV SITE Tent Cabin Area	DM - Deferred Maintenance	Replace enclosure to protect fire extinguisher from the outdoor elements	1	EA	2016
230465	7370	CV SITE Tent Cabin Area	DM - Deferred Maintenance	Clean out drain to restore proper drainage (EA)	1	EA	2016
230465	7371	CV SITE Tent Cabin Area	DM - Deferred Maintenance	Install drainage system to divert water run-off and prevent erosion (LF)	100	EA	2016
230465	10838	CV SITE Tent Cabin Area	LMLS - LM-Life/Safety Code	Install missing concrete foundations for bear box to eliminate tripping hazard.	1	EA	2016
230465	10499	CV SITE Tent Cabin Area	LMCO - Legis Mandate Code Compl, Othe	Reset valve box to provide access for service	1	EA	2016
230465	10840	CV SITE Tent Cabin Area	DM - Deferred Maintenance	Replace water spigot / hose bib at top of water supply pipe / stub per NPS specs.	1	EA	2016
230603	36439	CV SITE Huff Hse Parking Areas	CRDM - Component Renewal Defer Maint	Replace 875 lf x 15' at end of useful life	13,125	SF	2016
230621	4886	CV SITE Cabins Parking Areas	DM - Deferred Maintenance	Replace missing asphalt pavement	16	SF	2016
230621	4887	CV SITE Cabins Parking Areas	LMAC - Legis Mandate Accessibility	Replace missing asphalt pavement	15	SF	2016
230621	4888	CV SITE Cabins Parking Areas	DM - Deferred Maintenance	Replace sign face (EA)	1	EA	2016
230621	4890	CV SITE Cabins Parking Areas	DM - Deferred Maintenance	Replace sign and install with foundation into ground (EA)	1	EA	2016
230621	4885	CV SITE Cabins Parking Areas	DM - Deferred Maintenance	Replace concrete curb stop and anchor with rebar (EA)	1	LF	2016
230625	10842	CV SITE Dorms Parking Areas	DM - Deferred Maintenance	Align and anchor existing concrete curb stops with rebar (EA)	7	LF	2016
230625	10843	CV SITE Dorms Parking Areas	DM - Deferred Maintenance	Align and anchor existing concrete curb stops with rebar (EA)	6	LF	2016
230625	10844	CV SITE Dorms Parking Areas	DM - Deferred Maintenance	Align and anchor existing concrete curb stops with rebar (EA)	9	LF	2016
230625	10845	CV SITE Dorms Parking Areas	DM - Deferred Maintenance	Align and anchor existing concrete curb stops with rebar (EA)	3	LF	2016
230625	10846	CV SITE Dorms Parking Areas	DM - Deferred Maintenance	Align and anchor existing concrete curb stops with rebar (EA)	20	LF	2016

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
CURRY VILLAGE COMPONENT RENEWAL							
11605	36427	CV SITE Ice Rink Parking Area	CR - Component Renewal	Replace Pavement Asphalt at end of useful life	32,140	SF	2015
11605	36441	CV SITE Ice Rink Parking Area	CR - Component Renewal	Replace Directional metal regulatory signage such as stop signs, handicap parking, one way, speed limit, and pedestrian crossing. as recurring maintenance	15	EA	2019
11605	36441	CV SITE Ice Rink Parking Area	CR - Component Renewal	Replace Directional metal regulatory signage such as stop signs, handicap parking, one way, speed limit, and pedestrian crossing. as recurring maintenance	15	EA	2026
11605	36441	CV SITE Ice Rink Parking Area	CR - Component Renewal	Replace Directional metal regulatory signage such as stop signs, handicap parking, one way, speed limit, and pedestrian crossing. as recurring maintenance	15	EA	2033
11605	36442	CV SITE Ice Rink Parking Area	CR - Component Renewal	Replace 450 LF x 15' wide at end of useful life	6,750	SF	2022
11606	36424	CV SITE Core Parking Areas	CR - Component Renewal	Replace Pavement Asphalt at end of useful life	46,175	SF	2018
11606	36430	CV SITE Core Parking Areas	CR - Component Renewal	Replace asphalt at end of useful life	7,500	SF	2018
11606	36431	CV SITE Core Parking Areas	CR - Component Renewal	Replace asphalt at end of useful life	61,200	SF	2018
11606	36432	CV SITE Core Parking Areas	CR - Component Renewal	Replace Directional H metal regulatory signage such as stop signs, handicap parking, one way, speed limit, and pedestrian crossing. as recurring maintenance	10	EA	2015
11606	36432	CV SITE Core Parking Areas	CR - Component Renewal	Replace Directional metal regulatory signage such as stop signs, handicap parking, one way, speed limit, and pedestrian crossing. as recurring maintenance	10	EA	2022
11606	36432	CV SITE Core Parking Areas	CR - Component Renewal	Replace Directional metal regulatory signage such as stop signs, handicap parking, one way, speed limit, and pedestrian crossing. as recurring maintenance	10	EA	2029
11606	36723	CV SITE Core Parking Areas	CR - Component Renewal	Replace Concrete Curb Stop at end of useful life	150	LF	2015
11606	36723	CV SITE Core Parking Areas	CR - Component Renewal	Replace Concrete Curb Stop at end of useful life	150	LF	2023
11606	36723	CV SITE Core Parking Areas	CR - Component Renewal	Replace Concrete Curb Stop at end of useful life	150	LF	2031
83654	6508	CV Projector Booth	CR - Component Renewal	Replace metal roofing and flashing at projected end of useful life.	60	SF	2015
83655	7733	CV Tour Booth	CR - Component Renewal	Replace wood shingle roofing at projected end of useful life.	150	SF	2030
83657	6211	CV HSE 10 Cooks WOB	CR - Component Renewal	Replace windows at their projected end of useful life.	2	EA	2020
83657	6214	CV HSE 10 Cooks WOB	CR - Component Renewal	Replace wood door and threshold at projected end of useful life.	21	EA	2018
83662	6744	CV Linen Storage 1	CR - Component Renewal	Replace log brackets at the projected end of their useful life.	30	SF	2025
83669	41726	CV HSE 01 Cooks WOB	CR - Component Renewal	Replace Electric Wall heater at end of useful life	1	EA	2020
83669	5505	CV HSE 01 Cooks WOB	CR - Component Renewal	Replace all exterior aluminum windows at their projected end of useful life.	3	EA	2020
83669	5507	CV HSE 01 Cooks WOB	CR - Component Renewal	Replace composite particle board roof sheathing at the projected end of its useful life.	300	SF	2030
83669	5508	CV HSE 01 Cooks WOB	CR - Component Renewal	Replace asphalt roof shingles at the end of their projected useful life. Coordinate replacement of roof sheathing at same time.	300	SF	2030
83670	41727	CV HSE 02 Cooks WOB	CR - Component Renewal	Replace Electric Wall heater at end of useful life	1	EA	2020
83670	7415	CV HSE 02 Cooks WOB	CR - Component Renewal	Replace skirt board siding at end of projected useful life, provide separation at earth-wood contact	45	SF	2020
83670	7422	CV HSE 02 Cooks WOB	CR - Component Renewal	Replace exterior stairs at their projected end of useful life.	6	SF	2018
83670	1039	CV HSE 02 Cooks WOB	CR - Component Renewal	Replace entire extent of asphalt shingles on roof at its projected end of useful life.	260	SF	2025
83671	41728	CV HSE 03 Cooks WOB	CR - Component Renewal	Replace Electric Wall heater at end of useful life	1	EA	2020
83671	5938	CV HSE 03 Cooks WOB	CR - Component Renewal	Replace entire perimeter of skirt board siding at projected end of its useful life.	45	SF	2015
83671	5941	CV HSE 03 Cooks WOB	CR - Component Renewal	Aluminum windows operate poorly and are approaching the end of their useful life. Replace when necessary.	5	EA	2020
83671	5945	CV HSE 03 Cooks WOB	CR - Component Renewal	Replace wood door at end of its projected useful life.	1	EA	2018
83671	44521	CV HSE 03 Cooks WOB	CR - Component Renewal	Replace Asphalt shingles at roof. at end of useful life	300	SF	2031
83671	5954	CV HSE 03 Cooks WOB	CR - Component Renewal	Replace exterior wood stairs at projected end of useful life.	6	SF	2020
83693	7688	CV Ice Rink - Office	CR - Component Renewal	Replace air conditioner with similar specifications.	1	EA	2019
83693	7688	CV Ice Rink - Office	CR - Component Renewal	Replace air conditioner with similar specifications.	1	EA	2027
83693	7693	CV Ice Rink - Office	CR - Component Renewal	Replace fan ventilator in with similar specifications.	1	EA	2026
83729	41748	CV Restroom 600-700	CR - Component Renewal	Replace Water heater at end of useful life	1	EA	2029
83729	44577	CV Restroom 600-700	CR - Component Renewal	Replace Plumbing fixture, restroom sinks, 3 men's and 6 women's at end of useful life	9	EA	2015
83729	7276	CV Restroom 600-700	CR - Component Renewal	Replace asphalt shingle roof at end of useful life.	676	SF	2020

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CURRY VILLAGE COMPONENT RENEWAL							
83729	7236	CV Restroom 600-700	CR - Component Renewal	Replace wood screen walls at end of useful life	200	SF	2025
83729	44544	CV Restroom 600-700	CR - Component Renewal	Replace at entrance to women's room on south elevation. Interior grade wood door with hardwood veneer. Estimated design life is low because the door is not designed for an exterior application. frame is hollow metal. at end of useful life	1	EA	2026
83738	41757	CV Restroom 500	CR - Component Renewal	Replace Women's restroom sink at end of useful life	6	EA	2020
83738	41759	CV Restroom 500	CR - Component Renewal	Replace Men's restroom sink at end of useful life	4	EA	2020
83738	41761	CV Restroom 500	CR - Component Renewal	Replace Women's restroom toilet at end of useful life	6	EA	2020
83738	41763	CV Restroom 500	CR - Component Renewal	Replace Men's restroom toilet at end of useful life	2	EA	2020
83738	41765	CV Restroom 500	CR - Component Renewal	Replace Urinal, Public Men's Room at end of useful life	3	EA	2020
83738	41767	CV Restroom 500	CR - Component Renewal	Replace Water heater at end of useful life	1	EA	2015
83738	41767	CV Restroom 500	CR - Component Renewal	Replace Water heater at end of useful life	1	EA	2030
83738	7225	CV Restroom 500	CR - Component Renewal	Replace cedar shake siding throughout building at projected end of useful life. Replacement required only for those which were not more recently replaced.	685	SF	2030
83738	7138	CV Restroom 500	CR - Component Renewal	Replace asphalt shingles at end of projected useful life. Provide new code-compliant roof covering.	600	SF	2015
83738	7171	CV Restroom 500	CR - Component Renewal	Replace steel door at men's entry at end of projected useful life.	1	EA	2015
83738	7169	CV Restroom 500	CR - Component Renewal	Entry walls are very deteriorated. Replace at end of projected useful life.	200	SF	2015
83741	4231	CV HSE Shower House - Cooks WOB	CR - Component Renewal	Replace the cooks WOB shower air handling unit with similar specifications.	1	EA	2020
83741	5932	CV HSE Shower House - Cooks WOB	CR - Component Renewal	Replace asphalt shingles at projected end of useful life.	902	SF	2015
83744	41254	CV Cabins - Stoneman 819	CR - Component Renewal	Replace wood framed with metal mesh at north elevation (2).at end of usefull life	2	SF	2015
83744	6797	CV Cabins - Stoneman 819	CR - Component Renewal	Replace shingles at wood box on south elevation at projected end of useful life.	10	SF	2020
84488	7135	CV HSE 04 Cooks WOB	CR - Component Renewal	Replace wood soffit paneling at projected end of useful life.	90	SF	2020
84488	7135	CV HSE 04 Cooks WOB	CR - Component Renewal	Replace wood soffit paneling at projected end of useful life.	90	SF	2030
84489	6349	CV HSE 05 Cooks WOB	CR - Component Renewal	Replace windows at their projected end of useful life.	3	EA	2020
84489	6352	CV HSE 05 Cooks WOB	CR - Component Renewal	Replace wood door and threshold at its projected end of useful life with an appropriate exterior door.	1	EA	2018
84489	6354	CV HSE 05 Cooks WOB	CR - Component Renewal	Replace asphalt roof shingles at the end of their projected useful life.	375	SF	2018
84490	6400	CV HSE 06 Cooks WOB	CR - Component Renewal	Replace all operable aluminum windows at their projected end of useful life.	3	EA	2020
84490	6435	CV HSE 06 Cooks WOB	CR - Component Renewal	Replace asphalt roof shingles at the end of their projected useful life.	300	SF	2015
84491	6038	CV HSE 07 Cooks WOB	CR - Component Renewal	Replace all exterior aluminum windows at their projected end of useful life.	3	EA	2020
84491	6040	CV HSE 07 Cooks WOB	CR - Component Renewal	Replace exterior solid core wood door at its projected end of useful life.	1	EA	2018
84492	6103	CV HSE 08 Cooks WOB	CR - Component Renewal	Replace all exterior aluminum windows at their projected end of useful life.	3	EA	2020
84492	6109	CV HSE 08 Cooks WOB	CR - Component Renewal	Replace exterior wood door and threshold at its projected end of useful life.	1	EA	2018
84492	6110	CV HSE 08 Cooks WOB	CR - Component Renewal	Replace asphalt roof shingles at the end of their projected useful life.	300	SF	2025
84493	7661	CV HSE 09 Cooks WOB	CR - Component Renewal	Replace building foundation at end of projected useful life.	60	SF	2025
84493	6140	CV HSE 09 Cooks WOB	CR - Component Renewal	Replace windows at their projected end of useful life.	3	EA	2020
84493	6147	CV HSE 09 Cooks WOB	CR - Component Renewal	Replace asphalt roof shingles at the end of their projected useful life.	300	SF	2029
84540	1522	CV Cabins 06 A-D	CR - Component Renewal	Replace/Install fan, Replace/Install fans. Verify proper ventilation out of the building (not the attic)	4	EA	2025
84540	1530	CV Cabins 06 A-D	CR - Component Renewal	Replace electric wall heater with similar specifications of 1200 Watt heater. verify breaker is appropriate for heater before install.	4	EA	2025
84540	41029	CV Cabins 06 A-D	CR - Component Renewal	Replace 50 gallon Electric Water Heater at end of useful life	1	EA	2015
84540	41029	CV Cabins 06 A-D	CR - Component Renewal	Replace 50 gallon Electric Water Heater at end of useful life	1	EA	2030
84540	1538	CV Cabins 06 A-D	CR - Component Renewal	Replace 80 gallon electrical water heater with similar specifications.	1	EA	2027
84540	1540	CV Cabins 06 A-D	CR - Component Renewal	Replace 50 gallon electric water heater with similar specifications.	1	EA	2027
84540	41262	CV Cabins 06 A-D	CR - Component Renewal	Replace 50 gallon Electric Water Heater, Vanguard, Mechanical Roomat end of usefull life	1	EA	2015
84540	41262	CV Cabins 06 A-D	CR - Component Renewal	Replace 50 gallon Electric Water Heater, Vanguard, Mechanical Roomat end of usefull life	1	EA	2030
84540	4073	CV Cabins 06 A-D	CR - Component Renewal	Replace asphalt shingle roofing over entire building at projected end of useful life.	1,290	SF	2017
84567	4016	CV Restroom Guest Lounge	CR - Component Renewal	Replace electric 80 gallon water heater with similar specifications. Establish secure level surface for water heater.	1	EA	2023
84567	36092	CV Restroom Guest Lounge	CR - Component Renewal	Replace all hollow core metal exterior doors at entrances at projected end of useful life.	4	EA	2015

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CURRY VILLAGE COMPONENT RENEWAL							
84567	6962	CV Restroom Guest Lounge	CR - Component Renewal	Replace roof shingles at their projected end of useful life.	1,290	SF	2015
84630	6674	CV Storage Shed	CR - Component Renewal	Replace asphalt roof shingles at the end of their projected useful life.	250	SF	2025
84630	6673	CV Storage Shed	CR - Component Renewal	Replace plywood doors at projected end of useful life.	2	EA	2030
84630	36097	CV Storage Shed	CR - Component Renewal	Replace dimensioned wood lumber rafter tails at north and south elevation at projected end of useful life.	11	SF	2015
84635	44659	CV Linen Storage 2	CR - Component Renewal	Replace Water heater at end of useful life	1	EA	2028
84718	41908	CV HSE Huff House	CR - Component Renewal	Replace Bathroom Sink at end of useful life	1	EA	2018
84718	41910	CV HSE Huff House	CR - Component Renewal	Replace Kitchen Sink at end of useful life	1	EA	2018
84718	41914	CV HSE Huff House	CR - Component Renewal	Replace Water heater at end of useful life	1	EA	2028
84718	44598	CV HSE Huff House	CR - Component Renewal	Replace Electric baseboard heating throughout at end of useful life	1	EA	2019
84718	6891	CV HSE Huff House	CR - Component Renewal	Replace rolled asphalt roofing at end of projected useful life.	315	SF	2018
84718	6983	CV HSE Huff House	CR - Component Renewal	Replace FRP shower surround at end of projected useful life.	12	SF	2030
84729	7742	CV Shower House - Pool	CR - Component Renewal	Replace shower room fans with similar specifications after design life.	2	EA	2024
84729	7737	CV Shower House - Pool	CR - Component Renewal	Replace bathroom fixtures after design life of 15 years.	30	EA	2024
84729	7745	CV Shower House - Pool	CR - Component Renewal	Replace shower exhaust hoods. Shows signs of rust after one year in use. Replace sooner than design life. Replace and install more suitable material for environment.	1	EA	2024
84729	8081	CV Shower House - Pool	CR - Component Renewal	replace pool filtration system with a similar 2 sand filter system.	1	EA	2021
84729	8080	CV Shower House - Pool	CR - Component Renewal	Replace circulating pump with similar corrosive resistance pump.	1	EA	2028
84729	8079	CV Shower House - Pool	CR - Component Renewal	Replace pool chemical addition with similar specifications	1	EA	2024
84738	44601	CV Pavilion - Housekeeping	CR - Component Renewal	Replace Electric baseboard heating throughout at end of useful life	1	EA	2019
84738	7072	CV Pavilion - Housekeeping	CR - Component Renewal	Asphalt shingle roof is near the end of its serviceable life: replace within the next 5 years.	1,100	SF	2015
84738	7585	CV Pavilion - Housekeeping	CR - Component Renewal	Plastic laminate kitchen counters are beginning to wear: replace within next 10 years.	22	EA	2020
84738	36000	CV Pavilion - Housekeeping	CR - Component Renewal	Replace gypsum board interior wall finish throughout original building at projected end of useful life.	204	SF	2020
84743	3897	CV Registration Bldg	CR - Component Renewal	Replace air source heat pump with similar specifications.	1	EA	2024
84806	44646	CV Stoneman House	CR - Component Renewal	Replace Plumbing fixture, sink, restroom at end of useful life	18	EA	2022
84806	41380	CV Stoneman House	CR - Component Renewal	Replace Hot water radiant heater with fan at end of useful life	16	EA	2031
84806	4107	CV Stoneman House	CR - Component Renewal	Replace electric wall heater with fan with similar specifications. In rooms 4 and 13.	2	EA	2021
84806	4107	CV Stoneman House	CR - Component Renewal	Replace electric wall heater with fan with similar specifications. In rooms 4 and 13.	2	EA	2031
84806	41385	CV Stoneman House	CR - Component Renewal	Replace Guest Room exhaust fan at end of useful life	1	EA	2021
84806	4153	CV Stoneman House	CR - Component Renewal	Replace heat exchanger with similar specifications.	1	EA	2015
84806	5729	CV Stoneman House	CR - Component Renewal	Replace wood decking at projected end of useful life	628	SF	2020
84806	7721	CV Stoneman House	CR - Component Renewal	Replace asphalt shingle roofing at projected end of useful life.	10,200	SF	2030
84806	5727	CV Stoneman House	CR - Component Renewal	Replace stairs at end of useful life. Separate wood from ground to increase useful life of new stairs.	150	SF	2020
84817	44648	CV Pavilion - Kitchen	CR - Component Renewal	Replace Kitchen sink, porcelain at end of useful life	3	EA	2024
84817	36602	CV Pavilion - Kitchen	CR - Component Renewal	Replace Int Floor Finish, Quarry Tile at end of useful life	4,147	SF	2020
84817	36603	CV Pavilion - Kitchen	CR - Component Renewal	Replace Int Ceiling Finish, Plaster at end of useful life	961	SF	2015
84817	36604	CV Pavilion - Kitchen	CR - Component Renewal	Replace Int Wall Finish, Stainless Steel Paneling at end of useful life	961	SF	2020
84817	36605	CV Pavilion - Kitchen	CR - Component Renewal	Replace Int Wall Finish, Plaster at end of useful life	5,040	SF	2020
84817	36607	CV Pavilion - Kitchen	CR - Component Renewal	Replace Fittings, Counters, Plastic Laminate at end of useful life	1	EA	2015
84817	36609	CV Pavilion - Kitchen	CR - Component Renewal	Replace Int Wall Finish, Wood Trim at end of useful life	378	SF	2020
84817	36610	CV Pavilion - Kitchen	CR - Component Renewal	Replace Int Wall Finish, FRP at end of useful life	4	SF	2020
84817	36611	CV Pavilion - Kitchen	CR - Component Renewal	Replace Ext Doors, Metal, Hollow Core at end of useful life	2	EA	2020
84817	36612	CV Pavilion - Kitchen	CR - Component Renewal	Replace Int Wall Finish, Ceramic Tile at end of useful life	176	SF	2018
84817	36751	CV Pavilion - Kitchen	CR - Component Renewal	Replace Fire Protection Sprinkler System for Building at end of useful life	1	EA	2031
84817	8158	CV Pavilion - Kitchen	CR - Component Renewal	Install insulation on all visible non insulated or damaged piping with the proper insulation to code. Check for leaks before installing insulation. Quantity in LF.	500	EA	2030

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CURRY VILLAGE COMPONENT RENEWAL							
84817	6244	CV Pavilion - Kitchen	CR - Component Renewal	Replace kitchen exhaust hood system including fans with similar specifications.	2	EA	2015
84817	6244	CV Pavilion - Kitchen	CR - Component Renewal	Replace kitchen exhaust hood system including fans with similar specifications.	2	EA	2030
84817	36784	CV Pavilion - Kitchen	CR - Component Renewal	Replace Main Kitchen Exhaust Hood ~(35'x10) at end of useful life	1	EA	2015
84817	6202	CV Pavilion - Kitchen	CR - Component Renewal	Replace hot water/steam heater with similar specifications.	1	EA	2026
84817	6245	CV Pavilion - Kitchen	CR - Component Renewal	Replace hot water/steam heater with similar specifications.	1	EA	2026
84817	6207	CV Pavilion - Kitchen	CR - Component Renewal	Replace kitchen exhaust fan with similar specifications.	2	EA	2026
84817	7880	CV Pavilion - Kitchen	CR - Component Renewal	Replace exhaust kitchen fans with similar specifications.	3	EA	2026
84817	7877	CV Pavilion - Kitchen	CR - Component Renewal	Replace kitchen exhaust fan with similar specifications	1	EA	2027
84817	6232	CV Pavilion - Kitchen	CR - Component Renewal	replace exhaust kitchen hood fire protection system with similar code compliant system.	1	EA	2030
84817	7873	CV Pavilion - Kitchen	CR - Component Renewal	Replace evaporative coolers with similar specifications.	9	EA	2017
84817	36887	CV Pavilion - Kitchen	CR - Component Renewal	Replace Evaporative Cooler at end of useful life	3	EA	2031
84817	36888	CV Pavilion - Kitchen	CR - Component Renewal	Replace kitchen exhaust fan at end of useful life	3	EA	2026
84817	7876	CV Pavilion - Kitchen	CR - Component Renewal	Replace air handler unit with similar specifications.	1	EA	2030
84817	44547	CV Pavilion - Kitchen	CR - Component Renewal	Replace Steam 1,150 MBh Boiler at end of useful life	2	EA	2017
84817	36904	CV Pavilion - Kitchen	CR - Component Renewal	Replace Building Fire Riser. at end of useful life	1	EA	2031
84817	36915	CV Pavilion - Kitchen	CR - Component Renewal	Replace Hot water storage tank cast iron (~4,500 gallons) at end of useful life	1	EA	2017
84817	8071	CV Pavilion - Kitchen	CR - Component Renewal	Replace grundfos in-line hot water pumps with similar specifications. Past design life	2	EA	2015
84817	8071	CV Pavilion - Kitchen	CR - Component Renewal	Replace grundfos in-line hot water pumps with similar specifications. Past design life	2	EA	2030
84817	8072	CV Pavilion - Kitchen	CR - Component Renewal	Replace hot water pipe mounted pumps with similar specifications.	2	EA	2015
84817	8072	CV Pavilion - Kitchen	CR - Component Renewal	Replace hot water pipe mounted pumps with similar specifications.	2	EA	2030
84817	36930	CV Pavilion - Kitchen	CR - Component Renewal	Replace Grundfos hot water pumps at end of useful life	2	EA	2026
84817	8074	CV Pavilion - Kitchen	CR - Component Renewal	replace sump pump with similar specifications.	2	EA	2024
84817	8073	CV Pavilion - Kitchen	CR - Component Renewal	Replace cast iron boiler condensate tank with similar specifications. (~300)	1	EA	2015
84817	8068	CV Pavilion - Kitchen	CR - Component Renewal	Install/replace hydronic insulation with appropriate code compliant insulation. Significant amount hydronic pipe is missing insulation. Quantity in LF	750	EA	2015
84817	44550	CV Pavilion - Kitchen	CR - Component Renewal	Replace Heat exchanger west at end of useful life	3	EA	2026
84817	8078	CV Pavilion - Kitchen	CR - Component Renewal	Replace boiler condensate pump with similar specifications.	2	EA	2020
84817	8212	CV Pavilion - Kitchen	CR - Component Renewal	Replace exhaust fans in attic with similar specifications.	2	EA	2031
84835	36575	CV Pavilion - Dining Room	CR - Component Renewal	Replace Int Wall Finish, Wood Paneling at end of useful life	3,712	SF	2020
84835	36576	CV Pavilion - Dining Room	CR - Component Renewal	Replace Int Wall Finish, Wood Trim at end of useful life	464	SF	2020
84835	36577	CV Pavilion - Dining Room	CR - Component Renewal	Replace Int Doors, Wood, Solid Core at end of useful life	10	EA	2020
84835	36578	CV Pavilion - Dining Room	CR - Component Renewal	Replace Int Floor Finish, Ceramic Tile at end of useful life	13,312	SF	2020
84835	36579	CV Pavilion - Dining Room	CR - Component Renewal	Replace Int Ceiling Finish, Plywood at end of useful life	13,312	SF	2020
84835	36580	CV Pavilion - Dining Room	CR - Component Renewal	Replace Ext Doors, Aluminum, Glazed Storefront at end of useful life	24	EA	2020
84835	36581	CV Pavilion - Dining Room	CR - Component Renewal	Replace Fitting, Cabinets, Wood at end of useful life	1	EA	2015
84835	36582	CV Pavilion - Dining Room	CR - Component Renewal	Replace Int Floor Finish, Quarry Tile at end of useful life	2,552	SF	2020
84835	36583	CV Pavilion - Dining Room	CR - Component Renewal	Replace Fittings, Counters, Plastic Laminate at end of useful life	1	EA	2015
84835	36584	CV Pavilion - Dining Room	CR - Component Renewal	Replace Int Wall Finish, Gypsum Board at end of useful life	336	SF	2020
84835	36586	CV Pavilion - Dining Room	CR - Component Renewal	Replace Int Ceiling Finish, Acoustical Tile at end of useful life	2,252	SF	2015
84835	36587	CV Pavilion - Dining Room	CR - Component Renewal	Replace Int Ceiling Finish, Plaster at end of useful life	100	SF	2020
84835	36588	CV Pavilion - Dining Room	CR - Component Renewal	Replace Int Wall Finish, Stainless Steel Paneling at end of useful life	1	SF	2015
84835	36589	CV Pavilion - Dining Room	CR - Component Renewal	Replace Int Wall Finish, Ceramic Tile at end of useful life	1,024	SF	2020
84835	36590	CV Pavilion - Dining Room	CR - Component Renewal	Replace Int Wall Finish, Plaster at end of useful life	1,640	SF	2020
84835	36591	CV Pavilion - Dining Room	CR - Component Renewal	Replace Toilet Partitions, Metal at end of useful life	6	EA	2020
84835	36593	CV Pavilion - Dining Room	CR - Component Renewal	Replace Ext, Doors, Metal, Hollow Core at end of useful life	2	EA	2020

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CURRY VILLAGE COMPONENT RENEWAL							
84835	8151	CV Pavilion - Dining Room	CR - Component Renewal	replace air handler with similar specifications.	2	EA	2015
84843	41053	CV Cabins 01 A-D	CR - Component Renewal	Replace Bathroom Exhaust at end of useful life	4	EA	2025
84843	2202	CV Cabins 01 A-D	CR - Component Renewal	Replace electric wall heater with similar specifications (~1200 Watts). Verify appropriate breaker for heater.	4	EA	2023
84843	2202	CV Cabins 01 A-D	CR - Component Renewal	Replace electric wall heater with similar specifications (~1200 Watts). Verify appropriate breaker for heater.	4	EA	2021
84843	41259	CV Cabins 01 A-D	CR - Component Renewal	Replace removable rubber walk-off mat, carpet has metal edge around mat.at end of useful life	4	EA	2015
84843	41257	CV Cabins 01 A-D	CR - Component Renewal	Replace Roofing, Asphalt Shinglesat end of usefull life	1,290	SF	2017
84845	2134	CV Cabins 12 A-B	CR - Component Renewal	Replace electric 80 gallon water heater	1	EA	2026
84845	2135	CV Cabins 12 A-B	CR - Component Renewal	Replace electric wall heater with similar specifications (~1200 Watts). Verify appropriate breaker for heater.	2	EA	2024
84845	2135	CV Cabins 12 A-B	CR - Component Renewal	Replace electric wall heater with similar specifications (~1200 Watts). Verify appropriate breaker for heater.	2	EA	2021
84845	41054	CV Cabins 12 A-B	CR - Component Renewal	Replace Bathroom Exhaust at end of useful life	2	EA	2026
84846	3680	CV Cabins 11 A-B	CR - Component Renewal	Replace foundation vent at north elevation at end of projected useful life.	1	SF	2015
84846	1635	CV Cabins 11 A-B	CR - Component Renewal	Replace 80 gallon electric water heater with similar specifications at projected end of useful life.	1	EA	2026
84846	1637	CV Cabins 11 A-B	CR - Component Renewal	Replace electric wall heater with similar specifications. Verify breaker size is appropriate size for wall heater.	2	EA	2021
84846	1639	CV Cabins 11 A-B	CR - Component Renewal	Replace electric wall heater with similar specifications. Verify breaker size is appropriate size for wall heater.	2	EA	2021
84846	1637	CV Cabins 11 A-B	CR - Component Renewal	Replace electric wall heater with similar specifications. Verify breaker size is appropriate size for wall heater.	2	EA	2024
84846	1639	CV Cabins 11 A-B	CR - Component Renewal	Replace electric wall heater with similar specifications. Verify breaker size is appropriate size for wall heater.	2	EA	2024
84847	1260	CV Cabins 10 A-B	CR - Component Renewal	Replace asphalt shingles at end of projected useful life.	745	SF	2028
84847	1364	CV Cabins 10 A-B	CR - Component Renewal	Replace walk-off mats in both units at end of projected useful life	2	EA	2025
84847	41055	CV Cabins 10 A-B	CR - Component Renewal	Replace Bathroom Exhaust at end of useful life	2	EA	2026
84847	1684	CV Cabins 10 A-B	CR - Component Renewal	Replace electric wall heater with similar specifications (~1200 Watts). Verify appropriate breaker for heater.	2	EA	2024
84847	1684	CV Cabins 10 A-B	CR - Component Renewal	Replace electric wall heater with similar specifications (~1200 Watts). Verify appropriate breaker for heater.	2	EA	2021
84847	1694	CV Cabins 10 A-B	CR - Component Renewal	Replace electric wall heater with similar specifications (~1200 Watts). Verify appropriate breaker for heater.	2	EA	2024
84847	1694	CV Cabins 10 A-B	CR - Component Renewal	Replace electric wall heater with similar specifications (~1200 Watts). Verify appropriate breaker for heater.	2	EA	2021
84848	3713	CV Cabins 09 A-B	CR - Component Renewal	Replace building foundations at end of projected useful life.	525	SF	2025
84848	3695	CV Cabins 09 A-B	CR - Component Renewal	Replace foundation vents at all elevations at end of projected useful life	3	SF	2015
84848	1604	CV Cabins 09 A-B	CR - Component Renewal	Replace 9A exhaust bathroom fan with similar specifications. Install exhaust ducting to come through the roof (not in the attic).	1	EA	2023
84848	1615	CV Cabins 09 A-B	CR - Component Renewal	Replace 80 gallon electric water heater with similar specifications.	1	EA	2025
84848	1633	CV Cabins 09 A-B	CR - Component Renewal	Replace electric wall heaters (1200 watts)	2	EA	2023
84848	1633	CV Cabins 09 A-B	CR - Component Renewal	Replace electric wall heaters (1200 watts)	2	EA	2022
84849	41056	CV Cabins 08 A-B	CR - Component Renewal	Replace 80 gallon electric water heater at end of useful life	1	EA	2025
84849	3799	CV Cabins 08 A-B	CR - Component Renewal	Foundations are starting to settle and will likely require replacement within the next 20 years. Replace at end of projected useful life.	525	SF	2025
84849	3813	CV Cabins 08 A-B	CR - Component Renewal	Replace asphalt shingle roof covering at end of projected useful life.	720	SF	2030
84849	3844	CV Cabins 08 A-B	CR - Component Renewal	Replace ceramic tile tub surrounds at end of projected useful life.	108	SF	2025
84849	3847	CV Cabins 08 A-B	CR - Component Renewal	Replace walk-off mats in both units at end of projected useful life.	2	EA	2025
84850	2269	CV Cabins 07 A-B	CR - Component Renewal	Replace electric 80 gallon water heater with similar specifications.	1	EA	2027
84850	2274	CV Cabins 07 A-B	CR - Component Renewal	Replace electric wall heater with similar specifications (~1200 Watts). Verify appropriate breaker for heater.	2	EA	2025
84850	41057	CV Cabins 07 A-B	CR - Component Renewal	Replace Bathroom Exhaust at end of useful life	2	EA	2027
84850	3719	CV Cabins 07 A-B	CR - Component Renewal	Replace wood post foundations throughout at end of projected useful life.	503	SF	2025
84850	3765	CV Cabins 07 A-B	CR - Component Renewal	Replace asphalt shingle roof covering at end of projected useful life.	745	SF	2025
84853	1249	CV Cabins 05 A-B	CR - Component Renewal	Replace asphalt shingle roofing at projected end of useful life.	720	SF	2030
84853	1252	CV Cabins 05 A-B	CR - Component Renewal	Replace FRP ceiling finish in Unit 5A at end of projected useful life.	20	SF	2030
84853	1913	CV Cabins 05 A-B	CR - Component Renewal	Replace 80 gallon electric water heater with similar specifications.	1	EA	2026
84853	1920	CV Cabins 05 A-B	CR - Component Renewal	Replace electric wall heater with similar specifications (~1200 Watts). Verify appropriate breaker for heater.	2	EA	2024
84853	1920	CV Cabins 05 A-B	CR - Component Renewal	Replace electric wall heater with similar specifications (~1200 Watts). Verify appropriate breaker for heater.	2	EA	2021

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CURRY VILLAGE COMPONENT RENEWAL							
84853	1912	CV Cabins 05 A-B	CR - Component Renewal	Install/Replace Bathroom exhaust fan through building (roof) not into attic in both bathrooms.	1	EA	2029
84854	1470	CV Cabins 04 A-B	CR - Component Renewal	Replace Electric Water Heater with a new 80 gallon water heater.	1	EA	2026
84854	1475	CV Cabins 04 A-B	CR - Component Renewal	Replace electric wall heater with a new 1200 watt heater. Before Install verify breaker is the appropriate size for heater.	1	EA	2021
84854	1475	CV Cabins 04 A-B	CR - Component Renewal	Replace electric wall heater with a new 1200 watt heater. Before Install verify breaker is the appropriate size for heater.	1	EA	2031
84854	1476	CV Cabins 04 A-B	CR - Component Renewal	Replace 4B electric wall heater with a new 1200 watts heater. Before install verify breaker is appropriate size for heater.	1	EA	2021
84854	1476	CV Cabins 04 A-B	CR - Component Renewal	Replace 4B electric wall heater with a new 1200 watts heater. Before install verify breaker is appropriate size for heater.	1	EA	2031
84854	1479	CV Cabins 04 A-B	CR - Component Renewal	Replace asphalt shingle roof covering throughout roof at end of projected useful life	745	SF	2025
84854	41058	CV Cabins 04 A-B	CR - Component Renewal	Replace 4B Bathroom Exhaust at end of useful life	1	EA	2026
84854	1549	CV Cabins 04 A-B	CR - Component Renewal	Replace ceramic tile tub surround in Unit 4A at projected end of useful life	65	SF	2020
84854	41271	CV Cabins 04 A-B	CR - Component Renewal	Replace Plumbing Fixture, Lavatory at end of usefull life	2	EA	2015
84855	2464	CV Cabins 03 A-B	CR - Component Renewal	Replace building foundations at end of projected useful life.	503	SF	2030
84855	2182	CV Cabins 03 A-B	CR - Component Renewal	Corrosion on top of water heater. possible leaking from pipe connection. Estimated design life it almost up. Recommend replacing 80 gallon electric water heater before design life.	1	EA	2025
84855	2186	CV Cabins 03 A-B	CR - Component Renewal	Replace electric wall heater with similar specifications (~1200 Watts). Verify appropriate breaker for heater.	2	EA	2023
84855	2186	CV Cabins 03 A-B	CR - Component Renewal	Replace electric wall heater with similar specifications (~1200 Watts). Verify appropriate breaker for heater.	2	EA	2021
84855	2192	CV Cabins 03 A-B	CR - Component Renewal	Install/Replace Bathroom exhaust fan through building (roof) not into attic in both bathrooms.	2	EA	2023
84855	2192	CV Cabins 03 A-B	CR - Component Renewal	Install/Replace Bathroom exhaust fan through building (roof) not into attic in both bathrooms.	2	EA	2021
84856	36168	CV Cabins 02 A-B	CR - Component Renewal	Install/Replace bathroom exhaust fan	1	EA	2020
84856	1909	CV Cabins 02 A-B	CR - Component Renewal	Replace electric 80 gallon water heater with similar specifications	1	EA	2025
84856	1907	CV Cabins 02 A-B	CR - Component Renewal	Replace electric wall heater with similar specifications (~1200 Watts). Verify appropriate breaker for heater.	2	EA	2023
84856	1907	CV Cabins 02 A-B	CR - Component Renewal	Replace electric wall heater with similar specifications (~1200 Watts). Verify appropriate breaker for heater.	2	EA	2021
84878	3859	CV Cabins 17 A-B	CR - Component Renewal	Replace wood post building foundations at end of projected useful life.	525	SF	2025
84878	2242	CV Cabins 17 A-B	CR - Component Renewal	Replace electric 80 gallon water heater with similar specifications.	2	EA	2024
84878	41061	CV Cabins 17 A-B	CR - Component Renewal	Replace Bathroom Exhaust at end of useful life	2	EA	2023
84880	38539	CV Cabins 18 A-B	CR - Component Renewal	Replace Kewanee steam boiler, M-175-X at end of useful life	1	EA	2025
84880	38540	CV Cabins 18 A-B	CR - Component Renewal	Replace Bathroom sink, Washroom at end of useful life	1	EA	2025
84880	38541	CV Cabins 18 A-B	CR - Component Renewal	Replace Bathroom toilet, Washroom at end of useful life	2	EA	2025
84880	38542	CV Cabins 18 A-B	CR - Component Renewal	Replace Urinal, Washroom at end of useful life	1	EA	2025
84880	38543	CV Cabins 18 A-B	CR - Component Renewal	Replace Dayton hot water heater, 3E19E at end of useful life	1	EA	2022
84880	38544	CV Cabins 18 A-B	CR - Component Renewal	Replace Utility sink at end of useful life	8	EA	2025
84880	38545	CV Cabins 18 A-B	CR - Component Renewal	Replace Bathroom sink, Women's Room at end of useful life	1	EA	2025
84880	38546	CV Cabins 18 A-B	CR - Component Renewal	Replace Bathroom toilet, Women's Room at end of useful life	2	EA	2025
84880	1672	CV Cabins 18 A-B	CR - Component Renewal	Replace 80 gallon electric water heater with similar specifications.	1	EA	2024
84880	41063	CV Cabins 18 A-B	CR - Component Renewal	Replace Bathroom Exhaust at end of useful life	2	EA	2023
84880	1653	CV Cabins 18 A-B	CR - Component Renewal	Replace electric wall heater with similar specifications (~1200 Watts). Verify appropriate breaker for heater.	2	EA	2021
84880	1653	CV Cabins 18 A-B	CR - Component Renewal	Replace electric wall heater with similar specifications (~1200 Watts). Verify appropriate breaker for heater.	2	EA	2031
84882	1676	CV Cabins 19 A-B	CR - Component Renewal	Replace 80 gallon electric water heater with similar specifications.	1	EA	2024
84882	1698	CV Cabins 19 A-B	CR - Component Renewal	Replace 80 gallon electric water heater with similar specifications.	1	EA	2024
84882	1683	CV Cabins 19 A-B	CR - Component Renewal	Replace electric wall heater with similar specifications (~1200 Watts). Verify appropriate breaker for heater.	2	EA	2021
84882	1683	CV Cabins 19 A-B	CR - Component Renewal	Replace electric wall heater with similar specifications (~1200 Watts). Verify appropriate breaker for heater.	2	EA	2031
84884	2210	CV Cabins 20 A-B	CR - Component Renewal	Replace 80 gallon electric water heater with similar specifications.	1	EA	2017
84884	2210	CV Cabins 20 A-B	CR - Component Renewal	Replace 80 gallon electric water heater with similar specifications.	1	EA	2029
84884	41066	CV Cabins 20 A-B	CR - Component Renewal	Replace Bathroom exhaust at end of useful life	2	EA	2023
84884	2215	CV Cabins 20 A-B	CR - Component Renewal	Replace electric wall heater with similar specifications (~1200 Watts). Verify appropriate breaker for heater.	2	EA	2021

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CURRY VILLAGE COMPONENT RENEWAL							
84884	2215	CV Cabins 20 A-B	CR - Component Renewal	Replace electric wall heater with similar specifications (~1200 Watts). Verify appropriate breaker for heater.	2	EA	2031
84884	3612	CV Cabins 20 A-B	CR - Component Renewal	Replace foundation vents at end of projected useful life.	2	SF	2020
84884	3657	CV Cabins 20 A-B	CR - Component Renewal	Replace asphalt shingles at end of projected useful life	720	SF	2025
84884	3660	CV Cabins 20 A-B	CR - Component Renewal	Replace ceramic tile flooring at showers at end of projected useful life.	16	SF	2020
84886	6817	CV Cabins 21 A-B	CR - Component Renewal	Replace asphalt shingle roofing at projected end of useful life.	720	SF	2015
84886	1578	CV Cabins 21 A-B	CR - Component Renewal	Replace electric 80 gal water heater with similar specifications.	1	EA	2024
84886	1577	CV Cabins 21 A-B	CR - Component Renewal	Replace electric wall heater with similar specifications.	1	EA	2021
84886	1577	CV Cabins 21 A-B	CR - Component Renewal	Replace electric wall heater with similar specifications.	1	EA	2031
84888	41256	CV Cabins 22 A-B	CR - Component Renewal	Replace Asphalt shingles are over entire roof, including low-slope bathroom addition. Note: historic finish was wood shakesat end of usefull life	745	SF	2015
84888	2146	CV Cabins 22 A-B	CR - Component Renewal	Replace 80 gallon electric water heater with similar specification	1	EA	2024
84888	41067	CV Cabins 22 A-B	CR - Component Renewal	Replace Bathroom Exhaust at end of useful life	2	EA	2023
84889	6827	CV Cabins 16 A-B	CR - Component Renewal	Replace asphalt shingle roofing at projected end of useful life.	720	SF	2015
84889	2037	CV Cabins 16 A-B	CR - Component Renewal	Replace electric 80 gallon water heater with similar specification.	1	EA	2027
84889	2041	CV Cabins 16 A-B	CR - Component Renewal	Replace electric wall heater with similar specifications (~1200 Watts). Verify appropriate breaker for heater.	2	EA	2025
84889	41068	CV Cabins 16 A-B	CR - Component Renewal	Replace Bathroom Exhaust at end of useful life	2	EA	2027
84890	1941	CV Cabins 15 A-B	CR - Component Renewal	Replace electric wall heater with similar specifications (~1200 Watts). Verify appropriate breaker for heater.	2	EA	2025
84890	41069	CV Cabins 15 A-B	CR - Component Renewal	Replace Bathroom Exhaust Vent at end of useful life	2	EA	2027
84890	3917	CV Cabins 15 A-B	CR - Component Renewal	Replace wood post building foundations at end of projected useful life.	525	SF	2025
84890	3959	CV Cabins 15 A-B	CR - Component Renewal	Replace ceramic tile at end of projected useful life.	8	SF	2025
84890	3958	CV Cabins 15 A-B	CR - Component Renewal	Replace ceramic tile tub and shower surrounds at end of projected useful life	125	SF	2025
84890	3963	CV Cabins 15 A-B	CR - Component Renewal	Replace walk-off mats at both units at end of projected useful life.	3	EA	2020
84891	1739	CV Cabins 14 A-B	CR - Component Renewal	Replace electric wall heater with similar specifications (~1200 Watts). Verify appropriate breaker for heater.	2	EA	2025
84891	36169	CV Cabins 14 A-B	CR - Component Renewal	Install/Replace bathroom exhaust fan	1	EA	2026
84891	2207	CV Cabins 14 A-B	CR - Component Renewal	Replace electric 80 gallon water heater	1	EA	2027
84891	3992	CV Cabins 14 A-B	CR - Component Renewal	Replace FRP wall paneling at 14A bath at end of projected useful life.	125	SF	2022
84891	6778	CV Cabins 14 A-B	CR - Component Renewal	Replace FRP ceiling finish at 14A bath at projected end of useful life.	33	SF	2025
85817	7293	CV HSE Boystown Kitchen/Shower House	CR - Component Renewal	Replace asphalt shingle roofing at projected end of useful life.	1,080	SF	2025
85817	7383	CV HSE Boystown Kitchen/Shower House	CR - Component Renewal	FRP finish at restroom/shower room ceiling is beginning to cup and curl at edges; replace at projected end of useful life.	800	SF	2015
107446	5107	CV Cabins - Mother Curry's Bungalow	CR - Component Renewal	Replace wood sill foundation at projected end of useful life; an improved foundation system is recommended (crawlspce).	55	SF	2030
107446	5108	CV Cabins - Mother Curry's Bungalow	CR - Component Renewal	Replace wood frame floor and wood T&G decking at projected end of useful life (at N Elev).	445	SF	2030
107446	5106	CV Cabins - Mother Curry's Bungalow	CR - Component Renewal	Replace batt floor insulation at projected end of useful life (crawlspce).	1,020	SF	2015
107446	5109	CV Cabins - Mother Curry's Bungalow	CR - Component Renewal	Replace metal ogee gutters at projected end of useful life.	26	SF	2030
107446	5097	CV Cabins - Mother Curry's Bungalow	CR - Component Renewal	Replace asphalt shingle roof covering at end of projected useful life	1,800	SF	2025
107446	5110	CV Cabins - Mother Curry's Bungalow	CR - Component Renewal	Replace vinyl-coated plywood paneling at projected end of useful life (MCB 3, Kitchen).	120	SF	2030
107446	5111	CV Cabins - Mother Curry's Bungalow	CR - Component Renewal	Replace 50 gallon electrical water heater at projected end of useful life (S Elev).	1	EA	2023
107446	5112	CV Cabins - Mother Curry's Bungalow	CR - Component Renewal	Replace electric wall heater in Unit MCB2 and MCB4 at projected end of useful life.	2	EA	2023

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CURRY VILLAGE COMPONENT RENEWAL							
107446	5113	CV Cabins - Mother Curry's Bungalow	CR - Component Renewal	Replace electric wall heater in Unit MCB3 and MCB1 at projected end of useful life.	2	EA	2020
107446	5114	CV Cabins - Mother Curry's Bungalow	CR - Component Renewal	Replace bathroom fan in Unit MCB3 and MBC1 at projected end of useful life.	2	EA	2030
107652	38547	CV HSE 8001 Mountain	CR - Component Renewal	Replace Bradford White hot water heater, 100 Gal at end of useful life	1	EA	2020
107652	38548	CV HSE 8001 Mountain	CR - Component Renewal	Replace Bathroom toilet at end of useful life	8	EA	2030
107652	5057	CV HSE 8001 Mountain	CR - Component Renewal	Replace geothermal expansion tank with similar specifications.	1	EA	2021
107652		CV HSE 8001 Mountain	CR - Component Renewal	Replace geothermal heat pump s with similar specifications.	5	EA	2021
107653	38549	CV HSE 8013 Starr King	CR - Component Renewal	Replace Hot water heater, 100 Gal at end of useful life	1	EA	2020
107653	38550	CV HSE 8013 Starr King	CR - Component Renewal	Replace Bathroom toilet at end of useful life	8	EA	2030
107653	4984	CV HSE 8013 Starr King	CR - Component Renewal	Replace geothermal heat pump with similar specifications.	4	EA	2021
107654	38551	CV HSE 8035 Lyell	CR - Component Renewal	Replace Hot water heater, 100 Gal at end of useful life	1	EA	2020
107654	38552	CV HSE 8035 Lyell	CR - Component Renewal	Replace Bathroom toilet at end of useful life	8	EA	2030
107654	4984	CV HSE 8035 Lyell	CR - Component Renewal	Replace geothermal heat pump with similar specifications.	4	EA	2021
107655	38553	CV HSE 8047 Hoffman	CR - Component Renewal	Replace Hot water heater, 100 Gal at end of useful life	1	EA	2020
107655	38554	CV HSE 8047 Hoffman	CR - Component Renewal	Replace Bathroom toilet at end of useful life	8	EA	2030
107655	4984	CV HSE 8047 Hoffman	CR - Component Renewal	Replace geothermal heat pump with similar specifications.	4	EA	2021
107656	38555	CV HSE 8059 Gibbs	CR - Component Renewal	Replace Bradford White hot water heater, 75 Gal, PDX 275T6CX 13 at end of useful life	1	EA	2020
107656	38556	CV HSE 8059 Gibbs	CR - Component Renewal	Replace Bathroom toilet at end of useful life	8	EA	2030
107656	4984	CV HSE 8059 Gibbs	CR - Component Renewal	Replace geothermal heat pump with similar specifications.	4	EA	2021
107657	38557	CV HSE 8081 Conness	CR - Component Renewal	Replace Hot water heater, 100 Gal at end of useful life	1	EA	2020
107657	38558	CV HSE 8081 Conness	CR - Component Renewal	Replace Bathroom toilet at end of useful life	8	EA	2030
107657	4984	CV HSE 8081 Conness	CR - Component Renewal	Replace geothermal heat pump with similar specifications.	8	EA	2021
107657	36366	CV HSE 8081 Conness	CR - Component Renewal	Replace Painted gypsum wall board, with rubber base at end of useful life	3	SF	2022
107657	36366	CV HSE 8081 Conness	CR - Component Renewal	Replace Painted gypsum wall board, with rubber base at end of useful life	3	SF	2032
107657	36370	CV HSE 8081 Conness	CR - Component Renewal	Replace Int Ceiling Finish, Gypsum Board at end of useful life	7	SF	2015
107658	38559	CV HSE 8002 Mirror	CR - Component Renewal	Replace Hot water heater, 75 Gal at end of useful life	1	EA	2020
107658	38560	CV HSE 8002 Mirror	CR - Component Renewal	Replace Bathroom toilet at end of useful life	8	EA	2030
107658	4984	CV HSE 8002 Mirror	CR - Component Renewal	Replace geothermal heat pump with similar specifications.	8	EA	2021
107659	38561	CV HSE 8014 Ostrander	CR - Component Renewal	Replace Hot water heater, 100 Gal at end of useful life	1	EA	2020
107659	38562	CV HSE 8014 Ostrander	CR - Component Renewal	Replace Bathroom toilet at end of useful life	8	EA	2030
107659	4984	CV HSE 8014 Ostrander	CR - Component Renewal	Replace geothermal heat pump with similar specifications.	8	EA	2021
107660	38563	CV HSE 8026 Sunrise	CR - Component Renewal	Replace Hot water heater, 100 Gal at end of useful life	1	EA	2020
107660	38564	CV HSE 8026 Sunrise	CR - Component Renewal	Replace Bathroom toilet at end of useful life	8	EA	2030
107660	4984	CV HSE 8026 Sunrise	CR - Component Renewal	Replace geothermal heat pump with similar specifications.	8	EA	2021
107661	38565	CV HSE 8048 Tenaya	CR - Component Renewal	Replace American hot water heater, 100 Gal at end of useful life	1	EA	2020
107661	38566	CV HSE 8048 Tenaya	CR - Component Renewal	Replace Bathroom toilet at end of useful life	8	EA	2030
107661	4984	CV HSE 8048 Tenaya	CR - Component Renewal	Replace geothermal heat pump with similar specifications.	8	EA	2021
107662	38567	CV HSE 8329 Lakes	CR - Component Renewal	Replace Bradford White hot water heater, 100 Gal at end of useful life	1	EA	2020
107662	38568	CV HSE 8329 Lakes	CR - Component Renewal	Replace Bathroom toilet at end of useful life	8	EA	2030
107662	5057	CV HSE 8329 Lakes	CR - Component Renewal	Replace geothermal expansion tank with similar specifications.	1	EA	2021
107662		CV HSE 8329 Lakes	CR - Component Renewal	Replace geothermal heat pump s with similar specifications.	5	EA	2021
107663	38569	CV HSE 8351 Harden	CR - Component Renewal	Replace American hot water heater, 100 Gal at end of useful life	1	EA	2020
107663	38570	CV HSE 8351 Harden	CR - Component Renewal	Replace Bathroom toilet at end of useful life	8	EA	2030
107663	41408	CV HSE 8351 Harden	CR - Component Renewal	Replace Overhead lighting fixture in water heater room at end of useful life	1	EA	2015

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
CURRY VILLAGE COMPONENT RENEWAL							
107663	41408	CV HSE 8351 Harden	CR - Component Renewal	Replace Overhead lighting fixture in water heater room at end of useful life	1	EA	2030
107663	4984	CV HSE 8351 Harden	CR - Component Renewal	Replace geothermal heat pump with similar specifications.	8	EA	2021
107664	38571	CV HSE 8363 Lukens	CR - Component Renewal	Replace Bradford White hot water heater, 100 Gal at end of useful life	1	EA	2020
107664	38572	CV HSE 8363 Lukens	CR - Component Renewal	Replace Bathroom toilet at end of useful life	8	EA	2030
107664	36571	CV HSE 8363 Lukens	CR - Component Renewal	Replace Int Wall Finish, Gypsum Board at end of useful life	2,500	SF	2015
107664	36688	CV HSE 8363 Lukens	CR - Component Renewal	Replace Outdoor Stair emergency lighting at end of useful life	1	EA	2026
107664	4984	CV HSE 8363 Lukens	CR - Component Renewal	Replace geothermal heat pump with similar specifications.	8	EA	2021
107665	38573	CV HSE 8072 Heather	CR - Component Renewal	Replace Bradford White hot water heater, 100 Gal at end of useful life	1	EA	2020
107665	38574	CV HSE 8072 Heather	CR - Component Renewal	Replace Bathroom toilet at end of useful life	8	EA	2030
107665	4984	CV HSE 8072 Heather	CR - Component Renewal	Replace geothermal heat pump with similar specifications.	4	EA	2021
107666	38576	CV HSE 8084 Larkspur	CR - Component Renewal	Replace Bathroom toilet at end of useful life	8	EA	2030
107666	38577	CV HSE 8084 Larkspur	CR - Component Renewal	Replace Bradford White hot water heater, 100 Gal, PDX10052003X at end of useful life	1	EA	2020
107666	4984	CV HSE 8084 Larkspur	CR - Component Renewal	Replace geothermal heat pump with similar specifications.	4	EA	2021
107667	44657	CV HSE 8118 Lupine	CR - Component Renewal	Replace Electric water heater, 80 gallon at end of useful life	1	EA	2019
107667	44657	CV HSE 8118 Lupine	CR - Component Renewal	Replace Electric water heater, 80 gallon at end of useful life	1	EA	2031
107667	36634	CV HSE 8118 Lupine	CR - Component Renewal	Replace Int Wall Finish, Gypsum Board at end of useful life	800	SF	2020
107667	36635	CV HSE 8118 Lupine	CR - Component Renewal	Replace Int Ceiling Finish, FRP at end of useful life	100	SF	2015
107667	4984	CV HSE 8118 Lupine	CR - Component Renewal	Replace geothermal heat pump with similar specifications.	4	EA	2021
107668	38579	CV HSE 8130 Primrose	CR - Component Renewal	Replace Bradford White hot water heater, 100 Gal, PDX10052003X at end of useful life	1	EA	2020
107668	38580	CV HSE 8130 Primrose	CR - Component Renewal	Replace Bathroom toilet at end of useful life	8	EA	2030
107668	36596	CV HSE 8130 Primrose	CR - Component Renewal	Replace Int Doors, Wood, Solid Core at end of useful life	2	EA	2025
107668	4984	CV HSE 8130 Primrose	CR - Component Renewal	Replace geothermal heat pump with similar specifications.	4	EA	2021
107669	36600	CV HSE 8283 Red Bud	CR - Component Renewal	Replace Int Wall Finish, FRP at end of useful life	100	SF	2015
107669	36601	CV HSE 8283 Red Bud	CR - Component Renewal	Replace Int Floor Finish, Ceramic Tile at end of useful life	100	SF	2015
107669	4984	CV HSE 8283 Red Bud	CR - Component Renewal	Replace geothermal heat pump with similar specifications.	8	EA	2021
107671	36311	CV HSE 8307 Plants	CR - Component Renewal	Replace Toilet accessories, Shower Heads and Toilet Paper Bracket at end of useful life	4	EA	2020
107671	5057	CV HSE 8307 Plants	CR - Component Renewal	Replace geothermal expansion tank with similar specifications.	1	EA	2021
107671	5057	CV HSE 8307 Plants	CR - Component Renewal	Replace geothermal expansion tank with similar specifications.	1	EA	2034
107671	5365	CV HSE 8307 Plants	CR - Component Renewal	Replace geothermal pump with similar specifications.	1	EA	2026
107671	5368	CV HSE 8307 Plants	CR - Component Renewal	Replace geothermal heat pump s with similar specifications.	4	EA	2021
107671	5367	CV HSE 8307 Plants	CR - Component Renewal	Replace/inspect fire protection in building; have a fire protection expert inspect fire protection system for replacement.	1	EA	2026
107671	5366	CV HSE 8307 Plants	CR - Component Renewal	Replace bathroom exhaust fan and janitor fan with similar specifications.	3	EA	2021
107671		CV HSE 8307 Plants	CR - Component Renewal	Replace asphalt shingle roof covering at end of useful life	2,709	SF	2015
107672	38581	CV HSE 8096 Lily	CR - Component Renewal	Replace Bradford White hot water heater, 100 Gal at end of useful life	1	EA	2020
107672	38582	CV HSE 8096 Lily	CR - Component Renewal	Replace Bathroom toilet at end of useful life	8	EA	2030
107672	4984	CV HSE 8096 Lily	CR - Component Renewal	Replace geothermal heat pump with similar specifications.	8	EA	2021
107673	36312	CV HSE 8280 Falls	CR - Component Renewal	Replace Door hardware, Public Restroom Door at end of useful life	1	EA	2025
107673	36330	CV HSE 8280 Falls	CR - Component Renewal	Replace Toilet fixture, Public Restroom at end of useful life	1	EA	2020
107673	5049	CV HSE 8280 Falls	CR - Component Renewal	Replace common space geothermal heat pump with similar specifications.	1	EA	2021
107673	5059	CV HSE 8280 Falls	CR - Component Renewal	Replace geothermal heat pump with similar specifications in units 21 and 23.	2	EA	2021
107673	5055	CV HSE 8280 Falls	CR - Component Renewal	Replace gas 100 gallon water heater with similar specifications.	1	EA	2021
107673	5048	CV HSE 8280 Falls	CR - Component Renewal	Replace geothermal pumps with similar specifications.	2	EA	2026
107673	5053	CV HSE 8280 Falls	CR - Component Renewal	Replace bathroom fan with similar specifications.	2	EA	2021
107673	5058	CV HSE 8280 Falls	CR - Component Renewal	Replace/inspect fire protection in building; have a fire protection expert inspect fire protection system for replacement.	1	EA	2026
107673	5057	CV HSE 8280 Falls	CR - Component Renewal	Replace geothermal expansion tank with similar specifications.	1	EA	2021

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CURRY VILLAGE COMPONENT RENEWAL							
107673	5057	CV HSE 8280 Falls	CR - Component Renewal	Replace geothermal expansion tank with similar specifications.	1	EA	2034
107674	4984	CV HSE 8210 Waterwheel	CR - Component Renewal	Replace geothermal heat pump with similar specifications.	4	EA	2021
107674	4993	CV HSE 8210 Waterwheel	CR - Component Renewal	Replace 100 gallon gas water heater with similar specifications.	1	EA	2021
107674	4992	CV HSE 8210 Waterwheel	CR - Component Renewal	Replace/inspect fire protection in building; have a fire protection expert inspect fire protection system for replacement.	1	EA	2026
107674	4991	CV HSE 8210 Waterwheel	CR - Component Renewal	Replace bathroom fan with similar specifications.	4	EA	2021
107675	4987	CV HSE 8222 Vernal	CR - Component Renewal	Replace gas 100 gallon water heater with similar specifications.	1	EA	2021
107675	4986	CV HSE 8222 Vernal	CR - Component Renewal	Replace/inspect fire protection in building; have a fire protection expert inspect fire protection system for replacement.	1	EA	2026
107675	4985	CV HSE 8222 Vernal	CR - Component Renewal	Replace bathroom exhaust fan with similar specifications.	8	EA	2021
107675	4984	CV HSE 8222 Vernal	CR - Component Renewal	Replace geothermal heat pump with similar specifications.	8	EA	2021
107675	36307	CV HSE 8222 Vernal	CR - Component Renewal	Replace Ceiling Finishes, Bathroom Acoustical Tile at end of useful life	336	SF	2020
107676	4964	CV HSE 82834 Nevada	CR - Component Renewal	Replace 100 gallon gas water heater with similar specifications.	1	EA	2021
107676	4961	CV HSE 82834 Nevada	CR - Component Renewal	Replace bathroom exhaust fan with similar specifications.	4	EA	2021
107676	4960	CV HSE 82834 Nevada	CR - Component Renewal	Replace geothermal heat pump with similar specifications.	4	EA	2021
107676	36306	CV HSE 82834 Nevada	CR - Component Renewal	Replace Wall, Stairs at end of useful life	300	SF	2020
107677	36309	CV HSE 8256 Cascade	CR - Component Renewal	Replace Toilet accessories, Towel Bar at end of useful life	4	EA	2015
107677	5137	CV HSE 8256 Cascade	CR - Component Renewal	Replace gas 100 gallon water heater with similar specifications.	1	EA	2021
107677	5140	CV HSE 8256 Cascade	CR - Component Renewal	Replace/inspect fire protection in building; have a fire protection expert inspect fire protection system for replacement.	1	EA	2026
107677	5139	CV HSE 8256 Cascade	CR - Component Renewal	replace bathroom exhaust fans with similar specifications.	2	EA	2021
107677	5138	CV HSE 8256 Cascade	CR - Component Renewal	Replace geothermal heat pump with similar specifications.	4	EA	2021
107678	36310	CV HSE 8268 Bridalveil	CR - Component Renewal	Replace Plumbing - sink, Unit 21 Kitchen Sink at end of useful life	1	EA	2020
107678	36331	CV HSE 8268 Bridalveil	CR - Component Renewal	Replace Door, Unit 25 Bedroom Closet at end of useful life	1	EA	2025
107678	5061	CV HSE 8268 Bridalveil	CR - Component Renewal	Replace 100 gallon gas water heater with similar specifications.	1	EA	2021
107678	5065	CV HSE 8268 Bridalveil	CR - Component Renewal	Replace/inspect fire protection in building; have a fire protection expert inspect fire protection system for replacement.	1	EA	2026
107678	5063	CV HSE 8268 Bridalveil	CR - Component Renewal	replace bathroom exhaust fan with similar specifications.	8	EA	2021
107678	5062	CV HSE 8268 Bridalveil	CR - Component Renewal	Replace heat pump with similar specifications.	8	EA	2021
107678		CV HSE 8268 Bridalveil	CR - Component Renewal	Replace asphalt shingle roof covering at end of useful life	3,384	SF	2015
107679	36526	CV HSE 8324 Wellness Center	CR - Component Renewal	Replace Int Wall Finish, Gypsum Board at end of useful life	4,200	SF	2020
107679	36527	CV HSE 8324 Wellness Center	CR - Component Renewal	Replace Int Ceiling Finish, Acoustical Tile at end of useful life	200	SF	2020
107679	36528	CV HSE 8324 Wellness Center	CR - Component Renewal	Replace Int Doors, Wood, Solid Core, Women's Locker Room at end of useful life	1	EA	2025
107679	36529	CV HSE 8324 Wellness Center	CR - Component Renewal	Replace Fittings, Counters, Plastic Laminate at end of useful life	9	EA	2020
107679	36532	CV HSE 8324 Wellness Center	CR - Component Renewal	Replace Int Ceiling Finish, Gypsum Board at end of useful life	2,000	SF	2020
107679	5144	CV HSE 8324 Wellness Center	CR - Component Renewal	replace geothermal pumps with similar Bell & Gosett 1510 Series pump specifications.	6	EA	2026
107679	5146	CV HSE 8324 Wellness Center	CR - Component Renewal	Replace geothermal heat pumps with similar specifications.	6	EA	2021
107679	5145	CV HSE 8324 Wellness Center	CR - Component Renewal	Expansion tank showing visual rust on outside of tank; Replace expansion tank before design life with similar specifications.	1	EA	2021
107704	5370	CV HSE 8241 Storage	CR - Component Renewal	Replace/inspect fire protection in building; have a fire protection expert inspect fire protection system for replacement.	1	EA	2026
107704		CV HSE 8241 Storage	CR - Component Renewal	Replace asphalt shingle roof covering at end of useful life	1,835	SF	2015
230459	44805	CV SITE Boystown Area	CR - Component Renewal	Resurface gravel and soil pedestrian path at end of useful life to eliminate any ruts, holes, or abrupt changes of grade. Add fill material where needed. Compact and grade per NPS specifications.	40,000	SF	2018
230459	44805	CV SITE Boystown Area	CR - Component Renewal	Resurface gravel and soil pedestrian path at end of useful life to eliminate any ruts, holes, or abrupt changes of grade. Add fill material where needed. Compact and grade per NPS specifications.	40,000	SF	2028
230460	41012	CV SITE Cabins Area	CR - Component Renewal	Replace Fence, Wood at end of useful life (LF)	1,000	LF	2020
230461	41416	CV SITE Core Area	CR - Component Renewal	Replace Drainage Improvements at end of useful life	5	EA	2020
230461	44738	CV SITE Core Area	CR - Component Renewal	Replace Asphalt paving at end of usefull life	2,000	SF	2022
230461	44738	CV SITE Core Area	CR - Component Renewal	Replace Asphalt paving at end of usefull life	2,000	SF	2032

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
CURRY VILLAGE COMPONENT RENEWAL							
230461	44815	CV SITE Core Area	CR - Component Renewal	Replace Resurface gravel and soil pedestrian path to eliminate any ruts, holes, or abrupt changes of grade. Add fill material where needed. Compact and grade per NPS specifications.	50,000	SF	2021
230461	44815	CV SITE Core Area	CR - Component Renewal	Replace Resurface gravel and soil pedestrian path to eliminate any ruts, holes, or abrupt changes of grade. Add fill material where needed. Compact and grade per NPS specifications.	50,000	SF	2031
230462	36433	CV SITE Dorms Area	CR - Component Renewal	Replace Fence, Wood, 3750 LF 2' ht. one rail between posts as recurring maintenance	3,750	LF	2015
230462	36433	CV SITE Dorms Area	CR - Component Renewal	Replace Fence, Wood, 3750 LF 2' ht. one rail between posts as recurring maintenance	3,750	LF	2022
230462	36433	CV SITE Dorms Area	CR - Component Renewal	Replace Fence, Wood, 3750 LF 2' ht. one rail between posts as recurring maintenance	3,750	LF	2029
230462	36434	CV SITE Dorms Area	CR - Component Renewal	Replace 110 ea x 5' long at end of useful life	550	EA	2025
230462	36435	CV SITE Dorms Area	CR - Component Renewal	Replace 3,250 LF x 7' at end of useful life	22,750	SF	2018
230462	36435	CV SITE Dorms Area	CR - Component Renewal	Replace 3,250 LF x 7' at end of useful life	22,750	SF	2028
230462	37042	CV SITE Dorms Area	CR - Component Renewal	Replace Directional metal regulatory signage such as stop signs, handicap parking, one way, speed limit, and pedestrian crossing. as recurring maintenance	5	EA	2018
230462	37042	CV SITE Dorms Area	CR - Component Renewal	Replace Directional metal regulatory signage such as stop signs, handicap parking, one way, speed limit, and pedestrian crossing. as recurring maintenance	5	EA	2025
230462	37042	CV SITE Dorms Area	CR - Component Renewal	Replace Directional metal regulatory signage such as stop signs, handicap parking, one way, speed limit, and pedestrian crossing. as recurring maintenance	5	EA	2032
230462	37095	CV SITE Dorms Area	CR - Component Renewal	Replace Pavement Asphalt at end of useful life	1,000	SF	2015
230462	37095	CV SITE Dorms Area	CR - Component Renewal	Replace Pavement Asphalt at end of useful life	1,000	SF	2025
230463	36438	CV SITE Huff Hse Area	CR - Component Renewal	Replace General Area Lighting at end of useful life	4	EA	2020
230463	44837	CV SITE Huff Hse Area	CR - Component Renewal	Replace Soil and gravel utility road at end of useful life	9,300	SF	2019
230463	44837	CV SITE Huff Hse Area	CR - Component Renewal	Replace Soil and gravel utility road at end of useful life	9,300	SF	2029
230463	44816	CV SITE Huff Hse Area	CR - Component Renewal	Replace Chain link fencing with gates - 72" ht, at end of useful life	4	LF	2021
230463	44816	CV SITE Huff Hse Area	CR - Component Renewal	Replace Chain link fencing with gates - 72" ht, at end of useful life	4	LF	2031
230465	36443	CV SITE Tent Cabin Area	CR - Component Renewal	Replace 5 lb unit as recurring maintenance	10	EA	2017
230465	36443	CV SITE Tent Cabin Area	CR - Component Renewal	Replace 5 lb unit as recurring maintenance	10	EA	2023
230465	36443	CV SITE Tent Cabin Area	CR - Component Renewal	Replace 5 lb unit as recurring maintenance	10	EA	2029
230465	36444	CV SITE Tent Cabin Area	CR - Component Renewal	Replace Directional metal regulatory signage such as stop signs, handicap parking, one way, speed limit, and pedestrian crossing. as recurring maintenance	8	EA	2020
230465	36444	CV SITE Tent Cabin Area	CR - Component Renewal	Replace Directional metal regulatory signage such as stop signs, handicap parking, one way, speed limit, and pedestrian crossing. as recurring maintenance	8	EA	2027
230465	36444	CV SITE Tent Cabin Area	CR - Component Renewal	Replace Directional metal regulatory signage such as stop signs, handicap parking, one way, speed limit, and pedestrian crossing. as recurring maintenance	8	EA	2034
230465	44817	CV SITE Tent Cabin Area	CR - Component Renewal	Replace Precast Concrete block used to anchor each corner of bear box food storage units. Each block is approximately 12" x 12" square at top widening at bottom with 6" ht.	80	EA	2015
230465	37043	CV SITE Tent Cabin Area	CR - Component Renewal	Replace Asphalt Paving in standard lifts. Apply two lifts minimum for parking resurfacing. Mill edges for smooth transition to surrounding grade. Repair any small areas less than 2 s.f with standard pothole repair standards for heat and compaction. at end of useful life	10,000	SF	2015
230465	37043	CV SITE Tent Cabin Area	CR - Component Renewal	Replace Asphalt Paving in standard lifts. Apply two lifts minimum for parking resurfacing. Mill edges for smooth transition to surrounding grade. Repair any small areas less than 2 s.f with standard pothole repair standards for heat and compaction. at end of useful life	10,000	SF	2025
230465	44818	CV SITE Tent Cabin Area	CR - Component Renewal	Replace Irrigation system or water supply valve box - Replace with Polyethylene construction - approximately 24" x 36" size at end of useful life	20	EA	2020
230465	37044	CV SITE Tent Cabin Area	CR - Component Renewal	Replace water spigot / hose bib at top of water supply pipe / stub per NPS specs. at end of useful life	20	EA	2015
230465	37044	CV SITE Tent Cabin Area	CR - Component Renewal	Replace water spigot / hose bib at top of water supply pipe / stub per NPS specs. at end of useful life	20	EA	2030
230603	36426	CV SITE Huff Hse Parking Areas	CR - Component Renewal	Replace Pavement Asphalt at end of useful life	11,453	SF	2015

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
CURRY VILLAGE COMPONENT RENEWAL							
230619	36423	CV SITE Boystown Parking Areas	CR - Component Renewal	Replace Pavement Asphalt at end of useful life	4,131	SF	2028
230619	36429	CV SITE Boystown Parking Areas	CR - Component Renewal	Replace 400 LF x 15' asphalt at end of useful life	6,000	SF	2015
230621	41268	CV SITE Cabins Parking Areas	CR - Component Renewal	Replace Parking lot asphalt pavement at end of useful life	33,783	SF	2015
230621	6769	CV SITE Cabins Parking Areas	CR - Component Renewal	Replace asphalt utility roads at the end of their lifespan	21,940	SF	2018
230625	36425	CV SITE Dorms Parking Areas	CR - Component Renewal	Replace Pavement Asphalt at end of useful life	71,929	SF	2015
230625	36436	CV SITE Dorms Parking Areas	CR - Component Renewal	Replace Directional metal regulatory signage such as stop signs, handicap parking, one way, speed limit, and pedestrian crossing. as recurring maintenance	10	EA	2015
230625	36436	CV SITE Dorms Parking Areas	CR - Component Renewal	Replace Directional metal regulatory signage such as stop signs, handicap parking, one way, speed limit, and pedestrian crossing. as recurring maintenance	10	EA	2022
230625	36436	CV SITE Dorms Parking Areas	CR - Component Renewal	Replace Directional metal regulatory signage such as stop signs, handicap parking, one way, speed limit, and pedestrian crossing. as recurring maintenance	10	EA	2029
230700	36428	CV SITE Tent Cabins Parking Areas	CR - Component Renewal	Replace Pavement Asphalt at end of useful life	45,668	SF	2015
230700	36446	CV SITE Tent Cabins Parking Areas	CR - Component Renewal	Replace 100 LF x 24' at end of useful life	2,400	SF	2015

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
GLACIER POINT DEFERRED MAINTENANCE							
84804	9710	GP Concession Bldg	DM - Deferred Maintenance	Batt insulation between joists was poorly installed and is falling out. Reinstall 90%.	3,500	SF	2016
84804	9564	GP Concession Bldg	DM - Deferred Maintenance	Ends of log beams at East and West elevation are rapidly weathering and deteriorating. Provide metal caps at 7 beam ends on East and South gables. Provide 3 r	10	SF	2016
84804	9598	GP Concession Bldg	DM - Deferred Maintenance	Patch .5 square inch hole in fascia at East elevation. Seal 1 LF of open joint at upper gable fascia on East elevation.	2	SF	2016
84804	9568	GP Concession Bldg	DM - Deferred Maintenance	Severe rust staining at back and entry side of stone guardrail. Clean. Determine source of staining. Coat metal if necessary.	60	SF	2016
84804	9567	GP Concession Bldg	DM - Deferred Maintenance	Significant amount of holes (50) in board and batten siding at West elevation. Provide sheet metal patch.	20	SF	2016
84804	9584	GP Concession Bldg	DM - Deferred Maintenance	Patch 2 holes in wood board siding at soffit on South elevation	1	SF	2016
84804	9676	GP Concession Bldg	DM - Deferred Maintenance	Window hardware does not function properly from interior at 4 windows in store and food service. Make easily operable.	4	EA	2016
84804	9586	GP Concession Bldg	DM - Deferred Maintenance	Brass sweep at South wood door is loose. Reattach 2 linear inches.	1	EA	2016
84804	9597	GP Concession Bldg	DM - Deferred Maintenance	Door frame at North doors has been pushed back out of alignment. Realign and secure 7 LF. Replace 1 damaged door hinge.	2	EA	2016
84804	9592	GP Concession Bldg	DM - Deferred Maintenance	Frame is split and missing at head of entry doors near closer attachment. Path 6 square inches.	1	EA	2016
84804	9593	GP Concession Bldg	LMAC - Legis Mandate Accessibility	Threshold at entry doors is not compliant. Provide new wood custom compliant thresholds. 9 2 ea., 6 LF ea)	4	EA	2016
84804	9595	GP Concession Bldg	DM - Deferred Maintenance	Door stop is loose in 2 locations at entry doors. Reattach.	2	EA	2016
84804	9632	GP Concession Bldg	DM - Deferred Maintenance	Replace 5 LF of floor transition strip where pulled out at intersection of flagstone and sheet vinyl flooring.	5	SF	2016
84804	9805	GP Concession Bldg	LMAC - Legis Mandate Accessibility	Bathroom re-design is required to provide adequate maneuvering spaces at toilets, sink etc.	2	SF	2016
84804	9645	GP Concession Bldg	DM - Deferred Maintenance	Gap in ceiling between beam and gypsum in office at Northwest corner. Seal.	20	SF	2016
84804	9677	GP Concession Bldg	DM - Deferred Maintenance	Doors in kitchen and food prep area are being held open with stones which are damaging the doors. Provide 4 hold-open mechanisms at doors	4	EA	2016
84804	9800	GP Concession Bldg	LMAC - Legis Mandate Accessibility	Provide compliant accessible signage for restrooms	2	EA	2016
84804	9690	GP Concession Bldg	DM - Deferred Maintenance	Hole in gypsum board wall at hall to bathrooms. Patch and paint 1 SF.	1	SF	2016
84804	9680	GP Concession Bldg	DM - Deferred Maintenance	FRP behind stove and fume hood in kitchen is warped and pulled away from wall. Reattach.	2	SF	2016
84804	9681	GP Concession Bldg	DM - Deferred Maintenance	Holes in FRP at back wall of food service where previous object was mounted. Patch.	1	SF	2016
84804	9695	GP Concession Bldg	LMAC - Legis Mandate Accessibility	Plywood stair treads do not have beveled edge at lip, which is against code. Bevel edges.	50	SF	2016
84804	9709	GP Concession Bldg	DM - Deferred Maintenance	Batt insulation at exposed walls in basement and rangers office was poorly installed and is falling out. Reinstall at 90% of room.	1,300	SF	2016
84804	9796	GP Concession Bldg	LMAC - Legis Mandate Accessibility	Counter is too high for accessible service. Provide portion of counter which is no higher than 38" from the floor.	1	EA	2016
84804	9813	GP Concession Bldg	LMAC - Legis Mandate Accessibility	Grab bars in both bathrooms are 42" above the floor. Reinstall to 36" above floor. Urinal is marginally non-compliant at 17.5" above finish floor. Mirrors in both	1	EA	2016
84804	10684	GP Concession Bldg	DM - Deferred Maintenance	Replace missing J Box cover in attic	1	EA	2016
84804	9599	GP Concession Bldg	CRDM - Component Renewal Defer Maint	Replace 2.5 LF of missing aluminum door sweep at East entry doors.	1	EA	2016
230467	36251	GP SITE Concession Area	DM - Deferred Maintenance	Replace broken/missing wood split rail fencing	30	LF	2016
GLACIER POINT COMPONENT RENEWAL							
84804	40946	GP Concession Bldg	CR - Component Renewal	Replace Bathroom toilet at end of useful life	4	EA	2026
84804	40947	GP Concession Bldg	CR - Component Renewal	Replace 80 gallon water heater at end of useful life	2	EA	2016
84804	40947	GP Concession Bldg	CR - Component Renewal	Replace 80 gallon water heater at end of useful life	2	EA	2031
84804	9608	GP Concession Bldg	CR - Component Renewal	Replace sheet vinyl flooring at end or projected useful life.	2,510	SF	2015
84804	9678	GP Concession Bldg	CR - Component Renewal	Replace FRP wall paneling at kitchen at end of projected useful life.	590	SF	2016
230467	36247	GP SITE Concession Area	CR - Component Renewal	Replace Fence, Wood Split Rail Fence, 1 Rail Tall, per LF	300	LF	2016
230467	36247	GP SITE Concession Area	CR - Component Renewal	Replace Fence, Wood Split Rail Fence, 1 Rail Tall, per LF	300	LF	2031
230467	36248	GP SITE Concession Area	CR - Component Renewal	Replace asphalt pathway	600	SF	2017
230467	36248	GP SITE Concession Area	CR - Component Renewal	Replace asphalt pathway	600	SF	2032

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
HIGH SIERRA CAMPS DEFERRED MAINTENANCE							
83652	9372	HSC May Lake Restroom - Flush Toilet	DM - Deferred Maintenance	Replace rotten wood studs at the base of the west wall. The studs are rotten because debris and moisture have built-up in the narrow space between this wall and the shower tent.	30	SF	2016
83652	35921	HSC May Lake Restroom - Flush Toilet	RMDM - RM Defer Maintenance	Inspect wood board and batten siding at gable ends on north and south for wear, splinters, gouges, holes, etc. Sand, refinish, or repair, as necessary.	100	SF	2016
83652	9382	HSC May Lake Restroom - Flush Toilet	DM - Deferred Maintenance	Replace rotted plywood and trim at west wall and coordinate with replacement of rotted studs. Paint new plywood to match the adjacent wall.	30	SF	2016
83658	8583	HSC Glen Aulin Restroom	DM - Deferred Maintenance	Grade around building to create positive drainage away from the building. Water currently drains from the west into the building	200	SF	2016
83658	8579	HSC Glen Aulin Restroom	DM - Deferred Maintenance	Seal gaps between rafters ends and stone wall to create a weather tight building envelope.	1	SF	2016
83660	9897	HSC Vogelsang Shed	DM - Deferred Maintenance	Concrete footing below door threshold is cracked, 1LF: patch.	1	SF	2016
83660	9914	HSC Vogelsang Shed	DM - Deferred Maintenance	Floor joists appear to be resting on grade. Carefully remove and salvage floorboards and excavate dirt from floor framing, replace rotted joists and provide additional footings where necessary, re-install floor boards.	109	SF	2016
83660	9899	HSC Vogelsang Shed	DM - Deferred Maintenance	Replace battens that are cracked or missing (40 LF), re-fasten loose battens (10 EA) at all elevations	15	SF	2016
83660	9911	HSC Vogelsang Shed	DM - Deferred Maintenance	Replace split floor board at threshold (4LF), dutchmen repair rotted wood (3 LF). Consider installing hardware cloth below floor boards to exclude rodents.	7	SF	2016
83661	8265	HSC Sunrise Linen Shed	DM - Deferred Maintenance	Concrete slab floor has 50 LF cracks throughout: patch.	10	SF	2016
83661	8267	HSC Sunrise Linen Shed	DM - Deferred Maintenance	Roof beams not sealed at wall penetrations, gaps allow for pest intrusion: install backer rod and sealant at perimeters of roof beams, approximately 8 LF.	2	SF	2016
83661	8269	HSC Sunrise Linen Shed	DM - Deferred Maintenance	Shed is leaning/racking due to weak wall construction. Stabilize walls: remove siding and building paper, bring walls square to each other and back to plumb, install new plywood sheathing and building paper, re-install siding.	384	SF	2016
83661	8268	HSC Sunrise Linen Shed	DM - Deferred Maintenance	Battens are missing or rotting at south and east exterior walls: replace 12 LF.	4	SF	2016
83661	8266	HSC Sunrise Linen Shed	DM - Deferred Maintenance	Plywood sheathing stained from moisture damage at corner of room: replaced deteriorated sheathing in conjunction with roof replacement.	30	SF	2016
83664	8396	HSC Glen Aulin Lantern Shed	DM - Deferred Maintenance	Wood siding is in contact with the ground at the north, west and east sides. Grade to provide clearance between ground and wood and to ensure positive drainage away from the building.	80	SF	2016
83684	9452	HSC Merced Lake Restroom	LMLS - LM-Life/Safety Code	Clean-out caps are protruding immediately adjacent to foundation at 3 toilet room entrances, creating a tripping hazard: re-locate clean-outs to remove hazard.	6	SF	2016
83684	9453	HSC Merced Lake Restroom	DM - Deferred Maintenance	Concrete slab floor is cracked at Northeast women's bathroom floor, 8LF: patch crack	4	SF	2016
83685	8740	HSC Glen Aulin Cookhouse	RMDM - RM Defer Maintenance	Wood window frames are heavily weathered with peeling paint. Perform maintenance on window frame and screen finishes. Scrape/sand and spot prime and paint, or renew paint coatings as necessary. Check for failing putty, deteriorated components and broken screens. Make easily operable and weather tight.	6	EA	2016
83685	8709	HSC Glen Aulin Cookhouse	DM - Deferred Maintenance	Replace logs at west lean-to that have rotted because they are in contact with the ground. Grade so that logs are no longer in contact with the ground.	2	SF	2016
83685	8713	HSC Glen Aulin Cookhouse	DM - Deferred Maintenance	Replace areas of rotted roof logs at west lean-to roof with new split logs to match existing.	2	SF	2016
83688	6653	HSC Merced Lake Ice House	RMDM - RM Defer Maintenance	Exterior logs are currently unfinished. Apply protective clear coating (sealer, water repellent, or stain) to all exterior logs to extend their life.	553	SF	2016
83688	6647	HSC Merced Lake Ice House	DM - Deferred Maintenance	Access door frame to attic / ice box is detaching from wall: re-fasten framing or rebuild as needed.	6	EA	2016
83688	6659	HSC Merced Lake Ice House	DM - Deferred Maintenance	Patch spalling concrete at entrance to cold storage room, to help exclude pests and create a level walking surface.	1	SF	2016
83688	6662	HSC Merced Lake Ice House	RMDM - RM Defer Maintenance	Apply protective clear coating (sealer, water repellent, or stain) to shakes as well as exposed framing to extend their life.	668	SF	2016
83719	8330	HSC Vogelsang Kitchen	DM - Deferred Maintenance	Joint between dining room slab and vestibule is open at south elevation, seal complete to prevent water intrusion.	1	SF	2016
83719	8315	HSC Vogelsang Kitchen	DM - Deferred Maintenance	Patch or consolidate wood at rotting log beam rafter tail at east exterior elevation.	2	SF	2016
83719	8318	HSC Vogelsang Kitchen	DM - Deferred Maintenance	Replace area of tongue and groove sheathing at north elevation eave where water damage has occurred. Replace with new sheathing to match existing.	2	SF	2016
83719	8334	HSC Vogelsang Kitchen	DM - Deferred Maintenance	North Window at Prep room is missing a wood mullion and the glazing is loose. Rehabilitate to easily operable and watertight condition.	6	EA	2016
83719	8332	HSC Vogelsang Kitchen	DM - Deferred Maintenance	Gap between kitchen wall and vestibule roof is exposing roofing paper to weather. Install a log shingle to seal gap.	8	SF	2016
83722	7407	HSC Vogelsang Composting Toilet	LMLS - LM-Life/Safety Code	North stair railing does not extend down full length of stairs: extend handrail. Porch guardrail allows passage below, drop to ground is greater than 36": Infill guardrail.	64	SF	2016

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
HIGH SIERRA CAMPS DEFERRED MAINTENANCE							
83722	7400	HSC Vogelsang Composting Toilet	DM - Deferred Maintenance	Water damage visible at north porch sheathing: replace 72 SF.	72	SF	2016
83722	7404	HSC Vogelsang Composting Toilet	DM - Deferred Maintenance	Fascia boards and trim on south wall are water damaged: Replace.	4	SF	2016
83722	7408	HSC Vogelsang Composting Toilet	LMCO - Legis Mandate Code Compl, Othe	Plywood flooring at toilet rooms lack base at walls: install.	20	SF	2016
83725	9144	HSC May Lake Kitchen	DM - Deferred Maintenance	Fill hole under foundation at entrance to lean-to shed to prevent undermining of foundation and animal infestation.	3	SF	2016
83725	9155	HSC May Lake Kitchen	DM - Deferred Maintenance	Repair spalled concrete at north wall of pantry - 30 sf. Determine source of deterioration (water infiltration?) and repair.	30	SF	2016
83725	9148	HSC May Lake Kitchen	DM - Deferred Maintenance	Selectively re-point areas of damaged mortar at exterior stone walls at all elevations. Maintain deep set mortar joints.	100	SF	2016
83725	9151	HSC May Lake Kitchen	DM - Deferred Maintenance	Repair cracked and spalled threshold at door to dining tent - 3 lf	1	SF	2016
83725	9121	HSC May Lake Kitchen	DM - Deferred Maintenance	Replace rotted roof sheathing boards with new boards to match the original at east elevation. - 24 lf	12	SF	2016
83731	5219	HSC Sunrise Cookhouse	DM - Deferred Maintenance	2" diameter pipe open to interior at south wall. Install seal or closure to prevent pest intrusion.	0	SF	2016
83731	5227	HSC Sunrise Cookhouse	DM - Deferred Maintenance	Sheet metal on pantry doors to dining tent is damaged from fasteners used to close building for winter (0.5 SF). Patch sheet metal and devise a less destructive method for seasonal closure. Wood meeting stile is broken, replace (7 LF).	2	EA	2016
83731	5224	HSC Sunrise Cookhouse	DM - Deferred Maintenance	Repair cracked plaster in kitchen above door opening to pantry (2 LF) and in pantry below log beam on west wall (1 LF). Repair plaster spall at southwest corner of pantry (0.5 SF).	4	SF	2016
83750	6720	HSC Merced Lake Cookhouse	DM - Deferred Maintenance	Inadequate clearance to grade at east and west building perimeter: modify grade to eliminate earth/wood contact.	40	SF	2016
83750	6721	HSC Merced Lake Cookhouse	DM - Deferred Maintenance	Shakes at bottom 25% of east and west walls deteriorated (split, rotting): replace.	200	SF	2016
83750	6725	HSC Merced Lake Cookhouse	DM - Deferred Maintenance	Aluminum seam covers missing at interior wall panels: replace 95 LF.	15	SF	2016
84537	6553	HSC Sunrise Composting Toilet - Shower House	DM - Deferred Maintenance	Repair damaged and missing wood siding: Replace missing battens at south (15 LF), refasten loose battens at north and south (6 EA).	10	SF	2016
84537	6556	HSC Sunrise Composting Toilet - Shower House	RMDM - RM Defer Maintenance	Wood siding is weathered and faded, mold is growing at limited locations. Clean walls and renew protective clear coat (sealant / water repellent). Paint is failing at wall flashing: Renew paint at sheet metal wall flashing.	1,176	SF	2016
84537	6557	HSC Sunrise Composting Toilet - Shower House	LMLS - LM-Life/Safety Code	Metal pipe stair railings at west are loose: repair to make secure and stable.	120	SF	2016
84537	6562	HSC Sunrise Composting Toilet - Shower House	DM - Deferred Maintenance	Board is missing from veneer of both exterior metal doors. Replace missing door veneer.	2	EA	2016
84537	7804	HSC Sunrise Composting Toilet - Shower House	RMDM - RM Defer Maintenance	Roof finishes are heavily weathered and have areas of biological growth. Perform maintenance on protective wood coatings at roof finishes (fascia, trim, eaves, etc.). Clean wood surfaces and renew paint/ stain/ clear coating, as needed.	124	SF	2016
84537	6566	HSC Sunrise Composting Toilet - Shower House	DM - Deferred Maintenance	Wall base is rotted beneath sink at Women's shower room: replace with new wood to match existing.	2	SF	2016
84561	6621	HSC Merced Lake Barn	DM - Deferred Maintenance	Intermittent dry-stack masonry foundation is insufficient to exclude rodent or other vermin access. Add rodent-proofing behind masonry, such as concrete or metal barriers.	350	SF	2016
84561	6624	HSC Merced Lake Barn	DM - Deferred Maintenance	Install wood windows, screens, or other closures in north and south window openings to exclude pests. Replace torn screen in east elevation window opening. Replace missing sill at south window opening. Replace missing jamb trim at north window opening.	29	SF	2016
84561	6622	HSC Merced Lake Barn	DM - Deferred Maintenance	Replace missing and broken shakes: 64 EA throughout building. Re-fasten loose shakes: 20 EA throughout building. Repair bird damage (round holes, 6EA): replace shake in kind, or install sheet metal patch on interior to exclude pests.	135	SF	2016
84561	6655	HSC Merced Lake Barn	RMDM - RM Defer Maintenance	Wood features at roof are unpainted and exposed to weathering. Apply protective clear coating (sealer, water repellent, or stain) to exposed rafters, eaves and gables to extend their life.	184	SF	2016
85813	9183	HSC May Lake Lantern Shed	DM - Deferred Maintenance	Grade around foundation to prevent ground to wood contact and to insure positive drainage away from building. The wood siding is currently in contact with the ground on the east side.	6	SF	2016
85814	8275	HSC Sunrise Firewood Storage Shed	DM - Deferred Maintenance	Rafter ends and soffit blocking are split and broken: Fasten split rafter at north, install dutchman repair at broken rafter end at south, replace split soffit blocking at south.	3	SF	2016
85814	8276	HSC Sunrise Firewood Storage Shed	DM - Deferred Maintenance	Door is missing plywood at exterior face near lock (1 SF), metal cladding is detaching (1 SF), wood stops are broken and detaching (14 LF), lower plywood brace is missing. Replace or re-fasten 1x2 stops as needed. Remove door to replace exterior plywood and install solid plywood at interior. Re-fasten loose metal siding at exterior.	1	EA	2016
85816	9732	HSC Vogelsang Wood Shed	DM - Deferred Maintenance	Upon replacement of roofing and roof structure, install galvanized sheet metal roof flashing at roof perimeter to protect roof sheathing and joint at wall. (32 LF).	16	SF	2016
99110	9274	HSC May Lake Dry Storage	DM - Deferred Maintenance	Grade at west side of building so that the wood is not in contact with the ground and so there is positive drainage away from the building.	20	SF	2016
99110	9271	HSC May Lake Dry Storage	DM - Deferred Maintenance	Repair split rafter ends - 4 EA at north elevation and 2 EA at south elevation. Replace split soffit boards - 2 SF at south elevation.	5	SF	2016
99110	9280	HSC May Lake Dry Storage	DM - Deferred Maintenance	Repair split tread at upper step at exterior wood stairs.	4	SF	2016
99111	9338	HSC May Lake Wood Shed	DM - Deferred Maintenance	Grade around building to eliminate wood to ground contact and to insure positive drainage away from the building. The wood framing on the east elevation is currently in contact with the ground.	16	SF	2016

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
HIGH SIERRA CAMPS DEFERRED MAINTENANCE							
99111	9337	HSC May Lake Wood Shed	DM - Deferred Maintenance	Replace rotted floor beam at west side (entrance) of shed (6x6 - 8 feet long).	4	SF	2016
99111	9342	HSC May Lake Wood Shed	DM - Deferred Maintenance	Install metal trim over the exposed particle board at the base of the exterior walls. The particle board is deteriorating because it is not intended to be exposed to exterior. Repair areas of rot in the sheathing before installing trim.	8	SF	2016
230471	11863	HSC SITE Sunrise Area	DM - Deferred Maintenance	Replace collapsed barb wire fencing and set posts in concrete foundation (LF)	80	LF	2016
230472	11865	HSC SITE Vogelsang Area	DM - Deferred Maintenance	Install signage in concrete foundation (EA)	1	EA	2016
230472	11866	HSC SITE Vogelsang Area	DM - Deferred Maintenance	Replace missing utility box lid (EA)	1	EA	2016
233108	10102	HSC Vogelsang Feed Shed	DM - Deferred Maintenance	Install new galvanized sheet metal roof flashing at roofing perimeter to extend useful life of roof (28 LF).	14	SF	2016
233333	9845	HSC Vogelsang Dry Storage Shed	DM - Deferred Maintenance	Repair or replace deteriorated foundation post at building corner.	1	SF	2016
233333	9841	HSC Vogelsang Dry Storage Shed	DM - Deferred Maintenance	Replace missing 1 LF of galvanized sheet metal flashing at gable end.	1	SF	2016
233333	9842	HSC Vogelsang Dry Storage Shed	DM - Deferred Maintenance	Provide additional support for overhang at full length of both sides of building, and repair roofing edge at East end of building where bent. Roofing may be salvageable, but if not, replace roofing to ensure weather tight condition.	430	SF	2016
233333	9844	HSC Vogelsang Dry Storage Shed	DM - Deferred Maintenance	Repair or replace split and weather stair treads at building entries	12	SF	2016

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HIGH SIERRA CAMPS COMPONENT RENEWAL							
83652	9383	HSC May Lake Restroom - Flush Toilet	CR - Component Renewal	Replace screen mesh at projected end of useful life.	2	EA	2015
83652	9383	HSC May Lake Restroom - Flush Toilet	CR - Component Renewal	Replace screen mesh at projected end of useful life.	2	EA	2030
83658	8581	HSC Glen Aulin Restroom	CR - Component Renewal	Replace doors at end of useful life. Replace lower portions of jambs that are rotten (21 sf).	4	EA	2016
83660	9900	HSC Vogelsang Shed	CR - Component Renewal	Replace hardware cloth at window opening at projected end of useful life	7	EA	2020
83660	10127	HSC Vogelsang Shed	CR - Component Renewal	Replace metal pan roof covering at end of projected useful life.	208	SF	2030
83660	9922	HSC Vogelsang Shed	CR - Component Renewal	Replace hardware cloth ceiling finish at projected end of useful life (within the next ten years)	109	SF	2020
83661	8270	HSC Sunrise Linen Shed	CR - Component Renewal	Screen doors are approaching the end of their useful life. Replace doors within the next 5 years, add metal plates and sweeps as well as secure closures and thresholds to exclude pests.	2	EA	2015
83661	8271	HSC Sunrise Linen Shed	CR - Component Renewal	Corrugated roofing and drip edge are damaged at overhangs, roofing is near the end of its useful life. Replace roof within the next 5 years, add reinforcement at eaves to prevent damage from impacts and snow load.	224	SF	2015
83661	8272	HSC Sunrise Linen Shed	CR - Component Renewal	GSM drip edge damaged at overhang: replace within the next 5 years, in conjunction with roof replacement.	15	SF	2015
83664	9838	HSC Glen Aulin Lantern Shed	CR - Component Renewal	Replace exterior wood door at the projected end of useful life.	1	EA	2020
83684	9458	HSC Merced Lake Restroom	CR - Component Renewal	Roof panels are cupping, detaching and fading: Replace roof covering within the next 5 years.	414	SF	2015
83684	10183	HSC Merced Lake Restroom	CR - Component Renewal	Replace plastic laminate paneling at end of projected useful life.	637	SF	2030
83685	40914	HSC Glen Aulin Cookhouse	CR - Component Renewal	Replace propane water heater at end of useful life	1	EA	2015
83685	40914	HSC Glen Aulin Cookhouse	CR - Component Renewal	Replace propane water heater at end of useful life	1	EA	2015
83685	8722	HSC Glen Aulin Cookhouse	CR - Component Renewal	Replace FRP wall finish throughout building at the projected end of useful life.	375	SF	2020
83685	8716	HSC Glen Aulin Cookhouse	CR - Component Renewal	Replace access doors at both lean-to sheds (two doors per shed) at projected end of useful life.	4	EA	2015
83685	36236	HSC Glen Aulin Cookhouse	CR - Component Renewal	Replace Utility sink at end of useful life	8	EA	2016
83688	7734	HSC Merced Lake Ice House	CR - Component Renewal	Replace wire mesh at interior wall vents at projected end of useful life.	3	SF	2020
83719	40915	HSC Vogelsang Kitchen	CR - Component Renewal	Replace propane water heater at end of useful life	1	EA	2020
83722	7830	HSC Vogelsang Composting Toilet	CR - Component Renewal	Replace wood shingle roofing at projected end of useful life.	424	SF	2020
83725	9158	HSC May Lake Kitchen	CR - Component Renewal	Replace FRP wall finish at the projected end of its useful life	375	SF	2020
83731	40922	HSC Sunrise Cookhouse	CR - Component Renewal	Replace 80 gallon water heater at end of useful life	1	EA	2017
83731	40922	HSC Sunrise Cookhouse	CR - Component Renewal	Replace 80 gallon water heater at end of useful life	1	EA	2017
83731	40922	HSC Sunrise Cookhouse	CR - Component Renewal	Replace 80 gallon water heater at end of useful life	1	EA	2032
83731	40922	HSC Sunrise Cookhouse	CR - Component Renewal	Replace 80 gallon water heater at end of useful life	1	EA	2032
83731	7823	HSC Sunrise Cookhouse	CR - Component Renewal	Replace wood window screens at projected end of useful life.	2	EA	2020
83731	7826	HSC Sunrise Cookhouse	CR - Component Renewal	Replace metal roofing at projected end of useful life.	683	SF	2020
83731	7825	HSC Sunrise Cookhouse	CR - Component Renewal	Replace wood skip sheathing at roof at projected end of useful life.	683	SF	2020
83731	7827	HSC Sunrise Cookhouse	CR - Component Renewal	Replace interior wood screen door at projected end of useful life.	1	EA	2020
83731	10172	HSC Sunrise Cookhouse	CR - Component Renewal	Replace interior plywood wall finish at end of projected useful life.	145	SF	2030
83731	36237	HSC Sunrise Cookhouse	CR - Component Renewal	Replace Propane System at end of useful life	1	EA	2015
83750	40923	HSC Merced Lake Cookhouse	CR - Component Renewal	Replace 80 gallon water heater at end of useful life	2	EA	2016
83750	40923	HSC Merced Lake Cookhouse	CR - Component Renewal	Replace 80 gallon water heater at end of useful life	2	EA	2016
83750	7730	HSC Merced Lake Cookhouse	CR - Component Renewal	Replace laminate wall paneling at projected end of useful life.	731	SF	2025
83750	7731	HSC Merced Lake Cookhouse	CR - Component Renewal	Replace composite ceiling paneling throughout building at projected end of useful life.	624	SF	2020
84537	30011	HSC Sunrise Composting Toilet - Shower House	CR - Component Renewal	Replace 80 gallon water heater at end of useful life	2	EA	2020
84537	36238	HSC Sunrise Composting Toilet - Shower House	CR - Component Renewal	Replace Men's restroom sink at end of useful life	2	EA	2025
84537	36239	HSC Sunrise Composting Toilet - Shower House	CR - Component Renewal	Replace Men's restroom toilet at end of useful life	2	EA	2020
84537	36241	HSC Sunrise Composting Toilet - Shower House	CR - Component Renewal	Replace Women's restroom toilet at end of useful life	2	EA	2020
84537	36240	HSC Sunrise Composting Toilet - Shower House	CR - Component Renewal	Replace Women's restroom sink at end of useful life	2	EA	2025
84561	7722	HSC Merced Lake Barn	CR - Component Renewal	Replace window sash at projected end of useful life.	1	EA	2020
84561	7726	HSC Merced Lake Barn	CR - Component Renewal	Replace wood access ladder to attic at projected end of useful life.	28	EA	2020
85813	9189	HSC May Lake Lantern Shed	CR - Component Renewal	Replace wood shake roof at projected end of useful life.	50	SF	2015
85814	10140	HSC Sunrise Firewood Storage Shed	CR - Component Renewal	Replace metal clad wood door at end of projected useful life.	1	EA	2030

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
HIGH SIERRA CAMPS COMPONENT RENEWAL							
85814	10142	HSC Sunrise Firewood Storage Shed	CR - Component Renewal	Replace metal roofing at the end of it's projected useful life.	122	SF	2030
85815	40948	HSC Vogelsang Shed - Water Heater	CR - Component Renewal	Replace 80 gallon water heater at end of useful life	2	EA	2016
85815	40948	HSC Vogelsang Shed - Water Heater	CR - Component Renewal	Replace 80 gallon water heater at end of useful life	2	EA	2031
85815	9819	HSC Vogelsang Shed - Water Heater	CR - Component Renewal	Replace composite siding at the projected end of its useful life. Composite siding may be replaced with true wood shingles matching existing shingles that are appropriate for the conditions/exposure.	8	SF	2016
85815	9827	HSC Vogelsang Shed - Water Heater	CR - Component Renewal	Replace exterior doors at projected end of useful life. Replacements may also be plywood with true shingles to match existing shingles and that are appropriate for conditions/exposure.	2	EA	2016
85815	9829	HSC Vogelsang Shed - Water Heater	CR - Component Renewal	Replace composite roofing panels at projected end of useful life. Panels may be replaced with true shingles appropriate for conditions/exposure.	30	SF	2016
85816	9708	HSC Vogelsang Wood Shed	CR - Component Renewal	Replace plywood door at its projected end of useful life.	1	EA	2025
99110	9282	HSC May Lake Dry Storage	CR - Component Renewal	Replace attic access door at projected end of useful life.	1	EA	2015
99110	9283	HSC May Lake Dry Storage	CR - Component Renewal	Replace wood stairs at projected end of useful life	8	SF	2025
99113	8435	HSC Glen Aulin Wood Shed	CR - Component Renewal	Replace wood plank door at projected end of useful life	1	EA	2020
99113	8434	HSC Glen Aulin Wood Shed	CR - Component Renewal	Replace wood siding at projected end of useful life. Wood siding is unpainted, is not covered with a proper roof and is exposed to snow and rain. Painting or staining wood siding in future will extend life span of material, and replacement siding should be painted as soon as it is installed.	230	SF	2020
99113	8431	HSC Glen Aulin Wood Shed	CR - Component Renewal	Replace posts and foundation at projected end of useful life.	6	SF	2020
99113	8432	HSC Glen Aulin Wood Shed	CR - Component Renewal	Replace floor framing at projected end of useful life; elevating new flooring framing above grade will extend design life of material.	64	SF	2020
99113	8433	HSC Glen Aulin Wood Shed	CR - Component Renewal	Replace floor decking at projected end of useful life.	64	SF	2020
99113	8438	HSC Glen Aulin Wood Shed	CR - Component Renewal	Replace wood posts at end of useful life. Some of the posts appear to have settled, thereby racking the walls. The entire structure is twisted. Walls may require complete rebuilding when posts are replaced.	24	SF	2020
233108	10100	HSC Vogelsang Feed Shed	CR - Component Renewal	Replace sheet metal roofing at the projected end of useful life.	45	SF	2020
233333	9843	HSC Vogelsang Dry Storage Shed	CR - Component Renewal	Replace standing seam roof at end of its projected useful life.	270	SF	2030

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
HOUSEKEEPING CAMP DEFERRED MAINTENANCE							
84552	8014	HSK B Restroom	LMCO - Legis Mandate Code Compl, Othe	Repair cracked edge of door casing and adjust width to meet code requirements	15	SF	2016
84553	7980	HSK C Restroom	LMCO - Legis Mandate Code Compl, Othe	Repair 30" cased door opening into each restroom to meet code requirements; currently not wide enough	30	SF	2016
84554	7904	HSK D Restroom	LMCO - Legis Mandate Code Compl, Othe	Repair counter; top of counter does not meet codes requirements	30	EA	2016
84555	7913	HSK E Restroom	LMCO - Legis Mandate Code Compl, Othe	Repair toilet partitions; stained, chipped, cracked and do not meet code requirements	1	EA	2016
84555	7914	HSK E Restroom	LMCO - Legis Mandate Code Compl, Othe	Repair countertop; height does not meet code requirements	30	EA	2016
84592	5249	HSK Laundromat	DM - Deferred Maintenance	Repair beams; end rot; South and North	1	SF	2016
84592	5248	HSK Laundromat	DM - Deferred Maintenance	Repair or replace cracked columns; North, South, West	24	SF	2016
84592	7813	HSK Laundromat	DM - Deferred Maintenance	Repair cracked and water stained concrete floor	60	SF	2016
84592	7818	HSK Laundromat	DM - Deferred Maintenance	Repair cracked and bowing wood ceiling slats; 80% of ceiling	1	SF	2016
84592	7816	HSK Laundromat	DM - Deferred Maintenance	Repair cracked rafters	40	SF	2016
84751	5154	HSK Warehouse	DM - Deferred Maintenance	Repair or replace old, damaged and cracked wood board siding; East, West and Northwest; impossible to assess South side due to materials against wall	1	SF	2016
84751	5157	HSK Warehouse	DM - Deferred Maintenance	Patch hole in wood board siding; repair bird or bug damage; repaint repairs; South wall	1	SF	2016
84751	5165	HSK Warehouse	RMDM - RM Defer Maintenance	Repair and repaint entire soffit; repair damaged roof edge on North	1,100	SF	2016
84751	5170	HSK Warehouse	DM - Deferred Maintenance	Make drainage improvements; South and East	12	EA	2016
84751	5172	HSK Warehouse	LMCO - Legis Mandate Code Compl, Othe	Rebuild counter to meet ADA standards; Rental Desk	1	EA	2016
84751	11256	HSK Warehouse	LMLS - LM-Life/Safety Code	Repair concrete threshold; trip hazard	5	SF	2016
84751	11257	HSK Warehouse	LMAC - Legis Mandate Accessibility	Repair concrete ramp to meet ADA requirements	16	SF	2016
84755	5188	HSK Store	DM - Deferred Maintenance	Make drainage improvements; soil against building and drainable to building on the South; sand bagged on the Southeast	50	EA	2016
84755	5239	HSK Store	LMAC - Legis Mandate Accessibility	Install railings and repair landing; exit railings missing; landing does not meet ADA requirements; North	10	SF	2016
84755	10764	HSK Store	LMCO - Legis Mandate Code Compl, Othe	Install wall handrail to meet code requirements; Office	15	SF	2016
84755	10767	HSK Store	DM - Deferred Maintenance	Repair cracks in roof rafters and columns; Store	15	SF	2016
230524	10353	HSK Site Area (Site 37-526)	LMLS - LM-Life/Safety Code	Restore gravel surface and fill in ruts to avoid tripping hazard (CY)	1	SF	2016
230524	10354	HSK Site Area (Site 37-526)	LMLS - LM-Life/Safety Code	Repair Electrical wiring for parking light and bring up to code (EA)	1	EA	2016
230524	10350	HSK Site Area (Site 37-526)	DM - Deferred Maintenance	Replace fire ring grating which is missing part of its structure	1	EA	2016
230524	10358	HSK Site Area (Site 37-526)	DM - Deferred Maintenance	Restore dirt surface and fill in holes to avoid tripping hazard (CY)	2	SF	2016
230524	10360	HSK Site Area (Site 37-526)	DM - Deferred Maintenance	Restore dirt surface and fill in holes to avoid tripping hazard (CY)	1	SF	2016
230524	10375	HSK Site Area (Site 37-526)	DM - Deferred Maintenance	Restore dirt surface and fill in holes to avoid tripping hazard (CY)	4	SF	2016
230524	10402	HSK Site Area (Site 37-526)	DM - Deferred Maintenance	Restore dirt surface and fill in holes to avoid tripping hazard (CY)	1	SF	2016
230524	10456	HSK Site Area (Site 37-526)	LMLS - LM-Life/Safety Code	Restore dirt surface and fill in trench to avoid tripping hazard (CY)	20	SF	2016
230524	10457	HSK Site Area (Site 37-526)	LMLS - LM-Life/Safety Code	Restore dirt surface and fill in ruts to avoid tripping hazard (CY)	1	SF	2016
230524	10466	HSK Site Area (Site 37-526)	LMLS - LM-Life/Safety Code	Restore gravel surface and fill in erosion to avoid tripping hazard (CY)	2	SF	2016
230524	10460	HSK Site Area (Site 37-526)	LMCO - Legis Mandate Code Compl, Othe	Re-locate water spigot to allow space from electrical box per code (EA)	1	EA	2016
230524	10404	HSK Site Area (Site 37-526)	LMLS - LM-Life/Safety Code	Replace missing concrete foundation block to eliminate tipping hazard	1	EA	2016
230524	10462	HSK Site Area (Site 37-526)	LMLS - LM-Life/Safety Code	Replace missing concrete foundation block to eliminate tipping hazard	1	EA	2016
230524	10465	HSK Site Area (Site 37-526)	DM - Deferred Maintenance	Replace missing concrete foundation block to eliminate tipping hazard	4	EA	2016
230524	10469	HSK Site Area (Site 37-526)	LMLS - LM-Life/Safety Code	Replace missing concrete foundation block to eliminate tipping hazard	1	EA	2016
230524	10461	HSK Site Area (Site 37-526)	LMLS - LM-Life/Safety Code	Replace Electrical box to allow secure access	1	EA	2016
230524	10382	HSK Site Area (Site 37-526)	CRDM - Component Renewal Defer Maint	Replace missing wood fence pickets (LF)	3	LF	2017
230524	10382	HSK Site Area (Site 37-526)	CRDM - Component Renewal Defer Maint	Replace missing wood fence pickets (LF)	3	LF	2020
230524	10382	HSK Site Area (Site 37-526)	CRDM - Component Renewal Defer Maint	Replace missing wood fence pickets (LF)	3	LF	2023
230524	10382	HSK Site Area (Site 37-526)	CRDM - Component Renewal Defer Maint	Replace missing wood fence pickets (LF)	3	LF	2026
230524	10382	HSK Site Area (Site 37-526)	CRDM - Component Renewal Defer Maint	Replace missing wood fence pickets (LF)	3	LF	2029
230524	10382	HSK Site Area (Site 37-526)	CRDM - Component Renewal Defer Maint	Replace missing wood fence pickets (LF)	3	LF	2032
230579	10480	HSK SITE Parking Areas (Paved)	LMAC - Legis Mandate Accessibility	Replace Asphalt paving which is cracked and eroded	6	SF	2016

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
HOUSEKEEPING CAMP COMPONENT RENEWAL							
10893	36449	HSK SITE Roads (Paved)	CR - Component Renewal	Replace Directional metal regulatory signage such as stop signs, handicap parking, one way, speed limit, and pedestrian crossing. as recurring maintenance	10	EA	2020
10893	36449	HSK SITE Roads (Paved)	CR - Component Renewal	Replace Directional metal regulatory signage such as stop signs, handicap parking, one way, speed limit, and pedestrian crossing. as recurring maintenance	10	EA	2027
10893	36449	HSK SITE Roads (Paved)	CR - Component Renewal	Replace Directional metal regulatory signage such as stop signs, handicap parking, one way, speed limit, and pedestrian crossing. as recurring maintenance	10	EA	2034
83726	36706	HSK Shower House - Mens	CR - Component Renewal	Replace Roofing, Asphalt Shingles at end of useful life	792	SF	2015
83726	37164	HSK Shower House - Mens	CR - Component Renewal	Replace Men's restroom toilet at end of useful life	1	EA	2020
83726	37459	HSK Shower House - Mens	CR - Component Renewal	Replace Men's restroom sink at end of useful life	1	EA	2020
83726	37461	HSK Shower House - Mens	CR - Component Renewal	Replace Men's shower at end of useful life	12	EA	2020
83727	36707	HSK Shower House - Womens	CR - Component Renewal	Replace Roofing, Asphalt Shingles at end of useful life	759	SF	2015
83727	37168	HSK Shower House - Womens	CR - Component Renewal	Replace Women's shower at end of useful life	12	EA	2020
83727	37462	HSK Shower House - Womens	CR - Component Renewal	Replace Women's restroom sink at end of useful life	1	EA	2020
83727	37463	HSK Shower House - Womens	CR - Component Renewal	Replace Women's restroom toilet at end of useful life	1	EA	2020
84551	41867	HSK A Restroom	CR - Component Renewal	Replace Int Floor Finish, Ceramic Tile at end of useful life	288	SF	2025
84551	36708	HSK A Restroom	CR - Component Renewal	Replace Roofing, Asphalt Shingles at end of useful life	400	SF	2025
84551	44559	HSK A Restroom	CR - Component Renewal	Replace Urinal at end of useful life	2	EA	2020
84551	37309	HSK A Restroom	CR - Component Renewal	Replace Men's restroom sink at end of useful life	3	EA	2020
84551	37310	HSK A Restroom	CR - Component Renewal	Replace Men's restroom toilet at end of useful life	3	EA	2020
84551	44560	HSK A Restroom	CR - Component Renewal	Replace Women's restroom sink at end of useful life	3	EA	2020
84551	37312	HSK A Restroom	CR - Component Renewal	Replace Women's restroom toilet at end of useful life	4	EA	2020
84551	44561	HSK A Restroom	CR - Component Renewal	Replace Water heater at end of useful life	1	EA	2015
84551	44561	HSK A Restroom	CR - Component Renewal	Replace Water heater at end of useful life	1	EA	2030
84551	37516	HSK A Restroom	CR - Component Renewal	Replace Urinal at end of useful life	2	EA	2020
84551	44564	HSK A Restroom	CR - Component Renewal	Replace Men's restroom sink at end of useful life	3	EA	2020
84551	44565	HSK A Restroom	CR - Component Renewal	Replace Men's restroom toilet at end of useful life	3	EA	2020
84551	37519	HSK A Restroom	CR - Component Renewal	Replace Women's restroom sink at end of useful life	3	EA	2020
84551	44566	HSK A Restroom	CR - Component Renewal	Replace Women's restroom toilet at end of useful life	4	EA	2020
84551	37521	HSK A Restroom	CR - Component Renewal	Replace Water heater at end of useful life	1	EA	2015
84551	37521	HSK A Restroom	CR - Component Renewal	Replace Water heater at end of useful life	1	EA	2030
84552	36709	HSK B Restroom	CR - Component Renewal	Replace Roofing, Asphalt Shingles at end of useful life	400	SF	2025
84552	36937	HSK B Restroom	CR - Component Renewal	Replace Int Floor Finish, Ceramic Tile at end of useful life	288	SF	2022
84552	37315	HSK B Restroom	CR - Component Renewal	Replace Men's restroom sink at end of useful life	3	EA	2020
84552	37317	HSK B Restroom	CR - Component Renewal	Replace Women's restroom sink at end of useful life	3	EA	2020
84552	37319	HSK B Restroom	CR - Component Renewal	Replace Water heater at end of useful life	1	EA	2015
84552	37319	HSK B Restroom	CR - Component Renewal	Replace Water heater at end of useful life	1	EA	2030
84552	37522	HSK B Restroom	CR - Component Renewal	Replace Urinal at end of useful life	2	EA	2020
84552	37524	HSK B Restroom	CR - Component Renewal	Replace Men's restroom toilet at end of useful life	3	EA	2020
84552	37526	HSK B Restroom	CR - Component Renewal	Replace Women's restroom toilet at end of useful life	4	EA	2020
84552	44567	HSK B Restroom	CR - Component Renewal	Replace Water heater at end of useful life	1	EA	2015
84552	44567	HSK B Restroom	CR - Component Renewal	Replace Water heater at end of useful life	1	EA	2030
84553	36710	HSK C Restroom	CR - Component Renewal	Replace Roofing, Asphalt Shingles at end of useful life	400	SF	2025
84553	36893	HSK C Restroom	CR - Component Renewal	Replace Int Floor Finish, Ceramic Tile at end of useful life	288	SF	2021
84553	37320	HSK C Restroom	CR - Component Renewal	Replace Urinal at end of useful life	2	EA	2020
84553	37323	HSK C Restroom	CR - Component Renewal	Replace Women's restroom sink at end of useful life	3	EA	2020

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
HOUSEKEEPING CAMP COMPONENT RENEWAL							
84553	37530	HSK C Restroom	CR - Component Renewal	Replace Men's restroom toilet at end of useful life	3	EA	2020
84553	37531	HSK C Restroom	CR - Component Renewal	Replace Women's restroom sink at end of useful life	3	EA	2020
84553	37532	HSK C Restroom	CR - Component Renewal	Replace Women's restroom toilet at end of useful life	4	EA	2020
84553	37533	HSK C Restroom	CR - Component Renewal	Replace Water heater at end of useful life	1	EA	2015
84553	37533	HSK C Restroom	CR - Component Renewal	Replace Water heater at end of useful life	1	EA	2030
84554	36711	HSK D Restroom	CR - Component Renewal	Replace Roofing, Asphalt Shingles at end of useful life	400	SF	2025
84554	7902	HSK D Restroom	CR - Component Renewal	Replace toilet partitions; Men's (25 SF) Women's (30 SF)	55	EA	2018
84554	7902	HSK D Restroom	CR - Component Renewal	Replace toilet partitions; Men's (25 SF) Women's (30 SF)	55	EA	2023
84554	7902	HSK D Restroom	CR - Component Renewal	Replace toilet partitions; Men's (25 SF) Women's (30 SF)	55	EA	2028
84554	7902	HSK D Restroom	CR - Component Renewal	Replace toilet partitions; Men's (25 SF) Women's (30 SF)	55	EA	2033
84554	36898	HSK D Restroom	CR - Component Renewal	Replace Int Floor Finish, Ceramic Tile at end of useful life	288	SF	2023
84554	37327	HSK D Restroom	CR - Component Renewal	Replace Men's restroom sink at end of useful life	4	EA	2020
84554	37331	HSK D Restroom	CR - Component Renewal	Replace Utility sink at end of useful life	1	EA	2020
84554	37534	HSK D Restroom	CR - Component Renewal	Replace Urinal at end of useful life	2	EA	2020
84554	37535	HSK D Restroom	CR - Component Renewal	Replace Women's restroom sink at end of useful life	4	EA	2020
84554	37536	HSK D Restroom	CR - Component Renewal	Replace Men's restroom toilet at end of useful life	3	EA	2020
84554	37538	HSK D Restroom	CR - Component Renewal	Replace Women's restroom toilet at end of useful life	4	EA	2020
84554	37540	HSK D Restroom	CR - Component Renewal	Replace Water heater at end of useful life	1	EA	2015
84554	37540	HSK D Restroom	CR - Component Renewal	Replace Water heater at end of useful life	1	EA	2030
84555	36712	HSK E Restroom	CR - Component Renewal	Replace Roofing, Asphalt Shingles at end of useful life	400	SF	2025
84555	36899	HSK E Restroom	CR - Component Renewal	Replace Int Floor Finish, Ceramic Tile at end of useful life	288	SF	2023
84555	37333	HSK E Restroom	CR - Component Renewal	Replace Urinal at end of useful life	2	EA	2020
84555	37335	HSK E Restroom	CR - Component Renewal	Replace Men's restroom toilet at end of useful life	3	EA	2020
84555	37337	HSK E Restroom	CR - Component Renewal	Replace Women's restroom toilet at end of useful life	4	EA	2020
84555	37338	HSK E Restroom	CR - Component Renewal	Replace Utility sink at end of useful life	1	EA	2020
84555	37542	HSK E Restroom	CR - Component Renewal	Replace Men's restroom sink at end of useful life	4	EA	2020
84555	37544	HSK E Restroom	CR - Component Renewal	Replace Women's restroom sink at end of useful life	4	EA	2020
84555	37547	HSK E Restroom	CR - Component Renewal	Replace Water heater at end of useful life	1	EA	2015
84555	37547	HSK E Restroom	CR - Component Renewal	Replace Water heater at end of useful life	1	EA	2030
84556	36713	HSK F Restroom	CR - Component Renewal	Replace Roofing, Asphalt Shingles at end of useful life	400	SF	2025
84556	36906	HSK F Restroom	CR - Component Renewal	Replace Int Floor Finish, Ceramic Tile at end of useful life	288	SF	2021
84556	37340	HSK F Restroom	CR - Component Renewal	Replace Urinal at end of useful life	2	EA	2020
84556	37342	HSK F Restroom	CR - Component Renewal	Replace Men's restroom toilet at end of useful life	3	EA	2020
84556	37343	HSK F Restroom	CR - Component Renewal	Replace Women's restroom sink at end of useful life	4	EA	2020
84556	37344	HSK F Restroom	CR - Component Renewal	Replace Women's restroom toilet at end of useful life	4	EA	2020
84556	37345	HSK F Restroom	CR - Component Renewal	Replace Water heater at end of useful life	1	EA	2015
84556	37345	HSK F Restroom	CR - Component Renewal	Replace Water heater at end of useful life	1	EA	2030
84556	37549	HSK F Restroom	CR - Component Renewal	Replace Men's restroom sink at end of useful life	4	EA	2020
84556	37554	HSK F Restroom	CR - Component Renewal	Replace Utility sink outside at end of useful life	1	EA	2015
84557	36714	HSK G Restroom	CR - Component Renewal	Replace Roofing, Asphalt Shingles at end of useful life	400	SF	2025
84557	36912	HSK G Restroom	CR - Component Renewal	Replace Int Floor Finish, Ceramic Tile at end of useful life	288	SF	2022
84557	37347	HSK G Restroom	CR - Component Renewal	Replace Urinal at end of useful life	2	EA	2020
84557	37348	HSK G Restroom	CR - Component Renewal	Replace Men's restroom sink at end of useful life	5	EA	2020
84557	37350	HSK G Restroom	CR - Component Renewal	Replace Women's restroom sink at end of useful life	5	EA	2020
84557	37352	HSK G Restroom	CR - Component Renewal	Replace Water heater at end of useful life	1	EA	2015

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
HOUSEKEEPING CAMP COMPONENT RENEWAL							
84557	37352	HSK G Restroom	CR - Component Renewal	Replace Water heater at end of useful life	1	EA	2030
84557	37557	HSK G Restroom	CR - Component Renewal	Replace Men's restroom toilet at end of useful life	3	EA	2020
84557	37559	HSK G Restroom	CR - Component Renewal	Replace Women's restroom toilet at end of useful life	4	EA	2020
84558	41870	HSK H Restroom	CR - Component Renewal	Replace Int Floor Finish, Ceramic Tile at end of useful life	288	SF	2025
84558	36715	HSK H Restroom	CR - Component Renewal	Replace Roofing, Asphalt Shingles at end of useful life	400	SF	2025
84558	37561	HSK H Restroom	CR - Component Renewal	Replace Urinal at end of useful life	2	EA	2020
84558	37562	HSK H Restroom	CR - Component Renewal	Replace Men's restroom sink at end of useful life	4	EA	2020
84558	37563	HSK H Restroom	CR - Component Renewal	Replace Men's restroom toilet at end of useful life	2	EA	2020
84558	37564	HSK H Restroom	CR - Component Renewal	Replace Women's restroom sink at end of useful life	4	EA	2020
84558	37565	HSK H Restroom	CR - Component Renewal	Replace Women's restroom toilet at end of useful life	2	EA	2020
84558	37566	HSK H Restroom	CR - Component Renewal	Replace Women's restroom toilet, handicap at end of useful life	1	EA	2020
84558	37567	HSK H Restroom	CR - Component Renewal	Replace Vanguard water heater at end of useful life	1	EA	2015
84558	37568	HSK H Restroom	CR - Component Renewal	Replace Handicap shower at end of useful life	1	EA	2015
84559	36716	HSK J Restroom	CR - Component Renewal	Replace Roofing, Asphalt Shingles at end of useful life	400	SF	2025
84559	36925	HSK J Restroom	CR - Component Renewal	Replace Int Floor Finish, Ceramic Tile at end of useful life	288	SF	2022
84559	37361	HSK J Restroom	CR - Component Renewal	Replace Urinal at end of useful life	2	EA	2017
84559	37362	HSK J Restroom	CR - Component Renewal	Replace Men's restroom sink at end of useful life	4	EA	2017
84559	37363	HSK J Restroom	CR - Component Renewal	Replace Men's restroom toilet at end of useful life	3	EA	2017
84559	37364	HSK J Restroom	CR - Component Renewal	Replace Women's restroom sink at end of useful life	4	EA	2017
84559	37365	HSK J Restroom	CR - Component Renewal	Replace Women's restroom toilet at end of useful life	4	EA	2017
84559	37366	HSK J Restroom	CR - Component Renewal	Replace Water heater at end of useful life	1	EA	2029
84559	37367	HSK J Restroom	CR - Component Renewal	Replace Utility sink outside at end of useful life	1	EA	2015
84559	44827	HSK J Restroom	CR - Component Renewal	Replace Men's restroom urinal at end of useful life	2	EA	2017
84559	37570	HSK J Restroom	CR - Component Renewal	Replace Men's restroom sink at end of useful life	4	EA	2017
84559	44828	HSK J Restroom	CR - Component Renewal	Replace Men's restroom toilet at end of useful life	3	EA	2017
84559	44829	HSK J Restroom	CR - Component Renewal	Replace Women's restroom sink at end of useful life	4	EA	2017
84559	44830	HSK J Restroom	CR - Component Renewal	Replace Women's restroom toilet at end of useful life	4	EA	2017
84559	44831	HSK J Restroom	CR - Component Renewal	Replace Water heater at end of useful life	1	EA	2029
84559	44832	HSK J Restroom	CR - Component Renewal	Replace Utility sink outside at end of useful life	1	EA	2015
84560	36717	HSK K Restroom	CR - Component Renewal	Replace Roofing, Asphalt Shingles at end of useful life	400	SF	2025
84560	36929	HSK K Restroom	CR - Component Renewal	Replace Int Floor Finish, Ceramic Tile at end of useful life	288	SF	2022
84560	37368	HSK K Restroom	CR - Component Renewal	Replace Urinal at end of useful life	2	EA	2020
84560	37369	HSK K Restroom	CR - Component Renewal	Replace Men's restroom sink at end of useful life	6	EA	2020
84560	37370	HSK K Restroom	CR - Component Renewal	Replace Men's restroom toilet at end of useful life	3	EA	2020
84560	37372	HSK K Restroom	CR - Component Renewal	Replace Women's restroom toilet at end of useful life	4	EA	2020
84560	37373	HSK K Restroom	CR - Component Renewal	Replace Water heater at end of useful life	1	EA	2015
84560	37373	HSK K Restroom	CR - Component Renewal	Replace Water heater at end of useful life	1	EA	2030
84560	44833	HSK K Restroom	CR - Component Renewal	Replace Men's restroom sink at end of useful life	6	EA	2020
84592	44562	HSK Laundromat	CR - Component Renewal	Replace Utility sink at end of useful life	1	EA	2020
84592	37594	HSK Laundromat	CR - Component Renewal	Replace Utility sink at end of useful life	1	EA	2020
84751	36736	HSK Warehouse	CR - Component Renewal	Replace Roofing, Asphalt Shingles at end of useful life	1,452	SF	2020
84751	36737	HSK Warehouse	CR - Component Renewal	Replace Roof finishes, Soffits, Wood Board at end of useful life	236	SF	2020
84751	36738	HSK Warehouse	CR - Component Renewal	Replace Ext Doors, Plywood at end of useful life	1	EA	2015
84751	44518	HSK Warehouse	CR - Component Renewal	Replace Fittings, Counters, Wood at end of useful life	1	EA	2020
84751	37411	HSK Warehouse	CR - Component Renewal	Replace Utility sink at end of useful life	1	EA	2020

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
HOUSEKEEPING CAMP COMPONENT RENEWAL							
84755	44606	HSK Store	CR - Component Renewal	Replace Electric water heater, 80 gallon at end of useful life	1	EA	2018
84755	44606	HSK Store	CR - Component Renewal	Replace Electric water heater, 80 gallon at end of useful life	1	EA	2030
230524	36383	HSK Site Area (Site 37-526)	CR - Component Renewal	Replace Site A wood fencing as recurring maintenance	400	LF	2015
230524	36385	HSK Site Area (Site 37-526)	CR - Component Renewal	Replace Site A - Concrete at end of useful life	4,800	SF	2023
230524	36386	HSK Site Area (Site 37-526)	CR - Component Renewal	Replace Site B wood fencing as recurring maintenance	400	LF	2015
230524	36388	HSK Site Area (Site 37-526)	CR - Component Renewal	Replace Site B: General Area Light Fixtures at end of useful life	4	EA	2018
230524	36389	HSK Site Area (Site 37-526)	CR - Component Renewal	Replace Site B - concrete at end of useful life	3,900	SF	2023
230524	36390	HSK Site Area (Site 37-526)	CR - Component Renewal	Replace Site C wood fencing as recurring maintenance	400	LF	2015
230524	36391	HSK Site Area (Site 37-526)	CR - Component Renewal	Replace Site D - Concrete, 10' x 15' at end of useful life	5,700	SF	2023
230524	36392	HSK Site Area (Site 37-526)	CR - Component Renewal	Replace Site E wood fencing as recurring maintenance	400	LF	2015
230524	36394	HSK Site Area (Site 37-526)	CR - Component Renewal	Replace Site E: General Area Light Fixtures at end of useful life	4	EA	2018
230524	36395	HSK Site Area (Site 37-526)	CR - Component Renewal	Replace Site E - Concrete at end of useful life	6,000	SF	2023
230524	36396	HSK Site Area (Site 37-526)	CR - Component Renewal	Replace Site K wood fencing as recurring maintenance	400	LF	2015
230524	36397	HSK Site Area (Site 37-526)	CR - Component Renewal	Replace Site K exterior fire rings at end of useful life	26	EA	2022
230524	36397	HSK Site Area (Site 37-526)	CR - Component Renewal	Replace Site K exterior fire rings at end of useful life	26	EA	2032
230524	36398	HSK Site Area (Site 37-526)	CR - Component Renewal	Replace Site K: General Area Light Fixtures at end of useful life	4	EA	2018
230524	36399	HSK Site Area (Site 37-526)	CR - Component Renewal	Replace Site K - Concrete at end of useful life	3,900	SF	2023
230524	36400	HSK Site Area (Site 37-526)	CR - Component Renewal	Replace Site K - Concrete 10' x 15' at end of useful life	3,900	SF	2023
230524	36401	HSK Site Area (Site 37-526)	CR - Component Renewal	Replace Site F wood fencing as recurring maintenance	400	LF	2015
230524	36403	HSK Site Area (Site 37-526)	CR - Component Renewal	Replace Site F: General Area Light Fixtures at end of useful life	4	EA	2018
230524	36404	HSK Site Area (Site 37-526)	CR - Component Renewal	Replace Site F - Concrete, 10' x 15' at end of useful life	2,700	SF	2023
230524	36405	HSK Site Area (Site 37-526)	CR - Component Renewal	Replace Site G wood fencing as recurring maintenance	400	LF	2015
230524	36407	HSK Site Area (Site 37-526)	CR - Component Renewal	Replace Site G: General Area Light Fixtures at end of useful life	4	EA	2018
230524	36408	HSK Site Area (Site 37-526)	CR - Component Renewal	Replace Site G - Concrete, 10' x 15' at end of useful life	3,600	SF	2023
230524	36409	HSK Site Area (Site 37-526)	CR - Component Renewal	Replace Site H wood fencing as recurring maintenance	400	LF	2015
230524	36411	HSK Site Area (Site 37-526)	CR - Component Renewal	Replace Site H: General Area Light Fixtures at end of useful life	4	EA	2018
230524	36412	HSK Site Area (Site 37-526)	CR - Component Renewal	Replace Site H - Concrete, 10' x 15' at end of useful life	2,700	SF	2023
230524	36413	HSK Site Area (Site 37-526)	CR - Component Renewal	Replace Site I wood fencing as recurring maintenance	400	LF	2015
230524	36414	HSK Site Area (Site 37-526)	CR - Component Renewal	Replace Site I: General Area Light Fixtures at end of useful life	4	EA	2018
230524	36417	HSK Site Area (Site 37-526)	CR - Component Renewal	Replace Site J: General Area Light Fixtures at end of useful life	4	EA	2018
230524	36419	HSK Site Area (Site 37-526)	CR - Component Renewal	Replace Site C: General Area Light Fixtures at end of useful life	4	EA	2018
230524	36420	HSK Site Area (Site 37-526)	CR - Component Renewal	Replace Site C - Concrete, 10' x 15' at end of useful life	1,800	SF	2023
230524	36421	HSK Site Area (Site 37-526)	CR - Component Renewal	Replace Site D wood fencing as recurring maintenance	400	LF	2015
230524	44804	HSK Site Area (Site 37-526)	CR - Component Renewal	Replace Camp Fire Rings throughout Site D at end of useful life	38	EA	2022
230524	44804	HSK Site Area (Site 37-526)	CR - Component Renewal	Replace Camp Fire Rings throughout Site D at end of useful life	38	EA	2032
230524	36422	HSK Site Area (Site 37-526)	CR - Component Renewal	Replace Site D: General Area Light Fixtures at end of useful life	4	EA	2018
230524	36293	HSK Site Area (Site 37-526)	CR - Component Renewal	Replace 500 linear feet of 12-inch diameter corrugated steel culvert piping at end of useful life	500	EA	2015
230524	37033	HSK Site Area (Site 37-526)	CR - Component Renewal	Replace 30" CMP drainage pipe at end of useful life	80	EA	2020
230524	37034	HSK Site Area (Site 37-526)	CR - Component Renewal	Replace Standard grill plating used for cooking within fire ring - approx 18" 24" with heat resistant coiled handle. as recurring maintenance	20	EA	2015
230524	37034	HSK Site Area (Site 37-526)	CR - Component Renewal	Replace Standard grill plating used for cooking within fire ring - approx 18" 24" with heat resistant coiled handle. as recurring maintenance	20	EA	2022
230524	37034	HSK Site Area (Site 37-526)	CR - Component Renewal	Replace Standard grill plating used for cooking within fire ring - approx 18" 24" with heat resistant coiled handle. as recurring maintenance	20	EA	2029
230524	37039	HSK Site Area (Site 37-526)	CR - Component Renewal	Replace 30" CMP drainage pipe at end of useful life	400	EA	2020

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
HOUSEKEEPING CAMP COMPONENT RENEWAL							
230524	37041	HSK Site Area (Site 37-526)	CR - Component Renewal	Replace Tree mounted parking area light - 6" x 8" at end of useful life	5	EA	2015
230524	44813	HSK Site Area (Site 37-526)	CR - Component Renewal	Replace Used for Bear boxes or other small outdoor furnishings at end of useful life	80	EA	2015
230524	44814	HSK Site Area (Site 37-526)	CR - Component Renewal	Replace Outdoor Electrical box with pedestal mount for panel circuits and breakers - 12" x 8" x 48" ht - at end of useful life	20	EA	2020
230524	10746	HSK Site Area (Site 37-526)	CR - Component Renewal	Replace rotting wood irrigation valve box with polyethylene box	1	EA	2020
230579	36447	HSK SITE Parking Areas (Paved)	CR - Component Renewal	Replace parking areas - asphalt at end of useful life	40,250	SF	2017
230579	36448	HSK SITE Parking Areas (Paved)	CR - Component Renewal	Replace Asphalt Trail at end of useful life	11,200	SF	2018

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
TUOLUMNE MEADOWS DEFERRED MAINTENANCE							
83659	9554	TM HSE Stables Shower House	DM - Deferred Maintenance	Wood 1x fascia trim is detached at southeast corner and rotted along north elevation (12 LF); reattach and replace.	15	SF	2016
83659	10606	TM HSE Stables Shower House	LMCO - Legis Mandate Code Compl, Othe	Install GFCI near sink.	1	EA	2016
83663	10608	TM Lodge Storage	LMCO - Legis Mandate Code Compl, Othe	Repair light by adding a lamp guard, located in custodial storage	1	EA	2016
83682	10610	TM Stables Tack Room (Farrier?)	DM - Deferred Maintenance	Relocate panel into an accessible location and replace with 100A QO SGD load center.	1	EA	2016
83683	9236	TM HSE Storage Bldg	DM - Deferred Maintenance	Large cracks run through the interior to the exterior of the slab on grade. Repair (60 LF) by patching or sealing to create a smooth and even walking surface.	2	SF	2016
83683	9241	TM HSE Storage Bldg	DM - Deferred Maintenance	Wood support posts at building interior are inadequately connected to foundation. Attach posts to concrete slab with steel angles (2 at each of 3).	6	SF	2016
83683	9248	TM HSE Storage Bldg	DM - Deferred Maintenance	Replace missing siding at west elevation (20 SF). Reattach loose siding at west elevation (50 SF). Replace missing or deteriorated corner trim and trim at opening (40 SF).	110	SF	2016
83715	8033	TM HSE Store Showerhouse	DM - Deferred Maintenance	Patch 8 LF of cracked mortar at the East elevation.	8	SF	2016
83721	8002	TM Lodge Registration (includes Kitchen - Dining Room?)	DM - Deferred Maintenance	Wood panel exterior door has damaged bottom rail and fits poorly in opening. Rehabilitate wood door and hardware to easily operable condition (1 each).	1	EA	2016
83721	7990	TM Lodge Registration (includes Kitchen - Dining Room?)	DM - Deferred Maintenance	Double-hung windows are painted shut, operate poorly. Rehabilitate sash and repair to easily operable condition (15 SF each).	34	EA	2016
83721	7992	TM Lodge Registration (includes Kitchen - Dining Room?)	DM - Deferred Maintenance	Window screening is damaged, frame fits poorly in opening. Rehabilitate screen frame and replace screening (15 sf each).	60	EA	2016
83721	8791	TM Lodge Registration (includes Kitchen - Dining Room?)	DM - Deferred Maintenance	Porch roof framing and fascia is in contact with lodgepole pine tree, causing displacement of the roof structure. Reconstruct roof framing near area of tree	160	SF	2016
84583	8424	TM Lodge Shower House	DM - Deferred Maintenance	Concrete stem walls are cracked and spalled at west elevation (10 SF spalls, 12 LF cracks) and south elevation (16 LF cracks); patch all cracks and spalls to prevent moisture intrusion and further damage and displacement of foundation.	15	SF	2016
84583	8423	TM Lodge Shower House	DM - Deferred Maintenance	Seal cracks at concrete floor slab in Housekeeping/Boiler Room (7 LF) to prevent moisture intrusion.	1	SF	2016
84583	8427	TM Lodge Shower House	DM - Deferred Maintenance	There are numerous small nail holes in sheet metal siding at north (20 SF), east (2 SF), south (4 SF) and west (6 SF) elevations; repair with metal patching material to create weather tight building and stop nailing materials into sheet metal siding.	32	SF	2016
84583	10694	TM Lodge Shower House	DM - Deferred Maintenance	Replace electrical panel; assume 100a 120/240v 1 phase SQ-D QO load center; no panel markings and missing door; Boiler	1	EA	2016
84634	9353	TM HSE Store Laundry	DM - Deferred Maintenance	Siding has insufficient clearance to grade and plywood is in contact with soil at all elevations. Remove soil to correct condition, and repair siding at base of walls as necessary.	10	SF	2016
84634	9356	TM HSE Store Laundry	DM - Deferred Maintenance	Repair damaged face veneer at interior face of flush wood exterior door.	1	EA	2016
84634	10614	TM HSE Store Laundry	LMCO - Legis Mandate Code Compl, Othe	Replace waste drain and vent conduit with electrical conduit at panel change.	1	EA	2016
84745	8621	TM Lodge Kitchen - Dining Room (includes Registration?)	DM - Deferred Maintenance	Plywood siding at crawl space skirt boarding is missing. Provide plywood siding at existing framing (50 sf at North elevation, 60 SF at West elevation, 25 SF at South elevation).	135	SF	2016
84745	8625	TM Lodge Kitchen - Dining Room (includes Registration?)	DM - Deferred Maintenance	Wood windows throughout building are difficult to operate, and in weathered condition. Rehabilitate wood windows and make easily operable.	10	EA	2016
84745	8633	TM Lodge Kitchen - Dining Room (includes Registration?)	DM - Deferred Maintenance	Roofing downspout discharges onto wood stairs (North elevation) and service dock (West elevation), accelerating stair/landing deterioration and increasing accident risk. Extend downspout and redirect to grade (4 LF at North elevation, East return; 10 LF at West elevation, service dock).	14	SF	2016
84745	10699	TM Lodge Kitchen - Dining Room (includes Registration?)	DM - Deferred Maintenance	Install GFCI and cover on exterior wall by back porch.	1	EA	2016
84745	10703	TM Lodge Kitchen - Dining Room (includes Registration?)	DM - Deferred Maintenance	Enclose thermostat wiring in dining room.	1	EA	2016
84745	10706	TM Lodge Kitchen - Dining Room (includes Registration?)	LMCO - Legis Mandate Code Compl, Othe	Install GFCI receptacle in kitchen.	1	EA	2016
84745	10709	TM Lodge Kitchen - Dining Room (includes Registration?)	DM - Deferred Maintenance	Install receptacles in kitchen break area.	4	EA	2016
84745	10710	TM Lodge Kitchen - Dining Room (includes Registration?)	DM - Deferred Maintenance	Provide voltage, amperage and phase markings per NEC.	1	EA	2016

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
TUOLUMNE MEADOWS DEFERRED MAINTENANCE							
84745	8742	TM Lodge Kitchen - Dining Room (includes Registration?)	CRDM - Component Renewal Defer Maint	Aluminum windows operate poorly, gasket is weathered, windows are at the end of projected life at Kitchen and Employee Break Room (21 windows at 14 SF each). Replace all.	21	EA	2016
99108	9157	TM Store Restroom (CS?)	DM - Deferred Maintenance	Patch spall in concrete slab at east elevation to create a smooth surface and prevent future deterioration.	6	SF	2016
99108	9181	TM Store Restroom (CS?)	LMAC - Legis Mandate Accessibility	Walking area to disabled parking space has variations in surface height greater than 1/4"; provide new compliant paving from accessible restroom to parking (150 SF).	150	SF	2016
99108	9173	TM Store Restroom (CS?)	DM - Deferred Maintenance	Doors at men's and women's restrooms do not have door stops, creating unnecessary damage at doors; provide door stops at both doors to extend life of doors.	2	EA	2016
99108	9185	TM Store Restroom (CS?)	LMAC - Legis Mandate Accessibility	The sign indicating that the center restroom is accessible is too high, located above doorway, not tactile, and generally difficult to see. Provide new compliant signage at the latch side of the door, between 48" and 60" above grade.	1	EA	2016
99108	40951	TM Store Restroom (CS?)	CRDM - Component Renewal Defer Maint	Repair or replace non functioning urinal	1	EA	2016
107484	8000	TM Store-Grill-PO (Grocery Store)	LMLS - LM-Life/Safety Code	Previously patched concrete slab is uneven and raised edge is a tripping hazard; grind down concrete to create a smooth and level surface.	8	SF	2016
107484	8028	TM Store-Grill-PO (Grocery Store)	DM - Deferred Maintenance	Wood post supporting roof at east elevation is displaced and leaning to the side; reposition or replace 4x6 post (6 LF).	3	SF	2016
107484	8003	TM Store-Grill-PO (Grocery Store)	DM - Deferred Maintenance	Replace missing wood battens at plywood board and batten siding at north elevation (20 LF).	5	SF	2016
107484	8008	TM Store-Grill-PO (Grocery Store)	DM - Deferred Maintenance	Replace heavily weathered siding and fill holes in plywood at east elevation.	40	SF	2016
107484	10633	TM Store-Grill-PO (Grocery Store)	LMCO - Legis Mandate Code Compl, Othe	Install GFCI receptacles at all sink areas; lamps unguarded over shower areas.	2	EA	2016
107484	10641	TM Store-Grill-PO (Grocery Store)	DM - Deferred Maintenance	Remediate electrical service; currently suspended from trees.	1	EA	2016
107484	10643	TM Store-Grill-PO (Grocery Store)	LMCO - Legis Mandate Code Compl, Othe	Install GFCI receptacle at panel; panel blocked - move cylinder.	1	EA	2016
107484	10645	TM Store-Grill-PO (Grocery Store)	LMCO - Legis Mandate Code Compl, Othe	Install guards, as well as the proper lens and strip conduit.	1	EA	2016
107484	10653	TM Store-Grill-PO (Grocery Store)	DM - Deferred Maintenance	Install additional receptacle; inadequate number for current load.	1	EA	2016
107484	10660	TM Store-Grill-PO (Grocery Store)	DM - Deferred Maintenance	No power designators. Full CH. Add information per NEC guidelines.	1	EA	2016
107484	10661	TM Store-Grill-PO (Grocery Store)	LMCO - Legis Mandate Code Compl, Othe	Part of building wire in Romex; not suitable for commercial wiring. Correct for commercial wiring per NEC guidelines.	1	EA	2016
107484	10675	TM Store-Grill-PO (Grocery Store)	DM - Deferred Maintenance	Replace frayed wire and open conduit.	1	EA	2016
107484	10678	TM Store-Grill-PO (Grocery Store)	LMCO - Legis Mandate Code Compl, Othe	Rewire light fixture, currently wired in Romex. This is not approved for commercial applications; add lamp guards.	1	EA	2016
107484	10721	TM Store-Grill-PO (Grocery Store)	DM - Deferred Maintenance	Enclose live components of heater.	1	EA	2016
107484	10723	TM Store-Grill-PO (Grocery Store)	LMCO - Legis Mandate Code Compl, Othe	Currently wired with Romex. Replace this with NEC approved wiring and methodology.	1	EA	2016
233105	9443	TM Stables Office (shares Mgr;s Qtrs?)	DM - Deferred Maintenance	Pot belly stove in office is in close proximity to plywood walls. Provide non-combustible panels at walls near stove.	50	SF	2016

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TUOLUMNE MEADOWS COMPONENT RENEWAL							
83659	30010	TM HSE Stables Shower House	CR - Component Renewal	Replace 80 gallon water heater at end of useful life	2	EA	2021
83663	9311	TM Lodge Storage	CR - Component Renewal	Replace vertical wood plank doors at the projected end of useful life.	2	EA	2015
83715	40916	TM HSE Store Showerhouse	CR - Component Renewal	Replace 80 gallon water heater at end of useful life	1	EA	2016
83715	40916	TM HSE Store Showerhouse	CR - Component Renewal	Replace 80 gallon water heater at end of useful life	1	EA	2031
83715	40917	TM HSE Store Showerhouse	CR - Component Renewal	Replace Electrical Service, Lighting and Branch Wiring at end of useful life	1	EA	2018
83715	40918	TM HSE Store Showerhouse	CR - Component Renewal	Replace Restroom sink near shower area at end of useful life	10	EA	2019
83715	40919	TM HSE Store Showerhouse	CR - Component Renewal	Replace Restroom sink near toilet area at end of useful life	4	EA	2020
83715	40920	TM HSE Store Showerhouse	CR - Component Renewal	Replace Bathroom toilet at end of useful life	8	EA	2016
83715	8007	TM HSE Store Showerhouse	CR - Component Renewal	Replace asphalt composition shingles at end of projected useful life. Replace sheet metal flashing at same time if necessary.	560	SF	2025
83715	8031	TM HSE Store Showerhouse	CR - Component Renewal	Replace screen (2 EA) behind louvered gables every 15 years (70 SF of screen total).	2	EA	2015
83715	8031	TM HSE Store Showerhouse	CR - Component Renewal	Replace screen (2 EA) behind louvered gables every 15 years (70 SF of screen total).	2	EA	2015
83715	8047	TM HSE Store Showerhouse	CR - Component Renewal	Replace screens at metal louvers every 15 years.	4	EA	2020
83721	40921	TM Lodge Registration (includes Kitchen - Dining Room?)	CR - Component Renewal	Replace 80 gallon water heater at end of useful life	1	EA	2021
83721	9898	TM Lodge Registration (includes Kitchen - Dining Room?)	CR - Component Renewal	Replace canvas siding at end of projected useful life.	1,890	SF	2025
83721	9902	TM Lodge Registration (includes Kitchen - Dining Room?)	CR - Component Renewal	Replace wood windows throughout building at end of projected useful life.	34	EA	2030
83721	9915	TM Lodge Registration (includes Kitchen - Dining Room?)	CR - Component Renewal	Replace canvas ceiling at end of projected useful life.	2,050	SF	2030
84583	8309	TM Lodge Shower House	CR - Component Renewal	Replace sheet metal roof covering at entire roof at projected end of useful life.	1,030	SF	2020
84583	8326	TM Lodge Shower House	CR - Component Renewal	Replace FRP wall finish at shower stalls in both restrooms at projected end of useful life.	770	SF	2015
84634	9350	TM HSE Store Laundry	CR - Component Renewal	Replace all plywood siding at the projected end of useful life.	210	SF	2020
84634	9351	TM HSE Store Laundry	CR - Component Renewal	Replace all wood board siding at the projected end of useful life.	100	SF	2020
84634	9352	TM HSE Store Laundry	CR - Component Renewal	Replace exterior hollow core wood door at projected end of useful life.	1	EA	2020
84634	9359	TM HSE Store Laundry	CR - Component Renewal	Replace sheet metal roofing at the projected end of useful life.	170	SF	2017
84745	40934	TM Lodge Kitchen - Dining Room (includes Registration?)	CR - Component Renewal	Replace 80 gallon water heater at end of useful life	2	EA	2018
84745	40934	TM Lodge Kitchen - Dining Room (includes Registration?)	CR - Component Renewal	Replace 80 gallon water heater at end of useful life	2	EA	2018
84745	40935	TM Lodge Kitchen - Dining Room (includes Registration?)	CR - Component Renewal	Replace Bathroom toilet at end of useful life	2	EA	2026
84745	8708	TM Lodge Kitchen - Dining Room (includes Registration?)	CR - Component Renewal	Quarry tile flooring in kitchen has many areas of cracked tiles, the floor finish assembly is approaching the end of its serviceable use. Replace at projected end of useful life.	880	SF	2020
99108	40950	TM Store Restroom (CS?)	CR - Component Renewal	Replace 80 gallon water heater at end of useful life	1	EA	2022
99109	40953	TM Stables Restroom	CR - Component Renewal	Replace 80 gallon water heater at end of useful life	2	EA	2021
99109	9254	TM Stables Restroom	CR - Component Renewal	Replace wood shingle roof covering throughout building at projected end of useful life. Provide a breathable substrate below roofing when replacing covering.	250	SF	2025
107484	40956	TM Store-Grill-PO (Grocery Store)	CR - Component Renewal	Replace 80 gallon water heater at end of useful life	1	EA	2017
107484	40956	TM Store-Grill-PO (Grocery Store)	CR - Component Renewal	Replace 80 gallon water heater at end of useful life	1	EA	2032
107484	40960	TM Store-Grill-PO (Grocery Store)	CR - Component Renewal	Replace Bathroom toilet at end of useful life	4	EA	2025
107484	7903	TM Store-Grill-PO (Grocery Store)	CR - Component Renewal	Replace canvas coverings and plywood siding at main store, grill, and post office at projected end of useful life.	2,640	SF	2020
107484	7911	TM Store-Grill-PO (Grocery Store)	CR - Component Renewal	Replace plastic acrylic or screens at fixed window openings at grill and store at projected end of useful life.	8	EA	2015
230473	36252	TM SITE Gas Station Area (Mtaineering School & Service Station)	CR - Component Renewal	Replace asphalt paving at end of expected life	69,500	SF	2022
230475	36197	TM SITE Lodge Area	CR - Component Renewal	Replace Storm Sewer Piping, Storm Water Drainage, 12" Diameter Culvert, per LF at end of useful life	200	EA	2020
230475	36199	TM SITE Lodge Area	CR - Component Renewal	Replace 2,775' x 5' dirt and gravel mix. Paths not clearly defined at end of useful life	13,875	SF	2015
230475	36199	TM SITE Lodge Area	CR - Component Renewal	Replace 2,775' x 5' dirt and gravel mix. Paths not clearly defined at end of useful life	13,875	SF	2025
230475	36198	TM SITE Lodge Area	CR - Component Renewal	Replace Pavement Asphalt at end of useful life	45,000	SF	2015
230476	36203	TM SITE Stables Area	CR - Component Renewal	Replace 400 LF sectional metal fence 6' ht. at end of useful life	400	LF	2025
230476	36205	TM SITE Stables Area	CR - Component Renewal	Replace 350 LF barb wire fence - 5 strand wire - 5" dia wood posts 8' o.c. at end of useful life	350	LF	2025
230477	40928	TM SITE Store Area	CR - Component Renewal	Replace asphalt paving at end of useful life	157,670	SF	2016

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
TUOLUMNE MEADOWS COMPONENT RENEWAL							
233105	9388	TM Stables Office (shares Mgr;s Qtrs?)	CR - Component Renewal	Building has settled at East side and foundations appear to be approaching end of useful life. Replace building foundations at end of projected useful life. Upgrading to a foundation system that does not call for posts on ground is advised.	395	SF	2025
233105	9427	TM Stables Office (shares Mgr;s Qtrs?)	CR - Component Renewal	Replace aluminum windows at end of projected useful life.	2	EA	2016
233105	9450	TM Stables Office (shares Mgr;s Qtrs?)	CR - Component Renewal	Replace exterior vinyl screens at end of projected useful life.	2	EA	2020
233106	9402	TM Lodge Storage 2 Metal	CR - Component Renewal	Replace exterior metal-clad wood-frame door at projected end of useful life.	1	EA	2015
233106	9408	TM Lodge Storage 2 Metal	CR - Component Renewal	Replace corrugated sheet metal roof covering over entire building at projected end of useful life.	37	SF	2020
233107	9438	TM Lodge Storage 3 Metal	CR - Component Renewal	Replace corrugated sheet metal roof covering at projected end of useful life.	60	SF	2020

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
WAWONA COMPONENT RENEWAL							
10097	38276	WA HSE 8170 River St	CR - Component Renewal	Replace American hot water heater, 40 Gal at end of useful life	1	EA	2020
10097	38277	WA HSE 8170 River St	CR - Component Renewal	Replace Bathroom sink at end of useful life	1	EA	2016
10097	38278	WA HSE 8170 River St	CR - Component Renewal	Replace Bathroom toilet at end of useful life	1	EA	2016
10097	38279	WA HSE 8170 River St	CR - Component Renewal	Replace Shower with bathtub at end of useful life	1	EA	2016
10097	38280	WA HSE 8170 River St	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2016
10097	36943	WA HSE 8170 River St	CR - Component Renewal	Replace Int Wall Finish, FRP at end of useful life	66	SF	2016
10097	44811	WA HSE 8170 River St	CR - Component Renewal	Replace Electrical, Fire Alarm, Smoke Detector at end of useful life	5	EA	2015
10097	36945	WA HSE 8170 River St	CR - Component Renewal	Replace Stair Finish, Handrail (1 EA) at end of useful life	1	SF	2018
10097	37183	WA HSE 8170 River St	CR - Component Renewal	Replace American hot water heater, 40 Gal at end of useful life	1	EA	2020
10097	37184	WA HSE 8170 River St	CR - Component Renewal	Replace Bathroom sink at end of useful life	1	EA	2016
10097	37185	WA HSE 8170 River St	CR - Component Renewal	Replace Bathroom toilet at end of useful life	1	EA	2016
10097	37186	WA HSE 8170 River St	CR - Component Renewal	Replace Shower with bathtub at end of useful life	1	EA	2016
10097	37187	WA HSE 8170 River St	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2016
10106	38282	WA HSE 8162 River St	CR - Component Renewal	Replace Bathroom sink at end of useful life	1	EA	2016
10106	38283	WA HSE 8162 River St	CR - Component Renewal	Replace Bathroom toilet at end of useful life	1	EA	2016
10106	38284	WA HSE 8162 River St	CR - Component Renewal	Replace Shower with bathtub at end of useful life	1	EA	2016
10106	38285	WA HSE 8162 River St	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2016
10106	41708	WA HSE 8162 River St	CR - Component Renewal	Replace Roofing, Asphalt Shingles at end of useful life	1,195	SF	2025
10106	37188	WA HSE 8162 River St	CR - Component Renewal	Replace Bradford White hot water heater, 50 Gal at end of useful life	1	EA	2022
83653	36857	WA HSE Kessler Cabin 11 - Linen House	CR - Component Renewal	Replace Ext Doors, Wood, Screen Door at end of useful life	1	EA	2020
83653	36858	WA HSE Kessler Cabin 11 - Linen House	CR - Component Renewal	Replace Roofing, Asphalt Shingles at end of useful life	360	SF	2015
83692	38286	WA HSE Kessler Cabin 01	CR - Component Renewal	Replace Gas water heater, American Water Heater Co, G6Z-40T34-3P Model 6E721 at end of useful life	1	EA	2018
83692	38286	WA HSE Kessler Cabin 01	CR - Component Renewal	Replace Gas water heater, American Water Heater Co, G6Z-40T34-3P Model 6E721 at end of useful life	1	EA	2033
83692	38287	WA HSE Kessler Cabin 01	CR - Component Renewal	Replace Shower with bathtub at end of useful life	1	EA	2016
83692	38288	WA HSE Kessler Cabin 01	CR - Component Renewal	Replace Bathroom sink at end of useful life	1	EA	2015
83692	38289	WA HSE Kessler Cabin 01	CR - Component Renewal	Replace Bathroom toilet at end of useful life	1	EA	2016
83692	41644	WA HSE Kessler Cabin 01	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2015
83692	41732	WA HSE Kessler Cabin 01	CR - Component Renewal	Replace Electric baseboard heating throughout at end of useful life	1	EA	2015
83692	36842	WA HSE Kessler Cabin 01	CR - Component Renewal	Replace Ext Windows, Aluminum, Screens at end of useful life	7	EA	2020
83692	36843	WA HSE Kessler Cabin 01	CR - Component Renewal	Replace Roofing, Asphalt Shingles at end of useful life	255	SF	2015
83692	36844	WA HSE Kessler Cabin 01	CR - Component Renewal	Replace Int Doors, Wood, Louvered at end of useful life	1	EA	2020
83692	37193	WA HSE Kessler Cabin 01	CR - Component Renewal	Replace Gas water heater, American Water Heater Co at end of useful life	1	EA	2018
83692	37193	WA HSE Kessler Cabin 01	CR - Component Renewal	Replace Gas water heater, American Water Heater Co at end of useful life	1	EA	2033
83692	37194	WA HSE Kessler Cabin 01	CR - Component Renewal	Replace Shower with bathtub at end of useful life	1	EA	2016
83692	37195	WA HSE Kessler Cabin 01	CR - Component Renewal	Replace Bathroom sink at end of useful life	1	EA	2015
83692	37196	WA HSE Kessler Cabin 01	CR - Component Renewal	Replace Bathroom toilet at end of useful life	1	EA	2016
83692	37197	WA HSE Kessler Cabin 01	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2015
83695	38291	WA HSE Kessler Cabin 02	CR - Component Renewal	Replace Bradford White hot water heater, 50 Gal, M45036FSX at end of useful life	1	EA	2020
83695	38292	WA HSE Kessler Cabin 02	CR - Component Renewal	Replace Shower with bathtub, 3535 at end of useful life	1	EA	2016
83695	38293	WA HSE Kessler Cabin 02	CR - Component Renewal	Replace Bathroom sink, 3536 at end of useful life	1	EA	2015
83695	38294	WA HSE Kessler Cabin 02	CR - Component Renewal	Replace Bathroom toilet, 3536 at end of useful life	1	EA	2015
83695	38295	WA HSE Kessler Cabin 02	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2015
83695	41735	WA HSE Kessler Cabin 02	CR - Component Renewal	Replace Electric baseboard heating throughout at end of useful life	1	EA	2015
83695	41737	WA HSE Kessler Cabin 02	CR - Component Renewal	Replace Int Floor Finish, Ceramic Tile at end of useful life	64	SF	2015
83695	36847	WA HSE Kessler Cabin 02	CR - Component Renewal	Replace Roofing, Asphalt Shingles at end of useful life	270	SF	2015

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
WAWONA COMPONENT RENEWAL							
83695	36848	WA HSE Kessler Cabin 02	CR - Component Renewal	Replace Ext Doors, Wood, Screen Door at end of useful life	2	EA	2020
83695	36849	WA HSE Kessler Cabin 02	CR - Component Renewal	Replace Ext Windows, Wood, Screens at end of useful life	8	EA	2015
83695	36850	WA HSE Kessler Cabin 02	CR - Component Renewal	Replace Int Wall Finish, Plywood at end of useful life	528	SF	2020
83695	37198	WA HSE Kessler Cabin 02	CR - Component Renewal	Replace Bradford White hot water heater, 50 Gal at end of useful life	1	EA	2020
83695	37199	WA HSE Kessler Cabin 02	CR - Component Renewal	Replace Shower with bathtub, 3535 at end of useful life	1	EA	2016
83695	37200	WA HSE Kessler Cabin 02	CR - Component Renewal	Replace Bathroom sink, 3536 at end of useful life	1	EA	2015
83695	37201	WA HSE Kessler Cabin 02	CR - Component Renewal	Replace Bathroom toilet, 3536 at end of useful life	1	EA	2015
83695	37202	WA HSE Kessler Cabin 02	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2015
83733	38296	WA HSE 8075 Chilnualna	CR - Component Renewal	Replace Vanguard hot water heater, 50 Gal, 6E722 at end of useful life	1	EA	2020
83733	38298	WA HSE 8075 Chilnualna	CR - Component Renewal	Replace Bathroom toilet at end of useful life	1	EA	2016
83733	41646	WA HSE 8075 Chilnualna	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2016
83733	37096	WA HSE 8075 Chilnualna	CR - Component Renewal	Replace Int Wall Finish, FRP at end of useful life	32	SF	2018
83733	37204	WA HSE 8075 Chilnualna	CR - Component Renewal	Replace Bathroom sink at end of useful life	1	EA	2016
83733	37206	WA HSE 8075 Chilnualna	CR - Component Renewal	Replace Shower with bathtub at end of useful life	1	EA	2016
83733		WA HSE 8075 Chilnualna	CR - Component Renewal	Replace asphalt shingle roof covering at end of useful life	1,500	SF	2015
83745	38301	WA HSE 7809 Chilnuala	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2016
83745	38302	WA HSE 7809 Chilnuala	CR - Component Renewal	Replace Bathroom sink at end of useful life	1	EA	2016
83745	38303	WA HSE 7809 Chilnuala	CR - Component Renewal	Replace Bathroom toilet at end of useful life	1	EA	2016
83745	38304	WA HSE 7809 Chilnuala	CR - Component Renewal	Replace Shower with bathtub at end of useful life	1	EA	2015
83745	38305	WA HSE 7809 Chilnuala	CR - Component Renewal	Replace Water heater, gas, American, 50 Gal, C42F8533T at end of useful life	1	EA	2015
83745	38305	WA HSE 7809 Chilnuala	CR - Component Renewal	Replace Water heater, gas, American, 50 Gal, C42F8533T at end of useful life	1	EA	2030
83745	4504	WA HSE 7809 Chilnuala	CR - Component Renewal	Replace Electric Service Entrance which is at the end of its lifespan	1	EA	2015
83745	37208	WA HSE 7809 Chilnuala	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2016
83745	37209	WA HSE 7809 Chilnuala	CR - Component Renewal	Replace Bathroom sink at end of useful life	1	EA	2016
83745	37210	WA HSE 7809 Chilnuala	CR - Component Renewal	Replace Bathroom toilet at end of useful life	1	EA	2016
83745	37211	WA HSE 7809 Chilnuala	CR - Component Renewal	Replace Shower with bathtub at end of useful life	1	EA	2015
83745	37212	WA HSE 7809 Chilnuala	CR - Component Renewal	Replace Water heater, gas, American, 50 Gal at end of useful life	1	EA	2015
83745	37212	WA HSE 7809 Chilnuala	CR - Component Renewal	Replace Water heater, gas, American, 50 Gal at end of useful life	1	EA	2030
83748	38307	WA HSE 8047 Blue Jay Way	CR - Component Renewal	Replace Bathroom sink at end of useful life	1	EA	2016
83748	38309	WA HSE 8047 Blue Jay Way	CR - Component Renewal	Replace Shower with bathtub at end of useful life	1	EA	2016
83748	41771	WA HSE 8047 Blue Jay Way	CR - Component Renewal	Replace Int Floor Finish, Linoleum at end of useful life	330	SF	2015
83748	37149	WA HSE 8047 Blue Jay Way	CR - Component Renewal	Replace Plumbing Fixture, Bathtub at end of useful life	1	EA	2016
83748	37150	WA HSE 8047 Blue Jay Way	CR - Component Renewal	Replace Ext Doors, Wood, Screen Door at end of useful life	1	EA	2024
83748	37213	WA HSE 8047 Blue Jay Way	CR - Component Renewal	Replace GE, gas, hot water heater, 40 Gal at end of useful life	1	EA	2020
83748	37215	WA HSE 8047 Blue Jay Way	CR - Component Renewal	Replace Bathroom toilet at end of useful life	1	EA	2016
83748	37217	WA HSE 8047 Blue Jay Way	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2015
83752	44568	WA HSE Kessler Cabin 12	CR - Component Renewal	Replace Vanguard hot water heater, 40 Gal, Model 6E721 at end of useful life	1	EA	2020
83752	41772	WA HSE Kessler Cabin 12	CR - Component Renewal	Replace Roofing, Asphalt Shingles at end of useful life	684	SF	2015
83752	36851	WA HSE Kessler Cabin 12	CR - Component Renewal	Replace Ext Windows, Wood, Operable, Contemporary at end of useful life	8	EA	2020
83752	36852	WA HSE Kessler Cabin 12	CR - Component Renewal	Replace Int Doors, Wood, Hollow Core at end of useful life	1	EA	2015
83752	36854	WA HSE Kessler Cabin 12	CR - Component Renewal	Replace Int Wall Finish, Gypsum Board at end of useful life	528	SF	2015
83752	36855	WA HSE Kessler Cabin 12	CR - Component Renewal	Replace Int Ceiling Finish, Gypsum Board at end of useful life	270	SF	2025
83752	37219	WA HSE Kessler Cabin 12	CR - Component Renewal	Replace Bathroom sink, 4300 at end of useful life	1	EA	2016
83752	37220	WA HSE Kessler Cabin 12	CR - Component Renewal	Replace Bathroom toilet, 4300 at end of useful life	1	EA	2016
83752	37222	WA HSE Kessler Cabin 12	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2016

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WAWONA COMPONENT RENEWAL							
83758	38317	WA HSE Kessler Cabin 10	CR - Component Renewal	Replace American hot water heater, 40 Gal at end of useful life	1	EA	2020
83758	38318	WA HSE Kessler Cabin 10	CR - Component Renewal	Replace Bathroom sink, 4300 at end of useful life	1	EA	2016
83758	38319	WA HSE Kessler Cabin 10	CR - Component Renewal	Replace Bathroom toilet, 4300 at end of useful life	1	EA	2015
83758	38320	WA HSE Kessler Cabin 10	CR - Component Renewal	Replace Shower with bathtub, 4300 at end of useful life	1	EA	2015
83758	38321	WA HSE Kessler Cabin 10	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2016
83758	41784	WA HSE Kessler Cabin 10	CR - Component Renewal	Replace Electric baseboard heating throughout at end of useful life	1	EA	2020
83758	41789	WA HSE Kessler Cabin 10	CR - Component Renewal	Replace Water heater at end of useful life	1	EA	2020
83758	36875	WA HSE Kessler Cabin 10	CR - Component Renewal	Replace Ext Windows, Wood, Operable, Contemporary at end of useful life	13	EA	2020
83758	36876	WA HSE Kessler Cabin 10	CR - Component Renewal	Replace Roofing, Asphalt Shingles at end of useful life	460	SF	2015
83758	36877	WA HSE Kessler Cabin 10	CR - Component Renewal	Replace Int Doors, Wood, Hollow Core at end of useful life	1	EA	2015
83758	36878	WA HSE Kessler Cabin 10	CR - Component Renewal	Replace Int Wall Finish, Plywood at end of useful life	688	SF	2015
83758	37223	WA HSE Kessler Cabin 10	CR - Component Renewal	Replace American hot water heater, 40 Gal at end of useful life	1	EA	2020
83758	37224	WA HSE Kessler Cabin 10	CR - Component Renewal	Replace Bathroom sink, 4300 at end of useful life	1	EA	2016
83758	37225	WA HSE Kessler Cabin 10	CR - Component Renewal	Replace Bathroom toilet, 4300 at end of useful life	1	EA	2015
83758	37226	WA HSE Kessler Cabin 10	CR - Component Renewal	Replace Shower with bathtub, 4300 at end of useful life	1	EA	2015
83758	37227	WA HSE Kessler Cabin 10	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2016
83759	38322	WA HSE 8030 Raccoon Rd	CR - Component Renewal	Replace Shower with bathtub at end of useful life	1	EA	2015
83759	38323	WA HSE 8030 Raccoon Rd	CR - Component Renewal	Replace Bathroom sink at end of useful life	1	EA	2015
83759	38324	WA HSE 8030 Raccoon Rd	CR - Component Renewal	Replace Bathroom toilet at end of useful life	1	EA	2015
83759	38326	WA HSE 8030 Raccoon Rd	CR - Component Renewal	Replace Gas water heater, American Water Heater Co, FG6130T303P at end of useful life	1	EA	2018
83759	38326	WA HSE 8030 Raccoon Rd	CR - Component Renewal	Replace Gas water heater, American Water Heater Co, FG6130T303P at end of useful life	1	EA	2033
83759	41790	WA HSE 8030 Raccoon Rd	CR - Component Renewal	Replace Electric baseboard heating throughout at end of useful life	1	EA	2015
83759	37228	WA HSE 8030 Raccoon Rd	CR - Component Renewal	Replace Shower with bathtub at end of useful life	1	EA	2015
83759	37229	WA HSE 8030 Raccoon Rd	CR - Component Renewal	Replace Bathroom sink at end of useful life	1	EA	2015
83759	37230	WA HSE 8030 Raccoon Rd	CR - Component Renewal	Replace Bathroom toilet at end of useful life	1	EA	2015
83759	37231	WA HSE 8030 Raccoon Rd	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2016
83759		WA HSE 8030 Raccoon Rd	CR - Component Renewal	Replace asphalt shingle roof covering at end of useful life	720	SF	2015
83761	38327	WA HSE 8027 Koon Hollar Rd	CR - Component Renewal	Replace Bradford White hot water heater, 50 Gal, M250S6DS at end of useful life	1	EA	2018
83761	38327	WA HSE 8027 Koon Hollar Rd	CR - Component Renewal	Replace Bradford White hot water heater, 50 Gal, M250S6DS at end of useful life	1	EA	2033
83761	38329	WA HSE 8027 Koon Hollar Rd	CR - Component Renewal	Replace Bathroom toilet at end of useful life	1	EA	2016
83761	38331	WA HSE 8027 Koon Hollar Rd	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2015
83761	41794	WA HSE 8027 Koon Hollar Rd	CR - Component Renewal	Replace Electric baseboard heating throughout at end of useful life	1	EA	2015
83761	41796	WA HSE 8027 Koon Hollar Rd	CR - Component Renewal	Replace Int Floor Finish, Linoleum at end of useful life	148	SF	2018
83761	37063	WA HSE 8027 Koon Hollar Rd	CR - Component Renewal	Replace Ext Doors, Wood, Screen Door at end of useful life	1	EA	2019
83761	37234	WA HSE 8027 Koon Hollar Rd	CR - Component Renewal	Replace Bathroom sink at end of useful life	1	EA	2016
83761	37236	WA HSE 8027 Koon Hollar Rd	CR - Component Renewal	Replace Shower with bathtub at end of useful life	1	EA	2016
83761		WA HSE 8027 Koon Hollar Rd	CR - Component Renewal	Replace asphalt roll roof covering at end of useful life	736	SF	2015
84522	38332	WA HSE Kessler Cabin 03	CR - Component Renewal	Replace Vanguard hot water heater, 40 Gal, Model 6E721 at end of useful life	1	EA	2020
84522	38333	WA HSE Kessler Cabin 03	CR - Component Renewal	Replace Shower with bathtub, 3535 at end of useful life	1	EA	2016
84522	38334	WA HSE Kessler Cabin 03	CR - Component Renewal	Replace Bathroom sink, 3536 at end of useful life	1	EA	2015
84522	38335	WA HSE Kessler Cabin 03	CR - Component Renewal	Replace Bathroom toilet, 3536 at end of useful life	1	EA	2015
84522	38336	WA HSE Kessler Cabin 03	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2015
84522	41802	WA HSE Kessler Cabin 03	CR - Component Renewal	Replace Electric baseboard heating throughout at end of useful life	1	EA	2015
84522	41805	WA HSE Kessler Cabin 03	CR - Component Renewal	Replace Int Floor Finish, Ceramic Tile at end of useful life	17	SF	2025
84522	36818	WA HSE Kessler Cabin 03	CR - Component Renewal	Replace Ext Windows, Aluminum, Screens at end of useful life	7	EA	2020

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WAWONA COMPONENT RENEWAL							
84522	36819	WA HSE Kessler Cabin 03	CR - Component Renewal	Replace Shed interior walls at end of useful life	680	SF	2016
84522	36820	WA HSE Kessler Cabin 03	CR - Component Renewal	Replace Roofing, Asphalt Shingles at end of useful life	288	SF	2015
84522	37238	WA HSE Kessler Cabin 03	CR - Component Renewal	Replace Vanguard hot water heater, 40 Gal at end of useful life	1	EA	2020
84522	37239	WA HSE Kessler Cabin 03	CR - Component Renewal	Replace Shower with bathtub, 3535 at end of useful life	1	EA	2016
84522	37240	WA HSE Kessler Cabin 03	CR - Component Renewal	Replace Bathroom sink, 3536 at end of useful life	1	EA	2015
84522	37241	WA HSE Kessler Cabin 03	CR - Component Renewal	Replace Bathroom toilet, 3536 at end of useful life	1	EA	2015
84522	37242	WA HSE Kessler Cabin 03	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2015
84523	38337	WA HSE Kessler Cabin 04	CR - Component Renewal	Replace Vanguard hot water heater, 40 Gal, Model 6E721 at end of useful life	1	EA	2020
84523	38338	WA HSE Kessler Cabin 04	CR - Component Renewal	Replace Shower with bathtub, 3535 at end of useful life	1	EA	2016
84523	38339	WA HSE Kessler Cabin 04	CR - Component Renewal	Replace Bathroom sink, 3536 at end of useful life	1	EA	2015
84523	38340	WA HSE Kessler Cabin 04	CR - Component Renewal	Replace Bathroom toilet, 3536 at end of useful life	1	EA	2015
84523	38341	WA HSE Kessler Cabin 04	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2015
84523	41806	WA HSE Kessler Cabin 04	CR - Component Renewal	Replace Ext Windows, Wood, Operable, Contemporary at end of useful life	6	EA	2020
84523	44583	WA HSE Kessler Cabin 04	CR - Component Renewal	Replace Electric baseboard heating throughout at end of useful life	1	EA	2015
84523	36821	WA HSE Kessler Cabin 04	CR - Component Renewal	Replace Roofing, Asphalt Shingles at end of useful life	204	SF	2015
84523	37243	WA HSE Kessler Cabin 04	CR - Component Renewal	Replace Vanguard hot water heater, 40 Gal at end of useful life	1	EA	2020
84523	37244	WA HSE Kessler Cabin 04	CR - Component Renewal	Replace Shower with bathtub, 3535 at end of useful life	1	EA	2016
84523	37245	WA HSE Kessler Cabin 04	CR - Component Renewal	Replace Bathroom sink, 3536 at end of useful life	1	EA	2015
84523	37246	WA HSE Kessler Cabin 04	CR - Component Renewal	Replace Bathroom toilet, 3536 at end of useful life	1	EA	2015
84523	37247	WA HSE Kessler Cabin 04	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2015
84524	38343	WA HSE Kessler Cabin 05	CR - Component Renewal	Replace Shower with bathtub, 3535 at end of useful life	1	EA	2016
84524	44584	WA HSE Kessler Cabin 05	CR - Component Renewal	Replace Electric baseboard heating throughout at end of useful life	1	EA	2016
84524	36695	WA HSE Kessler Cabin 05	CR - Component Renewal	Replace Electrical Switch with photocell at end of useful life	1	EA	2016
84524	36695	WA HSE Kessler Cabin 05	CR - Component Renewal	Replace Electrical Switch with photocell at end of useful life	1	EA	2026
84524	36823	WA HSE Kessler Cabin 05	CR - Component Renewal	Replace Ext Windows, Aluminum, Screens at end of useful life	11	EA	2020
84524	36824	WA HSE Kessler Cabin 05	CR - Component Renewal	Replace Roofing, Asphalt Shingles at end of useful life	400	SF	2015
84524	36826	WA HSE Kessler Cabin 05	CR - Component Renewal	Replace Sink, Bathroom at end of useful life	1	EA	2016
84524	37249	WA HSE Kessler Cabin 05	CR - Component Renewal	Replace Shower with bathtub, 3535 at end of useful life	1	EA	2016
84524	37250	WA HSE Kessler Cabin 05	CR - Component Renewal	Replace Bathroom toilet, 3536 at end of useful life	1	EA	2016
84524	37251	WA HSE Kessler Cabin 05	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2015
84525	38346	WA HSE Kessler Cabin 06	CR - Component Renewal	Replace Vanguard hot water heater, 40 Gal, Model 6E721 at end of useful life	1	EA	2020
84525	38347	WA HSE Kessler Cabin 06	CR - Component Renewal	Replace Shower with bathtub, 3535 at end of useful life	1	EA	2016
84525	38348	WA HSE Kessler Cabin 06	CR - Component Renewal	Replace Bathroom sink, 3536 at end of useful life	1	EA	2015
84525	38349	WA HSE Kessler Cabin 06	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2015
84525	41814	WA HSE Kessler Cabin 06	CR - Component Renewal	Replace Ext Windows, Wood, Operable, Contemporary at end of useful life	6	EA	2020
84525	36829	WA HSE Kessler Cabin 06	CR - Component Renewal	Replace Toilet fixture at end of useful life	1	EA	2020
84525	37252	WA HSE Kessler Cabin 06	CR - Component Renewal	Replace Vanguard hot water heater, 40 Gal at end of useful life	1	EA	2020
84525	37253	WA HSE Kessler Cabin 06	CR - Component Renewal	Replace Shower with bathtub, 3535 at end of useful life	1	EA	2016
84525	37254	WA HSE Kessler Cabin 06	CR - Component Renewal	Replace Bathroom sink, 3536 at end of useful life	1	EA	2015
84525	37255	WA HSE Kessler Cabin 06	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2015
84526	38350	WA HSE Kessler Cabin 15 Laundry	CR - Component Renewal	Replace Rinnai hot water heater, 40 Gal, Model 2424 at end of useful life	1	EA	2017
84526	38350	WA HSE Kessler Cabin 15 Laundry	CR - Component Renewal	Replace Rinnai hot water heater, 40 Gal, Model 2424 at end of useful life	1	EA	2032
84526	38351	WA HSE Kessler Cabin 15 Laundry	CR - Component Renewal	Replace Shower with bathtub at end of useful life	1	EA	2016
84526	38352	WA HSE Kessler Cabin 15 Laundry	CR - Component Renewal	Replace Bathroom sink at end of useful life	1	EA	2015
84526	38353	WA HSE Kessler Cabin 15 Laundry	CR - Component Renewal	Replace Bathroom toilet at end of useful life	1	EA	2016

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WAWONA COMPONENT RENEWAL							
84526	38354	WA HSE Kessler Cabin 15 Laundry	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2015
84526	44585	WA HSE Kessler Cabin 15 Laundry	CR - Component Renewal	Replace Electric baseboard heating throughout at end of useful life	1	EA	2016
84526	36700	WA HSE Kessler Cabin 15 Laundry	CR - Component Renewal	Replace Left Lower dryer at end of useful life	2	EA	2025
84526	36859	WA HSE Kessler Cabin 15 Laundry	CR - Component Renewal	Replace Ext Doors, Wood, Screen Door at end of useful life	2	EA	2020
84526	36860	WA HSE Kessler Cabin 15 Laundry	CR - Component Renewal	Replace Ext Windows, Aluminum, Screens at end of useful life	4	EA	2025
84526	36861	WA HSE Kessler Cabin 15 Laundry	CR - Component Renewal	Replace Roofing, Asphalt Shingles at end of useful life	405	SF	2015
84526	37256	WA HSE Kessler Cabin 15 Laundry	CR - Component Renewal	Replace Rinnai hot water heater, 40 Gal at end of useful life	1	EA	2017
84526	37256	WA HSE Kessler Cabin 15 Laundry	CR - Component Renewal	Replace Rinnai hot water heater, 40 Gal at end of useful life	1	EA	2032
84526	37257	WA HSE Kessler Cabin 15 Laundry	CR - Component Renewal	Replace Shower with bathtub at end of useful life	1	EA	2016
84526	37258	WA HSE Kessler Cabin 15 Laundry	CR - Component Renewal	Replace Bathroom sink at end of useful life	1	EA	2015
84526	37259	WA HSE Kessler Cabin 15 Laundry	CR - Component Renewal	Replace Bathroom toilet at end of useful life	1	EA	2016
84526	37260	WA HSE Kessler Cabin 15 Laundry	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2015
84527	38355	WA HSE Kessler Cabin 14	CR - Component Renewal	Replace Vanguard hot water heater, 40 Gal, Model 6E721 at end of useful life	1	EA	2020
84527	38356	WA HSE Kessler Cabin 14	CR - Component Renewal	Replace Bathroom sink, 4300 at end of useful life	1	EA	2016
84527	38357	WA HSE Kessler Cabin 14	CR - Component Renewal	Replace Bathroom toilet, 4300 at end of useful life	1	EA	2015
84527	38358	WA HSE Kessler Cabin 14	CR - Component Renewal	Replace Shower with bathtub, 4300 at end of useful life	1	EA	2016
84527	38359	WA HSE Kessler Cabin 14	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2016
84527	41819	WA HSE Kessler Cabin 14	CR - Component Renewal	Replace Ext Windows, Wood, Operable, Contemporary at end of useful life	8	EA	2020
84527	44586	WA HSE Kessler Cabin 14	CR - Component Renewal	Replace Electric baseboard heating throughout at end of useful life	1	EA	2015
84527	44542	WA HSE Kessler Cabin 14	CR - Component Renewal	Replace Ext Walls, Wood Handrail (1 EA) at end of useful life	1	SF	2020
84527	36831	WA HSE Kessler Cabin 14	CR - Component Renewal	Replace Roofing, Asphalt Shingles at end of useful life	720	SF	2015
84527	36832	WA HSE Kessler Cabin 14	CR - Component Renewal	Replace Ext Doors, Wood, Screen Door at end of useful life	2	EA	2020
84527	36833	WA HSE Kessler Cabin 14	CR - Component Renewal	Replace Fittings, Cabinets, Wood at end of useful life	1	EA	2015
84527	36834	WA HSE Kessler Cabin 14	CR - Component Renewal	Replace Sink, Bathroom at end of useful life	1	EA	2015
84527	37261	WA HSE Kessler Cabin 14	CR - Component Renewal	Replace Vanguard hot water heater, 40 Gal at end of useful life	1	EA	2020
84527	37262	WA HSE Kessler Cabin 14	CR - Component Renewal	Replace Bathroom sink, 4300 at end of useful life	1	EA	2016
84527	37263	WA HSE Kessler Cabin 14	CR - Component Renewal	Replace Bathroom toilet, 4300 at end of useful life	1	EA	2015
84527	37264	WA HSE Kessler Cabin 14	CR - Component Renewal	Replace Shower with bathtub, 4300 at end of useful life	1	EA	2016
84527	37265	WA HSE Kessler Cabin 14	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2016
84528	38360	WA HSE Kessler Cabin 16	CR - Component Renewal	Replace Vanguard hot water heater, 40 Gal, Model 6E721 at end of useful life	1	EA	2020
84528	38362	WA HSE Kessler Cabin 16	CR - Component Renewal	Replace Bathroom sink at end of useful life	1	EA	2015
84528	38363	WA HSE Kessler Cabin 16	CR - Component Renewal	Replace Bathroom toilet at end of useful life	1	EA	2016
84528	38364	WA HSE Kessler Cabin 16	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2015
84528	44587	WA HSE Kessler Cabin 16	CR - Component Renewal	Replace Electric baseboard heating throughout at end of useful life	1	EA	2016
84528	36837	WA HSE Kessler Cabin 16	CR - Component Renewal	Replace Int Wall Finish, Gypsum Board at end of useful life	1,664	SF	2020
84528	36838	WA HSE Kessler Cabin 16	CR - Component Renewal	Replace Ext Windows, Wood, Screens at end of useful life	1	EA	2015
84528	36839	WA HSE Kessler Cabin 16	CR - Component Renewal	Replace Roofing, Asphalt Shingles at end of useful life	990	SF	2020
84528	37266	WA HSE Kessler Cabin 16	CR - Component Renewal	Replace Vanguard hot water heater, 40 Gal at end of useful life	1	EA	2020
84528	37267	WA HSE Kessler Cabin 16	CR - Component Renewal	Replace Shower with bathtub at end of useful life	1	EA	2015
84528	37268	WA HSE Kessler Cabin 16	CR - Component Renewal	Replace Bathroom sink at end of useful life	1	EA	2015
84528	37269	WA HSE Kessler Cabin 16	CR - Component Renewal	Replace Bathroom toilet at end of useful life	1	EA	2016
84528	37270	WA HSE Kessler Cabin 16	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2015
84529	38365	WA HSE Kessler Cabin 09	CR - Component Renewal	Replace Bradford White hot water heater, 50 Gal, M45036FSX at end of useful life	1	EA	2025
84529	38366	WA HSE Kessler Cabin 09	CR - Component Renewal	Replace Gas water heater, American Water Heater Co, Model 6E721 at end of useful life	1	EA	2018
84529	38366	WA HSE Kessler Cabin 09	CR - Component Renewal	Replace Gas water heater, American Water Heater Co, Model 6E721 at end of useful life	1	EA	2033

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WAWONA COMPONENT RENEWAL							
84529	44588	WA HSE Kessler Cabin 09	CR - Component Renewal	Replace Electric baseboard heating throughout at end of useful life	1	EA	2016
84529	36866	WA HSE Kessler Cabin 09	CR - Component Renewal	Replace Wood Patio Deck at end of useful life	260	EA	2020
84529	36867	WA HSE Kessler Cabin 09	CR - Component Renewal	Replace Int Wall Finish, Gypsum Board at end of useful life	384	SF	2016
84529	36868	WA HSE Kessler Cabin 09	CR - Component Renewal	Replace Ext Walls, Wood Handrail (52 LF) at end of useful life	52	SF	2020
84529	36869	WA HSE Kessler Cabin 09	CR - Component Renewal	Replace Int Doors, Wood, Hollow Core at end of useful life	5	EA	2015
84529	36870	WA HSE Kessler Cabin 09	CR - Component Renewal	Replace Int Wall Finish, FRP at end of useful life	112	SF	2015
84529	36871	WA HSE Kessler Cabin 09	CR - Component Renewal	Replace Int Ceiling Finish, FRP at end of useful life	15	SF	2015
84529	37271	WA HSE Kessler Cabin 09	CR - Component Renewal	Replace Bradford White hot water heater, 50 Gal at end of useful life	1	EA	2025
84529	37272	WA HSE Kessler Cabin 09	CR - Component Renewal	Replace Gas water heater at end of useful life	1	EA	2018
84529	37272	WA HSE Kessler Cabin 09	CR - Component Renewal	Replace Gas water heater at end of useful life	1	EA	2033
84529	37273	WA HSE Kessler Cabin 09	CR - Component Renewal	Replace Shower with bathtub at end of useful life	1	EA	2017
84529	37274	WA HSE Kessler Cabin 09	CR - Component Renewal	Replace Bathroom sink at end of useful life	1	EA	2015
84529	37275	WA HSE Kessler Cabin 09	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2016
84589	38370	WA HSE 2656 Spelt Rd	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2016
84589	38372	WA HSE 2656 Spelt Rd	CR - Component Renewal	Replace Bathroom toilet at end of useful life	1	EA	2016
84589	38373	WA HSE 2656 Spelt Rd	CR - Component Renewal	Replace Shower with bathtub at end of useful life	1	EA	2015
84589	36961	WA HSE 2656 Spelt Rd	CR - Component Renewal	Replace Ext Doors, Wood, Screen Door at end of useful life	1	EA	2016
84589	36962	WA HSE 2656 Spelt Rd	CR - Component Renewal	Replace Ext Windows, Wood, Screens at end of useful life	20	EA	2016
84589	36963	WA HSE 2656 Spelt Rd	CR - Component Renewal	Replace Roofing, Wood Shakes or Shingles at end of useful life	1,410	SF	2015
84589	36964	WA HSE 2656 Spelt Rd	CR - Component Renewal	Replace Int Wall Finish, FRP at end of useful life	232	SF	2016
84589	36965	WA HSE 2656 Spelt Rd	CR - Component Renewal	Replace Int Ceiling Finish, Plywood at end of useful life	1,170	SF	2021
84589	44551	WA HSE 2656 Spelt Rd	CR - Component Renewal	Replace Int Floor Finish, Metal Floor Grille at end of useful life	6	SF	2016
84589	37381	WA HSE 2656 Spelt Rd	CR - Component Renewal	Replace Bathroom sink at end of useful life	1	EA	2016
84589	37384	WA HSE 2656 Spelt Rd	CR - Component Renewal	Replace Water heater, gas, GE, 40 Gal at end of useful life	1	EA	2016
84589	37384	WA HSE 2656 Spelt Rd	CR - Component Renewal	Replace Water heater, gas, GE, 40 Gal at end of useful life	1	EA	2029
84591	38377	WA HSE 7919 Forrest Dr	CR - Component Renewal	Replace Bathroom toilet at end of useful life	1	EA	2016
84591	38379	WA HSE 7919 Forrest Dr	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2015
84591	44597	WA HSE 7919 Forrest Dr	CR - Component Renewal	Replace Electric baseboard heating throughout at end of useful life	1	EA	2021
84591	37054	WA HSE 7919 Forrest Dr	CR - Component Renewal	Replace Ext Doors, Aluminum, Screen Door at end of useful life	1	EA	2015
84591	37055	WA HSE 7919 Forrest Dr	CR - Component Renewal	Replace Ext Windows, Aluminum, Operable at end of useful life	11	EA	2015
84591	37056	WA HSE 7919 Forrest Dr	CR - Component Renewal	Replace Roofing, Asphalt Shingles at end of useful life	608	SF	2020
84591	37058	WA HSE 7919 Forrest Dr	CR - Component Renewal	Replace Fittings, Counters, Wood at end of useful life	1	EA	2015
84591	37059	WA HSE 7919 Forrest Dr	CR - Component Renewal	Replace Fittings, Cabinets, Wood at end of useful life	2	EA	2020
84591	37062	WA HSE 7919 Forrest Dr	CR - Component Renewal	Replace Int Floor Finish, Linoleum at end of useful life	152	SF	2020
84591	37385	WA HSE 7919 Forrest Dr	CR - Component Renewal	Replace Bradford White hot water heater, 50 Gal at end of useful life	1	EA	2020
84591	37386	WA HSE 7919 Forrest Dr	CR - Component Renewal	Replace Bathroom sink at end of useful life	1	EA	2016
84591	37388	WA HSE 7919 Forrest Dr	CR - Component Renewal	Replace Shower with bathtub at end of useful life	1	EA	2016
84640	41883	WA Hotel Little White	CR - Component Renewal	Replace Water heater at end of useful life	1	EA	2029
84640	7508	WA Hotel Little White	CR - Component Renewal	Replace wood screens at guest room windows at end of projected useful life.	10	EA	2025
84640	6338	WA Hotel Little White	CR - Component Renewal	Replace wood shingles at roof and wrap-around porch at projected end of useful life.	2,200	SF	2030
84640	6344	WA Hotel Little White	CR - Component Renewal	Replace 4x4 ceramic wall tile at bathroom at projected end of useful life.	100	SF	2020
84640	36265	WA Hotel Little White	CR - Component Renewal	Replace 1x1 ceramic tile flooring at bathrooms at projected end of useful life.	80	SF	2016
84647	38381	WA HSE 8059 Loop St	CR - Component Renewal	Replace Bathroom sink at end of useful life	1	EA	2016
84647	38382	WA HSE 8059 Loop St	CR - Component Renewal	Replace Bathroom toilet at end of useful life	1	EA	2016
84647	38383	WA HSE 8059 Loop St	CR - Component Renewal	Replace Shower with bathtub at end of useful life	1	EA	2016

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WAWONA COMPONENT RENEWAL							
84647	38384	WA HSE 8059 Loop St	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2015
84647	41901	WA HSE 8059 Loop St	CR - Component Renewal	Replace Electric baseboard heating throughout at end of useful life	1	EA	2015
84647	37391	WA HSE 8059 Loop St	CR - Component Renewal	Replace American hot water heater, 40 Gal at end of useful life	1	EA	2020
84647	37392	WA HSE 8059 Loop St	CR - Component Renewal	Replace Bathroom sink at end of useful life	1	EA	2016
84647	37393	WA HSE 8059 Loop St	CR - Component Renewal	Replace Bathroom toilet at end of useful life	1	EA	2016
84647	37394	WA HSE 8059 Loop St	CR - Component Renewal	Replace Shower with bathtub at end of useful life	1	EA	2016
84647		WA HSE 8059 Loop St	CR - Component Renewal	Replace asphalt shingle roof covering at end of useful life	1,276	SF	2015
84648	38385	WA HSE 8174 River St	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2016
84648	38386	WA HSE 8174 River St	CR - Component Renewal	Replace Bathroom sink at end of useful life	1	EA	2016
84648	38387	WA HSE 8174 River St	CR - Component Renewal	Replace Bathroom toilet at end of useful life	1	EA	2016
84648	38388	WA HSE 8174 River St	CR - Component Renewal	Replace Shower with bathtub at end of useful life	1	EA	2015
84648	38389	WA HSE 8174 River St	CR - Component Renewal	Replace Water heater, gas, Smith, 50 Gal at end of useful life	1	EA	2020
84648	41902	WA HSE 8174 River St	CR - Component Renewal	Replace Electric baseboard heating throughout at end of useful life	1	EA	2015
84648	37066	WA HSE 8174 River St	CR - Component Renewal	Replace Ext Windows, Aluminum, Screens at end of useful life	12	EA	2021
84648	37397	WA HSE 8174 River St	CR - Component Renewal	Replace Bathroom sink at end of useful life	1	EA	2016
84648	37398	WA HSE 8174 River St	CR - Component Renewal	Replace Bathroom toilet at end of useful life	1	EA	2016
84648	37399	WA HSE 8174 River St	CR - Component Renewal	Replace Shower with bathtub at end of useful life	1	EA	2015
84725	38390	WA HSE 8172 River St	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2016
84725	38393	WA HSE 8172 River St	CR - Component Renewal	Replace Shower with bathtub at end of useful life	1	EA	2015
84725	38394	WA HSE 8172 River St	CR - Component Renewal	Replace Water heater, gas, Penfield at end of useful life	1	EA	2020
84725	44599	WA HSE 8172 River St	CR - Component Renewal	Replace Electric baseboard heating throughout at end of useful life	1	EA	2020
84725	36951	WA HSE 8172 River St	CR - Component Renewal	Replace Ext Windows, Aluminum, Screens at end of useful life	9	EA	2025
84725	36952	WA HSE 8172 River St	CR - Component Renewal	Replace Fireplace Chimney 2 at end of useful life	1	EA	2016
84725	36954	WA HSE 8172 River St	CR - Component Renewal	Replace Ext Doors, Wood, Hollow Core w/ window at end of useful life	2	EA	2015
84725	8361	WA HSE 8172 River St	CR - Component Renewal	Replace door; old with scratches and hinge marks	1	EA	2016
84725	37402	WA HSE 8172 River St	CR - Component Renewal	Replace Bathroom sink at end of useful life	1	EA	2016
84725	37403	WA HSE 8172 River St	CR - Component Renewal	Replace Bathroom toilet at end of useful life	1	EA	2016
84739	38397	WA HSE 7951 Wawona Way	CR - Component Renewal	Replace Bathroom toilet at end of useful life	1	EA	2016
84739	38398	WA HSE 7951 Wawona Way	CR - Component Renewal	Replace Shower with bathtub at end of useful life	1	EA	2016
84739	38399	WA HSE 7951 Wawona Way	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2015
84739	44602	WA HSE 7951 Wawona Way	CR - Component Renewal	Replace Electric baseboard heating throughout at end of useful life	1	EA	2020
84739	36969	WA HSE 7951 Wawona Way	CR - Component Renewal	Replace Ext Windows, Wood, Vents at end of useful life	2	EA	2016
84739	36970	WA HSE 7951 Wawona Way	CR - Component Renewal	Replace Ext Doors, Wood, Sliding at end of useful life	1	EA	2015
84739	36972	WA HSE 7951 Wawona Way	CR - Component Renewal	Replace Roof Finished, Soffits, Split Wood at end of useful life	196	SF	2015
84739	36973	WA HSE 7951 Wawona Way	CR - Component Renewal	Replace Ext Walls, Shingle Siding at end of useful life	2,690	SF	2021
84739	36974	WA HSE 7951 Wawona Way	CR - Component Renewal	Replace Fittings, Counters, Plastic Laminate at end of useful life	1	EA	2015
84739	36975	WA HSE 7951 Wawona Way	CR - Component Renewal	Replace Fittings, Cabinets, Wood at end of useful life	20	EA	2020
84739	36976	WA HSE 7951 Wawona Way	CR - Component Renewal	Replace Int Wall Finish, Wood Paneling at end of useful life	976	SF	2020
84739	36978	WA HSE 7951 Wawona Way	CR - Component Renewal	Replace Int Ceiling Finish, Acoustical Tile at end of useful life	48	SF	2015
84739	36980	WA HSE 7951 Wawona Way	CR - Component Renewal	Replace Int Ceiling Finish, Exposed Wood at end of useful life	840	SF	2021
84739	37406	WA HSE 7951 Wawona Way	CR - Component Renewal	Replace American hot water heater, 40 Gal at end of useful life	1	EA	2022
84739	37407	WA HSE 7951 Wawona Way	CR - Component Renewal	Replace Bathroom sink at end of useful life	1	EA	2015
84739		WA HSE 7951 Wawona Way	CR - Component Renewal	Replace metal roofing at end of useful life	1,609	SF	2015
84747	7523	WA Hotel Clark	CR - Component Renewal	Replace wood screens at all guest room windows at end of projected useful life.	28	EA	2030
84747	6142	WA Hotel Clark	CR - Component Renewal	Replace wall covering in all bedroom areas at end of projected useful life.	200	SF	2034

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WAWONA COMPONENT RENEWAL							
84747	6137	WA Hotel Clark	CR - Component Renewal	Replace ceramic tile at all bathrooms at end of projected useful life.	200	SF	2016
84747	7524	WA Hotel Clark	CR - Component Renewal	Replace ceramic tile tub surrounds at end of projected useful life.	100	SF	2020
84758	38400	WA HSE 2631 West Bruce Rd	CR - Component Renewal	Replace Bryant gas furnace at end of useful life	1	EA	2020
84758	38402	WA HSE 2631 West Bruce Rd	CR - Component Renewal	Replace Water heater, gas, BT 80 31 at end of useful life	1	EA	2020
84758	38403	WA HSE 2631 West Bruce Rd	CR - Component Renewal	Replace Bathroom sink at end of useful life	1	EA	2016
84758	38404	WA HSE 2631 West Bruce Rd	CR - Component Renewal	Replace Bathroom toilet at end of useful life	1	EA	2016
84758	38406	WA HSE 2631 West Bruce Rd	CR - Component Renewal	Replace Kitchen sink, upstairs at end of useful life	1	EA	2016
84758	38407	WA HSE 2631 West Bruce Rd	CR - Component Renewal	Replace Upstairs bathroom sink at end of useful life	1	EA	2016
84758	38408	WA HSE 2631 West Bruce Rd	CR - Component Renewal	Replace Upstairs bathroom toilet at end of useful life	1	EA	2016
84758	38410	WA HSE 2631 West Bruce Rd	CR - Component Renewal	Replace Master bathroom sink at end of useful life	1	EA	2016
84758	38411	WA HSE 2631 West Bruce Rd	CR - Component Renewal	Replace Master bathroom toilet at end of useful life	1	EA	2016
84758	44834	WA HSE 2631 West Bruce Rd	CR - Component Renewal	Replace Master shower with bathtub at end of useful life	1	EA	2016
84758	37067	WA HSE 2631 West Bruce Rd	CR - Component Renewal	Replace Ext Windows, Aluminum Screens at end of useful life	9	EA	2025
84758	37068	WA HSE 2631 West Bruce Rd	CR - Component Renewal	Replace Roofing, Gutters and Downspouts, GSM (176 elf) at end of useful life	176	SF	2019
84758	37069	WA HSE 2631 West Bruce Rd	CR - Component Renewal	Replace Int Wall Finish, Composite Wood Paneling at end of useful life	2,432	SF	2019
84758	37071	WA HSE 2631 West Bruce Rd	CR - Component Renewal	Replace Plumbing Fixture, Bathtub at end of useful life	1	EA	2015
84758	37424	WA HSE 2631 West Bruce Rd	CR - Component Renewal	Replace Master shower with bathtub at end of useful life	1	EA	2016
84758		WA HSE 2631 West Bruce Rd	CR - Component Renewal	Replace asphalt shingle roof covering at end of useful life	2,436	SF	2015
84774	7739	WA Hotel Moore Cottage	CR - Component Renewal	Replace wood shingle roofing at projected end of useful life.	3,340	SF	2020
84774	7740	WA Hotel Moore Cottage	CR - Component Renewal	Replace FRP covered plywood vanity (48" long) at projected end of useful life.	2	EA	2015
84774	9531	WA Hotel Moore Cottage	CR - Component Renewal	Install pipe hangers to UPC code. Visible signs of sagging in pipes given a potential for leaks and brakes in piping. Design life has been surpassed potential for breaks and cracking in pipes. Fix when required or have a further detailed inspection on plumbing conditions.	1	EA	2020
84774	9542	WA Hotel Moore Cottage	CR - Component Renewal	Replace electric water heater. past design life	3	EA	2026
84783	44622	WA Store/Gift	CR - Component Renewal	Replace Electric baseboard heating throughout at end of useful life	1	EA	2016
84783	44623	WA Store/Gift	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2022
84783	44624	WA Store/Gift	CR - Component Renewal	Replace Plumbing fixture, sink, restroom at end of useful life	1	EA	2023
84783	44625	WA Store/Gift	CR - Component Renewal	Replace Plumbing fixture, toilet at end of useful life	1	EA	2015
84783	6274	WA Store/Gift	CR - Component Renewal	Replace board and batten siding at all exterior walls at end of projected useful life. Siding that has been recently replaced as deferred maintenance work can remain.	23,795	SF	2025
84783	6270	WA Store/Gift	CR - Component Renewal	Replace foundation vents at end of projected useful life.	3	SF	2020
84783	6406	WA Store/Gift	CR - Component Renewal	MDF above plywood wainscot in sink storage room is stained and deteriorated. Replace in 5 years.	100	SF	2015
84783	6410	WA Store/Gift	CR - Component Renewal	Replace ceiling at storage at end of projected useful life.	610	SF	2015
84785	6358	WA Stables	CR - Component Renewal	Base cabinet and counter in office have components that are worn, cabinet boxes are showing signs of degradation, operating components are wearing out. Replace base cabinet and counter as component renewal at projected end of useful life.	24	EA	2025
84785	36372	WA Stables	CR - Component Renewal	Replace Signage, Exterior Signage, 8' x 8" Wood Board Sign, each at end of useful life	1	EA	2015
84785	36373	WA Stables	CR - Component Renewal	Replace Fence, Wood Board Corral Fence, 5 Feet Tall, 4 Cross Beams, per LF at end of useful life	150	EA	2015
84785	36373	WA Stables	CR - Component Renewal	Replace Fence, Wood Board Corral Fence, 5 Feet Tall, 4 Cross Beams, per LF at end of useful life	150	EA	2030
84785	36375	WA Stables	CR - Component Renewal	Replace Fence, Gate, Metal Corral Gate, 5 Feet Tall, 10 Feet Width, each at end of useful life	5	EA	2016
84785	36376	WA Stables	CR - Component Renewal	Replace Fence, Wood Split Rail Fence, 4 Rail Height, per LF at end of useful life	300	EA	2015
84785	36376	WA Stables	CR - Component Renewal	Replace Fence, Wood Split Rail Fence, 4 Rail Height, per LF at end of useful life	300	EA	2030
84785	36377	WA Stables	CR - Component Renewal	Replace Parking Stop, Wood Log Parking Stop, per LF at end of useful life	150	EA	2015
84785	36377	WA Stables	CR - Component Renewal	Replace Parking Stop, Wood Log Parking Stop, per LF at end of useful life	150	EA	2030
84785	36378	WA Stables	CR - Component Renewal	Replace Potable Water Distribution, Exterior Faucet, Metal, 3/4" hookup, each at end of useful life	4	EA	2015

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WAWONA COMPONENT RENEWAL							
84813	8952	WA Hotel Washburn	CR - Component Renewal	Replace interior wallpaper finishes throughout building at projected end of useful life.	7,900	SF	2020
84829	5913	WA Hotel Annex	CR - Component Renewal	Replace 1x3 T&G wood porch decking at end of projected useful life.	12,435	SF	2030
84829	5644	WA Hotel Annex	CR - Component Renewal	Replace wood window screens at guest rooms at end of projected useful life.	91	EA	2028
84829	5897	WA Hotel Annex	CR - Component Renewal	Replace 6x6 ceramic tile floor at Golf Shop at projected end of useful life.	133	SF	2015
84829	5893	WA Hotel Annex	CR - Component Renewal	Replace FRP wall paneling at Golf Shop at projected end of useful life.	175	SF	2025
84829	9390	WA Hotel Annex	CR - Component Renewal	Replace pumps with similar specifications.	2	EA	2034
84829	9392	WA Hotel Annex	CR - Component Renewal	replace condensate pump transfer with similar specifications.	1	EA	2034
84829	9400	WA Hotel Annex	CR - Component Renewal	Replace pool filter system with similar specifications.	1	EA	2024
84829	9436	WA Hotel Annex	CR - Component Renewal	Replace evaporative cooler with similar specifications.	1	EA	2016
84829	9437	WA Hotel Annex	CR - Component Renewal	Replace hydronic space heater with similar specifications.	1	EA	2031
84829	9437	WA Hotel Annex	CR - Component Renewal	Replace hydronic space heater with similar specifications.	1	EA	2034
84832	44654	WA Hotel Main Bldg	CR - Component Renewal	Replace Electric water heater, 80 gallon at end of useful life	1	EA	2026
84832	9107	WA Hotel Main Bldg	CR - Component Renewal	Replace exhaust bathroom fan in men's and women's restrooms first and second floor with similar specifications. Men's exhaust fan has loud vibrating notice. Replace before design life expires.	4	EA	2025
84832	41455	WA Hotel Main Bldg	CR - Component Renewal	Replace Bathroom exhaust fan at end of useful life	2	EA	2015
84832	41455	WA Hotel Main Bldg	CR - Component Renewal	Replace Bathroom exhaust fan at end of useful life	2	EA	2030
84832	9125	WA Hotel Main Bldg	CR - Component Renewal	Replace electric wall heaters in men's and women's restrooms.	3	EA	2016
84832	9125	WA Hotel Main Bldg	CR - Component Renewal	Replace electric wall heaters in men's and women's restrooms.	3	EA	2026
84832	41456	WA Hotel Main Bldg	CR - Component Renewal	Replace Electric women's Wall Heaters at end of useful life	2	EA	2016
84832	41456	WA Hotel Main Bldg	CR - Component Renewal	Replace Electric women's Wall Heaters at end of useful life	2	EA	2026
84832	9190	WA Hotel Main Bldg	CR - Component Renewal	replace kitchen exhaust fan with similar specifications.	1	EA	2033
84832	9239	WA Hotel Main Bldg	CR - Component Renewal	Install proper insulation around duct work in non conditioned space. Quantity in LF.	100	EA	2034
84832	9278	WA Hotel Main Bldg	CR - Component Renewal	Replace air handling unit with similar specifications	1	EA	2034
84832	9331	WA Hotel Main Bldg	CR - Component Renewal	Replace electric wall heater in Women's upper level restroom with similar specifications.	1	EA	2020
84832	41459	WA Hotel Main Bldg	CR - Component Renewal	Replace Air handling unit in attic at end of useful life	1	EA	2034
84832	41461	WA Hotel Main Bldg	CR - Component Renewal	Replace Exhaust fans in women's and men's bath(shower Rooms) each Room has two exhaust fans at end of useful life	4	EA	2015
84832	41461	WA Hotel Main Bldg	CR - Component Renewal	Replace Exhaust fans in women's and men's bath(shower Rooms) each Room has two exhaust fans at end of useful life	4	EA	2030
84832	41462	WA Hotel Main Bldg	CR - Component Renewal	Replace Electric baseboard heater in Men's upper restroom. at end of useful life	1	EA	2026
84832	41462	WA Hotel Main Bldg	CR - Component Renewal	Replace Electric baseboard heater in Men's upper restroom. at end of useful life	1	EA	2029
84832	9329	WA Hotel Main Bldg	CR - Component Renewal	Replace baseboard heater with similar specifications.	1	EA	2028
84832	9335	WA Hotel Main Bldg	CR - Component Renewal	Remove existing baseboard heater under sink. Install additional wall heater if determined the need	1	EA	2028
84832	9329	WA Hotel Main Bldg	CR - Component Renewal	Replace baseboard heater with similar specifications.	1	EA	2029
84832	9335	WA Hotel Main Bldg	CR - Component Renewal	Remove existing baseboard heater under sink. Install additional wall heater if determined the need	1	EA	2029
84832	9340	WA Hotel Main Bldg	CR - Component Renewal	Replace guest electric baseboard heaters with similar specifications.	28	EA	2033
84832	9340	WA Hotel Main Bldg	CR - Component Renewal	Replace guest electric baseboard heaters with similar specifications.	28	EA	2034
84832	41463	WA Hotel Main Bldg	CR - Component Renewal	Replace Electric wall heater in women's upper floor restroom at end of useful life	1	EA	2020
84832	41464	WA Hotel Main Bldg	CR - Component Renewal	Replace Guest Room electric baseboard heater at end of useful life	28	EA	2033
84832	41464	WA Hotel Main Bldg	CR - Component Renewal	Replace Guest Room electric baseboard heater at end of useful life	28	EA	2034
84832	41482	WA Hotel Main Bldg	CR - Component Renewal	Replace Space hydronic heater at end of useful life	2	EA	2033
84832	41482	WA Hotel Main Bldg	CR - Component Renewal	Replace Space hydronic heater at end of useful life	2	EA	2034
99119	6065	WA Slaughter House	CR - Component Renewal	Replace corrugated metal roofing at end of projected life.	340	SF	2015
230604	44496	WA SITE Hotel Pavement Parking	CR - Component Renewal	Replace Pedestrian Path, Soil and Gravel Walkway at end of useful life	1,000	SF	2015
230604	44496	WA SITE Hotel Pavement Parking	CR - Component Renewal	Replace Pedestrian Path, Soil and Gravel Walkway at end of useful life	1,000	SF	2030

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
WAWONA COMPONENT RENEWAL							
230604	36462	WA SITE Hotel Pavement Parking	CR - Component Renewal	Replace Tennis Court Lighting at end of useful life	2	EA	2031
230604	36572	WA SITE Hotel Pavement Parking	CR - Component Renewal	Replace Plain Chain link Fencing, 12' ht - no attached fabric at end of useful life	360	LF	2016
230604	36572	WA SITE Hotel Pavement Parking	CR - Component Renewal	Replace Plain Chain link Fencing, 12' ht - no attached fabric at end of useful life	360	LF	2022

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
WAWONA DEFERRED MAINTENANCE							
10097	8024	WA HSE 8170 River St	DM - Deferred Maintenance	Repair hole in wall near North fireplace	1	SF	2010
10097	8029	WA HSE 8170 River St	DM - Deferred Maintenance	Remediate insect damage; South, East and West	1	SF	2010
10097	8030	WA HSE 8170 River St	DM - Deferred Maintenance	Replace missing screens on upper South window and East windows	3	EA	2010
10097	8032	WA HSE 8170 River St	DM - Deferred Maintenance	Repair bent screen on West side; not properly installed	1	EA	2010
10097	8037	WA HSE 8170 River St	DM - Deferred Maintenance	Repair roof stains and rust at vent pipe; reinstall metal roof gasket hanging on left side; East	1	SF	2010
10097	8035	WA HSE 8170 River St	DM - Deferred Maintenance	Paint raw wood trim around exterior wood door	1	EA	2010
10097	8026	WA HSE 8170 River St	DM - Deferred Maintenance	Repair damaged canopy	1	SF	2010
10097	8023	WA HSE 8170 River St	DM - Deferred Maintenance	Repaint fascia on North side	60	SF	2010
10097	8022	WA HSE 8170 River St	DM - Deferred Maintenance	Repair CMU fireplace damage and remove moss on North side	1	EA	2010
10097	8040	WA HSE 8170 River St	DM - Deferred Maintenance	Repair stained FRP at bathtub	1	SF	2010
10097	8041	WA HSE 8170 River St	RMDM - RM Defer Maintenance	Replace stained carpet in downstairs bedroom	18	SF	2010
10097	8043	WA HSE 8170 River St	DM - Deferred Maintenance	Repair walls where drapery hardware was removed in Dining and Living Rooms	1	SF	2010
10097	8046	WA HSE 8170 River St	DM - Deferred Maintenance	Replace missing light shade in Dining room	1	EA	2010
10097	8049	WA HSE 8170 River St	DM - Deferred Maintenance	Add non-breakable lens to Pantry light	1	EA	2010
10097	8048	WA HSE 8170 River St	DM - Deferred Maintenance	Repair damaged door front and drawer and add magnetic latches to keep doors closed in Kitchen	1	EA	2010
10097	8052	WA HSE 8170 River St	DM - Deferred Maintenance	Fireplace currently does not function; repair to allow for use	1	EA	2010
10097	8053	WA HSE 8170 River St	DM - Deferred Maintenance	Repair scratches on door in upstairs south bedroom	1	EA	2010
10097	8054	WA HSE 8170 River St	DM - Deferred Maintenance	Repair scratches on closet doors in upstairs north and south bedrooms	2	EA	2010
10097	8055	WA HSE 8170 River St	DM - Deferred Maintenance	Repair cracked and broken handrail	1	SF	2010
10097	8056	WA HSE 8170 River St	DM - Deferred Maintenance	Repair warped wall paneling in corner of south bedroom	1	SF	2010
10106	10579	WA HSE 8162 River St	DM - Deferred Maintenance	Remove moss from fireplace chimney; North	1	EA	2010
10106	10580	WA HSE 8162 River St	DM - Deferred Maintenance	Repair spalling foundation; North and East	9	SF	2010
10106	10581	WA HSE 8162 River St	DM - Deferred Maintenance	Refinish siding; North and South	40	SF	2010
10106	10585	WA HSE 8162 River St	RMDM - RM Defer Maintenance	Replace stained carpet in living room	144	SF	2010
10106	10582	WA HSE 8162 River St	DM - Deferred Maintenance	Repair crack in siding; South	2	SF	2010
10106	10583	WA HSE 8162 River St	DM - Deferred Maintenance	Remediate mold from siding; South	1	SF	2010
10106	10584	WA HSE 8162 River St	DM - Deferred Maintenance	Repair trim at deck cracked; South	1	SF	2010
83653	7572	WA HSE Kessler Cabin 11 - Linen House	DM - Deferred Maintenance	Repair cracks and holes in wood board siding; North	1	SF	2010
83653	7573	WA HSE Kessler Cabin 11 - Linen House	DM - Deferred Maintenance	Repair cracks and holes in siding; South	1	SF	2010
83653	7574	WA HSE Kessler Cabin 11 - Linen House	DM - Deferred Maintenance	Repair cracks and holes in wood board siding; West	1	SF	2010
83653	7580	WA HSE Kessler Cabin 11 - Linen House	DM - Deferred Maintenance	Repair loose door seal at bottom of door	1	EA	2010
83692	4303	WA HSE Kessler Cabin 01	DM - Deferred Maintenance	Replace 2 electrical outlets which have an open ground located in the entry area of the weight room or recreation room	2	EA	2010
83692	4309	WA HSE Kessler Cabin 01	DM - Deferred Maintenance	Replace Electrical outlets in kitchen between refrigerator and sink which have an open ground	2	EA	2010
83692	4311	WA HSE Kessler Cabin 01	DM - Deferred Maintenance	Replace 2 electrical outlets in living room which have an open ground	2	EA	2010
83692	7444	WA HSE Kessler Cabin 01	DM - Deferred Maintenance	Repair broken wood board siding near attic vent; West	1	SF	2010
83692	7454	WA HSE Kessler Cabin 01	DM - Deferred Maintenance	Repair chipped interior window frame; Bedroom	1	EA	2010
83692	7448	WA HSE Kessler Cabin 01	DM - Deferred Maintenance	Reinstall wood louvered doors; Bedroom	2	EA	2010
83692	7456	WA HSE Kessler Cabin 01	RMDM - RM Defer Maintenance	Replace carpet in Living Room / Kitchen	50	SF	2010
83692	4312	WA HSE Kessler Cabin 01	CRDM - Component Renewal Defer Maint	Replace missing electrical meter	1	EA	2016
83695	4316	WA HSE Kessler Cabin 02	DM - Deferred Maintenance	Replace 1 electrical outlet in the bedroom which has an open ground	1	EA	2010
83695	4317	WA HSE Kessler Cabin 02	DM - Deferred Maintenance	Replace 1 GFCI electrical outlet in the kitchen which has an open ground	1	EA	2010
83695	7473	WA HSE Kessler Cabin 02	DM - Deferred Maintenance	Repair shed foundation; West	1	SF	2010
83695	7474	WA HSE Kessler Cabin 02	DM - Deferred Maintenance	Repair chipped rafter; West	1	SF	2010
83695	7476	WA HSE Kessler Cabin 02	DM - Deferred Maintenance	Repair holes and cracks in walls; North and East	1	SF	2010
83695	7479	WA HSE Kessler Cabin 02	DM - Deferred Maintenance	Repair loose window screen and chipped window frame; East	1	EA	2010
83695	7494	WA HSE Kessler Cabin 02	DM - Deferred Maintenance	Repair door; currently unlevel; North	1	EA	2010
83695	7477	WA HSE Kessler Cabin 02	DM - Deferred Maintenance	Repair hole in wood board siding; North	1	SF	2010
83695	7489	WA HSE Kessler Cabin 02	DM - Deferred Maintenance	Repair or replace louvered vent; blades missing on shed vent; West	1	SF	2010
83695	7501	WA HSE Kessler Cabin 02	DM - Deferred Maintenance	Repair chips at closet corner and holes near TV	1	SF	2010

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WAWONA DEFERRED MAINTENANCE							
83695	7503	WA HSE Kessler Cabin 02	RMDM - RM Defer Maintenance	Repaint Bathroom wall behind toilet	5	SF	2010
83733	4527	WA HSE 8075 Chilnualna	DM - Deferred Maintenance	Replace 1 GFCI electrical outlet in bathroom by bedroom #2 with new unit. The outlet is not tripping and has an open ground.	1	EA	2010
83733	10740	WA HSE 8075 Chilnualna	DM - Deferred Maintenance	Remove stains on FRP; Laundry	1	SF	2010
83733	10741	WA HSE 8075 Chilnualna	DM - Deferred Maintenance	Remove mold mark in Bathroom	1	SF	2010
83733	10745	WA HSE 8075 Chilnualna	DM - Deferred Maintenance	Repair damaged corner	5	SF	2010
83733	10743	WA HSE 8075 Chilnualna	DM - Deferred Maintenance	Repair stained carpet in Bedroom	9	SF	2010
83733	10744	WA HSE 8075 Chilnualna	DM - Deferred Maintenance	Repair uneven floor by refrigerator; Living Room/Kitchen	6	SF	2010
83733	10724	WA HSE 8075 Chilnualna	CRDM - Component Renewal Defer Maint	Replace wall boards which are weathered and broken; East	4	SF	2016
83733	10742	WA HSE 8075 Chilnualna	CRDM - Component Renewal Defer Maint	Replace rotten floor under hot water heater	9	SF	2016
83745	4499	WA HSE 7809 Chilnuala	DM - Deferred Maintenance	Replace 1 electrical outlet in living room with an open ground	1	EA	2010
83745	4500	WA HSE 7809 Chilnuala	DM - Deferred Maintenance	Replace 1 electrical outlet in the bedroom which has an open ground	1	EA	2010
83745	11609	WA HSE 7809 Chilnuala	DM - Deferred Maintenance	Repair damaged soffit; South	5	SF	2010
83745	11611	WA HSE 7809 Chilnuala	DM - Deferred Maintenance	Refinish paneling in Bathroom	10	SF	2010
83745	11608	WA HSE 7809 Chilnuala	CRDM - Component Renewal Defer Maint	Replace damaged floor decking; South	6	SF	2016
83748	4433	WA HSE 8047 Blue Jay Way	DM - Deferred Maintenance	Replace 1 GFCI electrical outlet in the kitchen that has an open ground	1	EA	2010
83748	4434	WA HSE 8047 Blue Jay Way	DM - Deferred Maintenance	Repair flex conduit connection that has separated from bushing on the electrical service entrance	1	EA	2010
83748	11628	WA HSE 8047 Blue Jay Way	DM - Deferred Maintenance	Refinish underside of canopy; South	30	SF	2010
83748	11630	WA HSE 8047 Blue Jay Way	DM - Deferred Maintenance	Repaint chipped gutter; South	6	SF	2010
83748	11633	WA HSE 8047 Blue Jay Way	DM - Deferred Maintenance	Repair water damaged soffit; North	8	SF	2010
83748	11636	WA HSE 8047 Blue Jay Way	DM - Deferred Maintenance	Repair cracked siding; West	1,400	SF	2010
83748	11638	WA HSE 8047 Blue Jay Way	RMDM - RM Defer Maintenance	Replace stained and chipped floor; Kitchen	144	SF	2010
83748	11640	WA HSE 8047 Blue Jay Way	DM - Deferred Maintenance	Repair chipped countertop; Kitchen	1	EA	2010
83748	11642	WA HSE 8047 Blue Jay Way	DM - Deferred Maintenance	Repair damaged wood panel walls in living room near window	4	SF	2010
83748	11645	WA HSE 8047 Blue Jay Way	DM - Deferred Maintenance	Refinish and caulk bathtub	1	EA	2010
83748	11646	WA HSE 8047 Blue Jay Way	DM - Deferred Maintenance	Repair damaged screen door	1	EA	2010
83748	11631	WA HSE 8047 Blue Jay Way	CRDM - Component Renewal Defer Maint	Replace damaged downspout; Southwest	10	SF	2016
83748	11632	WA HSE 8047 Blue Jay Way	CRDM - Component Renewal Defer Maint	Replace damaged door; East	1	EA	2016
83748	11641	WA HSE 8047 Blue Jay Way	CRDM - Component Renewal Defer Maint	Replace damaged int closet door in bedroom	1	EA	2016
83752	4412	WA HSE Kessler Cabin 12	DM - Deferred Maintenance	Replace 1 electrical outlet to the right of the door which has an open ground	1	EA	2010
83752	7559	WA HSE Kessler Cabin 12	DM - Deferred Maintenance	Remediate mold on foundation and lower portion of brick walls; North, South, East, West	270	SF	2010
83752	7560	WA HSE Kessler Cabin 12	DM - Deferred Maintenance	Repair crack in brick mortar and existing repair; South	1	SF	2010
83752	7561	WA HSE Kessler Cabin 12	DM - Deferred Maintenance	Repair hole in wall; West	1	SF	2010
83752	7562	WA HSE Kessler Cabin 12	DM - Deferred Maintenance	Repair and refinish wall where something was mounted and removed; North	5	SF	2010
83752	7563	WA HSE Kessler Cabin 12	DM - Deferred Maintenance	Install window screens on North side windows; missing	6	EA	2010
83752	7564	WA HSE Kessler Cabin 12	DM - Deferred Maintenance	Replace weather stripping on windows; weather stripping is coming off on South window	5	EA	2010
83752	7568	WA HSE Kessler Cabin 12	DM - Deferred Maintenance	Repair chipped int door	1	EA	2010
83752	7565	WA HSE Kessler Cabin 12	DM - Deferred Maintenance	Clean stained carpet at entry	10	SF	2010
83752	7569	WA HSE Kessler Cabin 12	DM - Deferred Maintenance	Repair chips in wall at Bathroom entry	1	SF	2010
83752	7570	WA HSE Kessler Cabin 12	DM - Deferred Maintenance	Repair cracked wall at the side of 12B entry	1	SF	2010
83752	7567	WA HSE Kessler Cabin 12	DM - Deferred Maintenance	Repair hole in gyp board ceiling	1	SF	2010
83758	4403	WA HSE Kessler Cabin 10	DM - Deferred Maintenance	Replace 1 GFCI electrical outlet in kitchen which has an open ground	1	EA	2010
83758	4408	WA HSE Kessler Cabin 10	DM - Deferred Maintenance	Replace 1 electrical outlet which has an open ground	1	EA	2010
83758	4409	WA HSE Kessler Cabin 10	DM - Deferred Maintenance	Replace 1 electrical outlet in Bedroom B and 1 electrical outlet in Bedroom C that both have open grounds	2	EA	2010
83758	4411	WA HSE Kessler Cabin 10	DM - Deferred Maintenance	Replace 1 GFCI electrical outlet that has an open ground	1	EA	2010
83758	7759	WA HSE Kessler Cabin 10	DM - Deferred Maintenance	Repair holes in fascia above window; North	1	SF	2010
83758	7760	WA HSE Kessler Cabin 10	DM - Deferred Maintenance	Repair crack under south window and crack under East window	1	SF	2010
83758	7762	WA HSE Kessler Cabin 10	DM - Deferred Maintenance	Repair mortar at East window	1	SF	2010
83758	7761	WA HSE Kessler Cabin 10	DM - Deferred Maintenance	Caulk windows at glass; West and East 4 windows total	4	EA	2010
83758	7774	WA HSE Kessler Cabin 10	DM - Deferred Maintenance	Repair chipped door near latch; 10C	1	EA	2010

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WAWONA DEFERRED MAINTENANCE							
83758	7776	WA HSE Kessler Cabin 10	DM - Deferred Maintenance	Repair chipped door edge in Bathroom	1	EA	2010
83758	7770	WA HSE Kessler Cabin 10	DM - Deferred Maintenance	Repair cracked pantry wall	1	SF	2010
83758	7771	WA HSE Kessler Cabin 10	DM - Deferred Maintenance	Repair holes in Bathroom wall	1	SF	2010
83758	7773	WA HSE Kessler Cabin 10	DM - Deferred Maintenance	Seal joint between wall and ceiling in Bathroom	8	SF	2010
83758	7763	WA HSE Kessler Cabin 10	DM - Deferred Maintenance	Repair gap in wood above West window	1	SF	2010
83759	4430	WA HSE 8030 Raccoon Rd	DM - Deferred Maintenance	Replace 3 GFCI electrical outlets in the kitchen which will not trip and have an open ground	3	EA	2010
83759	4431	WA HSE 8030 Raccoon Rd	DM - Deferred Maintenance	Replace 1 GFCI electrical outlet in bathroom which will not trip and has an open ground	1	EA	2010
83759	8086	WA HSE 8030 Raccoon Rd	DM - Deferred Maintenance	Repair crack in foundation and replace missing stone on East	1	SF	2010
83759	8088	WA HSE 8030 Raccoon Rd	DM - Deferred Maintenance	Repair rotting rear porch floor beams; South (6 Beams)	6	SF	2010
83759	8089	WA HSE 8030 Raccoon Rd	DM - Deferred Maintenance	Repair soffit; looks moldy on west and north side	1	SF	2010
83759	8087	WA HSE 8030 Raccoon Rd	DM - Deferred Maintenance	Repair crawl space vents; missing or damaged (4 EA)	4	SF	2010
83759	8094	WA HSE 8030 Raccoon Rd	DM - Deferred Maintenance	Repair hole in wood board	1	SF	2010
83759	8128	WA HSE 8030 Raccoon Rd	DM - Deferred Maintenance	Refinish crawl space walls	30	SF	2010
83759	8124	WA HSE 8030 Raccoon Rd	DM - Deferred Maintenance	Refinish door and trim	1	EA	2010
83759	8126	WA HSE 8030 Raccoon Rd	DM - Deferred Maintenance	Repair and repaint gsm gutters	64	SF	2010
83759	8143	WA HSE 8030 Raccoon Rd	DM - Deferred Maintenance	Repair wood steps; 3 steps are cracked one of which is in the dirt; East	9	SF	2010
83759	8140	WA HSE 8030 Raccoon Rd	RMDM - RM Defer Maintenance	Refinish damaged screens on West side windows (2 EA)	2	EA	2010
83759	8141	WA HSE 8030 Raccoon Rd	DM - Deferred Maintenance	Replace missing screen on East window (1 EA)	1	EA	2010
83759	8142	WA HSE 8030 Raccoon Rd	DM - Deferred Maintenance	Repair loose board on front deck and repair chipped deck edge	1	SF	2010
83761	10226	WA HSE 8027 Koon Hollar Rd	DM - Deferred Maintenance	Repair rotten bottom siding; East	20	SF	2010
83761	10227	WA HSE 8027 Koon Hollar Rd	DM - Deferred Maintenance	Repair broken batten; South	1	SF	2010
83761	10231	WA HSE 8027 Koon Hollar Rd	DM - Deferred Maintenance	Repaint wall at gate; South	3	SF	2010
83761	10235	WA HSE 8027 Koon Hollar Rd	DM - Deferred Maintenance	Reattach and refinish lattice; South and West	60	SF	2010
83761	10233	WA HSE 8027 Koon Hollar Rd	DM - Deferred Maintenance	Repair rotten stoop; East	4	SF	2010
83761	10223	WA HSE 8027 Koon Hollar Rd	DM - Deferred Maintenance	Remove soil from bottom of trim board; East	20	SF	2010
83761	10229	WA HSE 8027 Koon Hollar Rd	DM - Deferred Maintenance	Refinish door and repair cracked trim; South	1	EA	2010
84522	7148	WA HSE Kessler Cabin 03	DM - Deferred Maintenance	Repair interior shed wall; moldy from past leak	15	SF	2010
84523	7151	WA HSE Kessler Cabin 04	DM - Deferred Maintenance	Repair cracked rafter; East	1	SF	2010
84523	7157	WA HSE Kessler Cabin 04	DM - Deferred Maintenance	Repair chipped threshold; South door	10	SF	2010
84523	7150	WA HSE Kessler Cabin 04	DM - Deferred Maintenance	Repair chipped int panel door	1	EA	2010
84524	4325	WA HSE Kessler Cabin 05	DM - Deferred Maintenance	Replace electrical switch in shed next to cabin 5 because photocell is not working	1	EA	2010
84524	4424	WA HSE Kessler Cabin 05	DM - Deferred Maintenance	Replace 1 electrical outlet along right wall above electric baseboard heater which has an open ground	1	EA	2010
84524	7191	WA HSE Kessler Cabin 05	DM - Deferred Maintenance	Repair cracked concrete stoop; South	4	SF	2010
84524	7172	WA HSE Kessler Cabin 05	DM - Deferred Maintenance	Replace missing stone; Kessler #5 side	1	SF	2010
84524	7173	WA HSE Kessler Cabin 05	DM - Deferred Maintenance	Repair damaged rafters; South	5	SF	2010
84524	7176	WA HSE Kessler Cabin 05	DM - Deferred Maintenance	Repair three holes in fascia; West	1	SF	2010
84524	7187	WA HSE Kessler Cabin 05	DM - Deferred Maintenance	Repair damaged gutters; South and West	2	SF	2010
84524	7193	WA HSE Kessler Cabin 05	LMAC - Legis Mandate Accessibility	Repair metal handrail; does not meet ADA requirements	1	SF	2010
84524	7194	WA HSE Kessler Cabin 05	DM - Deferred Maintenance	Repair weather damage and stop it from dragging across the carpet	1	EA	2010
84524	7198	WA HSE Kessler Cabin 05	DM - Deferred Maintenance	Repair uneven bathroom floor	15	SF	2010
84524	7195	WA HSE Kessler Cabin 05	CRDM - Component Renewal Defer Maint	Replace stained restroom sink	1	EA	2016
84525	4425	WA HSE Kessler Cabin 06	DM - Deferred Maintenance	Replace 1 electrical outlet above electric baseboard heater which has an open ground	1	EA	2010
84525	7204	WA HSE Kessler Cabin 06	DM - Deferred Maintenance	Repair gap between shelf and ceiling in bathroom	1	EA	2010
84525	7202	WA HSE Kessler Cabin 06	DM - Deferred Maintenance	Repair uneven bathroom floor	15	SF	2010
84526	4386	WA HSE Kessler Cabin 15 Laundry	DM - Deferred Maintenance	Replace 1 GFCI electrical outlet in kitchen which is faulty	1	EA	2010
84526	4389	WA HSE Kessler Cabin 15 Laundry	DM - Deferred Maintenance	Replace 1 GFCI electrical outlet by sink in bathroom which is faulty	1	EA	2010
84526	7588	WA HSE Kessler Cabin 15 Laundry	DM - Deferred Maintenance	Repair cracks and loose stones in foundation; North	1	SF	2010
84526	7589	WA HSE Kessler Cabin 15 Laundry	DM - Deferred Maintenance	Repair cracks and loose stones in foundation; South	1	SF	2010
84526	7591	WA HSE Kessler Cabin 15 Laundry	DM - Deferred Maintenance	Repair cracks and loose stones in foundation; East	1	SF	2010

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WAWONA DEFERRED MAINTENANCE							
84526	7592	WA HSE Kessler Cabin 15 Laundry	DM - Deferred Maintenance	Repair cracks and loose stones in foundation; West	1	SF	2010
84526	7596	WA HSE Kessler Cabin 15 Laundry	DM - Deferred Maintenance	Repair holes in wood board siding; West and South	1	SF	2010
84526	7601	WA HSE Kessler Cabin 15 Laundry	DM - Deferred Maintenance	Repair door; loose screen and door does not close; East	1	EA	2010
84526	7616	WA HSE Kessler Cabin 15 Laundry	DM - Deferred Maintenance	Repair holes in wall in laundry room	1	SF	2010
84526	7617	WA HSE Kessler Cabin 15 Laundry	DM - Deferred Maintenance	Repair water damaged walls by bathroom sink and holes above sink	1	SF	2010
84526	7619	WA HSE Kessler Cabin 15 Laundry	DM - Deferred Maintenance	Replace missing base trim (2 LF)	2	SF	2010
84526	7612	WA HSE Kessler Cabin 15 Laundry	DM - Deferred Maintenance	Remove paint from door frame between bedroom and bathroom	1	EA	2010
84526	7623	WA HSE Kessler Cabin 15 Laundry	DM - Deferred Maintenance	Repair sagging ceiling in Kitchen	1	SF	2010
84527	4413	WA HSE Kessler Cabin 14	DM - Deferred Maintenance	Replace 1 GFCI electrical outlet in the bathroom which will not trip	1	EA	2010
84527	4414	WA HSE Kessler Cabin 14	DM - Deferred Maintenance	Replace 11 electrical outlet in the kitchen that has an open ground	1	EA	2010
84527	7239	WA HSE Kessler Cabin 14	DM - Deferred Maintenance	Repair crawl space vents and cover with screen (6 EA)	6	SF	2010
84527	7247	WA HSE Kessler Cabin 14	DM - Deferred Maintenance	Repair hole under South window and cracks in foundation; North, South and West	1	SF	2010
84527	7250	WA HSE Kessler Cabin 14	DM - Deferred Maintenance	Replace missing crawl space access panel	1	SF	2010
84527	7252	WA HSE Kessler Cabin 14	DM - Deferred Maintenance	Repair broken rafter tail; West	1	SF	2010
84527	7267	WA HSE Kessler Cabin 14	DM - Deferred Maintenance	Repair loose handrail on West stair	1	SF	2010
84527	7263	WA HSE Kessler Cabin 14	DM - Deferred Maintenance	Repair discolored screen and holes left from previous repairs	1	EA	2010
84527	7229	WA HSE Kessler Cabin 14	DM - Deferred Maintenance	Repair scratched and worn cabinets in Kitchen	1	EA	2010
84527	7228	WA HSE Kessler Cabin 14	RMDM - RM Defer Maintenance	Replace Kitchen carpet	10	SF	2010
84527	7231	WA HSE Kessler Cabin 14	DM - Deferred Maintenance	Repair damaged counter laminate in Kitchen	1	EA	2010
84528	7319	WA HSE Kessler Cabin 16	DM - Deferred Maintenance	Repair holes in shower tile	1	SF	2010
84528	7317	WA HSE Kessler Cabin 16	DM - Deferred Maintenance	Repair damaged walls; hole near side door, hole near entry door above outlet, hole and crack by toilet and damage near shower	1	SF	2010
84528	7314	WA HSE Kessler Cabin 16	DM - Deferred Maintenance	Install handrails to meet code; North	1	EA	2010
84528	7315	WA HSE Kessler Cabin 16	DM - Deferred Maintenance	Repair stained and cracked door frame	1	EA	2010
84528	7309	WA HSE Kessler Cabin 16	DM - Deferred Maintenance	Repair cracks and holes in wood board siding; South, East, West	20	SF	2010
84528	7311	WA HSE Kessler Cabin 16	DM - Deferred Maintenance	Repair hole in window screen; South	1	EA	2010
84528	7306	WA HSE Kessler Cabin 16	DM - Deferred Maintenance	Repair cracks and holes in foundation and re-grout around windows and doors where needed; North, South, East, West	1	SF	2010
84528	7307	WA HSE Kessler Cabin 16	DM - Deferred Maintenance	Repair crawl space vent and access panel; install screen over vents and access panel is not hinged; South and West	2	SF	2010
84528	7313	WA HSE Kessler Cabin 16	DM - Deferred Maintenance	Repair separation under door threshold between stair landing; North	1	SF	2010
84529	4333	WA HSE Kessler Cabin 09	DM - Deferred Maintenance	Repair wiring to allow power to left side of GFCI 4-plex in kitchen	1	EA	2010
84529	7662	WA HSE Kessler Cabin 09	DM - Deferred Maintenance	Repair broken board at Laundry	1	EA	2010
84529	7665	WA HSE Kessler Cabin 09	DM - Deferred Maintenance	Repair uneven patio boards; North	1	EA	2010
84529	7656	WA HSE Kessler Cabin 09	DM - Deferred Maintenance	Install window screen on North side near entry door	1	EA	2010
84529	7659	WA HSE Kessler Cabin 09	DM - Deferred Maintenance	Repair holes in walls; West and South	1	SF	2010
84529	7655	WA HSE Kessler Cabin 09	DM - Deferred Maintenance	Repair chipped door frame and threshold	1	EA	2010
84529	7690	WA HSE Kessler Cabin 09	DM - Deferred Maintenance	Repair loose hardware at entry door and replace weather stripping at the bottom in room with fireplace	1	EA	2010
84529	7651	WA HSE Kessler Cabin 09	DM - Deferred Maintenance	Replace moldy gypsum board in hot water heater room	16	SF	2010
84529	7692	WA HSE Kessler Cabin 09	DM - Deferred Maintenance	Repair holes in walls above window and near dryer base; Laundry room	1	SF	2010
84529	7654	WA HSE Kessler Cabin 09	DM - Deferred Maintenance	Install screens on attic vents (3 EA)	3	SF	2010
84529	7664	WA HSE Kessler Cabin 09	DM - Deferred Maintenance	Install handrail at South stairs	5	SF	2010
84529	7694	WA HSE Kessler Cabin 09	DM - Deferred Maintenance	Replace missing hardware on pocket door	1	EA	2010
84529	7695	WA HSE Kessler Cabin 09	DM - Deferred Maintenance	Repair hole in wall and paint where old phone connection used to be; Kitchen	1	SF	2010
84529	7701	WA HSE Kessler Cabin 09	DM - Deferred Maintenance	Repair hole in wall at foot of bed	1	SF	2010
84529	7697	WA HSE Kessler Cabin 09	DM - Deferred Maintenance	Secure loose FRP wall panel next to stove in Kitchen	1	SF	2010
84529	7698	WA HSE Kessler Cabin 09	DM - Deferred Maintenance	Repair chipped wall trim on FRP wall between Bedroom and Bathroom	1	SF	2010
84529	7702	WA HSE Kessler Cabin 09	DM - Deferred Maintenance	Remove mold from FRP wall joints in shower	1	SF	2010
84529	7704	WA HSE Kessler Cabin 09	DM - Deferred Maintenance	Repair stained FRP ceiling in the Bathroom	1	SF	2010
84529	7696	WA HSE Kessler Cabin 09	CRDM - Component Renewal Defer Maint	Replace rusty shower head in restroom	1	EA	2016
84589	4435	WA HSE 2656 Spelt Rd	DM - Deferred Maintenance	Replace 1 GFCI electrical outlet left of the sink and 1 outlet by refrigerator which have open grounds	2	EA	2010
84589	4436	WA HSE 2656 Spelt Rd	DM - Deferred Maintenance	Replace 1 electrical outlet in the laundry room which has an open ground	1	EA	2010

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WAWONA DEFERRED MAINTENANCE							
84589	4437	WA HSE 2656 Spelt Rd	DM - Deferred Maintenance	Replace 1 electrical outlet in bedroom #3 which has an open ground	1	EA	2010
84589	4438	WA HSE 2656 Spelt Rd	DM - Deferred Maintenance	Replace 1 electrical outlet in bathroom #3 with an open ground	1	EA	2010
84589	4439	WA HSE 2656 Spelt Rd	DM - Deferred Maintenance	Replace 1 electrical outlet in the entry area that has an open ground	1	EA	2010
84589	8368	WA HSE 2656 Spelt Rd	DM - Deferred Maintenance	Repair damaged vertical skirt board siding; South	2	SF	2010
84589	8375	WA HSE 2656 Spelt Rd	DM - Deferred Maintenance	Repair vertical skirt board siding; corner missing, rotten and cracked boards; West	5	SF	2010
84589	8389	WA HSE 2656 Spelt Rd	DM - Deferred Maintenance	Replace rotten vertical skirt board siding; North	2	SF	2010
84589	8371	WA HSE 2656 Spelt Rd	DM - Deferred Maintenance	Repair damaged bottom of wood board and batt siding; South	8	SF	2010
84589	8372	WA HSE 2656 Spelt Rd	DM - Deferred Maintenance	Remove soil from bottom of wood board and batt siding; South	2	SF	2010
84589	8385	WA HSE 2656 Spelt Rd	DM - Deferred Maintenance	Repair damage at bottom of siding and cracks in siding; North	10	SF	2010
84589	8391	WA HSE 2656 Spelt Rd	DM - Deferred Maintenance	Remove soil from against wood board siding; North	1	SF	2010
84589	8393	WA HSE 2656 Spelt Rd	DM - Deferred Maintenance	Repair rotten siding; East	6	SF	2010
84589	8394	WA HSE 2656 Spelt Rd	DM - Deferred Maintenance	Repair cracked siding; East	12	SF	2010
84589	8370	WA HSE 2656 Spelt Rd	DM - Deferred Maintenance	Repair damaged horizontal wood board siding above damaged wood trim and vertical skirt board siding; South	3	SF	2010
84589	8376	WA HSE 2656 Spelt Rd	DM - Deferred Maintenance	Repair horizontal wood board siding; West	1	SF	2010
84589	8384	WA HSE 2656 Spelt Rd	DM - Deferred Maintenance	Repair rotten horizontal wood board siding; North	2	SF	2010
84589	8369	WA HSE 2656 Spelt Rd	DM - Deferred Maintenance	Repair damaged trim above damaged vertical skirt board siding; South	3	SF	2010
84589	8387	WA HSE 2656 Spelt Rd	DM - Deferred Maintenance	Refinish trim at Northeast corner	5	SF	2010
84589	8373	WA HSE 2656 Spelt Rd	DM - Deferred Maintenance	Reattach screen door; South	1	EA	2010
84589	8377	WA HSE 2656 Spelt Rd	DM - Deferred Maintenance	Replace missing screen latch; West	1	EA	2010
84589	8381	WA HSE 2656 Spelt Rd	DM - Deferred Maintenance	Replace makeshift screen with exterior wood window screen	1	EA	2010
84589	8392	WA HSE 2656 Spelt Rd	DM - Deferred Maintenance	Repair or replace damaged wood shingles; North	2	SF	2010
84589	8415	WA HSE 2656 Spelt Rd	DM - Deferred Maintenance	Repair chips in FRP walls; Bathroom	6	SF	2010
84589	8420	WA HSE 2656 Spelt Rd	DM - Deferred Maintenance	Repair damaged ceiling	5	SF	2010
84591	4415	WA HSE 7919 Forrest Dr	DM - Deferred Maintenance	Replace 1 GFCI electrical outlet in the hot tub area which works but has reverse polarity	1	EA	2010
84591	4417	WA HSE 7919 Forrest Dr	DM - Deferred Maintenance	Replace 1 electrical outlet which has an open ground	1	EA	2010
84591	4421	WA HSE 7919 Forrest Dr	DM - Deferred Maintenance	Replace 1 electrical outlet in bedroom which has an open ground	1	EA	2010
84591	10210	WA HSE 7919 Forrest Dr	DM - Deferred Maintenance	Repair cracked and damaged siding; North, South, East, West	17	SF	2010
84591	10212	WA HSE 7919 Forrest Dr	DM - Deferred Maintenance	Repair siding trim above skirt board siding; West (14 LF)	14	SF	2010
84591	10218	WA HSE 7919 Forrest Dr	DM - Deferred Maintenance	Repair loose vent; North	1	SF	2010
84591	10220	WA HSE 7919 Forrest Dr	DM - Deferred Maintenance	Repair worn stair treads; North	20	SF	2010
84591	10221	WA HSE 7919 Forrest Dr	DM - Deferred Maintenance	Repair handrails to meet code requirements; North	2	SF	2010
84591	10201	WA HSE 7919 Forrest Dr	DM - Deferred Maintenance	Repair back door that sticks	1	EA	2010
84591	10217	WA HSE 7919 Forrest Dr	DM - Deferred Maintenance	Refinish scratched door and worn threshold; South	1	EA	2010
84591	10213	WA HSE 7919 Forrest Dr	DM - Deferred Maintenance	Repair window seal on Southwest window	1	EA	2010
84591	10215	WA HSE 7919 Forrest Dr	DM - Deferred Maintenance	Repair front window ; screen ripped and does not latch; South	1	EA	2010
84591	10219	WA HSE 7919 Forrest Dr	DM - Deferred Maintenance	Repair rust on roof; North	2	SF	2010
84591	10202	WA HSE 7919 Forrest Dr	DM - Deferred Maintenance	Refinish Laundry Room door edge	1	EA	2010
84591	10203	WA HSE 7919 Forrest Dr	DM - Deferred Maintenance	Repair rough Bathroom door edge	1	EA	2010
84591	10204	WA HSE 7919 Forrest Dr	DM - Deferred Maintenance	Refinish worn wood countertop in Kitchen	1	EA	2010
84591	10205	WA HSE 7919 Forrest Dr	DM - Deferred Maintenance	Repair chipped cabinet door in corridor	1	EA	2010
84591	10208	WA HSE 7919 Forrest Dr	RMDM - RM Defer Maintenance	Replace frayed, stained and patched carpet at stair and entry	100	SF	2010
84591	10209	WA HSE 7919 Forrest Dr	DM - Deferred Maintenance	Repair ripped linoleum edge in Laundry room	3	SF	2010
84591	10211	WA HSE 7919 Forrest Dr	DM - Deferred Maintenance	Repair damaged skirt board siding; South and West	8	SF	2010
84640	6334	WA Hotel Little White	DM - Deferred Maintenance	Replace missing or broken window screen stops: (2SF) South elevation; (4SF) East elevation	6	EA	2010
84640	6335	WA Hotel Little White	DM - Deferred Maintenance	Replace broken window screen (1 EA) at West elevation.	1	EA	2010
84640	6279	WA Hotel Little White	DM - Deferred Maintenance	Patch holes at wood panel soffit at west elevation (1SF)	1	SF	2010
84640	6336	WA Hotel Little White	DM - Deferred Maintenance	Re-attach loose wood fascia and trim at fascia, seal remaining cracks at north elevation.	4	SF	2010
84647	4508	WA HSE 8059 Loop St	DM - Deferred Maintenance	Replace 2 GFCI electrical outlets in kitchen that fail to trip	2	EA	2010
84647	4510	WA HSE 8059 Loop St	DM - Deferred Maintenance	Replace 1 Electrical Outlet in bedroom C which has an open ground	1	EA	2010

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WAWONA DEFERRED MAINTENANCE							
84647	4512	WA HSE 8059 Loop St	DM - Deferred Maintenance	Replace 1 electrical outlet in upstairs bathroom which has an open ground	1	EA	2010
84647	4513	WA HSE 8059 Loop St	DM - Deferred Maintenance	Replace 1 GFCI electrical outlet at deck which has an open ground. Use weatherproof housing.	1	EA	2010
84647	10253	WA HSE 8059 Loop St	DM - Deferred Maintenance	Repair rotting fascia board; South	20	SF	2010
84647	10258	WA HSE 8059 Loop St	DM - Deferred Maintenance	Repair cracked door jamb	1	EA	2010
84647	10262	WA HSE 8059 Loop St	DM - Deferred Maintenance	Repair deck edge; North	6	SF	2010
84647	10260	WA HSE 8059 Loop St	DM - Deferred Maintenance	Repair skirting under porch; 50% rotten	50	SF	2010
84647	10248	WA HSE 8059 Loop St	DM - Deferred Maintenance	Repair chipped countertop in Kitchen	1	EA	2010
84647	10249	WA HSE 8059 Loop St	DM - Deferred Maintenance	Repair loose plastic laminate at bathtub and caulk where cracked	1	SF	2010
84647	10250	WA HSE 8059 Loop St	DM - Deferred Maintenance	Repair ripped and stained floor near bathtub	1	SF	2010
84647	10251	WA HSE 8059 Loop St	DM - Deferred Maintenance	Repair wood trim in Bedroom	1	SF	2010
84648	10264	WA HSE 8174 River St	DM - Deferred Maintenance	Remediate bird and insect damage on soffit; North and West	20	SF	2010
84648	10263	WA HSE 8174 River St	DM - Deferred Maintenance	Refinish fascia; West	30	SF	2010
84648	10265	WA HSE 8174 River St	DM - Deferred Maintenance	Remediate bird and insect damage on siding; 80% of siding effected; North, South, East, West	800	SF	2010
84648	10266	WA HSE 8174 River St	DM - Deferred Maintenance	Reinstall window screen; currently on ground; West	1	EA	2010
84648	10267	WA HSE 8174 River St	DM - Deferred Maintenance	Repair hole in door and refinish	1	EA	2010
84648	10268	WA HSE 8174 River St	DM - Deferred Maintenance	Repair warped wood wall panel	1	SF	2010
84725	4535	WA HSE 8172 River St	DM - Deferred Maintenance	Replace 2 electrical outlets in bedroom #1 that have an open ground	2	EA	2010
84725	4536	WA HSE 8172 River St	DM - Deferred Maintenance	Replace 1 electrical outlet in living room by furnace wall which has an open ground	1	EA	2010
84725	8166	WA HSE 8172 River St	DM - Deferred Maintenance	CMU holes, moss and stains; brick chimney is deteriorating; recommend removing CMU and brick and patching exterior and interior	1	EA	2010
84725	8169	WA HSE 8172 River St	DM - Deferred Maintenance	Remove vent caulk from roof (3 EA); South	3	EA	2010
84725	8168	WA HSE 8172 River St	DM - Deferred Maintenance	Repair vertical cracks and holes in wood	1	SF	2010
84725	8170	WA HSE 8172 River St	DM - Deferred Maintenance	Repair loose wall trim; South	1	SF	2010
84725	8174	WA HSE 8172 River St	DM - Deferred Maintenance	Repair crack and holes and touch up peeling paint; East	1	SF	2010
84725	8185	WA HSE 8172 River St	DM - Deferred Maintenance	Repair cracks in wood; West	1	SF	2010
84725	8173	WA HSE 8172 River St	DM - Deferred Maintenance	Repaint canopy and replace warped shakes	12	SF	2010
84725	8180	WA HSE 8172 River St	DM - Deferred Maintenance	Repair warped canopy shingles; West	12	SF	2010
84725	8179	WA HSE 8172 River St	DM - Deferred Maintenance	Reinstall trim around glass portion of exterior door	1	EA	2010
84725	8182	WA HSE 8172 River St	RMDM - RM Defer Maintenance	Repaint damaged deck finish, west	280	SF	2010
84725	8193	WA HSE 8172 River St	DM - Deferred Maintenance	Sand or replace plywood wall at Entry Hall	1	SF	2010
84725	8362	WA HSE 8172 River St	DM - Deferred Maintenance	Finish unfinished plywood closet in Upstairs East Bedroom	104	SF	2010
84725	8196	WA HSE 8172 River St	DM - Deferred Maintenance	Repair blank j-box cover; Entry Hall	1	SF	2010
84725	8198	WA HSE 8172 River St	DM - Deferred Maintenance	Repair gap at center of wall at top; Main Floor Bedroom	1	SF	2010
84725	8200	WA HSE 8172 River St	DM - Deferred Maintenance	Repair scratches and holes in walls; Main Floor Bedroom	1	SF	2010
84725	8356	WA HSE 8172 River St	DM - Deferred Maintenance	Refurbish wood walls in Main Floor Full Bathroom; repair and stain	1	SF	2010
84725	8349	WA HSE 8172 River St	DM - Deferred Maintenance	Repair scratches on door; Bathroom near Main Floor Bedroom	1	EA	2010
84725	8353	WA HSE 8172 River St	DM - Deferred Maintenance	Repair holes in walls at piping penetrations in Main Floor Half Bathroom	1	SF	2010
84725	8354	WA HSE 8172 River St	DM - Deferred Maintenance	Remove blank plate and patch hole in wall in Main Floor Half Bathroom	1	SF	2010
84725	8364	WA HSE 8172 River St	DM - Deferred Maintenance	Repair damaged walls in closet of West Upstairs Bedroom	1	SF	2010
84725	8355	WA HSE 8172 River St	DM - Deferred Maintenance	Refurbish poorly executed caulk at light fixture in Main Floor Half Bath	1	SF	2010
84725	8357	WA HSE 8172 River St	DM - Deferred Maintenance	Install door stop in Main Floor Full Bathroom	1	EA	2010
84725	8358	WA HSE 8172 River St	DM - Deferred Maintenance	Repair water damaged wood trim in Main Floor Full Bathroom between tub and door	20	SF	2010
84725	8359	WA HSE 8172 River St	DM - Deferred Maintenance	Repair warping acoustical ceiling in East Upstairs Bedroom	48	SF	2010
84725	8367	WA HSE 8172 River St	DM - Deferred Maintenance	Repair damaged ceiling tiles in West Upstairs Bedroom	24	SF	2010
84725	8363	WA HSE 8172 River St	DM - Deferred Maintenance	Repair damage on South wall in West Upstairs Bedroom	3	SF	2010
84726	7254	WA Service Station	DM - Deferred Maintenance	2 vertical cracks at North concrete retaining wall. Seal 6 LF with appropriate material.	6	SF	2010
84726	7268	WA Service Station	DM - Deferred Maintenance	2 x3 wood trim at North water table level is notched. Repair to uniform condition. (4 LF) Water table trim at West is damaged. Replace 5 LF.	9	SF	2010
84726	7288	WA Service Station	DM - Deferred Maintenance	Fill 0.5 SF hole in plywood wall at garage space.	1	SF	2010
84726	7260	WA Service Station	DM - Deferred Maintenance	Repair 2 LF of damaged door stop at door to service area.	1	EA	2010

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WAWONA DEFERRED MAINTENANCE							
84726	7277	WA Service Station	DM - Deferred Maintenance	Bottom section of north door is weathered. Repair 10 SF of plywood. Replace 2 LF of damaged jamb at South door.	12	EA	2010
84726	7281	WA Service Station	DM - Deferred Maintenance	Bottom of restroom doors are damaged. Repair and provide durable metal kick plate at both doors.	2	EA	2010
84726	7285	WA Service Station	DM - Deferred Maintenance	Bottom 6 linear inches of door jamb at men's room is rotted. Replace.	1	EA	2010
84726	7287	WA Service Station	DM - Deferred Maintenance	1 loose and failing plywood ceiling panel at garage ceiling. Secure 3 SF.	3	SF	2010
84739	4441	WA HSE 7951 Wawona Way	DM - Deferred Maintenance	Replace 1 electrical outlet whose weather cover is broken	1	EA	2010
84739	4446	WA HSE 7951 Wawona Way	DM - Deferred Maintenance	Replace 1 electrical outlet to porch wall in dining room which has an open ground	1	EA	2010
84739	4449	WA HSE 7951 Wawona Way	DM - Deferred Maintenance	Replace 1 electrical outlet in bedroom #3 which has an open ground	1	EA	2010
84739	4450	WA HSE 7951 Wawona Way	DM - Deferred Maintenance	Replace 1 electrical outlet in bedroom #4 which has an open ground	1	EA	2010
84739	4444	WA HSE 7951 Wawona Way	DM - Deferred Maintenance	Secure electrical conduit which is loose from top wood joist in water heater room	1	EA	2010
84739	8448	WA HSE 7951 Wawona Way	DM - Deferred Maintenance	Refurbish wood trim and panel at bottom	2	SF	2010
84739	8451	WA HSE 7951 Wawona Way	DM - Deferred Maintenance	Repair damaged trim; North at laundry	12	SF	2010
84739	8452	WA HSE 7951 Wawona Way	DM - Deferred Maintenance	Replace missing sill trim; East and West	2	SF	2010
84739	8460	WA HSE 7951 Wawona Way	DM - Deferred Maintenance	Repaint unfinished wood trim; South	10	SF	2010
84739	8462	WA HSE 7951 Wawona Way	RMDM - RM Defer Maintenance	Repaint window chipped trim; South	5	SF	2010
84739	8454	WA HSE 7951 Wawona Way	DM - Deferred Maintenance	Remediate moss on foundation; East	1	SF	2010
84739	8455	WA HSE 7951 Wawona Way	DM - Deferred Maintenance	Repair cracked concrete coping; East	1	SF	2010
84739	8457	WA HSE 7951 Wawona Way	DM - Deferred Maintenance	Replace three missing stones at stairs; South	1	SF	2010
84739	8459	WA HSE 7951 Wawona Way	DM - Deferred Maintenance	Repair cracked concrete coping; South	2	SF	2010
84739	8447	WA HSE 7951 Wawona Way	DM - Deferred Maintenance	Repair door; East laundry door does not latch	1	EA	2010
84739	8450	WA HSE 7951 Wawona Way	DM - Deferred Maintenance	Repair door; does not close; North	1	EA	2010
84739	8463	WA HSE 7951 Wawona Way	DM - Deferred Maintenance	Repair door scuffs and repaint trim	6	EA	2010
84739	8464	WA HSE 7951 Wawona Way	DM - Deferred Maintenance	Repair Garage door; metal frame is bent and repaint trim; South	1	EA	2010
84739	8446	WA HSE 7951 Wawona Way	DM - Deferred Maintenance	Repair floor decking; two boards need to be nailed down and one cracked in Northeast corner	3	SF	2010
84739	8453	WA HSE 7951 Wawona Way	DM - Deferred Maintenance	Repair broken crawl space vent; East	1	EA	2010
84739	8458	WA HSE 7951 Wawona Way	DM - Deferred Maintenance	Repair or replace vent; South	1	EA	2010
84739	8449	WA HSE 7951 Wawona Way	DM - Deferred Maintenance	Caulk around patio door; North	2	EA	2010
84739	8456	WA HSE 7951 Wawona Way	DM - Deferred Maintenance	Remediate moss on chimney; North	1	EA	2010
84739	8461	WA HSE 7951 Wawona Way	DM - Deferred Maintenance	Repair cracked and missing soffit	2	SF	2010
84739	8466	WA HSE 7951 Wawona Way	DM - Deferred Maintenance	Repair chipped, broken and missing siding; South	6	SF	2010
84739	8467	WA HSE 7951 Wawona Way	DM - Deferred Maintenance	Repair chipped, broken and missing siding; North and West	20	SF	2010
84739	8468	WA HSE 7951 Wawona Way	DM - Deferred Maintenance	Remediate mold on exterior shingles; North, South, East, West	2,690	SF	2010
84739	8474	WA HSE 7951 Wawona Way	DM - Deferred Maintenance	Repair door edge in main floor Bedroom	1	EA	2010
84739	8475	WA HSE 7951 Wawona Way	DM - Deferred Maintenance	Repair scuffs on Laundry room door	1	EA	2010
84739	8471	WA HSE 7951 Wawona Way	DM - Deferred Maintenance	Repair chipped vinyl stair treads	3	SF	2010
84739	8482	WA HSE 7951 Wawona Way	DM - Deferred Maintenance	Repair cracks in wall above fiberglass tub, gouge in wall above lavatory and two holes in wall in main floor Bathroom	1	SF	2010
84739	8476	WA HSE 7951 Wawona Way	DM - Deferred Maintenance	Repair chipped countertop edge and caulk at backsplash in Kitchen	1	EA	2010
84739	8477	WA HSE 7951 Wawona Way	DM - Deferred Maintenance	Repair cabinet doors that will not close under Kitchen sink	2	EA	2010
84739	8481	WA HSE 7951 Wawona Way	DM - Deferred Maintenance	Replace missing 2" of wood trim in main floor Bathroom	1	SF	2010
84739	8494	WA HSE 7951 Wawona Way	DM - Deferred Maintenance	Repair damaged fireplace hearth tile	1	EA	2010
84739	8495	WA HSE 7951 Wawona Way	DM - Deferred Maintenance	Repair sagging ceiling in Laundry room	1	SF	2010
84739	8497	WA HSE 7951 Wawona Way	DM - Deferred Maintenance	Repair insulation that is falling from ceiling in Garage	1	SF	2010
84747	6125	WA Hotel Clark	DM - Deferred Maintenance	Repair damaged wood Tongue & Groove decking at porch	1	SF	2010
84747	6128	WA Hotel Clark	DM - Deferred Maintenance	Provide missing hardware at S elev storage room doors (3 EA).	3	EA	2010
84758	10277	WA HSE 2631 West Bruce Rd	DM - Deferred Maintenance	Repair post; tree pushing over post; East	1	SF	2010
84758	10270	WA HSE 2631 West Bruce Rd	DM - Deferred Maintenance	Repair loose door threshold gasket; South	1	EA	2010
84758	10271	WA HSE 2631 West Bruce Rd	DM - Deferred Maintenance	Repair delaminating Patio door; North	1	EA	2010
84758	10279	WA HSE 2631 West Bruce Rd	DM - Deferred Maintenance	Repair delaminating door and chips at bottom; South Lower	1	EA	2010
84758	10289	WA HSE 2631 West Bruce Rd	DM - Deferred Maintenance	Repair chipped door frame to Patio; Upper	1	EA	2010
84758	10272	WA HSE 2631 West Bruce Rd	DM - Deferred Maintenance	Repair gutter; South	1	SF	2010

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WAWONA DEFERRED MAINTENANCE							
84758	10278	WA HSE 2631 West Bruce Rd	DM - Deferred Maintenance	Repair cracked siding; South	5	SF	2010
84758	10281	WA HSE 2631 West Bruce Rd	DM - Deferred Maintenance	Repair cracked sidewalk; South	2	SF	2010
84758	10282	WA HSE 2631 West Bruce Rd	DM - Deferred Maintenance	Repair dent in closet door; Bedroom	1	EA	2010
84758	10283	WA HSE 2631 West Bruce Rd	DM - Deferred Maintenance	Repair chips on interior entry door near handle	1	EA	2010
84758	10288	WA HSE 2631 West Bruce Rd	DM - Deferred Maintenance	Repair chipped door frame at Bedrooms; Upper	1	EA	2010
84758	10284	WA HSE 2631 West Bruce Rd	DM - Deferred Maintenance	Repair missing crown molding in Bathroom; Lower	10	SF	2010
84758	10285	WA HSE 2631 West Bruce Rd	DM - Deferred Maintenance	Repair holes in Bathroom wall above toilet; lower	2	SF	2010
84758	10286	WA HSE 2631 West Bruce Rd	DM - Deferred Maintenance	Repair scratches in Bedroom wall; Lower	1	SF	2010
84758	10291	WA HSE 2631 West Bruce Rd	DM - Deferred Maintenance	Repair 4 holes in Living Room wall; Upper	4	SF	2010
84758	10290	WA HSE 2631 West Bruce Rd	DM - Deferred Maintenance	Repair chipped countertop in Kitchen; Upper	1	EA	2010
84758	10287	WA HSE 2631 West Bruce Rd	CRDM - Component Renewal Defer Maint	Replace damaged Bathroom floor; Lower	100	SF	2016
84774	6030	WA Hotel Moore Cottage	DM - Deferred Maintenance	Wood soffit boards, fascia, and trim are deteriorated at west and south elevations. Replace wood material in kind.	16	SF	2010
84774	6031	WA Hotel Moore Cottage	DM - Deferred Maintenance	Wood fretwork spanning veranda posts is damaged and partially missing over stairs at west elevation. Replace missing components.	2	SF	2010
84774	6051	WA Hotel Moore Cottage	DM - Deferred Maintenance	Missing window screen hardware at north and west elevations. Replace window screen hardware.	3	EA	2010
84774	6056	WA Hotel Moore Cottage	DM - Deferred Maintenance	Wood window does not open easily, requires minor repairs. Repair windows to easily operable condition (guest rooms 90, 87, Shower Room, 3rd floor room).	16	EA	2010
84774	6060	WA Hotel Moore Cottage	DM - Deferred Maintenance	Window sash cords are damaged/missing at multiple windows. Replace (1) pair of window sash cords for each sash at guest rooms 90, 92, 93, Shower room, 3rd floor space (16 windows total).	16	EA	2010
84774	6076	WA Hotel Moore Cottage	LMAC - Legis Mandate Accessibility	Handrails lack extension beyond top and bottom riser, and do not return to wall. Provide compliant extensions at top and bottom, return handrail to walls (4) locations.	4	SF	2010
84774	6097	WA Hotel Moore Cottage	LMAC - Legis Mandate Accessibility	Ext stairs do not have a compliant handrail. Provide metal handrail at each side of stairs, total of (4) ext stairs.	90	SF	2010
84774	9540	WA Hotel Moore Cottage	CRDM - Component Renewal Defer Maint	Replace electric wall heater in South guest bathroom. past design life	1	EA	2016
84783	6278	WA Store/Gift	DM - Deferred Maintenance	Patch hole in concrete stem wall at top of vent on East elevation.	1	SF	2010
84783	6292	WA Store/Gift	DM - Deferred Maintenance	Reattach loose board at edge of loading dock 10 LF	10	SF	2010
84783	6285	WA Store/Gift	DM - Deferred Maintenance	Cracks at South elevation have been inappropriately sealed. Remove existing seal and reseal with appropriate conservation material. 25 LF	25	SF	2010
84783	6397	WA Store/Gift	DM - Deferred Maintenance	Hopper windows at storage room are inoperable. Make operable.	9	EA	2010
84783	6304	WA Store/Gift	DM - Deferred Maintenance	Sill and threshold is rotted at dutch door. Dutchman repair 3 LF.	1	EA	2010
84783	6288	WA Store/Gift	DM - Deferred Maintenance	Secure loose handrail at loading dock stairs.	3	SF	2010
84783	6289	WA Store/Gift	DM - Deferred Maintenance	Reattach loose tread at loading dock stair	3	SF	2010
84783	6311	WA Store/Gift	DM - Deferred Maintenance	Patch hole at soffit where board is broken	1	SF	2010
84783	6458	WA Store/Gift	LMAC - Legis Mandate Accessibility	An accessible path and entrance is provided to the store, however placement of displays does not provide adequate maneuvering space. Rearrange store layout to comply.	1,650	SF	2010
84783	6409	WA Store/Gift	DM - Deferred Maintenance	Patch 2 square inch hole in ceiling at liquor storage. 9 SF of broken and cracked MDF at post office. Replace. 1 SF of holes in ceiling at gift shop. Patch. Batten is unattached and paint peeled at edge of grocery ceiling. Reattach and paint. Louvered panel at gift shop ceiling is failing. Reattach.	12	SF	2010
84783	6395	WA Store/Gift	DM - Deferred Maintenance	Rehabilitate wood panel door with sliding lite at stock room.	1	EA	2010
84783	6399	WA Store/Gift	DM - Deferred Maintenance	Replace damaged stop at stock room door. 6 linear inches.	1	EA	2010
84783	6280	WA Store/Gift	DM - Deferred Maintenance	Fill 3LF of crack in concrete stairs at East elevation with appropriate conservation material.	3	SF	2010
84783	6403	WA Store/Gift	DM - Deferred Maintenance	Patch holes in plywood ceiling at stock room. 8 square inches.	1	SF	2010
84785	6312	WA Stables	DM - Deferred Maintenance	Wood grade beam is badly deteriorated, missing. Replace wood grade beam (3-2x8) at entire W elevation, and portions of S elevation. 80 linear feet.	80	SF	2010
84785	6313	WA Stables	DM - Deferred Maintenance	8x8 wood posts are deteriorated at base. Provide +/- 24" wood dutchman repair at each post (3 EA at South elev, 1 at North elev, 2 at barn interior).	12	SF	2010
84785	6326	WA Stables	DM - Deferred Maintenance	8x wood roof beams that support gable end roof framing are deteriorated. Replace in kind 60" long deteriorated components and attach to existing structure, 4 each.	20	SF	2010
84785	6327	WA Stables	DM - Deferred Maintenance	8x wood beam/outriggers at N and S elevations have deteriorated ends where exposed to the elements. Provide sheet metal cap at top, sides and face of beam/outrigger, 14 each.	28	SF	2010
84785	6314	WA Stables	DM - Deferred Maintenance	2x6 rafter tails are split at exterior eaves. Provide sistered member in kind, or pin rafter tail together, (2) each.	4	SF	2010

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WAWONA DEFERRED MAINTENANCE							
84785	6328	WA Stables	DM - Deferred Maintenance	Wood fascia is deteriorated, replace in kind (north elevation).	10	SF	2010
84785	6329	WA Stables	DM - Deferred Maintenance	Wood fascia trim is deteriorated, replace in kind (S elevation).	25	SF	2010
84785	6324	WA Stables	DM - Deferred Maintenance	Wood roof skip sheathing is deteriorated at multiple roof locations, replace in kind.	90	SF	2010
84785	6320	WA Stables	DM - Deferred Maintenance	1x wood window shutters have missing/deteriorated components, do not operate easily. Rehabilitate wood shutters, replace missing/deteriorated components in kind (145 SF total)	12	EA	2010
84785	6315	WA Stables	DM - Deferred Maintenance	1x board and batten siding is deteriorated at base of wall. Replace deteriorated portion of siding in kind, sound siding to remain (at portions of all elevations).	280	SF	2010
84785	6322	WA Stables	DM - Deferred Maintenance	Wood board and batten siding has missing/deteriorated battens or boards. Replace missing/deteriorated material in kind (all elevations).	28	SF	2010
84785	6364	WA Stables	DM - Deferred Maintenance	Wood siding is missing at portion of wood water table trim. Replace wood trim in kind (38 linear feet).	38	SF	2010
84785	6330	WA Stables	DM - Deferred Maintenance	1x wood board finish at int walls has damage from localized fire (fire source appears to be corrected). Replace damaged wall finish	12	SF	2010
84785	6357	WA Stables	DM - Deferred Maintenance	Base cabinet is missing drawer fronts (6) each, pair of sliding cabinet doors operate poorly. Replace missing drawer fronts, repair sliding doors and track.	10	EA	2010
84785	6362	WA Stables	DM - Deferred Maintenance	4x6 wood sill plate is deteriorated at S elevation. Replace in kind (34 linear feet).	34	SF	2010
84785	6325	WA Stables	CRDM - Component Renewal Defer Maint	Wood shake roofing is badly weathered and reportedly leaks, there are two layers of roofing over skip sheathing. Replace roofing shakes in kind, coordinate with skip sheathing replacement work noted elsewhere.	4,020	SF	2016
84813	5384	WA Hotel Washburn	DM - Deferred Maintenance	Wood windows at west elevation are missing glazing compound (4 LF), replace glazing compound.	4	EA	2010
84813	5385	WA Hotel Washburn	DM - Deferred Maintenance	Wood frame window screens have bent/damaged screens (4 EA at 18 SF each). Replace window screens (South elev, at guest room 9).	4	EA	2010
84813	5877	WA Hotel Washburn	DM - Deferred Maintenance	Window sash cords are missing/damaged throughout building. Replace sash cords (1 pair of sash cords/each window), at guest rooms 1, 7, 8, 12 (2 EA in each room).	5	EA	2010
84813	5886	WA Hotel Washburn	DM - Deferred Maintenance	Wood windows have loose rail(s), do not operate easily. Repair loose rail, repair to easily operable condition (guest rooms 11, 13, 15, Linen Closet upper floor).	4	EA	2010
84813	5901	WA Hotel Washburn	DM - Deferred Maintenance	Wood window screen is badly warped, replace entire unit in kind (at guest rooms 11, 14).	2	EA	2010
84813	5404	WA Hotel Washburn	DM - Deferred Maintenance	Foundation vent is loose from wall siding at east side of south elevation. Reattach foundation vent to siding.	3	SF	2010
84813	5849	WA Hotel Washburn	LMAC - Legis Mandate Accessibility	Handrails do not extend beyond the top and bottom landings as required, and handrails do not return to wall at ends. Provide compliant extensions at top and bottom landings with compliant returns to wall (4 each).	4	SF	2010
84813	5850	WA Hotel Washburn	LMAC - Legis Mandate Accessibility	Handrail bracket obstructs the handrails gripping surface. Replace brackets with compliant type that does not obstruct the gripping surface (5 each side).	10	SF	2010
84829	5636	WA Hotel Annex	DM - Deferred Maintenance	Reattach loose blocking at guardrail base on South elevation first floor. Replace deteriorated 4 x 4 blocking at post on North elevation West end (3 IN). Replace 3 rotted posts at North elevation East end. (6 LF)	3	SF	2010
84829	6003	WA Hotel Annex	LMLS - LM-Life/Safety Code	Wood guardrails do not have compliant height. Provide additive metal guardrail attached to existing structure to compliant 42" height with maximum opening of 4" (680 LF).	680	SF	2010
84829	6004	WA Hotel Annex	LMAC - Legis Mandate Accessibility	Extend guardrail 12" at bottom and top of ramp to be compliant. Rail must also returned smoothly to wall, post or floor.	25	SF	2010
84829	5756	WA Hotel Annex	DM - Deferred Maintenance	Provide missing/ replace damaged sash cords in the following guest rooms: 102, 110, 115, 114, 120, 129, 126, 137, 138, 135, 124, 121, 125, 131, 116, 118, 112, 122, 108, 133, 132, 134, and 107.	72	EA	2010
84829	5790	WA Hotel Annex	DM - Deferred Maintenance	Window sash does not open. Make operable in the following guest rooms: 105, 112, and 107	3	EA	2010
84829	5798	WA Hotel Annex	DM - Deferred Maintenance	Bottom rail of window is not attached properly to stile and has chipped area at guest room 137. Repair and refinish.	1	EA	2010
84829	5805	WA Hotel Annex	DM - Deferred Maintenance	Re-nail loose parting bead at window in guest rooms 121, 125, and 133. Replace parting bead at window in guest rooms 124, 131, 128 and 133.	7	EA	2010
84829	5647	WA Hotel Annex	DM - Deferred Maintenance	Reattach wood stop at bathroom window of guest room 114.	1	EA	2010
84829	5764	WA Hotel Annex	DM - Deferred Maintenance	Provide missing/ replace damaged sash cords at bathroom windows of following guest rooms: 4, 138, 124, 135, and second floor east breezeway restroom.	9	EA	2010
84829	5794	WA Hotel Annex	DM - Deferred Maintenance	Window sash is deteriorated in guest room 104 bath and at closet under stairs at first floor east breezeway. Repair to easily operable condition. Make water tight.	2	EA	2010
84829	5784	WA Hotel Annex	DM - Deferred Maintenance	Replace missing door sweep at entry door of room 133.	1	EA	2010
84829	5845	WA Hotel Annex	DM - Deferred Maintenance	Cover hole at door on second floor East breezeway. (.5 SF) Patch 2 square inch hole in door at closet at second floor of East breezeway.	2	EA	2010
84829	5848	WA Hotel Annex	DM - Deferred Maintenance	Reattach loose door stop at closet door at second floor of east breezeway. (7 LF)	1	EA	2010
84829	5650	WA Hotel Annex	DM - Deferred Maintenance	Damaged stile/rail connection at exterior door at guest room 130. Dutchman repair or replace damaged stile.	1	EA	2010
84829	5663	WA Hotel Annex	DM - Deferred Maintenance	Replace glazing compound at 50% of door at West elevation second floor and 100% at one door of East second floor.	2	EA	2010

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WAWONA DEFERRED MAINTENANCE							
84829	5648	WA Hotel Annex	DM - Deferred Maintenance	Replace 4 LF of missing stop at door at ground floor storage room on North elevation.	1	EA	2010
84829	5751	WA Hotel Annex	DM - Deferred Maintenance	Door at ground floor North storage does not reach floor and has gap. Provide threshold or door shoe to prevent animal infestation. (3 LF)	1	EA	2010
84829	6008	WA Hotel Annex	LMAC - Legis Mandate Accessibility	Signage at ground floor accessible restrooms is not compliant. Signage type is incorrect and is mounted at incorrect location. Make compliant.	2	EA	2010
84829	5666	WA Hotel Annex	DM - Deferred Maintenance	Provide missing 2 x 2 trim piece at front base of 6 columns at South elevation first floor porch and at 1 column at North elevation first floor at far West end. 8" each.	5	SF	2010
84829	5641	WA Hotel Annex	DM - Deferred Maintenance	Replace 1 LF of decking at far West corner of North ground floor porch. Replace 24 SF of dry rotted decking at East first floor porch.	25	SF	2010
84829	5665	WA Hotel Annex	DM - Deferred Maintenance	Reposition downspout to align with PVC piping drain at South elevation. Provide 3LF of downspout to provide connection to PVC piping drain.	10	SF	2010
84829	5807	WA Hotel Annex	DM - Deferred Maintenance	Chip in marble threshold at room 129. Seal and make watertight.	1	SF	2010
84829	5832	WA Hotel Annex	DM - Deferred Maintenance	1 SF of broken tiles at guest room 117 bathroom. Replace with new tile to match existing.	1	SF	2010
84829	5747	WA Hotel Annex	DM - Deferred Maintenance	1 cracked floor tile in Women's ground floor restroom. Replace with new tile to match existing.	1	SF	2010
84829	5741	WA Hotel Annex	DM - Deferred Maintenance	4 plastic light covers are cracked at golf shop. Replace 24SF. Replace 16 SF of ceiling tile.	40	SF	2010
84829	5752	WA Hotel Annex	DM - Deferred Maintenance	60SF of missing gypsum board at ground floor North storage ceiling. Patch. Fire tape all joints. (20 LF)	80	SF	2010
84829	5745	WA Hotel Annex	DM - Deferred Maintenance	40 SF of gap at plywood ceiling near South wall in Golf Shop Storage. Patch opening with new plywood.	40	SF	2010
84829	5773	WA Hotel Annex	DM - Deferred Maintenance	Door hardware at the following bathrooms does not work. Make operable in the following rooms: 102, 126, 137, 124, and 133.	5	EA	2010
84829	5742	WA Hotel Annex	DM - Deferred Maintenance	Patch 16SF of cracked plaster in Golf Shop storage closet. Patch 4 LF of cracked plaster in Golf storage hallway.	20	SF	2010
84829	5836	WA Hotel Annex	DM - Deferred Maintenance	Repair 16 SF of damaged plaster at closet under stairs on first floor East breezeway. Patch 1 SF hole in wall at linen room at second floor West breezeway.	17	SF	2010
84829	6006	WA Hotel Annex	LMAC - Legis Mandate Accessibility	Door position in men's room accessible stall is marginally non-compliant. 24" of space is required adjacent to the push side of the door. Move door to make compliant.	1	EA	2010
84829	5748	WA Hotel Annex	DM - Deferred Maintenance	Tiles are broken at wall base in shower stall. Replace with new tiles to match existing.	15	SF	2010
84829	5743	WA Hotel Annex	DM - Deferred Maintenance	20 SF opening at plywood finish on South wall of Golf Shop Storage. Patch with new plywood wall finish.	20	SF	2010
84829	5746	WA Hotel Annex	DM - Deferred Maintenance	Cover rubble foundation wall at base of plywood wall in golf shop storage room to protect from further damage. 5LF	5	SF	2010
84829	5750	WA Hotel Annex	DM - Deferred Maintenance	Interior stairs at ground floor north storage room have uneven treads. Rebuild with 3 equal risers.	9	SF	2010
84829	5895	WA Hotel Annex	DM - Deferred Maintenance	Counter at golf shop has been cut to make access to sink at lower stainless steel counter. Wood edge of counter is exposed. Provide and install 3 LF of plastic laminate edging to cover	1	EA	2010
84829	6005	WA Hotel Annex	LMAC - Legis Mandate Accessibility	Shower stall at men's restroom is marginally non-compliant (within 1" of width). Design work would be required to make compliant. Faucet controls are slightly lower than required. Shower head is not at compliant height, however shower head on hose is provided. Make faucet height compliant.	3	EA	2010
84829	6007	WA Hotel Annex	LMAC - Legis Mandate Accessibility	Rear and side grab bars at both accessible stalls are incorrect lengths. Make compliant.	4	EA	2010
84832	6196	WA Hotel Main Bldg	DM - Deferred Maintenance	Insufficient clearance to grade at porch framing near restrooms on east side of building; re-grade earth away from wood (20 LF).	20	SF	2010
84832	6203	WA Hotel Main Bldg	DM - Deferred Maintenance	6 LF of rot at wood floor framing at deck at east side of building near ramp; replace.	6	SF	2010
84832	6224	WA Hotel Main Bldg	DM - Deferred Maintenance	Replace broken wood shingles at roof above loading dock at north elevation.	50	SF	2010
84832	6227	WA Hotel Main Bldg	DM - Deferred Maintenance	Downspout at northwest corner of building is not attached at base, reattach 6 LF; downspout at southwest corner is not attached to post and buried in earth, clear debris and reattach 4 LF.	10	SF	2010
84832	6233	WA Hotel Main Bldg	DM - Deferred Maintenance	Install elbow at downspout at south elevation to direct water away from building (2 LF).	2	SF	2010
84832	6221	WA Hotel Main Bldg	DM - Deferred Maintenance	Dry rot, damage, and loose trim at wood siding at north elevation, basement and ground floor levels; reattach 4 LF of loose trim and replace 15 SF of siding.	15	SF	2010
84832	6263	WA Hotel Main Bldg	DM - Deferred Maintenance	Fill holes at east elevation, north end, upper floor to prevent insect or animal infestation (2 EA).	1	SF	2010
84832	6264	WA Hotel Main Bldg	DM - Deferred Maintenance	Replace 5 LF of damaged 1x6 wood trim at corner near northeast employee entrance on lower floor.	5	SF	2010
84832	6254	WA Hotel Main Bldg	DM - Deferred Maintenance	Replace broken glazing at window at Room 208 (on east elevation).	1	EA	2010
84832	6269	WA Hotel Main Bldg	DM - Deferred Maintenance	Replace missing and deteriorated window putty at 2 windows on east elevation, lower floor, near entrance to Registration Lounge (48 LF of new putty).	2	EA	2010
84832	6317	WA Hotel Main Bldg	DM - Deferred Maintenance	Sash cords missing or broken at historic double hung wood windows in Registration Lounge, Registration Office, Manager's Office, Guest Rooms 206, 207, 215, 216, 217, 220, 223, and 1879; replace with new sash cords to make windows fully operable.	17	EA	2010
84832	6645	WA Hotel Main Bldg	DM - Deferred Maintenance	Wood louver infill at transom above wood window on south return at east elevation of lower floor is deteriorating; replace 10 LF of jamb and dutchman repair bottom rail and part of stile.	1	EA	2010

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WAWONA DEFERRED MAINTENANCE							
84832	6493	WA Hotel Main Bldg	DM - Deferred Maintenance	Provide weather-stripping and astragal at glazed entrance doors at east elevation to create a more weather tight envelope.	1	EA	2010
84832	6651	WA Hotel Main Bldg	DM - Deferred Maintenance	Broken glazing at transom above glazed wood door at south return on east elevation; replace glazing (4 SF).	1	EA	2010
84832	6220	WA Hotel Main Bldg	DM - Deferred Maintenance	Exterior wood screen door at Kitchen Employee Break Room doesn't close fully, preventing air curtain from working properly; hang door and repair hardware to operable condition.	1	EA	2010
84832	6453	WA Hotel Main Bldg	DM - Deferred Maintenance	Transom hardware is missing at Guest Rooms 205, 209, 211, 215, 217 and 219; replace hardware to match existing.	6	EA	2010
84832	6460	WA Hotel Main Bldg	DM - Deferred Maintenance	Transom hardware is extant but inoperable at Guest Rooms 204, 207, 210, 227; rehabilitate hardware to easily operable condition.	4	EA	2010
84832	6465	WA Hotel Main Bldg	DM - Deferred Maintenance	Door to Guest Room 223 is missing sweep at bottom and has loose hardware; replace door sweep and tighten hardware to easily operable condition.	1	EA	2010
84832	6323	WA Hotel Main Bldg	DM - Deferred Maintenance	Wood panel door to office behind Registration desk does not close; repair hardware and adjust door as necessary to achieve fully operable condition.	1	EA	2010
84832	6480	WA Hotel Main Bldg	DM - Deferred Maintenance	Door knob is missing at wood panel door at attic-level former apartment; replace hardware and repair door to operable condition.	1	EA	2010
84832	6318	WA Hotel Main Bldg	DM - Deferred Maintenance	Plaster wall finish behind radiator in Registration Lobby is puckering; restore smooth finish and install heat shield.	8	SF	2010
84832	6153	WA Hotel Main Bldg	DM - Deferred Maintenance	Replace missing grout at quarry tile in kitchen floor.	10	SF	2010
84832	6216	WA Hotel Main Bldg	DM - Deferred Maintenance	Patch hole (1 SF) in sheet vinyl flooring at Kitchen Employee Break Room and secure loose transition panel between vinyl sheet and quarry tile in adjacent room (6 LF).	7	SF	2010
84832	6284	WA Hotel Main Bldg	DM - Deferred Maintenance	Remove heavy biological growth at stone cheek walls at both sides of main staircase.	52	SF	2010
84832	6302	WA Hotel Main Bldg	DM - Deferred Maintenance	Gypsum board ceiling finish is missing and damaged around pipes in basement entrance hall and pantry and linen storage areas; replace gypsum board and fire tape and refinish.	250	SF	2010
84832	6309	WA Hotel Main Bldg	DM - Deferred Maintenance	Seal walls and ceiling around pipe penetrations (8 locations) in basement electrical room.	2	SF	2010
84832	6444	WA Hotel Main Bldg	DM - Deferred Maintenance	Cracked plaster and incipient spall at ceiling in hallway behind registration desk; patch plaster to match adjacent surfaces.	2	SF	2010
99119	6066	WA Slaughter House	DM - Deferred Maintenance	24" x 30" framed opening is covered with plywood at base of foundation wall at West elevation. Provide hinged plank door.	6	SF	2010
99119	6078	WA Slaughter House	DM - Deferred Maintenance	Provide screen at openings at North and South gable to prevent vermin infestation. 9 SF EA.	18	SF	2010
99119	6083	WA Slaughter House	DM - Deferred Maintenance	Base of 4 x 6 wall posts at entrance are deteriorated. Dutchman repair. (8 LF)	8	SF	2010
99119	6074	WA Slaughter House	DM - Deferred Maintenance	Board and batten siding is deteriorated at South and East. Replace bottom 2 ft along length of South wall and 6 SF at east.	20	SF	2010
99119	6070	WA Slaughter House	DM - Deferred Maintenance	Reattach loose board siding at East wall	6	SF	2010
99119	6068	WA Slaughter House	DM - Deferred Maintenance	Replace glass at 3 missing lites at windows.	2	EA	2010
99119	6080	WA Slaughter House	RMDM - RM Defer Maintenance	Replace deteriorated glazing putty at both windows.	2	EA	2010
99119	6075	WA Slaughter House	DM - Deferred Maintenance	Beams support historic metal track at top of walls. Replace deteriorated supporting beam. 10 LF of 4 x 6.	10	SF	2010
230481	10854	WA SITE HSE Areas Landscape CONC	DM - Deferred Maintenance	Replace broken wood lid for utility box (EA)	1	EA	2010
230481	10858	WA SITE HSE Areas Landscape CONC	DM - Deferred Maintenance	Replace water spigot which is not working (EA)	1	EA	2010
230481	10867	WA SITE HSE Areas Landscape CONC	CRDM - Component Renewal Defer Maint	Replace chain link fencing which is unstable. (LF)	100	LF	2016
230481	10874	WA SITE HSE Areas Landscape CONC	CRDM - Component Renewal Defer Maint	Replace chain link fencing which is unstable (LF)	75	LF	2016
230481	11773	WA SITE HSE Areas Landscape CONC	CRDM - Component Renewal Defer Maint	Replace asphalt paving which is broken and eroded, driveway 8747 Bluejay way	1,458	SF	2016
230481	11774	WA SITE HSE Areas Landscape CONC	CRDM - Component Renewal Defer Maint	Replace asphalt paving which is broken and eroded, driveway 8747 Bluejay way	90	SF	2016
230481	11775	WA SITE HSE Areas Landscape CONC	CRDM - Component Renewal Defer Maint	Replace asphalt paving which is broken and eroded, driveway 8747 Bluejay way	9	SF	2016
230513	10902	WA SITE Hotel Area	DM - Deferred Maintenance	Repair lighting fixture to operating condition (EA).	1	EA	2010
230513	10903	WA SITE Hotel Area	DM - Deferred Maintenance	Repair lighting fixture to operating condition (EA).	4	EA	2010
230513	10910	WA SITE Hotel Area	DM - Deferred Maintenance	Repair lighting fixture to operating condition (EA)	1	EA	2010
230513	37029	WA SITE Hotel Area	RMDM - RM Defer Maintenance	Replace Wood Log sliced in half - Approximately 12" diameter and 96" length. Anchor in ground with two rebar - 12" depth in ground. as recurring maintenance	12	EA	2010
230513	9617	WA SITE Hotel Area	DM - Deferred Maintenance	Re-install existing wood curb stops with rebar (EA)	12	EA	2010
230513	10897	WA SITE Hotel Area	DM - Deferred Maintenance	Relocate signage to allow other signage to be visible. (EA)	1	EA	2010
230513	9620	WA SITE Hotel Area	DM - Deferred Maintenance	Replace signage which is worn, Wood, 8' Long by 8" wide (EA)	1	EA	2010
230513	11600	WA SITE Hotel Area	LMAC - Legis Mandate Accessibility	Install new shuttle stop which meets code and all ADA requirements	1	EA	2010
230513	11602	WA SITE Hotel Area	DM - Deferred Maintenance	Reset bench foundation to level seating	1	EA	2010
230513	11604	WA SITE Hotel Area	DM - Deferred Maintenance	Replace section of concrete retaining wall which is cracked and broken (LF)	15	EA	2010
230513	11605	WA SITE Hotel Area	DM - Deferred Maintenance	Replace section of concrete retaining wall which is cracked and broken (LF)	2	EA	2010
230513	10913	WA SITE Hotel Area	DM - Deferred Maintenance	Remove drain and clean out debris to restore proper drainage (EA)	1	EA	2010

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WAWONA DEFERRED MAINTENANCE							
230513	10899	WA SITE Hotel Area	DM - Deferred Maintenance	Replace missing wood fencing pickets. (LF)	2	LF	2010
230513	10914	WA SITE Hotel Area	DM - Deferred Maintenance	Replace wood fencing which has collapsed (LF)	8	LF	2010
230513	8187	WA SITE Hotel Area	CRDM - Component Renewal Defer Maint	Replace wood fencing rail which is broken (LF)	6	LF	2016
230513	8194	WA SITE Hotel Area	CRDM - Component Renewal Defer Maint	Replace wood fencing which has collapsed (LF)	8	LF	2016
230513	8195	WA SITE Hotel Area	CRDM - Component Renewal Defer Maint	Replace wood fencing which is broken (LF)	85	LF	2016
230513	8201	WA SITE Hotel Area	CRDM - Component Renewal Defer Maint	Replace wood fencing rail which is broken (LF)	8	LF	2016
230513	8203	WA SITE Hotel Area	CRDM - Component Renewal Defer Maint	Replace wood fencing rail which is broken (LF)	8	LF	2016
230513	9614	WA SITE Hotel Area	CRDM - Component Renewal Defer Maint	Replace water spigot which in non-functional (EA)	1	EA	2016
230604	10951	WA SITE Hotel Pavement Parking	CRDM - Component Renewal Defer Maint	Replace asphalt paving which is broken and eroded near gas pumps	75	SF	2016
230604	10967	WA SITE Hotel Pavement Parking	CRDM - Component Renewal Defer Maint	Replace asphalt paving which is broken and eroded on service road near gate	15	SF	2016
230604	10977	WA SITE Hotel Pavement Parking	CRDM - Component Renewal Defer Maint	Resurface plaster on pool bottom which is flaking (SF)	15	EA	2016
233102	7053	Wawona Store/Gift Storage Building	DM - Deferred Maintenance	Standing water at 50% of West room floor. Remove standing water and air building with fans.	140	SF	2010
233102	7048	Wawona Store/Gift Storage Building	DM - Deferred Maintenance	Bio-growth at concrete stem wall and base of T1-11 siding. Clean.	210	SF	2010
233102	7051	Wawona Store/Gift Storage Building	DM - Deferred Maintenance	Patch hole at wall on East elevation to prevent animal infestation. 4 square inches.	1	SF	2010

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YOSEMITE LODGE COMPONENT RENEWAL							
83667	41716	YL EMP KITCHEN D 1000	CR - Component Renewal	Replace Water heater at end of useful life	1	EA	2015
83667	41716	YL EMP KITCHEN D 1000	CR - Component Renewal	Replace Water heater at end of useful life	1	EA	2030
83667	36946	YL EMP KITCHEN D 1000	CR - Component Renewal	Replace Roof Finishes, Soffits, Plywood at end of useful life	78	SF	2020
83667		YL EMP KITCHEN D 1000	CR - Component Renewal	Replace asphalt shingle roof covering at end of useful life	268	SF	2015
83668	41718	YL EMP HOUSING C 1000	CR - Component Renewal	Replace Ext Windows, Aluminum, Operable at end of useful life	5	EA	2016
83668	41724	YL EMP HOUSING C 1000	CR - Component Renewal	Replace Kitchen Sink at end of useful life	1	EA	2017
83668	41725	YL EMP HOUSING C 1000	CR - Component Renewal	Replace Electric Wall heater at end of useful life	1	EA	2020
83668		YL EMP HOUSING C 1000	CR - Component Renewal	Replace asphalt shingle roof covering at end of useful life	168	SF	2015
83723	41740	YL EMP HOUSING A-B 1000	CR - Component Renewal	Replace Roofing, Asphalt Shingles at end of useful life	448	SF	2015
83757	38316	YL Housekeeping Office	CR - Component Renewal	Replace Utility sink at end of useful life	2	EA	2015
83757	41023	YL Housekeeping Office	CR - Component Renewal	Replace YL Housekeeping Office evaporative coolers (located inside building near loading dock). Age estimated at end of useful life	1	EA	2017
83757	2058	YL Housekeeping Office	CR - Component Renewal	Replace outside evaporative cooler for YL Housekeeping Office for storage area.	1	EA	2017
83757	2058	YL Housekeeping Office	CR - Component Renewal	Replace outside evaporative cooler for YL Housekeeping Office for storage area.	1	EA	2027
83757	41024	YL Housekeeping Office	CR - Component Renewal	Replace Cabinet, electric water heater. No access to inside of cabinet to inspect piping. No nameplate data found. at end of useful life	1	EA	2020
83757	2540	YL Housekeeping Office	CR - Component Renewal	Multiple ceiling tile needs to be replace or repaired current glue is weak and causing tile to shift.	60	SF	2015
84542	41030	YL Housekeeping Bldg	CR - Component Renewal	Replace Roofing, Asphalt Shingles at end of useful life	880	SF	2031
84543	41031	YL Housekeeping - Bike Repair	CR - Component Renewal	Replace Roofing, Asphalt Shingles at end of useful life	880	SF	2031
84543	41032	YL Housekeeping - Bike Repair	CR - Component Renewal	Replace Wood sliding door at end of useful life (EA)	1	EA	2016
84543	2513	YL Housekeeping - Bike Repair	CR - Component Renewal	Replace the base skirt on all sides. It has been damaged and extremely cracked and dry rotted	60	SF	2016
84543	6764	YL Housekeeping - Bike Repair	CR - Component Renewal	Replace wall; Storage, at end of useful life	4	SF	2020
84543	6763	YL Housekeeping - Bike Repair	CR - Component Renewal	Replace stairs at end of useful life	8	SF	2020
84543	6757	YL Housekeeping - Bike Repair	CR - Component Renewal	Replace floor; Storage, at end of useful life	880	SF	2031
84550	41863	YL EMP HOUSING E-F 1000	CR - Component Renewal	Replace Men's room sinks at end of useful life	2	EA	2015
84550	41865	YL EMP HOUSING E-F 1000	CR - Component Renewal	Replace Water heater at end of useful life	1	EA	2020
84550	36336	YL EMP HOUSING E-F 1000	CR - Component Renewal	Replace solid wood door frame at end of useful life	6	EA	2020
84550	36337	YL EMP HOUSING E-F 1000	CR - Component Renewal	Replace Door - interior at end of useful life	6	EA	2020
84550	36338	YL EMP HOUSING E-F 1000	CR - Component Renewal	Replace Toilet accessories at end of useful life	6	EA	2015
84550	36340	YL EMP HOUSING E-F 1000	CR - Component Renewal	Replace Wall base in Bathroom at end of useful life	36	SF	2020
84550	6537	YL EMP HOUSING E-F 1000	CR - Component Renewal	Replace hot water/steam heater with similar specifications.	1	EA	2031
84550	6538	YL EMP HOUSING E-F 1000	CR - Component Renewal	Replace electric wall heater with similar specifications.	1	EA	2023
84638	41875	YL 1000 BOILER ROOM - WATER HTRS	CR - Component Renewal	Replace Roofing, Asphalt Shingles at end of useful life	185	SF	2019
84638	6546	YL 1000 BOILER ROOM - WATER HTRS	CR - Component Renewal	replace electric water heater with similar specifications.	1	EA	2017
84638	6546	YL 1000 BOILER ROOM - WATER HTRS	CR - Component Renewal	replace electric water heater with similar specifications.	1	EA	2029
84775	44570	YL Lodging Willow 4300	CR - Component Renewal	Replace Ext Windows, Aluminum, Screens at end of useful life	12	EA	2016
84775	37016	YL Lodging Willow 4300	CR - Component Renewal	Replace Int Wall Finish, FRP at end of useful life	768	SF	2025
84775	37018	YL Lodging Willow 4300	CR - Component Renewal	Replace Int Wall Finish, Wallpaper at end of useful life	768	SF	2015
84775	37142	YL Lodging Willow 4300	CR - Component Renewal	Replace Roofing, Asphalt Shingles at end of useful life	2,370	SF	2020
84775	37432	YL Lodging Willow 4300	CR - Component Renewal	Replace Bradford-White water heater, 80 Gal at end of useful life	1	EA	2015
84775	37432	YL Lodging Willow 4300	CR - Component Renewal	Replace Bradford-White water heater, 80 Gal at end of useful life	1	EA	2030
84775	37433	YL Lodging Willow 4300	CR - Component Renewal	Replace Utility sink at end of useful life	1	EA	2017
84775	37434	YL Lodging Willow 4300	CR - Component Renewal	Replace Vanguard electric water heater, 85 Gal at end of useful life	1	EA	2020
84775	37435	YL Lodging Willow 4300	CR - Component Renewal	Replace Bathroom sink, 4300 at end of useful life	1	EA	2026
84775	37437	YL Lodging Willow 4300	CR - Component Renewal	Replace Bathroom sink, 4301 at end of useful life	1	EA	2026

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
YOSEMITE LODGE COMPONENT RENEWAL							
84775	37439	YL Lodging Willow 4300	CR - Component Renewal	Replace Bathroom sink, 4302 at end of useful life	1	EA	2026
84775	37441	YL Lodging Willow 4300	CR - Component Renewal	Replace Bathroom sink, 4303 at end of useful life	1	EA	2026
84775	37443	YL Lodging Willow 4300	CR - Component Renewal	Replace Bathroom sink, 4304 at end of useful life	1	EA	2026
84775	37455	YL Lodging Willow 4300	CR - Component Renewal	Replace Bathroom sink, 4324 at end of useful life	1	EA	2025
84775	37457	YL Lodging Willow 4300	CR - Component Renewal	Replace Bathroom sink, 4325 at end of useful life	1	EA	2025
84775	37605	YL Lodging Willow 4300	CR - Component Renewal	Replace Bradford-White water heater, 80 Gal at end of useful life	1	EA	2015
84775	37605	YL Lodging Willow 4300	CR - Component Renewal	Replace Bradford-White water heater, 80 Gal at end of useful life	1	EA	2030
84775	37607	YL Lodging Willow 4300	CR - Component Renewal	Replace Vanguard electric water heater, Model 6E744A, 85 Gal at end of useful life	1	EA	2020
84775	37608	YL Lodging Willow 4300	CR - Component Renewal	Replace Bathroom sink, 4300 at end of useful life	1	EA	2026
84775	37609	YL Lodging Willow 4300	CR - Component Renewal	Replace Bathroom toilet, 4300 at end of useful life	1	EA	2022
84775	37611	YL Lodging Willow 4300	CR - Component Renewal	Replace Bathroom sink, 4301 at end of useful life	1	EA	2026
84775	37612	YL Lodging Willow 4300	CR - Component Renewal	Replace Bathroom toilet, 4301 at end of useful life	1	EA	2022
84775	37613	YL Lodging Willow 4300	CR - Component Renewal	Replace Shower with bathtub, 4301 at end of useful life	1	EA	2029
84775	37615	YL Lodging Willow 4300	CR - Component Renewal	Replace Bathroom toilet, 4302 at end of useful life	1	EA	2022
84775	37616	YL Lodging Willow 4300	CR - Component Renewal	Replace Shower with bathtub, 4302 at end of useful life	1	EA	2029
84775	37618	YL Lodging Willow 4300	CR - Component Renewal	Replace Bathroom toilet, 4303 at end of useful life	1	EA	2022
84775	37619	YL Lodging Willow 4300	CR - Component Renewal	Replace Shower with bathtub, 4303 at end of useful life	1	EA	2029
84775	37620	YL Lodging Willow 4300	CR - Component Renewal	Replace Bathroom sink, 4304 at end of useful life	1	EA	2026
84775	37621	YL Lodging Willow 4300	CR - Component Renewal	Replace Bathroom toilet, 4304 at end of useful life	1	EA	2022
84775	37622	YL Lodging Willow 4300	CR - Component Renewal	Replace Shower with bathtub, 4304 at end of useful life	1	EA	2029
84775	37623	YL Lodging Willow 4300	CR - Component Renewal	Replace Bathroom sink, 4305 at end of useful life	1	EA	2026
84775	37624	YL Lodging Willow 4300	CR - Component Renewal	Replace Bathroom toilet, 4305 at end of useful life	1	EA	2022
84775	37625	YL Lodging Willow 4300	CR - Component Renewal	Replace Shower with bathtub, 4305 at end of useful life	1	EA	2029
84775	37626	YL Lodging Willow 4300	CR - Component Renewal	Replace Bathroom sink, 4320 at end of useful life	1	EA	2026
84775	37627	YL Lodging Willow 4300	CR - Component Renewal	Replace Bathroom toilet, 4320 at end of useful life	1	EA	2022
84775	37628	YL Lodging Willow 4300	CR - Component Renewal	Replace Shower with bathtub, 4320 at end of useful life	1	EA	2030
84775	37630	YL Lodging Willow 4300	CR - Component Renewal	Replace Bathroom toilet, 4321 at end of useful life	1	EA	2022
84775	37631	YL Lodging Willow 4300	CR - Component Renewal	Replace Shower with bathtub, 4321 at end of useful life	1	EA	2030
84775	37633	YL Lodging Willow 4300	CR - Component Renewal	Replace Bathroom toilet, 4322 at end of useful life	1	EA	2022
84775	37610	YL Lodging Willow 4300	CR - Component Renewal	Replace Shower with bathtub, 4300 at end of useful life	1	EA	2029
84775	37634	YL Lodging Willow 4300	CR - Component Renewal	Replace Shower with bathtub, 4322 at end of useful life	1	EA	2030
84775	37636	YL Lodging Willow 4300	CR - Component Renewal	Replace Bathroom toilet, 4323 at end of useful life	1	EA	2022
84775	37637	YL Lodging Willow 4300	CR - Component Renewal	Replace Shower with bathtub, 4323 at end of useful life	1	EA	2030
84775	37639	YL Lodging Willow 4300	CR - Component Renewal	Replace Bathroom toilet, 4324 at end of useful life	1	EA	2022
84775	37640	YL Lodging Willow 4300	CR - Component Renewal	Replace Shower with bathtub, 4324 at end of useful life	1	EA	2030
84775	37642	YL Lodging Willow 4300	CR - Component Renewal	Replace Bathroom toilet, 4325 at end of useful life	1	EA	2022
84775	37643	YL Lodging Willow 4300	CR - Component Renewal	Replace Shower with bathtub, 4325 at end of useful life	1	EA	2030
84775		YL Lodging Willow 4300	CR - Component Renewal	Replace asphalt shingle roof covering at end of useful life	609	SF	2015
84776	37072	YL Lodging Azalea 4600	CR - Component Renewal	Replace Int Wall Finish, Wallpaper at end of useful life	768	SF	2015
84776	44822	YL Lodging Azalea 4600	CR - Component Renewal	Replace Electrical, Fire Alarm, Smoke Detector at end of useful life	8	EA	2020
84776	37142	YL Lodging Azalea 4600	CR - Component Renewal	Replace Roofing, Asphalt Shingles at end of useful life	2,370	SF	2020
84776	37644	YL Lodging Azalea 4600	CR - Component Renewal	Replace Vanguard electric water heater, Model 6E744A, 85 Gal at end of useful life	2	EA	2025
84776	37645	YL Lodging Azalea 4600	CR - Component Renewal	Replace Utility sink outside at end of useful life	1	EA	2018
84776	37646	YL Lodging Azalea 4600	CR - Component Renewal	Replace Bathroom sink, 4601 at end of useful life	1	EA	2024
84776	37647	YL Lodging Azalea 4600	CR - Component Renewal	Replace Bathroom toilet, 4601 at end of useful life	1	EA	2020

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YOSEMITE LODGE COMPONENT RENEWAL							
84776	37648	YL Lodging Azalea 4600	CR - Component Renewal	Replace Shower with bathtub, 4601 at end of useful life	1	EA	2027
84776	37649	YL Lodging Azalea 4600	CR - Component Renewal	Replace Bathroom sink, 4603 at end of useful life	1	EA	2024
84776	37650	YL Lodging Azalea 4600	CR - Component Renewal	Replace Bathroom toilet, 4603 at end of useful life	1	EA	2021
84776	37651	YL Lodging Azalea 4600	CR - Component Renewal	Replace Shower with bathtub, 4603 at end of useful life	1	EA	2027
84776	37652	YL Lodging Azalea 4600	CR - Component Renewal	Replace Bathroom sink, 4616 at end of useful life	1	EA	2024
84776	37653	YL Lodging Azalea 4600	CR - Component Renewal	Replace Bathroom toilet, 4616 at end of useful life	1	EA	2022
84776	37654	YL Lodging Azalea 4600	CR - Component Renewal	Replace Shower with bathtub, 4616 at end of useful life	1	EA	2027
84776	37655	YL Lodging Azalea 4600	CR - Component Renewal	Replace Bathroom sink, 4624 at end of useful life	1	EA	2024
84776	37656	YL Lodging Azalea 4600	CR - Component Renewal	Replace Bathroom toilet, 4624 at end of useful life	1	EA	2021
84776	37657	YL Lodging Azalea 4600	CR - Component Renewal	Replace Shower with bathtub, 4624 at end of useful life	1	EA	2027
84776	37658	YL Lodging Azalea 4600	CR - Component Renewal	Replace Bathroom sink, 4602 at end of useful life	1	EA	2024
84776	37659	YL Lodging Azalea 4600	CR - Component Renewal	Replace Bathroom toilet, 4602 at end of useful life	1	EA	2022
84776	37660	YL Lodging Azalea 4600	CR - Component Renewal	Replace Shower with bathtub, 4602 at end of useful life	1	EA	2027
84776	37661	YL Lodging Azalea 4600	CR - Component Renewal	Replace Bathroom sink, 4625 at end of useful life	1	EA	2024
84776	37662	YL Lodging Azalea 4600	CR - Component Renewal	Replace Bathroom toilet, 4625 at end of useful life	1	EA	2020
84776	37663	YL Lodging Azalea 4600	CR - Component Renewal	Replace Shower with bathtub, 4625 at end of useful life	1	EA	2027
84776	37664	YL Lodging Azalea 4600	CR - Component Renewal	Replace Bathroom sink, 4600 at end of useful life	1	EA	2024
84776	37665	YL Lodging Azalea 4600	CR - Component Renewal	Replace Bathroom toilet, 4600 at end of useful life	1	EA	2019
84776	37666	YL Lodging Azalea 4600	CR - Component Renewal	Replace Shower with bathtub, 4600 at end of useful life	1	EA	2027
84776	37667	YL Lodging Azalea 4600	CR - Component Renewal	Replace Bathroom sink, 4620 at end of useful life	1	EA	2025
84776	37668	YL Lodging Azalea 4600	CR - Component Renewal	Replace Bathroom toilet, 4620 at end of useful life	1	EA	2020
84776	37669	YL Lodging Azalea 4600	CR - Component Renewal	Replace Shower with bathtub, 4620 at end of useful life	1	EA	2027
84776	37670	YL Lodging Azalea 4600	CR - Component Renewal	Replace Bathroom sink, 4621 at end of useful life	1	EA	2025
84776	37671	YL Lodging Azalea 4600	CR - Component Renewal	Replace Bathroom toilet, 4621 at end of useful life	1	EA	2021
84776	37672	YL Lodging Azalea 4600	CR - Component Renewal	Replace Shower with bathtub, 4621 at end of useful life	1	EA	2027
84776	37673	YL Lodging Azalea 4600	CR - Component Renewal	Replace Bathroom sink, 4622 at end of useful life	1	EA	2025
84776	37674	YL Lodging Azalea 4600	CR - Component Renewal	Replace Bathroom toilet, 4622 at end of useful life	1	EA	2022
84776	37675	YL Lodging Azalea 4600	CR - Component Renewal	Replace Shower with bathtub, 4622 at end of useful life	1	EA	2027
84776	37676	YL Lodging Azalea 4600	CR - Component Renewal	Replace Bathroom sink, 4623 at end of useful life	1	EA	2025
84776	37677	YL Lodging Azalea 4600	CR - Component Renewal	Replace Bathroom toilet, 4623 at end of useful life	1	EA	2023
84776	37678	YL Lodging Azalea 4600	CR - Component Renewal	Replace Shower with bathtub, 4623 at end of useful life	1	EA	2028
84776	37679	YL Lodging Azalea 4600	CR - Component Renewal	Replace Bathroom sink, 4624 at end of useful life	1	EA	2025
84776	37680	YL Lodging Azalea 4600	CR - Component Renewal	Replace Bathroom toilet, 4624 at end of useful life	1	EA	2022
84776	37681	YL Lodging Azalea 4600	CR - Component Renewal	Replace Shower with bathtub, 4624 at end of useful life	1	EA	2028
84776		YL Lodging Azalea 4600	CR - Component Renewal	Replace asphalt shingle roof covering at end of useful life	660	SF	2015
84781	44621	YL Lodging Birch 4700	CR - Component Renewal	Replace Hydronic baseboard heating., Main at end of useful life	1	EA	2015
84781	37010	YL Lodging Birch 4700	CR - Component Renewal	Replace Roofing, Gutters and Downspouts, GSM at end of useful life	184	SF	2022
84781	37015	YL Lodging Birch 4700	CR - Component Renewal	Replace Int Wall Finish, Wallpaper at end of useful life	1,152	SF	2031
84781	37700	YL Lodging Birch 4700	CR - Component Renewal	Replace Vanguard electric water heater, Model 6E744A, 85 Gal at end of useful life	2	EA	2022
84781	37701	YL Lodging Birch 4700	CR - Component Renewal	Replace Utility sink at end of useful life	1	EA	2015
84781	37702	YL Lodging Birch 4700	CR - Component Renewal	Replace Bathroom sink, 4700 at end of useful life	1	EA	2025
84781	37703	YL Lodging Birch 4700	CR - Component Renewal	Replace Bathroom toilet, 4700 at end of useful life	1	EA	2021
84781	37704	YL Lodging Birch 4700	CR - Component Renewal	Replace Shower with bathtub, 4700 at end of useful life	1	EA	2028
84781	37705	YL Lodging Birch 4700	CR - Component Renewal	Replace Bathroom sink, 4701 at end of useful life	1	EA	2025
84781	37706	YL Lodging Birch 4700	CR - Component Renewal	Replace Bathroom toilet, 4701 at end of useful life	1	EA	2020

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YOSEMITE LODGE COMPONENT RENEWAL							
84781	37707	YL Lodging Birch 4700	CR - Component Renewal	Replace Shower with bathtub, 4701 at end of useful life	1	EA	2028
84781	37708	YL Lodging Birch 4700	CR - Component Renewal	Replace Bathroom sink, 4702 at end of useful life	1	EA	2025
84781	37709	YL Lodging Birch 4700	CR - Component Renewal	Replace Bathroom toilet, 4702 at end of useful life	1	EA	2019
84781	37710	YL Lodging Birch 4700	CR - Component Renewal	Replace Shower with bathtub, 4702 at end of useful life	1	EA	2028
84781	37711	YL Lodging Birch 4700	CR - Component Renewal	Replace Bathroom sink, 4703 at end of useful life	1	EA	2025
84781	37712	YL Lodging Birch 4700	CR - Component Renewal	Replace Bathroom toilet, 4703 at end of useful life	1	EA	2020
84781	37713	YL Lodging Birch 4700	CR - Component Renewal	Replace Shower with bathtub, 4703 at end of useful life	1	EA	2028
84781	37714	YL Lodging Birch 4700	CR - Component Renewal	Replace Bathroom sink, 4704 at end of useful life	1	EA	2025
84781	37715	YL Lodging Birch 4700	CR - Component Renewal	Replace Bathroom toilet, 4704 at end of useful life	1	EA	2020
84781	37716	YL Lodging Birch 4700	CR - Component Renewal	Replace Shower with bathtub, 4704 at end of useful life	1	EA	2028
84781	37717	YL Lodging Birch 4700	CR - Component Renewal	Replace Bathroom sink, 4705 at end of useful life	1	EA	2025
84781	37718	YL Lodging Birch 4700	CR - Component Renewal	Replace Bathroom toilet, 4705 at end of useful life	1	EA	2020
84781	37719	YL Lodging Birch 4700	CR - Component Renewal	Replace Shower with bathtub, 4705 at end of useful life	1	EA	2028
84781		YL Lodging Birch 4700	CR - Component Renewal	Replace asphalt roll roof covering at end of useful life	626	SF	2015
84800	38421	YL Lodging Aspen 4101-4109	CR - Component Renewal	Replace Steam hot water heater at end of useful life	1	EA	2020
84800	38422	YL Lodging Aspen 4101-4109	CR - Component Renewal	Replace Shower with bathtub, 4101 at end of useful life	1	EA	2015
84800	38423	YL Lodging Aspen 4101-4109	CR - Component Renewal	Replace Bathroom sink, 4101 at end of useful life	1	EA	2016
84800	38424	YL Lodging Aspen 4101-4109	CR - Component Renewal	Replace Bathroom toilet, 4101 at end of useful life	1	EA	2015
84800	38425	YL Lodging Aspen 4101-4109	CR - Component Renewal	Replace Shower with bathtub, 4102 at end of useful life	1	EA	2015
84800	38426	YL Lodging Aspen 4101-4109	CR - Component Renewal	Replace Bathroom sink, 4102 at end of useful life	1	EA	2016
84800	38427	YL Lodging Aspen 4101-4109	CR - Component Renewal	Replace Bathroom toilet, 4102 at end of useful life	1	EA	2016
84800	38428	YL Lodging Aspen 4101-4109	CR - Component Renewal	Replace Shower with bathtub, 4103 at end of useful life	1	EA	2015
84800	38429	YL Lodging Aspen 4101-4109	CR - Component Renewal	Replace Bathroom sink, 4103 at end of useful life	1	EA	2016
84800	38430	YL Lodging Aspen 4101-4109	CR - Component Renewal	Replace Bathroom toilet, 4103 at end of useful life	1	EA	2016
84800	38431	YL Lodging Aspen 4101-4109	CR - Component Renewal	Replace Shower with bathtub, 4104 at end of useful life	1	EA	2016
84800	38432	YL Lodging Aspen 4101-4109	CR - Component Renewal	Replace Bathroom sink, 4104 at end of useful life	1	EA	2016
84800	38433	YL Lodging Aspen 4101-4109	CR - Component Renewal	Replace Bathroom toilet, 4104 at end of useful life	1	EA	2016
84800	38434	YL Lodging Aspen 4101-4109	CR - Component Renewal	Replace Shower with bathtub, 4106 at end of useful life	1	EA	2016
84800	38435	YL Lodging Aspen 4101-4109	CR - Component Renewal	Replace Bathroom sink, 4106 at end of useful life	1	EA	2016
84800	38436	YL Lodging Aspen 4101-4109	CR - Component Renewal	Replace Bathroom toilet, 4106 at end of useful life	1	EA	2016
84800	38437	YL Lodging Aspen 4101-4109	CR - Component Renewal	Replace Shower with bathtub, 4107 at end of useful life	1	EA	2016
84800	38438	YL Lodging Aspen 4101-4109	CR - Component Renewal	Replace Bathroom sink, 4107 at end of useful life	1	EA	2016
84800	38439	YL Lodging Aspen 4101-4109	CR - Component Renewal	Replace Bathroom toilet, 4107 at end of useful life	1	EA	2015
84800	38440	YL Lodging Aspen 4101-4109	CR - Component Renewal	Replace Shower with bathtub, 4108 at end of useful life	1	EA	2017
84800	38441	YL Lodging Aspen 4101-4109	CR - Component Renewal	Replace Bathroom sink, 4108 at end of useful life	1	EA	2016
84800	38442	YL Lodging Aspen 4101-4109	CR - Component Renewal	Replace Bathroom toilet, 4108 at end of useful life	1	EA	2016
84800	38443	YL Lodging Aspen 4101-4109	CR - Component Renewal	Replace Shower with bathtub, 4109 at end of useful life	1	EA	2017
84800	38444	YL Lodging Aspen 4101-4109	CR - Component Renewal	Replace Bathroom sink, 4109 at end of useful life	1	EA	2016
84800	38445	YL Lodging Aspen 4101-4109	CR - Component Renewal	Replace Bathroom toilet, 4109 at end of useful life	1	EA	2016
84800	36985	YL Lodging Aspen 4101-4109	CR - Component Renewal	Replace Ext Windows, Aluminum, Screens at end of useful life	8	EA	2016
84800	36986	YL Lodging Aspen 4101-4109	CR - Component Renewal	Replace Fittings, Counters, Plastic Laminate at end of useful life	8	EA	2016
84801	38446	YL Lodging Dogwood 4111-4119	CR - Component Renewal	Replace Shower with bathtub, 411 at end of useful life	1	EA	2017
84801	38447	YL Lodging Dogwood 4111-4119	CR - Component Renewal	Replace Bathroom sink, 4111 at end of useful life	1	EA	2016
84801	38448	YL Lodging Dogwood 4111-4119	CR - Component Renewal	Replace Bathroom toilet, 4111 at end of useful life	1	EA	2016
84801	38449	YL Lodging Dogwood 4111-4119	CR - Component Renewal	Replace Shower with bathtub, 412 at end of useful life	1	EA	2016

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YOSEMITE LODGE COMPONENT RENEWAL							
84801	38450	YL Lodging Dogwood 4111-4119	CR - Component Renewal	Replace Bathroom sink, 4112 at end of useful life	1	EA	2016
84801	38451	YL Lodging Dogwood 4111-4119	CR - Component Renewal	Replace Bathroom toilet, 4112 at end of useful life	1	EA	2016
84801	38452	YL Lodging Dogwood 4111-4119	CR - Component Renewal	Replace Shower with bathtub, 413 at end of useful life	1	EA	2016
84801	38453	YL Lodging Dogwood 4111-4119	CR - Component Renewal	Replace Bathroom sink, 4113 at end of useful life	1	EA	2016
84801	38454	YL Lodging Dogwood 4111-4119	CR - Component Renewal	Replace Bathroom toilet, 4113 at end of useful life	1	EA	2015
84801	38455	YL Lodging Dogwood 4111-4119	CR - Component Renewal	Replace Shower with bathtub, 414 at end of useful life	1	EA	2016
84801	38456	YL Lodging Dogwood 4111-4119	CR - Component Renewal	Replace Bathroom sink, 4114 at end of useful life	1	EA	2016
84801	38457	YL Lodging Dogwood 4111-4119	CR - Component Renewal	Replace Bathroom toilet, 4114 at end of useful life	1	EA	2016
84801	38458	YL Lodging Dogwood 4111-4119	CR - Component Renewal	Replace Shower with bathtub, 415 at end of useful life	1	EA	2015
84801	38459	YL Lodging Dogwood 4111-4119	CR - Component Renewal	Replace Bathroom sink, 4115 at end of useful life	1	EA	2016
84801	38460	YL Lodging Dogwood 4111-4119	CR - Component Renewal	Replace Bathroom toilet, 4115 at end of useful life	1	EA	2015
84801	38461	YL Lodging Dogwood 4111-4119	CR - Component Renewal	Replace Shower with bathtub, 416 at end of useful life	1	EA	2015
84801	38462	YL Lodging Dogwood 4111-4119	CR - Component Renewal	Replace Bathroom sink, 4116 at end of useful life	1	EA	2016
84801	38463	YL Lodging Dogwood 4111-4119	CR - Component Renewal	Replace Bathroom toilet, 4116 at end of useful life	1	EA	2015
84801	38464	YL Lodging Dogwood 4111-4119	CR - Component Renewal	Replace Shower with bathtub, 417 at end of useful life	1	EA	2015
84801	38465	YL Lodging Dogwood 4111-4119	CR - Component Renewal	Replace Bathroom sink, 4117 at end of useful life	1	EA	2016
84801	38466	YL Lodging Dogwood 4111-4119	CR - Component Renewal	Replace Bathroom toilet, 4117 at end of useful life	1	EA	2015
84801	38467	YL Lodging Dogwood 4111-4119	CR - Component Renewal	Replace Shower with bathtub, 418 at end of useful life	1	EA	2016
84801	38468	YL Lodging Dogwood 4111-4119	CR - Component Renewal	Replace Bathroom sink, 4118 at end of useful life	1	EA	2016
84801	38469	YL Lodging Dogwood 4111-4119	CR - Component Renewal	Replace Bathroom toilet, 4118 at end of useful life	1	EA	2015
84801	38470	YL Lodging Dogwood 4111-4119	CR - Component Renewal	Replace Shower with bathtub, 419 at end of useful life	1	EA	2016
84801	38471	YL Lodging Dogwood 4111-4119	CR - Component Renewal	Replace Bathroom sink, 4119 at end of useful life	1	EA	2016
84801	38472	YL Lodging Dogwood 4111-4119	CR - Component Renewal	Replace Bathroom toilet, 4119 at end of useful life	1	EA	2016
84801	44644	YL Lodging Dogwood 4111-4119	CR - Component Renewal	Replace Electric water heater, 80 gallon at end of useful life	1	EA	2024
84801	36992	YL Lodging Dogwood 4111-4119	CR - Component Renewal	Replace Fittings, Counters, Plastic Laminate at end of useful life	8	EA	2016
84801	36994	YL Lodging Dogwood 4111-4119	CR - Component Renewal	Replace Ext Windows, Aluminum, Screens at end of useful life	8	EA	2016
84802	38473	YL Lodging Tamarack 4121-4129	CR - Component Renewal	Replace Kewanee Boiler, M-75-KO at end of useful life	1	EA	2020
84802	38474	YL Lodging Tamarack 4121-4129	CR - Component Renewal	Replace Shower with bathtub, 4121 at end of useful life	1	EA	2015
84802	38475	YL Lodging Tamarack 4121-4129	CR - Component Renewal	Replace Bathroom sink, 4121 at end of useful life	1	EA	2016
84802	38476	YL Lodging Tamarack 4121-4129	CR - Component Renewal	Replace Bathroom toilet, 4121 at end of useful life	1	EA	2015
84802	38477	YL Lodging Tamarack 4121-4129	CR - Component Renewal	Replace Shower with bathtub, 4122 at end of useful life	1	EA	2015
84802	38478	YL Lodging Tamarack 4121-4129	CR - Component Renewal	Replace Bathroom sink, 4122 at end of useful life	1	EA	2016
84802	38479	YL Lodging Tamarack 4121-4129	CR - Component Renewal	Replace Bathroom toilet, 4122 at end of useful life	1	EA	2015
84802	38480	YL Lodging Tamarack 4121-4129	CR - Component Renewal	Replace Shower with bathtub, 4123 at end of useful life	1	EA	2016
84802	38481	YL Lodging Tamarack 4121-4129	CR - Component Renewal	Replace Bathroom sink, 4123 at end of useful life	1	EA	2016
84802	38482	YL Lodging Tamarack 4121-4129	CR - Component Renewal	Replace Bathroom toilet, 4123 at end of useful life	1	EA	2015
84802	38483	YL Lodging Tamarack 4121-4129	CR - Component Renewal	Replace Shower with bathtub, 4124 at end of useful life	1	EA	2016
84802	38484	YL Lodging Tamarack 4121-4129	CR - Component Renewal	Replace Bathroom sink, 4124 at end of useful life	1	EA	2016
84802	38485	YL Lodging Tamarack 4121-4129	CR - Component Renewal	Replace Bathroom toilet, 4124 at end of useful life	1	EA	2016
84802	38486	YL Lodging Tamarack 4121-4129	CR - Component Renewal	Replace Shower with bathtub, 4126 at end of useful life	1	EA	2016
84802	38487	YL Lodging Tamarack 4121-4129	CR - Component Renewal	Replace Bathroom sink, 4126 at end of useful life	1	EA	2016
84802	38488	YL Lodging Tamarack 4121-4129	CR - Component Renewal	Replace Bathroom toilet, 4126 at end of useful life	1	EA	2016
84802	38489	YL Lodging Tamarack 4121-4129	CR - Component Renewal	Replace Shower with bathtub, 4127 at end of useful life	1	EA	2017
84802	38490	YL Lodging Tamarack 4121-4129	CR - Component Renewal	Replace Bathroom sink, 4127 at end of useful life	1	EA	2016
84802	38491	YL Lodging Tamarack 4121-4129	CR - Component Renewal	Replace Bathroom toilet, 4127 at end of useful life	1	EA	2016

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YOSEMITE LODGE COMPONENT RENEWAL							
84802	38492	YL Lodging Tamarack 4121-4129	CR - Component Renewal	Replace Shower with bathtub, 4128 at end of useful life	1	EA	2017
84802	38493	YL Lodging Tamarack 4121-4129	CR - Component Renewal	Replace Bathroom sink, 4128 at end of useful life	1	EA	2016
84802	38494	YL Lodging Tamarack 4121-4129	CR - Component Renewal	Replace Bathroom toilet, 4128 at end of useful life	1	EA	2016
84802	38495	YL Lodging Tamarack 4121-4129	CR - Component Renewal	Replace Shower with bathtub, 4129 at end of useful life	1	EA	2017
84802	38496	YL Lodging Tamarack 4121-4129	CR - Component Renewal	Replace Bathroom sink, 4129 at end of useful life	1	EA	2016
84802	38497	YL Lodging Tamarack 4121-4129	CR - Component Renewal	Replace Bathroom toilet, 4129 at end of useful life	1	EA	2016
84802	44645	YL Lodging Tamarack 4121-4129	CR - Component Renewal	Replace Electric water heater, 80 gallon at end of useful life	1	EA	2024
84802	36995	YL Lodging Tamarack 4121-4129	CR - Component Renewal	Replace Fittings, Counters, Plastic Laminate at end of useful life	8	EA	2016
84802	36996	YL Lodging Tamarack 4121-4129	CR - Component Renewal	Replace Ext Windows, Aluminum, Screens at end of useful life	8	EA	2016
84803	36999	YL Lodging Cottonwood 4400	CR - Component Renewal	Replace Roofing, Gutters and Downspouts, GSM at end of useful life	280	SF	2022
84803	37001	YL Lodging Cottonwood 4400	CR - Component Renewal	Replace Roofing, Roll Asphalt at end of useful life	4,536	SF	2026
84803	37002	YL Lodging Cottonwood 4400	CR - Component Renewal	Replace Ext Windows, Aluminum, Screens at end of useful life	10	EA	2016
84803	37004	YL Lodging Cottonwood 4400	CR - Component Renewal	Replace Fittings, Counters, Plastic Laminate at end of useful life	10	EA	2016
84803	37008	YL Lodging Cottonwood 4400	CR - Component Renewal	Replace Plumbing Fixture, Fiberglass Bathtub at end of useful life	10	EA	2020
84803	37775	YL Lodging Cottonwood 4400	CR - Component Renewal	Replace Vanguard electric water heater, Model 6E744A, 85 Gal at end of useful life	2	EA	2020
84803	37776	YL Lodging Cottonwood 4400	CR - Component Renewal	Replace Sandblaster water heater, Systra 4, 85 Gal at end of useful life	1	EA	2015
84803	37776	YL Lodging Cottonwood 4400	CR - Component Renewal	Replace Sandblaster water heater, Systra 4, 85 Gal at end of useful life	1	EA	2030
84803	37777	YL Lodging Cottonwood 4400	CR - Component Renewal	Replace Bathroom sink, 4400 at end of useful life	1	EA	2026
84803	37778	YL Lodging Cottonwood 4400	CR - Component Renewal	Replace Bathroom toilet, 4400 at end of useful life	1	EA	2021
84803	37779	YL Lodging Cottonwood 4400	CR - Component Renewal	Replace Shower with bathtub, 4400 at end of useful life	1	EA	2029
84803	37780	YL Lodging Cottonwood 4400	CR - Component Renewal	Replace Bathroom sink, 4401 at end of useful life	1	EA	2026
84803	37781	YL Lodging Cottonwood 4400	CR - Component Renewal	Replace Bathroom toilet, 4401 at end of useful life	1	EA	2021
84803	37782	YL Lodging Cottonwood 4400	CR - Component Renewal	Replace Shower with bathtub, 4401 at end of useful life	1	EA	2029
84803	37783	YL Lodging Cottonwood 4400	CR - Component Renewal	Replace Bathroom sink, 4402 at end of useful life	1	EA	2026
84803	37784	YL Lodging Cottonwood 4400	CR - Component Renewal	Replace Bathroom toilet, 4402 at end of useful life	1	EA	2021
84803	37785	YL Lodging Cottonwood 4400	CR - Component Renewal	Replace Shower with bathtub, 4402 at end of useful life	1	EA	2029
84803	37786	YL Lodging Cottonwood 4400	CR - Component Renewal	Replace Bathroom sink, 4403 at end of useful life	1	EA	2026
84803	37787	YL Lodging Cottonwood 4400	CR - Component Renewal	Replace Bathroom toilet, 4403 at end of useful life	1	EA	2021
84803	37788	YL Lodging Cottonwood 4400	CR - Component Renewal	Replace Shower with bathtub, 4403 at end of useful life	1	EA	2029
84803	37789	YL Lodging Cottonwood 4400	CR - Component Renewal	Replace Bathroom sink, 4404 at end of useful life	1	EA	2026
84803	37790	YL Lodging Cottonwood 4400	CR - Component Renewal	Replace Bathroom toilet, 4404 at end of useful life	1	EA	2021
84803	37791	YL Lodging Cottonwood 4400	CR - Component Renewal	Replace Shower with bathtub, 4404 at end of useful life	1	EA	2029
84803	37792	YL Lodging Cottonwood 4400	CR - Component Renewal	Replace Bathroom sink, 4405 at end of useful life	1	EA	2026
84803	37793	YL Lodging Cottonwood 4400	CR - Component Renewal	Replace Bathroom toilet, 4405 at end of useful life	1	EA	2021
84803	37794	YL Lodging Cottonwood 4400	CR - Component Renewal	Replace Shower with bathtub, 4405 at end of useful life	1	EA	2029
84803	37795	YL Lodging Cottonwood 4400	CR - Component Renewal	Replace Bathroom sink, 4406 at end of useful life	1	EA	2026
84803	37796	YL Lodging Cottonwood 4400	CR - Component Renewal	Replace Bathroom toilet, 4406 at end of useful life	1	EA	2022
84803	37797	YL Lodging Cottonwood 4400	CR - Component Renewal	Replace Shower with bathtub, 4406 at end of useful life	1	EA	2029
84803	37798	YL Lodging Cottonwood 4400	CR - Component Renewal	Replace Bathroom sink, 4407 at end of useful life	1	EA	2026
84803	37799	YL Lodging Cottonwood 4400	CR - Component Renewal	Replace Bathroom toilet, 4407 at end of useful life	1	EA	2022
84803	37800	YL Lodging Cottonwood 4400	CR - Component Renewal	Replace Shower with bathtub, 4407 at end of useful life	1	EA	2029
84803	37801	YL Lodging Cottonwood 4400	CR - Component Renewal	Replace Bathroom sink, 4408 at end of useful life	1	EA	2026
84803	37802	YL Lodging Cottonwood 4400	CR - Component Renewal	Replace Bathroom toilet, 4408 at end of useful life	1	EA	2022
84803	37803	YL Lodging Cottonwood 4400	CR - Component Renewal	Replace Shower with bathtub, 4408 at end of useful life	1	EA	2029
84803	37804	YL Lodging Cottonwood 4400	CR - Component Renewal	Replace Bathroom sink, 4409 at end of useful life	1	EA	2026

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YOSEMITE LODGE COMPONENT RENEWAL							
84803	37805	YL Lodging Cottonwood 4400	CR - Component Renewal	Replace Bathroom toilet, 4409 at end of useful life	1	EA	2022
84803	37806	YL Lodging Cottonwood 4400	CR - Component Renewal	Replace Shower with bathtub, 4409 at end of useful life	1	EA	2029
84807	41958	YL Core Registration Bldg	CR - Component Renewal	Replace Int Floor Finish, Ceramic Tile at end of useful life	279	SF	2073
84807	44647	YL Core Registration Bldg	CR - Component Renewal	Replace Plumbing fixture, toilet, Men, Women & Family restrooms at end of useful life	13	EA	2037
84807	36533	YL Core Registration Bldg	CR - Component Renewal	Replace Int Ceiling Finish, Wood Paneling at end of useful life	855	SF	2020
84807	36534	YL Core Registration Bldg	CR - Component Renewal	Replace Int Ceiling Finish, Acoustical Tile at end of useful life	156	SF	2015
84807	36535	YL Core Registration Bldg	CR - Component Renewal	Replace Int Wall Finish, Wood Trim at end of useful life	108	SF	2020
84807	36536	YL Core Registration Bldg	CR - Component Renewal	Replace Int Doors, Wood, Solid Core at end of useful life	13	EA	2020
84807	36537	YL Core Registration Bldg	CR - Component Renewal	Replace Int Wall Finish, Ceramic Tile at end of useful life	426	SF	2102
84807	36538	YL Core Registration Bldg	CR - Component Renewal	Replace Toilet Partitions, Metal at end of useful life	13	EA	2062
84807	36539	YL Core Registration Bldg	CR - Component Renewal	Replace Int Wall Finish, Gypsum Board at end of useful life	4,480	SF	2020
84807	6628	YL Core Registration Bldg	CR - Component Renewal	Replace air handler with similar specifications. Consult an engineer firm for sizing alterations or changes needed in upgrade.	1	EA	2031
84807	6631	YL Core Registration Bldg	CR - Component Renewal	Replace pneumatic controls consult a HVAC controls expert for proper upgrade.	1	EA	2031
84807	6633	YL Core Registration Bldg	CR - Component Renewal	Replace exhaust fan to be compatible with new AHU. Consult an HVAC expert for correct sizing.	1	EA	2031
84807	6632	YL Core Registration Bldg	CR - Component Renewal	Replace electric water heater with similar specifications.	1	EA	2024
84814	37137	YL Lodging Cedar 3900	CR - Component Renewal	Replace Plumbing Fixture, Bathtub at end of useful life	19	EA	2020
84814	37139	YL Lodging Cedar 3900	CR - Component Renewal	Replace Ext Windows, Aluminum, Operable at end of useful life	32	EA	2015
84814	37141	YL Lodging Cedar 3900	CR - Component Renewal	Replace Ext Windows, Aluminum, Fixed at end of useful life	20	EA	2020
84814	11575	YL Lodging Cedar 3900	CR - Component Renewal	Replace rusty exhaust fan; 3926	1	EA	2015
84814	37142	YL Lodging Cedar 3900	CR - Component Renewal	Replace Roofing, Asphalt Shingles at end of useful life	2,568	SF	2020
84814	37807	YL Lodging Cedar 3900	CR - Component Renewal	Replace Bathroom sink, 3901 at end of useful life	1	EA	2025
84814	37808	YL Lodging Cedar 3900	CR - Component Renewal	Replace Bathroom toilet, 3901 at end of useful life	1	EA	2022
84814	37809	YL Lodging Cedar 3900	CR - Component Renewal	Replace Shower with bathtub, 3901 at end of useful life	1	EA	2030
84814	37810	YL Lodging Cedar 3900	CR - Component Renewal	Replace Bathroom sink, 3902 at end of useful life	1	EA	2025
84814	37811	YL Lodging Cedar 3900	CR - Component Renewal	Replace Bathroom toilet, 3902 at end of useful life	1	EA	2022
84814	37812	YL Lodging Cedar 3900	CR - Component Renewal	Replace Shower with bathtub, 3902 at end of useful life	1	EA	2030
84814	37813	YL Lodging Cedar 3900	CR - Component Renewal	Replace Bathroom sink, 3903 at end of useful life	1	EA	2025
84814	37814	YL Lodging Cedar 3900	CR - Component Renewal	Replace Bathroom toilet, 3903 at end of useful life	1	EA	2022
84814	37815	YL Lodging Cedar 3900	CR - Component Renewal	Replace Shower with bathtub, 3903 at end of useful life	1	EA	2030
84814	37816	YL Lodging Cedar 3900	CR - Component Renewal	Replace Bathroom sink, 3904 at end of useful life	1	EA	2025
84814	37817	YL Lodging Cedar 3900	CR - Component Renewal	Replace Bathroom toilet, 3904 at end of useful life	1	EA	2022
84814	37818	YL Lodging Cedar 3900	CR - Component Renewal	Replace Shower with bathtub, 3904 at end of useful life	1	EA	2030
84814	37819	YL Lodging Cedar 3900	CR - Component Renewal	Replace Bathroom sink, 3905 at end of useful life	1	EA	2025
84814	37820	YL Lodging Cedar 3900	CR - Component Renewal	Replace Bathroom toilet, 3905 at end of useful life	1	EA	2022
84814	37821	YL Lodging Cedar 3900	CR - Component Renewal	Replace Shower with bathtub, 3905 at end of useful life	1	EA	2030
84814	37822	YL Lodging Cedar 3900	CR - Component Renewal	Replace Bathroom sink, 3906 at end of useful life	1	EA	2024
84814	37823	YL Lodging Cedar 3900	CR - Component Renewal	Replace Bathroom toilet, 3906 at end of useful life	1	EA	2022
84814	37824	YL Lodging Cedar 3900	CR - Component Renewal	Replace Bathroom sink, 3907 at end of useful life	1	EA	2024
84814	37825	YL Lodging Cedar 3900	CR - Component Renewal	Replace Bathroom toilet, 3907 at end of useful life	1	EA	2022
84814	37826	YL Lodging Cedar 3900	CR - Component Renewal	Replace Bathroom sink, 3908 at end of useful life	1	EA	2024
84814	37827	YL Lodging Cedar 3900	CR - Component Renewal	Replace Bathroom toilet, 3908 at end of useful life	1	EA	2022
84814	37828	YL Lodging Cedar 3900	CR - Component Renewal	Replace Bathroom sink, 3909 at end of useful life	1	EA	2024
84814	37829	YL Lodging Cedar 3900	CR - Component Renewal	Replace Bathroom toilet, 3909 at end of useful life	1	EA	2022
84814	37830	YL Lodging Cedar 3900	CR - Component Renewal	Replace Bathroom sink, 3910 at end of useful life	1	EA	2024

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
YOSEMITE LODGE COMPONENT RENEWAL							
84814	37831	YL Lodging Cedar 3900	CR - Component Renewal	Replace Bathroom toilet, 3910 at end of useful life	1	EA	2022
84814	37832	YL Lodging Cedar 3900	CR - Component Renewal	Replace Bathroom sink, 3911 at end of useful life	1	EA	2024
84814	37833	YL Lodging Cedar 3900	CR - Component Renewal	Replace Bathroom toilet, 3911 at end of useful life	1	EA	2022
84814	37834	YL Lodging Cedar 3900	CR - Component Renewal	Replace Bathroom sink, 3912 at end of useful life	1	EA	2024
84814	37835	YL Lodging Cedar 3900	CR - Component Renewal	Replace Bathroom toilet, 3912 at end of useful life	1	EA	2022
84814	37836	YL Lodging Cedar 3900	CR - Component Renewal	Replace Bathroom sink, 3921 at end of useful life	1	EA	2024
84814	37837	YL Lodging Cedar 3900	CR - Component Renewal	Replace Bathroom toilet, 3921 at end of useful life	1	EA	2022
84814	37838	YL Lodging Cedar 3900	CR - Component Renewal	Replace Bathroom sink, 3922 at end of useful life	1	EA	2024
84814	37839	YL Lodging Cedar 3900	CR - Component Renewal	Replace Bathroom toilet, 3922 at end of useful life	1	EA	2022
84814	37840	YL Lodging Cedar 3900	CR - Component Renewal	Replace Bathroom sink, 3923 at end of useful life	1	EA	2024
84814	37841	YL Lodging Cedar 3900	CR - Component Renewal	Replace Bathroom toilet, 3923 at end of useful life	1	EA	2022
84814	37842	YL Lodging Cedar 3900	CR - Component Renewal	Replace Bathroom sink, 3924 at end of useful life	1	EA	2024
84814	37843	YL Lodging Cedar 3900	CR - Component Renewal	Replace Bathroom toilet, 3924 at end of useful life	1	EA	2022
84814	37844	YL Lodging Cedar 3900	CR - Component Renewal	Replace Bathroom sink, 3925 at end of useful life	1	EA	2024
84814	37845	YL Lodging Cedar 3900	CR - Component Renewal	Replace Bathroom toilet, 3925 at end of useful life	1	EA	2022
84814	37846	YL Lodging Cedar 3900	CR - Component Renewal	Replace Bathroom sink, 3926 at end of useful life	1	EA	2024
84814	37847	YL Lodging Cedar 3900	CR - Component Renewal	Replace Bathroom toilet, 3926 at end of useful life	1	EA	2021
84814	37848	YL Lodging Cedar 3900	CR - Component Renewal	Replace Bathroom sink, 3927 at end of useful life	1	EA	2024
84814	37849	YL Lodging Cedar 3900	CR - Component Renewal	Replace Bathroom toilet, 3927 at end of useful life	1	EA	2021
84814	37850	YL Lodging Cedar 3900	CR - Component Renewal	Replace Utility sink at end of useful life	1	EA	2018
84814	37851	YL Lodging Cedar 3900	CR - Component Renewal	Replace Vanguard electric water heater, Model 6E744A, 85 Gal at end of useful life	2	EA	2020
84814	14	YL Lodging Cedar 3901	CR - Component Renewal	Replace washer / diaphragm in ball cock flush-tank water closet	1	EA	2017
84814	14	YL Lodging Cedar 3902	CR - Component Renewal	Replace washer / diaphragm in ball cock flush-tank water closet	1	EA	2022
84814	14	YL Lodging Cedar 3903	CR - Component Renewal	Replace washer / diaphragm in ball cock flush-tank water closet	1	EA	2027
84814	15	YL Lodging Cedar 3904	CR - Component Renewal	Replace valve and ball cock assembly flush-tank water closet	1	EA	2017
84814	16	YL Lodging Cedar 3905	CR - Component Renewal	Replace two piece water closet flush-tank	1	EA	2017
84814	17	YL Lodging Cedar 3906	CR - Component Renewal	Replace toilet partitions, painted metal-overhead braced, per stall	1	EA	2017
84814	18	YL Lodging Cedar 3907	CR - Component Renewal	Replace flush valve diaphragm for a urinal	1	EA	2017
84814	18	YL Lodging Cedar 3908	CR - Component Renewal	Replace flush valve diaphragm for a urinal	1	EA	2024
84814	18	YL Lodging Cedar 3909	CR - Component Renewal	Replace flush valve diaphragm for a urinal	1	EA	2031
84814	19	YL Lodging Cedar 3910	CR - Component Renewal	Replace wall-hung urinal	1	EA	2017
84814	20	YL Lodging Cedar 3911	CR - Component Renewal	Replace mixing valve barrel shower, enameled steel	1	EA	2017
84814	20	YL Lodging Cedar 3912	CR - Component Renewal	Replace mixing valve barrel shower, enameled steel	1	EA	2019
84814	20	YL Lodging Cedar 3913	CR - Component Renewal	Replace mixing valve barrel shower, enameled steel	1	EA	2021
84814	20	YL Lodging Cedar 3914	CR - Component Renewal	Replace mixing valve barrel shower, enameled steel	1	EA	2023
84814	20	YL Lodging Cedar 3915	CR - Component Renewal	Replace mixing valve barrel shower, enameled steel	1	EA	2025
84814	20	YL Lodging Cedar 3916	CR - Component Renewal	Replace mixing valve barrel shower, enameled steel	1	EA	2027
84814	20	YL Lodging Cedar 3917	CR - Component Renewal	Replace mixing valve barrel shower, enameled steel	1	EA	2029
84814	20	YL Lodging Cedar 3918	CR - Component Renewal	Replace mixing valve barrel shower, enameled steel	1	EA	2031
84814	21	YL Lodging Cedar 3919	CR - Component Renewal	Replace mixing valve shower, enameled steel	1	EA	2017
84814	21	YL Lodging Cedar 3920	CR - Component Renewal	Replace mixing valve shower, enameled steel	1	EA	2027
84814	22	YL Lodging Cedar 3921	CR - Component Renewal	Replace shower, enameled steel	1	EA	2017
84814	23	YL Lodging Cedar 3922	CR - Component Renewal	Replace faucets lavatory, enameled steel	1	EA	2017
84814	23	YL Lodging Cedar 3923	CR - Component Renewal	Replace faucets lavatory, enameled steel	1	EA	2027
84814	24	YL Lodging Cedar 3924	CR - Component Renewal	Replace lavatory lavatory, enameled steel	1	EA	2017

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YOSEMITE LODGE COMPONENT RENEWAL							
84815	38498	YL Housekeeping Warehouse - Storage	CR - Component Renewal	Replace Utility sink at end of useful life	2	EA	2015
84815	38499	YL Housekeeping Warehouse - Storage	CR - Component Renewal	Replace Water heater, 30 Gal at end of useful life	1	EA	2018
84815	38499	YL Housekeeping Warehouse - Storage	CR - Component Renewal	Replace Water heater, 30 Gal at end of useful life	1	EA	2033
84815	41051	YL Housekeeping Warehouse - Storage	CR - Component Renewal	Replace Electric water heater for YL maintenance shop. Age estimated. at end of useful life	1	EA	2015
84815	41051	YL Housekeeping Warehouse - Storage	CR - Component Renewal	Replace Electric water heater for YL maintenance shop. Age estimated. at end of useful life	1	EA	2030
84815	6771	YL Housekeeping Warehouse - Storage	CR - Component Renewal	Replace sink	1	EA	2020
84815	41052	YL Housekeeping Warehouse - Storage	CR - Component Renewal	Replace Evaporative cooler for YL Housekeeping Warehouse - Storage. Age estimated. at end of useful life	1	EA	2015
84815	41052	YL Housekeeping Warehouse - Storage	CR - Component Renewal	Replace Evaporative cooler for YL Housekeeping Warehouse - Storage. Age estimated. at end of useful life	1	EA	2030
84815	6774	YL Housekeeping Warehouse - Storage	CR - Component Renewal	Replace sliding door	1	EA	2016
84815	2625	YL Housekeeping Warehouse - Storage	CR - Component Renewal	On the west elevation exterior door with single glass panel center, is in really bad shape and should be replaced.	1	EA	2016
84818	37019	YL Lodging Laurel 3200	CR - Component Renewal	Replace Plumbing Fixture, Bathtub at end of useful life	20	EA	2020
84818	37021	YL Lodging Laurel 3200	CR - Component Renewal	Replace Shower at end of useful life	20	EA	2020
84818	37022	YL Lodging Laurel 3200	CR - Component Renewal	Replace Fittings, Counters, Plastic Laminate at end of useful life	20	EA	2016
84818	37142	YL Lodging Laurel 3200	CR - Component Renewal	Replace Roofing, Asphalt Shingles at end of useful life	9,000	SF	2041
84818	37853	YL Lodging Laurel 3200	CR - Component Renewal	Replace Utility sink at end of useful life	1	EA	2015
84818	37854	YL Lodging Laurel 3200	CR - Component Renewal	Replace Bathroom sink, 3201 at end of useful life	1	EA	2026
84818	37855	YL Lodging Laurel 3200	CR - Component Renewal	Replace Bathroom toilet, 3201 at end of useful life	1	EA	2020
84818	37856	YL Lodging Laurel 3200	CR - Component Renewal	Replace Bathroom sink, 3202 at end of useful life	1	EA	2026
84818	37857	YL Lodging Laurel 3200	CR - Component Renewal	Replace Bathroom toilet, 3202 at end of useful life	1	EA	2020
84818	37858	YL Lodging Laurel 3200	CR - Component Renewal	Replace Bathroom sink, 3203 at end of useful life	1	EA	2026
84818	37859	YL Lodging Laurel 3200	CR - Component Renewal	Replace Bathroom toilet, 3203 at end of useful life	1	EA	2020
84818	37860	YL Lodging Laurel 3200	CR - Component Renewal	Replace Bathroom sink, 3204 at end of useful life	1	EA	2026
84818	37861	YL Lodging Laurel 3200	CR - Component Renewal	Replace Bathroom toilet, 3204 at end of useful life	1	EA	2020
84818	37862	YL Lodging Laurel 3200	CR - Component Renewal	Replace Bathroom sink, 3205 at end of useful life	1	EA	2026
84818	37863	YL Lodging Laurel 3200	CR - Component Renewal	Replace Bathroom toilet, 3205 at end of useful life	1	EA	2021
84818	37864	YL Lodging Laurel 3200	CR - Component Renewal	Replace Bathroom sink, 3206 at end of useful life	1	EA	2026
84818	37865	YL Lodging Laurel 3200	CR - Component Renewal	Replace Bathroom toilet, 3206 at end of useful life	1	EA	2021
84818	37866	YL Lodging Laurel 3200	CR - Component Renewal	Replace Bathroom sink, 3207 at end of useful life	1	EA	2026
84818	37867	YL Lodging Laurel 3200	CR - Component Renewal	Replace Bathroom toilet, 3207 at end of useful life	1	EA	2021
84818	37868	YL Lodging Laurel 3200	CR - Component Renewal	Replace Bathroom sink, 3208 at end of useful life	1	EA	2026
84818	37869	YL Lodging Laurel 3200	CR - Component Renewal	Replace Bathroom toilet, 3208 at end of useful life	1	EA	2021
84818	37870	YL Lodging Laurel 3200	CR - Component Renewal	Replace Bathroom sink, 3209 at end of useful life	1	EA	2026
84818	37871	YL Lodging Laurel 3200	CR - Component Renewal	Replace Bathroom toilet, 3209 at end of useful life	1	EA	2021
84818	37872	YL Lodging Laurel 3200	CR - Component Renewal	Replace Bathroom sink, 3210 at end of useful life	1	EA	2026
84818	37873	YL Lodging Laurel 3200	CR - Component Renewal	Replace Bathroom toilet, 3210 at end of useful life	1	EA	2021
84818	37874	YL Lodging Laurel 3200	CR - Component Renewal	Replace Bathroom sink, 3221 at end of useful life	1	EA	2026
84818	37875	YL Lodging Laurel 3200	CR - Component Renewal	Replace Bathroom toilet, 3221 at end of useful life	1	EA	2021
84818	37876	YL Lodging Laurel 3200	CR - Component Renewal	Replace Bathroom sink, 3222 at end of useful life	1	EA	2026
84818	37877	YL Lodging Laurel 3200	CR - Component Renewal	Replace Bathroom toilet, 3222 at end of useful life	1	EA	2021
84818	37878	YL Lodging Laurel 3200	CR - Component Renewal	Replace Bathroom sink, 3223 at end of useful life	1	EA	2026
84818	37879	YL Lodging Laurel 3200	CR - Component Renewal	Replace Bathroom toilet, 3223 at end of useful life	1	EA	2021
84818	37880	YL Lodging Laurel 3200	CR - Component Renewal	Replace Shower with bathtub, 3223 at end of useful life	1	EA	2030
84818	37881	YL Lodging Laurel 3200	CR - Component Renewal	Replace Bathroom sink, 3224 at end of useful life	1	EA	2026
84818	37882	YL Lodging Laurel 3200	CR - Component Renewal	Replace Bathroom toilet, 3224 at end of useful life	1	EA	2021

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
YOSEMITE LODGE COMPONENT RENEWAL							
84818	37883	YL Lodging Laurel 3200	CR - Component Renewal	Replace Shower with bathtub, 3224 at end of useful life	1	EA	2030
84818	37884	YL Lodging Laurel 3200	CR - Component Renewal	Replace Bathroom sink, 3225 at end of useful life	1	EA	2026
84818	37885	YL Lodging Laurel 3200	CR - Component Renewal	Replace Bathroom toilet, 3225 at end of useful life	1	EA	2021
84818	37886	YL Lodging Laurel 3200	CR - Component Renewal	Replace Shower with bathtub, 3225 at end of useful life	1	EA	2030
84818	37887	YL Lodging Laurel 3200	CR - Component Renewal	Replace Bathroom sink, 3226 at end of useful life	1	EA	2026
84818	37888	YL Lodging Laurel 3200	CR - Component Renewal	Replace Bathroom toilet, 3226 at end of useful life	1	EA	2021
84818	37889	YL Lodging Laurel 3200	CR - Component Renewal	Replace Shower with bathtub, 3226 at end of useful life	1	EA	2030
84818	37890	YL Lodging Laurel 3200	CR - Component Renewal	Replace Bathroom sink, 3227 at end of useful life	1	EA	2026
84818	37891	YL Lodging Laurel 3200	CR - Component Renewal	Replace Bathroom toilet, 3227 at end of useful life	1	EA	2021
84818	37892	YL Lodging Laurel 3200	CR - Component Renewal	Replace Shower with bathtub, 3227 at end of useful life	1	EA	2029
84818	37893	YL Lodging Laurel 3200	CR - Component Renewal	Replace Bathroom sink, 3228 at end of useful life	1	EA	2026
84818	37894	YL Lodging Laurel 3200	CR - Component Renewal	Replace Bathroom toilet, 3228 at end of useful life	1	EA	2021
84818	37895	YL Lodging Laurel 3200	CR - Component Renewal	Replace Shower with bathtub, 3228 at end of useful life	1	EA	2029
84818	37896	YL Lodging Laurel 3200	CR - Component Renewal	Replace Bathroom sink, 3229 at end of useful life	1	EA	2026
84818	37897	YL Lodging Laurel 3200	CR - Component Renewal	Replace Bathroom toilet, 3229 at end of useful life	1	EA	2021
84818	37898	YL Lodging Laurel 3200	CR - Component Renewal	Replace Shower with bathtub, 3229 at end of useful life	1	EA	2029
84818	37899	YL Lodging Laurel 3200	CR - Component Renewal	Replace Bathroom sink, 3230 at end of useful life	1	EA	2026
84818	37900	YL Lodging Laurel 3200	CR - Component Renewal	Replace Bathroom toilet, 3230 at end of useful life	1	EA	2021
84818	37901	YL Lodging Laurel 3200	CR - Component Renewal	Replace Shower with bathtub, 3230 at end of useful life	1	EA	2029
84818		YL Lodging Laurel 3200	CR - Component Renewal	Replace asphalt roll roof covering at end of useful life	4,416	SF	2015
84819	44552	YL Lodging Juniper 3300	CR - Component Renewal	Replace Sink. Bathroom at end of useful life	20	EA	2016
84819	37025	YL Lodging Juniper 3300	CR - Component Renewal	Replace Shower at end of useful life	20	EA	2015
84819	37036	YL Lodging Juniper 3300	CR - Component Renewal	Replace Ext Windows, Aluminum, Operable at end of useful life	20	EA	2022
84819	37142	YL Lodging Juniper 3300	CR - Component Renewal	Replace Roofing, Asphalt Shingles at end of useful life	9,000	SF	2041
84819	37902	YL Lodging Juniper 3300	CR - Component Renewal	Replace Bathroom sink, 3301 at end of useful life	1	EA	2025
84819	37903	YL Lodging Juniper 3300	CR - Component Renewal	Replace Bathroom toilet, 3301 at end of useful life	1	EA	2020
84819	37904	YL Lodging Juniper 3300	CR - Component Renewal	Replace Bathroom sink, 3302 at end of useful life	1	EA	2025
84819	37905	YL Lodging Juniper 3300	CR - Component Renewal	Replace Bathroom toilet, 3302 at end of useful life	1	EA	2020
84819	37906	YL Lodging Juniper 3300	CR - Component Renewal	Replace Bathroom sink, 3303 at end of useful life	1	EA	2025
84819	37907	YL Lodging Juniper 3300	CR - Component Renewal	Replace Bathroom toilet, 3303 at end of useful life	1	EA	2020
84819	37908	YL Lodging Juniper 3300	CR - Component Renewal	Replace Bathroom sink, 3304 at end of useful life	1	EA	2025
84819	37909	YL Lodging Juniper 3300	CR - Component Renewal	Replace Bathroom toilet, 3304 at end of useful life	1	EA	2020
84819	37910	YL Lodging Juniper 3300	CR - Component Renewal	Replace Bathroom sink, 3305 at end of useful life	1	EA	2025
84819	37911	YL Lodging Juniper 3300	CR - Component Renewal	Replace Bathroom toilet, 3305 at end of useful life	1	EA	2020
84819	37912	YL Lodging Juniper 3300	CR - Component Renewal	Replace Bathroom sink, 3306 at end of useful life	1	EA	2025
84819	37913	YL Lodging Juniper 3300	CR - Component Renewal	Replace Bathroom toilet, 3306 at end of useful life	1	EA	2020
84819	37914	YL Lodging Juniper 3300	CR - Component Renewal	Replace Bathroom sink, 3307 at end of useful life	1	EA	2025
84819	37915	YL Lodging Juniper 3300	CR - Component Renewal	Replace Bathroom toilet, 3307 at end of useful life	1	EA	2020
84819	37916	YL Lodging Juniper 3300	CR - Component Renewal	Replace Bathroom sink, 3308 at end of useful life	1	EA	2025
84819	37917	YL Lodging Juniper 3300	CR - Component Renewal	Replace Bathroom toilet, 3308 at end of useful life	1	EA	2020
84819	37918	YL Lodging Juniper 3300	CR - Component Renewal	Replace Bathroom sink, 3309 at end of useful life	1	EA	2025
84819	37919	YL Lodging Juniper 3300	CR - Component Renewal	Replace Bathroom toilet, 3309 at end of useful life	1	EA	2020
84819	37920	YL Lodging Juniper 3300	CR - Component Renewal	Replace Bathroom sink, 3310 at end of useful life	1	EA	2025
84819	37921	YL Lodging Juniper 3300	CR - Component Renewal	Replace Bathroom toilet, 3310 at end of useful life	1	EA	2020
84819	37922	YL Lodging Juniper 3300	CR - Component Renewal	Replace Bathroom sink, 3321 at end of useful life	1	EA	2025

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
YOSEMITE LODGE COMPONENT RENEWAL							
84819	37923	YL Lodging Juniper 3300	CR - Component Renewal	Replace Bathroom toilet, 3321 at end of useful life	1	EA	2020
84819	37924	YL Lodging Juniper 3300	CR - Component Renewal	Replace Bathroom sink, 3322 at end of useful life	1	EA	2025
84819	37925	YL Lodging Juniper 3300	CR - Component Renewal	Replace Bathroom toilet, 3322 at end of useful life	1	EA	2020
84819	37926	YL Lodging Juniper 3300	CR - Component Renewal	Replace Bathroom sink, 3323 at end of useful life	1	EA	2025
84819	37927	YL Lodging Juniper 3300	CR - Component Renewal	Replace Bathroom toilet, 3323 at end of useful life	1	EA	2020
84819	37928	YL Lodging Juniper 3300	CR - Component Renewal	Replace Bathroom sink, 3324 at end of useful life	1	EA	2025
84819	37929	YL Lodging Juniper 3300	CR - Component Renewal	Replace Bathroom toilet, 3324 at end of useful life	1	EA	2020
84819	37930	YL Lodging Juniper 3300	CR - Component Renewal	Replace Bathroom sink, 3325 at end of useful life	1	EA	2025
84819	37931	YL Lodging Juniper 3300	CR - Component Renewal	Replace Bathroom toilet, 3325 at end of useful life	1	EA	2020
84819	37932	YL Lodging Juniper 3300	CR - Component Renewal	Replace Bathroom sink, 3326 at end of useful life	1	EA	2025
84819	37933	YL Lodging Juniper 3300	CR - Component Renewal	Replace Bathroom toilet, 3326 at end of useful life	1	EA	2020
84819	37934	YL Lodging Juniper 3300	CR - Component Renewal	Replace Bathroom sink, 3327 at end of useful life	1	EA	2025
84819	37935	YL Lodging Juniper 3300	CR - Component Renewal	Replace Bathroom toilet, 3327 at end of useful life	1	EA	2020
84819	37936	YL Lodging Juniper 3300	CR - Component Renewal	Replace Bathroom sink, 3328 at end of useful life	1	EA	2026
84819	37937	YL Lodging Juniper 3300	CR - Component Renewal	Replace Bathroom toilet, 3328 at end of useful life	1	EA	2020
84819	37938	YL Lodging Juniper 3300	CR - Component Renewal	Replace Bathroom sink, 3329 at end of useful life	1	EA	2026
84819	37939	YL Lodging Juniper 3300	CR - Component Renewal	Replace Bathroom toilet, 3329 at end of useful life	1	EA	2020
84819	37940	YL Lodging Juniper 3300	CR - Component Renewal	Replace Bathroom sink, 3330 at end of useful life	1	EA	2026
84819	37941	YL Lodging Juniper 3300	CR - Component Renewal	Replace Bathroom toilet, 3330 at end of useful life	1	EA	2020
84819	37942	YL Lodging Juniper 3300	CR - Component Renewal	Replace Steam hot water heater at end of useful life	1	EA	2018
84819	37942	YL Lodging Juniper 3300	CR - Component Renewal	Replace Steam hot water heater at end of useful life	1	EA	2033
84819	37943	YL Lodging Juniper 3300	CR - Component Renewal	Replace Utility sink at end of useful life	1	EA	2016
84819		YL Lodging Juniper 3300	CR - Component Renewal	Replace asphalt roll roof covering at end of useful life	9,000	SF	2015
84821	37976	YL Lodging Alder 3600	CR - Component Renewal	Replace Bathroom sink, 3626 at end of useful life	1	EA	2023
84821	37977	YL Lodging Alder 3600	CR - Component Renewal	Replace Bathroom toilet, 3626 at end of useful life	1	EA	2021
84821	37978	YL Lodging Alder 3600	CR - Component Renewal	Replace Bathroom sink, 3627 at end of useful life	1	EA	2023
84821	37979	YL Lodging Alder 3600	CR - Component Renewal	Replace Bathroom toilet, 3627 at end of useful life	1	EA	2021
84821	37980	YL Lodging Alder 3600	CR - Component Renewal	Replace Bathroom sink, 3628 at end of useful life	1	EA	2023
84821	37981	YL Lodging Alder 3600	CR - Component Renewal	Replace Bathroom toilet, 3628 at end of useful life	1	EA	2021
84821	37982	YL Lodging Alder 3600	CR - Component Renewal	Replace Bathroom sink, 3629 at end of useful life	1	EA	2023
84821	37983	YL Lodging Alder 3600	CR - Component Renewal	Replace Bathroom toilet, 3629 at end of useful life	1	EA	2021
84821	37984	YL Lodging Alder 3600	CR - Component Renewal	Replace Bathroom sink, 3630 at end of useful life	1	EA	2023
84821	37985	YL Lodging Alder 3600	CR - Component Renewal	Replace Bathroom toilet, 3630 at end of useful life	1	EA	2021
84821	37110	YL Lodging Alder 3600	CR - Component Renewal	Replace Fittings, Counters, Plastic Laminate at end of useful life	20	EA	2016
84821	37111	YL Lodging Alder 3600	CR - Component Renewal	Replace Shower at end of useful life	20	EA	2020
84821	37112	YL Lodging Alder 3600	CR - Component Renewal	Replace Exhaust Fan at end of useful life	20	EA	2020
84821	37944	YL Lodging Alder 3600	CR - Component Renewal	Replace Utility sink at end of useful life	2	EA	2015
84821	37945	YL Lodging Alder 3600	CR - Component Renewal	Replace Vanguard electric water heater, Model 6E744A, 85 Gal at end of useful life	2	EA	2020
84821	37946	YL Lodging Alder 3600	CR - Component Renewal	Replace Bathroom sink, 3601 at end of useful life	1	EA	2024
84821	37947	YL Lodging Alder 3600	CR - Component Renewal	Replace Bathroom toilet, 3601 at end of useful life	1	EA	2021
84821	37948	YL Lodging Alder 3600	CR - Component Renewal	Replace Bathroom sink, 3602 at end of useful life	1	EA	2024
84821	37949	YL Lodging Alder 3600	CR - Component Renewal	Replace Bathroom toilet, 3602 at end of useful life	1	EA	2021
84821	37950	YL Lodging Alder 3600	CR - Component Renewal	Replace Bathroom sink, 3603 at end of useful life	1	EA	2024
84821	37951	YL Lodging Alder 3600	CR - Component Renewal	Replace Bathroom toilet, 3603 at end of useful life	1	EA	2021
84821	37952	YL Lodging Alder 3600	CR - Component Renewal	Replace Bathroom sink, 3604 at end of useful life	1	EA	2024

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
YOSEMITE LODGE COMPONENT RENEWAL							
84821	37953	YL Lodging Alder 3600	CR - Component Renewal	Replace Bathroom toilet, 3604 at end of useful life	1	EA	2021
84821	37954	YL Lodging Alder 3600	CR - Component Renewal	Replace Bathroom sink, 3605 at end of useful life	1	EA	2024
84821	37955	YL Lodging Alder 3600	CR - Component Renewal	Replace Bathroom toilet, 3605 at end of useful life	1	EA	2021
84821	37956	YL Lodging Alder 3600	CR - Component Renewal	Replace Bathroom sink, 3606 at end of useful life	1	EA	2024
84821	37957	YL Lodging Alder 3600	CR - Component Renewal	Replace Bathroom toilet, 3606 at end of useful life	1	EA	2021
84821	37958	YL Lodging Alder 3600	CR - Component Renewal	Replace Bathroom sink, 3607 at end of useful life	1	EA	2024
84821	37959	YL Lodging Alder 3600	CR - Component Renewal	Replace Bathroom toilet, 3607 at end of useful life	1	EA	2021
84821	37960	YL Lodging Alder 3600	CR - Component Renewal	Replace Bathroom sink, 3608 at end of useful life	1	EA	2024
84821	37961	YL Lodging Alder 3600	CR - Component Renewal	Replace Bathroom toilet, 3608 at end of useful life	1	EA	2021
84821	37962	YL Lodging Alder 3600	CR - Component Renewal	Replace Bathroom sink, 3609 at end of useful life	1	EA	2024
84821	37963	YL Lodging Alder 3600	CR - Component Renewal	Replace Bathroom toilet, 3609 at end of useful life	1	EA	2021
84821	37964	YL Lodging Alder 3600	CR - Component Renewal	Replace Bathroom sink, 3610 at end of useful life	1	EA	2024
84821	37965	YL Lodging Alder 3600	CR - Component Renewal	Replace Bathroom toilet, 3610 at end of useful life	1	EA	2021
84821	37966	YL Lodging Alder 3600	CR - Component Renewal	Replace Bathroom sink, 3621 at end of useful life	1	EA	2024
84821	37967	YL Lodging Alder 3600	CR - Component Renewal	Replace Bathroom toilet, 3621 at end of useful life	1	EA	2021
84821	37968	YL Lodging Alder 3600	CR - Component Renewal	Replace Bathroom sink, 3622 at end of useful life	1	EA	2024
84821	37969	YL Lodging Alder 3600	CR - Component Renewal	Replace Bathroom toilet, 3622 at end of useful life	1	EA	2021
84821	37970	YL Lodging Alder 3600	CR - Component Renewal	Replace Bathroom sink, 3623 at end of useful life	1	EA	2024
84821	37971	YL Lodging Alder 3600	CR - Component Renewal	Replace Bathroom toilet, 3623 at end of useful life	1	EA	2021
84821	37972	YL Lodging Alder 3600	CR - Component Renewal	Replace Bathroom sink, 3624 at end of useful life	1	EA	2023
84821	37973	YL Lodging Alder 3600	CR - Component Renewal	Replace Bathroom toilet, 3624 at end of useful life	1	EA	2021
84821	37974	YL Lodging Alder 3600	CR - Component Renewal	Replace Bathroom sink, 3625 at end of useful life	1	EA	2023
84821	37975	YL Lodging Alder 3600	CR - Component Renewal	Replace Bathroom toilet, 3625 at end of useful life	1	EA	2021
84821		YL Lodging Alder 3600	CR - Component Renewal	Replace asphalt roll roof covering at end of useful life	9,000	SF	2015
84822	37986	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Vanguard electric water heater, Model 6E744A, 85 Gal at end of useful life	3	EA	2020
84822	37987	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Prestige water heater, 85 Gal at end of useful life	2	EA	2016
84822	37987	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Prestige water heater, 85 Gal at end of useful life	2	EA	2031
84822	37988	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Bathroom sink, 4205 at end of useful life	1	EA	2025
84822	37989	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Bathroom toilet, 4205 at end of useful life	1	EA	2020
84822	37990	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Shower with bathtub, 4205 at end of useful life	1	EA	2028
84822	37991	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Bathroom sink, 4206 at end of useful life	1	EA	2025
84822	37992	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Bathroom toilet, 4206 at end of useful life	1	EA	2020
84822	37993	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Shower with bathtub, 4206 at end of useful life	1	EA	2028
84822	37994	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Bathroom sink, 4207 at end of useful life	1	EA	2025
84822	37995	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Bathroom toilet, 4207 at end of useful life	1	EA	2020
84822	37996	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Shower with bathtub, 4207 at end of useful life	1	EA	2028
84822	37997	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Bathroom sink, 4208 at end of useful life	1	EA	2025
84822	37998	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Bathroom toilet, 4208 at end of useful life	1	EA	2020
84822	37999	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Shower with bathtub, 4208 at end of useful life	1	EA	2028
84822	38000	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Bathroom sink, 4209 at end of useful life	1	EA	2025
84822	38001	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Bathroom toilet, 4209 at end of useful life	1	EA	2020
84822	38002	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Shower with bathtub, 4209 at end of useful life	1	EA	2028
84822	38003	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Bathroom sink, 4225 at end of useful life	1	EA	2025
84822	38004	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Bathroom toilet, 4225 at end of useful life	1	EA	2020
84822	38005	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Shower with bathtub, 4225 at end of useful life	1	EA	2028

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YOSEMITE LODGE COMPONENT RENEWAL							
84822	38006	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Bathroom sink, 4226 at end of useful life	1	EA	2025
84822	38007	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Bathroom toilet, 4226 at end of useful life	1	EA	2020
84822	38008	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Shower with bathtub, 4226 at end of useful life	1	EA	2028
84822	38009	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Bathroom sink, 4227 at end of useful life	1	EA	2025
84822	38010	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Bathroom toilet, 4227 at end of useful life	1	EA	2020
84822	38011	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Shower with bathtub, 4227 at end of useful life	1	EA	2028
84822	38012	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Bathroom sink, 4228 at end of useful life	1	EA	2025
84822	38013	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Bathroom toilet, 4228 at end of useful life	1	EA	2020
84822	38014	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Shower with bathtub, 4228 at end of useful life	1	EA	2028
84822	38015	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Bathroom sink, 4229 at end of useful life	1	EA	2025
84822	38016	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Bathroom toilet, 4229 at end of useful life	1	EA	2020
84822	38017	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Shower with bathtub, 4229 at end of useful life	1	EA	2028
84822	38018	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Bathroom sink, 4220 at end of useful life	1	EA	2025
84822	38019	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Bathroom toilet, 4220 at end of useful life	1	EA	2021
84822	38020	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Shower with bathtub, 4220 at end of useful life	1	EA	2028
84822	38021	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Bathroom sink, 4221 at end of useful life	1	EA	2025
84822	38022	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Bathroom toilet, 4221 at end of useful life	1	EA	2021
84822	38023	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Shower with bathtub, 4221 at end of useful life	1	EA	2028
84822	38024	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Bathroom sink, 4222 at end of useful life	1	EA	2026
84822	38025	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Bathroom toilet, 4222 at end of useful life	1	EA	2021
84822	38026	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Shower with bathtub, 4222 at end of useful life	1	EA	2029
84822	38027	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Bathroom sink, 4223 at end of useful life	1	EA	2026
84822	38028	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Bathroom toilet, 4223 at end of useful life	1	EA	2021
84822	38029	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Shower with bathtub, 4223 at end of useful life	1	EA	2029
84822	38030	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Bathroom sink, 4224 at end of useful life	1	EA	2026
84822	38031	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Bathroom toilet, 4224 at end of useful life	1	EA	2021
84822	38032	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Shower with bathtub, 4224 at end of useful life	1	EA	2029
84822	38033	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Bathroom sink, 4200 at end of useful life	1	EA	2026
84822	38034	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Bathroom toilet, 4200 at end of useful life	1	EA	2021
84822	38035	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Shower with bathtub, 4200 at end of useful life	1	EA	2029
84822	38036	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Bathroom sink, 4201 at end of useful life	1	EA	2026
84822	38037	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Bathroom toilet, 4201 at end of useful life	1	EA	2021
84822	38038	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Shower with bathtub, 4201 at end of useful life	1	EA	2029
84822	38039	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Bathroom sink, 4202 at end of useful life	1	EA	2026
84822	38040	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Bathroom toilet, 4202 at end of useful life	1	EA	2021
84822	38041	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Shower with bathtub, 4202 at end of useful life	1	EA	2029
84822	38042	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Bathroom sink, 4203 at end of useful life	1	EA	2026
84822	38043	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Bathroom toilet, 4203 at end of useful life	1	EA	2021
84822	38044	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Shower with bathtub, 4203 at end of useful life	1	EA	2029
84822	38045	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Bathroom sink, 4204 at end of useful life	1	EA	2026
84822	38046	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Bathroom toilet, 4204 at end of useful life	1	EA	2021
84822	38047	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Shower with bathtub, 4204 at end of useful life	1	EA	2029
84822	38048	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Utility sink at end of useful life	1	EA	2016
84822	37075	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Plumbing Fixture, Bathtub at end of useful life	20	EA	2020
84822	37076	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Fittings, Counters, Plastic Laminate at end of useful life	20	EA	2016

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YOSEMITE LODGE COMPONENT RENEWAL							
84822	37078	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Int Wall Finish, FRP at end of useful life	1,040	SF	2015
84822	37079	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Ext Windows, Aluminum, Operable at end of useful life	16	EA	2020
84822	37142	YL Lodging Elderberry 4200	CR - Component Renewal	Replace Roofing, Asphalt Shingles at end of useful life	9,000	SF	2041
84822		YL Lodging Elderberry 4200	CR - Component Renewal	Replace asphalt roll roof covering at end of useful life	9,000	SF	2015
84823	38049	YL Lodging Manzanita 4500	CR - Component Renewal	Replace Bathroom sink, 4500 at end of useful life	1	EA	2025
84823	38050	YL Lodging Manzanita 4500	CR - Component Renewal	Replace Bathroom toilet, 4500 at end of useful life	1	EA	2022
84823	38051	YL Lodging Manzanita 4500	CR - Component Renewal	Replace Shower with bathtub, 4500 at end of useful life	1	EA	2030
84823	38052	YL Lodging Manzanita 4500	CR - Component Renewal	Replace Bathroom sink, 4501 at end of useful life	1	EA	2025
84823	38053	YL Lodging Manzanita 4500	CR - Component Renewal	Replace Bathroom toilet, 4501 at end of useful life	1	EA	2022
84823	38054	YL Lodging Manzanita 4500	CR - Component Renewal	Replace Shower with bathtub, 4501 at end of useful life	1	EA	2030
84823	38055	YL Lodging Manzanita 4500	CR - Component Renewal	Replace Bathroom sink, 4501 at end of useful life	1	EA	2025
84823	38056	YL Lodging Manzanita 4500	CR - Component Renewal	Replace Bathroom toilet, 4501 at end of useful life	1	EA	2022
84823	38057	YL Lodging Manzanita 4500	CR - Component Renewal	Replace Shower with bathtub, 4501 at end of useful life	1	EA	2030
84823	38058	YL Lodging Manzanita 4500	CR - Component Renewal	Replace Bathroom sink, 4502 at end of useful life	1	EA	2025
84823	38059	YL Lodging Manzanita 4500	CR - Component Renewal	Replace Bathroom toilet, 4502 at end of useful life	1	EA	2022
84823	38060	YL Lodging Manzanita 4500	CR - Component Renewal	Replace Shower with bathtub, 4502 at end of useful life	1	EA	2030
84823	38061	YL Lodging Manzanita 4500	CR - Component Renewal	Replace Bathroom sink, 4502 at end of useful life	1	EA	2025
84823	38062	YL Lodging Manzanita 4500	CR - Component Renewal	Replace Bathroom toilet, 4502 at end of useful life	1	EA	2023
84823	38063	YL Lodging Manzanita 4500	CR - Component Renewal	Replace Shower with bathtub, 4502 at end of useful life	1	EA	2030
84823	38064	YL Lodging Manzanita 4500	CR - Component Renewal	Replace Bathroom sink, 4503 at end of useful life	1	EA	2025
84823	38065	YL Lodging Manzanita 4500	CR - Component Renewal	Replace Bathroom toilet, 4503 at end of useful life	1	EA	2023
84823	38066	YL Lodging Manzanita 4500	CR - Component Renewal	Replace Shower with bathtub, 4503 at end of useful life	1	EA	2030
84823	38067	YL Lodging Manzanita 4500	CR - Component Renewal	Replace Bathroom sink, 4503 at end of useful life	1	EA	2025
84823	38068	YL Lodging Manzanita 4500	CR - Component Renewal	Replace Bathroom toilet, 4503 at end of useful life	1	EA	2023
84823	38069	YL Lodging Manzanita 4500	CR - Component Renewal	Replace Shower with bathtub, 4503 at end of useful life	1	EA	2030
84823	38070	YL Lodging Manzanita 4500	CR - Component Renewal	Replace Bathroom sink, 4504 at end of useful life	1	EA	2025
84823	38071	YL Lodging Manzanita 4500	CR - Component Renewal	Replace Bathroom toilet, 4504 at end of useful life	1	EA	2023
84823	38072	YL Lodging Manzanita 4500	CR - Component Renewal	Replace Shower with bathtub, 4504 at end of useful life	1	EA	2030
84823	38073	YL Lodging Manzanita 4500	CR - Component Renewal	Replace Bathroom sink, 4504 at end of useful life	1	EA	2025
84823	38074	YL Lodging Manzanita 4500	CR - Component Renewal	Replace Bathroom toilet, 4504 at end of useful life	1	EA	2023
84823	38075	YL Lodging Manzanita 4500	CR - Component Renewal	Replace Shower with bathtub, 4504 at end of useful life	1	EA	2030
84823	38076	YL Lodging Manzanita 4500	CR - Component Renewal	Replace Bathroom sink, 4505 at end of useful life	1	EA	2025
84823	38077	YL Lodging Manzanita 4500	CR - Component Renewal	Replace Bathroom toilet, 4505 at end of useful life	1	EA	2023
84823	38078	YL Lodging Manzanita 4500	CR - Component Renewal	Replace Shower with bathtub, 4505 at end of useful life	1	EA	2030
84823	38079	YL Lodging Manzanita 4500	CR - Component Renewal	Replace Bathroom sink, 4505 at end of useful life	1	EA	2025
84823	38080	YL Lodging Manzanita 4500	CR - Component Renewal	Replace Bathroom toilet, 4505 at end of useful life	1	EA	2023
84823	38081	YL Lodging Manzanita 4500	CR - Component Renewal	Replace Shower with bathtub, 4505 at end of useful life	1	EA	2030
84823	38082	YL Lodging Manzanita 4500	CR - Component Renewal	Replace Bathroom sink, 4506 at end of useful life	1	EA	2025
84823	38083	YL Lodging Manzanita 4500	CR - Component Renewal	Replace Bathroom toilet, 4506 at end of useful life	1	EA	2023
84823	38084	YL Lodging Manzanita 4500	CR - Component Renewal	Replace Shower with bathtub, 4506 at end of useful life	1	EA	2030
84823	38085	YL Lodging Manzanita 4500	CR - Component Renewal	Replace Bathroom sink, 4506 at end of useful life	1	EA	2025
84823	38086	YL Lodging Manzanita 4500	CR - Component Renewal	Replace Bathroom toilet, 4506 at end of useful life	1	EA	2023
84823	38087	YL Lodging Manzanita 4500	CR - Component Renewal	Replace Shower with bathtub, 4506 at end of useful life	1	EA	2030
84823	38088	YL Lodging Manzanita 4500	CR - Component Renewal	Replace Bathroom sink, 4507 at end of useful life	1	EA	2025
84823	38089	YL Lodging Manzanita 4500	CR - Component Renewal	Replace Bathroom toilet, 4507 at end of useful life	1	EA	2023

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YOSEMITE LODGE COMPONENT RENEWAL							
84823	38135	YL Lodging Manzanita 4500	CR - Component Renewal	Replace Shower with bathtub, 4529 at end of useful life	1	EA	2030
84823	38136	YL Lodging Manzanita 4500	CR - Component Renewal	Replace SABH commercial electric water heater, 80 gal, ITEC33-80-12e at end of useful life	1	EA	2029
84823	38137	YL Lodging Manzanita 4500	CR - Component Renewal	Replace Prestige water heater at end of useful life	1	EA	2015
84823	38137	YL Lodging Manzanita 4500	CR - Component Renewal	Replace Prestige water heater at end of useful life	1	EA	2030
84823	38138	YL Lodging Manzanita 4500	CR - Component Renewal	Replace Hoyt electric water heater, HR8212 W3 NF at end of useful life	1	EA	2016
84823	38138	YL Lodging Manzanita 4500	CR - Component Renewal	Replace Hoyt electric water heater, HR8212 W3 NF at end of useful life	1	EA	2031
84823	37131	YL Lodging Manzanita 4500	CR - Component Renewal	Replace Int Wall Finish, Wallpaper at end of useful life	1,040	SF	2031
84823	37132	YL Lodging Manzanita 4500	CR - Component Renewal	Replace Plumbing Fixture, Bathtub at end of useful life	1	EA	2020
84823	37134	YL Lodging Manzanita 4500	CR - Component Renewal	Replace Int Wall Finish, FRP at end of useful life	1,040	SF	2015
84823	37135	YL Lodging Manzanita 4500	CR - Component Renewal	Replace Fittings, Counters, Plastic Laminate at end of useful life	20	EA	2016
84828	44652	YL Core Multipurpose Bldg includes Cliff Room, Mtn Room Bar/Lounge, Gift Shop)	CR - Component Renewal	Replace Electric baseboard heating throughout at end of useful life	1	EA	2015
84828	44653	YL Core Multipurpose Bldg includes Cliff Room, Mtn Room Bar/Lounge, Gift Shop)	CR - Component Renewal	Replace Electric water heater, 80 gallon at end of useful life	1	EA	2019
84828	44653	YL Core Multipurpose Bldg includes Cliff Room, Mtn Room Bar/Lounge, Gift Shop)	CR - Component Renewal	Replace Electric water heater, 80 gallon at end of useful life	1	EA	2031
84828	36540	YL Core Multipurpose Bldg includes Cliff Room, Mtn Room Bar/Lounge, Gift Shop)	CR - Component Renewal	Replace Int Ceiling Finish, Gypsum Board, Gift Shop at end of useful life	250	SF	2020
84828	36541	YL Core Multipurpose Bldg includes Cliff Room, Mtn Room Bar/Lounge, Gift Shop)	CR - Component Renewal	Replace Int Doors, Wood, Solid Core, Gift Shop Storage at end of useful life	1	EA	2020
84828	36542	YL Core Multipurpose Bldg includes Cliff Room, Mtn Room Bar/Lounge, Gift Shop)	CR - Component Renewal	Replace Int Wall Finish, Gypsum Board at end of useful life	1,200	SF	2020
84828	36543	YL Core Multipurpose Bldg includes Cliff Room, Mtn Room Bar/Lounge, Gift Shop)	CR - Component Renewal	Replace Ext Doors, Aluminum, Glazed Storefront at end of useful life	1	EA	2025
84828	36544	YL Core Multipurpose Bldg includes Cliff Room, Mtn Room Bar/Lounge, Gift Shop)	CR - Component Renewal	Replace Int Ceiling Finish, Acoustical Tile at end of useful life	10,200	SF	2020
84828	36545	YL Core Multipurpose Bldg includes Cliff Room, Mtn Room Bar/Lounge, Gift Shop)	CR - Component Renewal	Replace Int Floor Finish, Quarry Tile at end of useful life	2,076	SF	2020
84828	36546	YL Core Multipurpose Bldg includes Cliff Room, Mtn Room Bar/Lounge, Gift Shop)	CR - Component Renewal	Replace Int Ceiling Finish, Plywood at end of useful life	100	SF	2020
84828	37001	YL Core Multipurpose Bldg includes Cliff Room, Mtn Room Bar/Lounge, Gift Shop)	CR - Component Renewal	Replace Roofing, Roll Asphalt at end of useful life	10,380	SF	2026
84828		YL Core Multipurpose Bldg includes Cliff Room, Mtn Room Bar/Lounge, Gift Shop)	CR - Component Renewal	Replace asphalt roll roof covering at end of useful life	10,380	SF	2015
84830	38139	YL Lodging Hemlock 3400	CR - Component Renewal	Replace Steam water heater, 96406955 at end of useful life	1	EA	2017
84830	38139	YL Lodging Hemlock 3400	CR - Component Renewal	Replace Steam water heater, 96406955 at end of useful life	1	EA	2032
84830	38140	YL Lodging Hemlock 3400	CR - Component Renewal	Replace Utility sink, storage room at end of useful life	3	EA	2017
84830	38141	YL Lodging Hemlock 3400	CR - Component Renewal	Replace Bathroom sink, 3401 at end of useful life	1	EA	2024
84830	38142	YL Lodging Hemlock 3400	CR - Component Renewal	Replace Bathroom toilet, 3401 at end of useful life	1	EA	2019
84830	38143	YL Lodging Hemlock 3400	CR - Component Renewal	Replace Bathroom sink, 3402 at end of useful life	1	EA	2024
84830	38144	YL Lodging Hemlock 3400	CR - Component Renewal	Replace Bathroom toilet, 3402 at end of useful life	1	EA	2019
84830	38145	YL Lodging Hemlock 3400	CR - Component Renewal	Replace Bathroom sink, 3403 at end of useful life	1	EA	2024
84830	38146	YL Lodging Hemlock 3400	CR - Component Renewal	Replace Bathroom toilet, 3403 at end of useful life	1	EA	2019
84830	38147	YL Lodging Hemlock 3400	CR - Component Renewal	Replace Bathroom sink, 3404 at end of useful life	1	EA	2024
84830	38148	YL Lodging Hemlock 3400	CR - Component Renewal	Replace Bathroom toilet, 3404 at end of useful life	1	EA	2019

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YOSEMITE LODGE COMPONENT RENEWAL							
84830	38194	YL Lodging Hemlock 3400	CR - Component Renewal	Replace Bathroom toilet, 3431 at end of useful life	1	EA	2020
84830	38195	YL Lodging Hemlock 3400	CR - Component Renewal	Replace Bathroom sink, 3432 at end of useful life	1	EA	2025
84830	38196	YL Lodging Hemlock 3400	CR - Component Renewal	Replace Bathroom toilet, 3432 at end of useful life	1	EA	2020
84830	38197	YL Lodging Hemlock 3400	CR - Component Renewal	Replace Bathroom sink, 3433 at end of useful life	1	EA	2025
84830	38198	YL Lodging Hemlock 3400	CR - Component Renewal	Replace Bathroom toilet, 3433 at end of useful life	1	EA	2020
84830	38199	YL Lodging Hemlock 3400	CR - Component Renewal	Replace Bathroom sink, 3434 at end of useful life	1	EA	2025
84830	38200	YL Lodging Hemlock 3400	CR - Component Renewal	Replace Bathroom toilet, 3434 at end of useful life	1	EA	2020
84830	38201	YL Lodging Hemlock 3400	CR - Component Renewal	Replace Bathroom sink, 3435 at end of useful life	1	EA	2025
84830	38202	YL Lodging Hemlock 3400	CR - Component Renewal	Replace Bathroom toilet, 3435 at end of useful life	1	EA	2020
84830	38203	YL Lodging Hemlock 3400	CR - Component Renewal	Replace Bathroom sink, 3436 at end of useful life	1	EA	2025
84830	38204	YL Lodging Hemlock 3400	CR - Component Renewal	Replace Bathroom toilet, 3436 at end of useful life	1	EA	2020
84830	37040	YL Lodging Hemlock 3400	CR - Component Renewal	Replace Shower at end of useful life	32	EA	2015
84830	37050	YL Lodging Hemlock 3400	CR - Component Renewal	Replace Fittings, Counters, Plastic Laminate at end of useful life	32	EA	2016
84830	37051	YL Lodging Hemlock 3400	CR - Component Renewal	Replace Sink, Bathroom at end of useful life	32	EA	2016
84830	37052	YL Lodging Hemlock 3400	CR - Component Renewal	Replace Sink at end of useful life	1	EA	2016
84830	37142	YL Lodging Hemlock 3400	CR - Component Renewal	Replace Roofing, Asphalt Shingles at end of useful life	14,040	SF	2041
84830		YL Lodging Hemlock 3400	CR - Component Renewal	Replace asphalt roll roof covering at end of useful life	14,040	SF	2015
84831	38205	YL Lodging Maple 3500	CR - Component Renewal	Replace Utility sink at end of useful life	3	EA	2016
84831	38206	YL Lodging Maple 3500	CR - Component Renewal	Replace Steam water heater at end of useful life	1	EA	2017
84831	38206	YL Lodging Maple 3500	CR - Component Renewal	Replace Steam water heater at end of useful life	1	EA	2032
84831	38207	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom sink, 3501 at end of useful life	1	EA	2023
84831	38208	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom toilet, 3501 at end of useful life	1	EA	2021
84831	38209	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom sink, 3502 at end of useful life	1	EA	2023
84831	38210	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom toilet, 3502 at end of useful life	1	EA	2020
84831	38211	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom sink, 3503 at end of useful life	1	EA	2023
84831	38212	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom toilet, 3503 at end of useful life	1	EA	2020
84831	38213	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom sink, 3504 at end of useful life	1	EA	2023
84831	38214	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom toilet, 3504 at end of useful life	1	EA	2020
84831	38215	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom sink, 3505 at end of useful life	1	EA	2023
84831	38216	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom toilet, 3505 at end of useful life	1	EA	2020
84831	38217	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom sink, 3506 at end of useful life	1	EA	2023
84831	38218	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom toilet, 3506 at end of useful life	1	EA	2020
84831	38219	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom sink, 3507 at end of useful life	1	EA	2023
84831	38220	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom toilet, 3507 at end of useful life	1	EA	2020
84831	38221	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom sink, 3508 at end of useful life	1	EA	2023
84831	38222	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom toilet, 3508 at end of useful life	1	EA	2020
84831	38223	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom sink, 3509 at end of useful life	1	EA	2023
84831	38224	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom toilet, 3509 at end of useful life	1	EA	2020
84831	38225	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom sink, 3510 at end of useful life	1	EA	2023
84831	38226	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom toilet, 3510 at end of useful life	1	EA	2020
84831	38227	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom sink, 3511 at end of useful life	1	EA	2023
84831	38228	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom toilet, 3511 at end of useful life	1	EA	2020
84831	38229	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom sink, 3512 at end of useful life	1	EA	2023
84831	38230	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom toilet, 3512 at end of useful life	1	EA	2020
84831	38231	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom sink, 3513 at end of useful life	1	EA	2023

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
YOSEMITE LODGE COMPONENT RENEWAL							
84831	38232	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom toilet, 3513 at end of useful life	1	EA	2020
84831	38233	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom sink, 3514 at end of useful life	1	EA	2023
84831	38234	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom toilet, 3514 at end of useful life	1	EA	2020
84831	38235	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom sink, 3515 at end of useful life	1	EA	2023
84831	38236	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom toilet, 3515 at end of useful life	1	EA	2020
84831	38237	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom sink, 3516 at end of useful life	1	EA	2023
84831	38238	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom toilet, 3516 at end of useful life	1	EA	2020
84831	38239	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom sink, 3521 at end of useful life	1	EA	2024
84831	38240	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom toilet, 3521 at end of useful life	1	EA	2020
84831	38241	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom sink, 3522 at end of useful life	1	EA	2024
84831	38242	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom toilet, 3522 at end of useful life	1	EA	2020
84831	38243	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom sink, 3523 at end of useful life	1	EA	2024
84831	38244	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom toilet, 3523 at end of useful life	1	EA	2020
84831	38245	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom sink, 3524 at end of useful life	1	EA	2024
84831	38246	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom toilet, 3524 at end of useful life	1	EA	2020
84831	38247	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom sink, 3525 at end of useful life	1	EA	2024
84831	38248	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom toilet, 3525 at end of useful life	1	EA	2020
84831	38249	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom sink, 3526 at end of useful life	1	EA	2024
84831	38250	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom toilet, 3526 at end of useful life	1	EA	2020
84831	38251	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom sink, 3527 at end of useful life	1	EA	2024
84831	38252	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom toilet, 3527 at end of useful life	1	EA	2020
84831	38253	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom sink, 3528 at end of useful life	1	EA	2024
84831	38254	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom toilet, 3528 at end of useful life	1	EA	2020
84831	38255	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom sink, 3529 at end of useful life	1	EA	2024
84831	38256	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom toilet, 3529 at end of useful life	1	EA	2020
84831	38257	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom sink, 3530 at end of useful life	1	EA	2024
84831	38258	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom toilet, 3530 at end of useful life	1	EA	2020
84831	38259	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom sink, 3531 at end of useful life	1	EA	2024
84831	38260	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom toilet, 3531 at end of useful life	1	EA	2020
84831	38261	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom sink, 3532 at end of useful life	1	EA	2024
84831	38262	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom toilet, 3532 at end of useful life	1	EA	2020
84831	38263	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom sink, 3533 at end of useful life	1	EA	2024
84831	38264	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom toilet, 3533 at end of useful life	1	EA	2020
84831	38265	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom sink, 3534 at end of useful life	1	EA	2024
84831	38266	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom toilet, 3534 at end of useful life	1	EA	2020
84831	38267	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom sink, 3535 at end of useful life	1	EA	2024
84831	38268	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom toilet, 3535 at end of useful life	1	EA	2019
84831	38269	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom sink, 3536 at end of useful life	1	EA	2024
84831	38270	YL Lodging Maple 3500	CR - Component Renewal	Replace Bathroom toilet, 3536 at end of useful life	1	EA	2019
84831	37083	YL Lodging Maple 3500	CR - Component Renewal	Replace Fittings, Counters, Plastic Laminate at end of useful life	32	EA	2016
84831	37084	YL Lodging Maple 3500	CR - Component Renewal	Replace Plumbing Fixture, Bathtub at end of useful life	32	EA	2017
84831	37086	YL Lodging Maple 3500	CR - Component Renewal	Replace Int Wall Finish, Wallpaper at end of useful life	4,032	SF	2031
84831	44553	YL Lodging Maple 3500	CR - Component Renewal	Replace Sink, Bathroom at end of useful life	32	EA	2016
84831	37142	YL Lodging Maple 3500	CR - Component Renewal	Replace Roofing, Asphalt Shingles at end of useful life	14,040	SF	2041
84831		YL Lodging Maple 3500	CR - Component Renewal	Replace asphalt roll roof covering at end of useful life	14,040	SF	2015

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
YOSEMITE LODGE COMPONENT RENEWAL							
84836	756	YL Core Food Service Bldg	CR - Component Renewal	Replace boiler water pump with similar specifications. Bell & Gosset, Unknown model (name plate not filled out),1/2 hp electric motor.	2	EA	2015
84836	36122	YL Core Food Service Bldg	CR - Component Renewal	Replace Boiler Supply Water Pump at end of useful life	5	EA	2015
84836	756	YL Core Food Service Bldg	CR - Component Renewal	Replace boiler water pump with similar specifications. Bell & Gosset, Unknown model (name plate not filled out),1/2 hp electric motor.	2	EA	2030
84836	36122	YL Core Food Service Bldg	CR - Component Renewal	Replace Boiler Supply Water Pump at end of useful life	5	EA	2030
84836	766	YL Core Food Service Bldg	CR - Component Renewal	Replace boiler water supply tank with similar steel water tank with appropriate insulation.	1	EA	2016
84836	9741	YL Core Food Service Bldg	CR - Component Renewal	Replace Steam/Hot water heat exchanger	5	EA	2017
84836	776	YL Core Food Service Bldg	CR - Component Renewal	Replace Boiler Blower with similar specification. The blower shall not be greater than the capacity of the boiler (4184Btu/h).	2	EA	2025
84836	9746	YL Core Food Service Bldg	CR - Component Renewal	Replace AH-1 Air Handler	5	EA	2020
84836	800	YL Core Food Service Bldg	CR - Component Renewal	Replace Kitchen Exhaust Fan with similar specifications.	1	EA	2015
84836	803	YL Core Food Service Bldg	CR - Component Renewal	Replace Exhaust fan (REF-4) with similar specifications.	1	EA	2015
84836	44656	YL Core Food Service Bldg	CR - Component Renewal	Replace Plumbing fixture, toilet at end of useful life	7	EA	2021
84836	539	YL Core Food Service Bldg	CR - Component Renewal	Verify if pipe insulation contains asbestos; if so, replace in its entirety	1	EA	2015
84836	36118	YL Core Food Service Bldg	CR - Component Renewal	Replace toilet partitions at the end of useful life	16	EA	2015
84836	36119	YL Core Food Service Bldg	CR - Component Renewal	Replace fire hose at end of useful life	1	EA	2015
84836	36119	YL Core Food Service Bldg	CR - Component Renewal	Replace fire hose at end of useful life	1	EA	2025
84836	37001	YL Core Food Service Bldg	CR - Component Renewal	Replace Roofing, Roll Asphalt at end of useful life	17,990	SF	2016
84836	9712	YL Core Food Service Bldg	CR - Component Renewal	Replace Fittings, Counters, Plastic Laminate	100	EA	2016
84836	36120	YL Core Food Service Bldg	CR - Component Renewal	Replace fire sprinklers at end of useful life	3	EA	2025
84836	36121	YL Core Food Service Bldg	CR - Component Renewal	Replace or recharge Fire Extinguisher	1	EA	2015
84836	36121	YL Core Food Service Bldg	CR - Component Renewal	Replace or recharge Fire Extinguisher	1	EA	2025
84836	761	YL Core Food Service Bldg	CR - Component Renewal	Install and replace piping insulation with a glass insulation with fire retardant jacket for all hot water and steam lines in Boiler Room. Quantity in LF	250	EA	2032
84836	9720	YL Core Food Service Bldg	CR - Component Renewal	Replace 12 x 12 Perforated Metal Tile	500	SF	2016
84836	620	YL Core Food Service Bldg	CR - Component Renewal	Replace Compress Air Dryer at the end of its lifespan in chiller room.	1	EA	2016
84836	622	YL Core Food Service Bldg	CR - Component Renewal	Replace Hot Water Pump in the chiller room.	1	EA	2016
84836	623	YL Core Food Service Bldg	CR - Component Renewal	Replace Chilled Water Pump at the end of its lifespan in chiller room.	1	EA	2016
84836	9727	YL Core Food Service Bldg	CR - Component Renewal	Replace chilled water pump	2	EA	2017
84836	625	YL Core Food Service Bldg	CR - Component Renewal	Replace hot water Expansion Tank in mech room	1	EA	2016
84836	690	YL Core Food Service Bldg	CR - Component Renewal	Replace south end Evaporative Cooler with equal or larger cooling capabilities.(MasterCool)	1	EA	2015
84836	691	YL Core Food Service Bldg	CR - Component Renewal	Replace the two north end evaporative coolers with equal or greater cooling capabilities. (masterCool)	2	EA	2015
84836	9735	YL Core Food Service Bldg	CR - Component Renewal	Replace Evaporative Cooler North Side of Roof	2	EA	2015
84836	9738	YL Core Food Service Bldg	CR - Component Renewal	Replace Evaporative Cooler (South End)	2	EA	2015
84836	692	YL Core Food Service Bldg	CR - Component Renewal	Replace gas furnace with similar specifications.	1	EA	2015
84836	9715	YL Core Food Service Bldg	CR - Component Renewal	Replace Gas Roof Furnace	4	EA	2015
84836	9711	YL Core Food Service Bldg	CR - Component Renewal	Replace Ext Windows, Aluminum, Screens	6	EA	2015
107464	41965	YL 4100 Boiler Bldg	CR - Component Renewal	Replace Roofing, Asphalt Shingles at end of useful life	146	SF	2018
107464	6975	YL 4100 Boiler Bldg	CR - Component Renewal	Replace hot water boiler with new hot water boiler with similar specifications.	1	EA	2017
107464	6971	YL 4100 Boiler Bldg	CR - Component Renewal	Replace diesel boiler burner with new compatible burner 750mbh.	1	EA	2016
107464	6971	YL 4100 Boiler Bldg	CR - Component Renewal	Replace diesel boiler burner with new compatible burner 750mbh.	1	EA	2026
107464	6982	YL 4100 Boiler Bldg	CR - Component Renewal	Replace hot water condensate tank with similar specifications.	1	EA	2016
107464	6979	YL 4100 Boiler Bldg	CR - Component Renewal	Replace hot water pump with similar compatible pump	1	EA	2020
230483	36488	YL SITE 3200-3600 Area	CR - Component Renewal	Replace Fence, Wood as recurring maintenance	500	LF	2015

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
YOSEMITE LODGE COMPONENT RENEWAL							
230483	36488	YL SITE 3200-3600 Area	CR - Component Renewal	Replace Fence, Wood as recurring maintenance	500	LF	2022
230483	36488	YL SITE 3200-3600 Area	CR - Component Renewal	Replace Fence, Wood as recurring maintenance	500	LF	2029
230483	44736	YL SITE 3200-3600 Area	CR - Component Renewal	Replace asphalt pedestrian paths throughout site area at end of useful life	7,200	SF	2019
230483	44736	YL SITE 3200-3600 Area	CR - Component Renewal	Replace asphalt pedestrian paths throughout site area at end of useful life	7,200	SF	2034
230484	36491	YL SITE 4100 Bldg Area	CR - Component Renewal	Replace Fence, Wood as recurring maintenance	500	LF	2015
230484	36491	YL SITE 4100 Bldg Area	CR - Component Renewal	Replace Fence, Wood as recurring maintenance	500	LF	2022
230484	36491	YL SITE 4100 Bldg Area	CR - Component Renewal	Replace Fence, Wood as recurring maintenance	500	LF	2029
230485	37147	YL SITE Cedar Area (4200-4500)	CR - Component Renewal	Replace Concrete curbing near parking area (LF) at end of useful life	35	EA	2017
230486	36487	YL SITE Core Area	CR - Component Renewal	Replace .4 miles x 30' wide at end of useful life	63,360	SF	2015
230486	36487	YL SITE Core Area	CR - Component Renewal	Replace .4 miles x 30' wide at end of useful life	63,360	SF	2025
230486	36501	YL SITE Core Area	CR - Component Renewal	Replace Fence, Wood as recurring maintenance	500	LF	2015
230486	36501	YL SITE Core Area	CR - Component Renewal	Replace Fence, Wood as recurring maintenance	500	LF	2022
230486	36501	YL SITE Core Area	CR - Component Renewal	Replace Fence, Wood as recurring maintenance	500	LF	2029
230487	36498	YL SITE Housekeeping Area	CR - Component Renewal	Replace Fence, Wood as recurring maintenance	250	LF	2015
230487	36498	YL SITE Housekeeping Area	CR - Component Renewal	Replace Fence, Wood as recurring maintenance	250	LF	2022
230487	36498	YL SITE Housekeeping Area	CR - Component Renewal	Replace Fence, Wood as recurring maintenance	250	LF	2029
230703	36492	YL SITE 4100 Pavement Parking	CR - Component Renewal	Replace Directional metal regulatory signage such as stop signs, handicap parking, one way, speed limit, and pedestrian crossing. as recurring maintenance	12	EA	2015
230703	36492	YL SITE 4100 Pavement Parking	CR - Component Renewal	Replace Directional metal regulatory signage such as stop signs, handicap parking, one way, speed limit, and pedestrian crossing. as recurring maintenance	12	EA	2022
230703	36492	YL SITE 4100 Pavement Parking	CR - Component Renewal	Replace Directional metal regulatory signage such as stop signs, handicap parking, one way, speed limit, and pedestrian crossing. as recurring maintenance	12	EA	2029
230703	36493	YL SITE 4100 Pavement Parking	CR - Component Renewal	Replace Utility Roads at end of useful life	2,000	SF	2020
230703		YL SITE 4100 Pavement Parking	CR - Component Renewal	Replace Asphalt parking lot at end of useful life	33,810	SF	2031
230704	36490	YL SITE 3200-3600 Pavement Parking	CR - Component Renewal	Replace Utility Roads at end of useful life	2,000	SF	2020
230704		YL SITE 3200-3600 Pavement Parking	CR - Component Renewal	Replace Asphalt parking lot at end of useful life	49,002	SF	2031
230705	36494	YL SITE Cedar Pavement Parking	CR - Component Renewal	Replace Directional metal regulatory signage such as stop signs, handicap parking, one way, speed limit, and pedestrian crossing. as recurring maintenance	7	EA	2015
230705	36494	YL SITE Cedar Pavement Parking	CR - Component Renewal	Replace Directional metal regulatory signage such as stop signs, handicap parking, one way, speed limit, and pedestrian crossing. as recurring maintenance	7	EA	2022
230705	36494	YL SITE Cedar Pavement Parking	CR - Component Renewal	Replace Directional metal regulatory signage such as stop signs, handicap parking, one way, speed limit, and pedestrian crossing. as recurring maintenance	7	EA	2029
230705	36495	YL SITE Cedar Pavement Parking	CR - Component Renewal	Replace Utility Roads at end of useful life	2,000	SF	2020
230705		YL SITE Cedar Pavement Parking	CR - Component Renewal	Replace Asphalt parking lot at end of useful life	42,797	SF	2033
230706	36496	YL SITE Core Pavement Parking	CR - Component Renewal	Replace Directional metal regulatory signage such as stop signs, handicap parking, one way, speed limit, and pedestrian crossing. as recurring maintenance	13	EA	2015
230706	36497	YL SITE Core Pavement Parking	CR - Component Renewal	Replace Utility Roads at end of useful life	2,000	SF	2020
230706	37146	YL SITE Core Pavement Parking	CR - Component Renewal	Replace Concrete curb near employee temporary housing (LF) at end of useful life	350	LF	2018
230706		YL SITE Core Pavement Parking	CR - Component Renewal	Replace Asphalt parking lot at end of useful life	52,634	SF	2033
230708	36499	YL SITE Housekeeping Pavement Parking	CR - Component Renewal	Replace Directional metal regulatory signage such as stop signs, handicap parking, one way, speed limit, and pedestrian crossing. as recurring maintenance	15	EA	2015
230708	36499	YL SITE Housekeeping Pavement Parking	CR - Component Renewal	Replace Directional metal regulatory signage such as stop signs, handicap parking, one way, speed limit, and pedestrian crossing. as recurring maintenance	15	EA	2022
230708	36499	YL SITE Housekeeping Pavement Parking	CR - Component Renewal	Replace Directional metal regulatory signage such as stop signs, handicap parking, one way, speed limit, and pedestrian crossing. as recurring maintenance	15	EA	2029

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
YOSEMITE LODGE COMPONENT RENEWAL							
230708	36500	YL SITE Housekeeping Pavement Parking	CR - Component Renewal	Replace Utility Roads at end of useful life	5,000	SF	2015
230708	36500	YL SITE Housekeeping Pavement Parking	CR - Component Renewal	Replace Utility Roads at end of useful life	5,000	SF	2025
230708	37143	YL SITE Housekeeping Pavement Parking	CR - Component Renewal	Replace Concrete curb near Meadow Lane at end of useful life	100	LF	2017
230708	37144	YL SITE Housekeeping Pavement Parking	CR - Component Renewal	Replace Asphalt parking lot at end of useful life	1,500	SF	2017
230708	37145	YL SITE Housekeeping Pavement Parking	CR - Component Renewal	Replace 3-Ft tall steel bollards in front of Bike bldg (EA) at end of useful life	2	LF	2017

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YOSEMITE LODGE DEFERRED MAINTENANCE							
83723	10487	YL EMP HOUSING A-B 1000	DM - Deferred Maintenance	Repair damaged siding; East	6	SF	2010
83723	10496	YL EMP HOUSING A-B 1000	DM - Deferred Maintenance	Install handrails on East side	5	SF	2010
83723	159	YL EMP HOUSING A-B 1000	DM - Deferred Maintenance	Repair damaged wall finish in bedroom in lodge 1000B.	1	SF	2010
83723	161	YL EMP HOUSING A-B 1000	DM - Deferred Maintenance	Replace damaged door weather-strip in living area of lodge 1000A.	1	EA	2010
83757	2027	YL Housekeeping Office	LMCO - Legis Mandate Code Compl, Othe	Replace YL Housekeeping Office storage, evaporative coolers with unit installed outside per the UMC.	1	EA	2010
83757	4041	YL Housekeeping Office	DM - Deferred Maintenance	Cover baseboard heater fins to reduce burn potential. Alternatively, replace baseboard heaters	1	EA	2010
84543	2515	YL Housekeeping - Bike Repair	DM - Deferred Maintenance	Repair ripped foil insulation	60	SF	2010
84543	2527	YL Housekeeping - Bike Repair	DM - Deferred Maintenance	Repair wire mesh which is tearing while us looking for a redesign of ceiling structure, not currently designed to support storage loads	200	SF	2015
84550	336	YL EMP HOUSING E-F 1000	DM - Deferred Maintenance	Replace damaged ceramic tile in bathroom.	5	SF	2010
84550	347	YL EMP HOUSING E-F 1000	DM - Deferred Maintenance	Repair damaged wall base in lobby.	1	SF	2010
84550	6541	YL EMP HOUSING E-F 1000	LMCO - Legis Mandate Code Compl, Othe	Insulate all domestic plumbing in nonconditioned space.	1	EA	2010
84550	8156	YL EMP HOUSING E-F 1000	DM - Deferred Maintenance	Repair cracked siding; East near ridge vent; North below window on right side of tree	1	SF	2010
84550	8155	YL EMP HOUSING E-F 1000	DM - Deferred Maintenance	Repair exterior roof and trim or remove tree which is causing damage	1	SF	2010
84775	9046	YL Lodging Willow 4300	CRDM - Component Renewal Defer Maint	Replace chipped sink; 4303	1	EA	2016
84807	6635	YL Core Registration Bldg	LMCO - Legis Mandate Code Compl, Othe	Replace temperature pressure relief discharge with same size as relief valve discharge. discharge shall go to outside of building not crawl space.	1	EA	2010
84814	11584	YL Lodging Cedar 3900	LMCO - Legis Mandate Code Compl, Othe	Install handrails on bridge to Men's locker room; North	2	SF	2010
84814	11591	YL Lodging Cedar 3900	LMCO - Legis Mandate Code Compl, Othe	Repair handrail to meet code requirements; no extensions; South and West	2	SF	2010
84814	11592	YL Lodging Cedar 3900	LMCO - Legis Mandate Code Compl, Othe	Repair guardrails to meet code requirements; guardrail too low at 34 inches; South and West	2	SF	2010
84814	11582	YL Lodging Cedar 3900	LMLS - LM-Life/Safety Code	Replace missing steel floor grate; North between building and pool	1	EA	2010
84814	11593	YL Lodging Cedar 3900	LMCO - Legis Mandate Code Compl, Othe	Repair handrails to meet code requirements at concrete middle stair; no extensions; North	1	SF	2010
84815	2026	YL Housekeeping Warehouse - Storage	LMLS - LM-Life/Safety Code	Replace propane flexible tubing laying on top of ground with buried, code compliant pipe or tubing. Minimum depth is 12 inches.	1	EA	2010
84815	2651	YL Housekeeping Warehouse - Storage	DM - Deferred Maintenance	Repair holes in concrete slab	20	SF	2010
84815	2655	YL Housekeeping Warehouse - Storage	DM - Deferred Maintenance	Concrete floor needs to be repaired in the maintenance shop, its starting to crumble.	60	SF	2010
84815	2623	YL Housekeeping Warehouse - Storage	DM - Deferred Maintenance	Repair gutter on west side which has detached from the roof.	10	SF	2010
84819	9623	YL Lodging Juniper 3300	CRDM - Component Renewal Defer Maint	Replace chipped and stained sink in Bathroom; 3328	1	EA	2016
84828	1024	YL Core Multipurpose Bldg includes Cliff Room, Mtn Room Bar/Lounge, Gift Shop)	LMAC - Legis Mandate Accessibility	Lower section of bar top per ADA requirements.	1	EA	2010
84831	11062	YL Lodging Maple 3500	CRDM - Component Renewal Defer Maint	Replace damaged sink; 3508	1	EA	2016
84831	11094	YL Lodging Maple 3500	CRDM - Component Renewal Defer Maint	Replace damaged sink; 3521	1	EA	2016
84836	783	YL Core Food Service Bldg	DM - Deferred Maintenance	Replace KE and KP electrical panels, abused	2	EA	2010
84836	807	YL Core Food Service Bldg	DM - Deferred Maintenance	Adjust dead front at panels C, CE, C1, C2, C3, & C4 per code compliance.	6	EA	2010
84836	808	YL Core Food Service Bldg	DM - Deferred Maintenance	Identify load center and correct conduit installation in the kitchen.	1	EA	2010
84836	820	YL Core Food Service Bldg	DM - Deferred Maintenance	Remove inner duct from in front of panel	1	EA	2010
84836	821	YL Core Food Service Bldg	DM - Deferred Maintenance	Close knock outs in electric panel in the attic.	1	EA	2010
84836	842	YL Core Food Service Bldg	DM - Deferred Maintenance	Install lock and warning for terminal box in exterior north side	1	EA	2010
84836	790	YL Core Food Service Bldg	LMCO - Legis Mandate Code Compl, Othe	Remove hot water storage tank if not in use or identify as not in use.	1	EA	2010
84836	9744	YL Core Food Service Bldg	DM - Deferred Maintenance	Replace Main Kitchen Heating Condition Air Handler	5	EA	2011
84836	365	YL Core Food Service Bldg	LMFS - Legis Mandate Fire/Structure	Install fire alarm strobe at men's restroom to meet life/safety code	1	EA	2010
84836	369	YL Core Food Service Bldg	LMFS - Legis Mandate Fire/Structure	Install fire alarm strobe at women's restroom to meet life/safety code	1	EA	2010
84836	371	YL Core Food Service Bldg	LMFS - Legis Mandate Fire/Structure	Install fire alarm strobe at Lobby area to meet life/safety code	1	EA	2010
84836	433	YL Core Food Service Bldg	DM - Deferred Maintenance	Replace missing wall base at Boiler room	8	SF	2010
84836	520	YL Core Food Service Bldg	DM - Deferred Maintenance	Install quarry tile wall base to protect the walls at several locations in the kitchen.	360	SF	2010
84836	407	YL Core Food Service Bldg	LMAC - Legis Mandate Accessibility	Install drainpipe protection/insulation under lavatory in women's locker room to meet ADA requirements	1	EA	2010
84836	419	YL Core Food Service Bldg	DM - Deferred Maintenance	Install missing vent escutcheon in kitchen.	1	EA	2010
84836	521	YL Core Food Service Bldg	DM - Deferred Maintenance	Enclose exposed pipe riser in kitchen with access panels where necessary, for sanitary reasons.	1	EA	2010
84836	530	YL Core Food Service Bldg	LMAC - Legis Mandate Accessibility	Install sink drainpipe insulation to meet ADA requirements in Men's locker room.	1	EA	2010
84836	685	YL Core Food Service Bldg	DM - Deferred Maintenance	Replace/Install appropriate hot water piping insulation throughout attic (100 LF)	1	EA	2010
84836	731	YL Core Food Service Bldg	DM - Deferred Maintenance	Replace unfaced insulation wrap on pipe; not per mfr. spec.	5	EA	2010

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
YOSEMITE LODGE DEFERRED MAINTENANCE							
84836	789	YL Core Food Service Bldg	LMCO - Legis Mandate Code Compl, Othe	Replace drain pipe, unknown drain set to drain outside in an elevated path. Properly drain into drain or configure drain to properly drain to a lower elevation.	1	EA	2010
84836	791	YL Core Food Service Bldg	LMCO - Legis Mandate Code Compl, Othe	Remove pipe sandwiched between two pipes next to hot water storage tank supporting piping and heat exchanger. Proper secure piping with a pipe anchor to the concrete ceiling .	1	EA	2010
84836	793	YL Core Food Service Bldg	LMCO - Legis Mandate Code Compl, Othe	Install pipe anchor to the concrete ceiling in boiler room per code compliance.	1	EA	2010
84836	798	YL Core Food Service Bldg	LMCO - Legis Mandate Code Compl, Othe	Secure piping on floor in the mountain room attic access by anchoring to floor and protecting in walk way.	1	EA	2010
84836	804	YL Core Food Service Bldg	LMCO - Legis Mandate Code Compl, Othe	Insulate Evaporative cooler water lines on roof with proper exterior insulation with jacket. Quantity in LF	200	EA	2010
84836	425	YL Core Food Service Bldg	LMAC - Legis Mandate Accessibility	Remodel locker room/restroom to meet ADA requirements for accessibility; provide 5' turning circle and required floor clearance on pull side of door.	1	EA	2010
84836	427	YL Core Food Service Bldg	LMAC - Legis Mandate Accessibility	Install plywood subfloor over sleeper joists to raise floor to level of sill at door and eliminate step to meet ADA	1	EA	2010
84836	431	YL Core Food Service Bldg	LMAC - Legis Mandate Accessibility	Remodel locker room/restroom to meet ADA requirements for accessibility; provide 5' diameter turning circle and provide clearance required on pull side of stall and main doors.	1	EA	2010
84836	432	YL Core Food Service Bldg	LMLS - LM-Life/Safety Code	Reconstruct the stairway to the mezzanine which does not meet code regarding the rise/run profile, no handrails, less than 36" wide, no safety stripe at top and bottom of run.	1	SF	2010
84836	639	YL Core Food Service Bldg	DM - Deferred Maintenance	Repair damaged soda and coffee station counters; also clean countertops in same location around base and sides.	15	EA	2010
84836	538	YL Core Food Service Bldg	LMFS - Legis Mandate Fire/Structure	Provide cap for abandoned piping at or inside wall; patch and paint wall	1	SF	2010
84836	638	YL Core Food Service Bldg	DM - Deferred Maintenance	Replace missing cap of wall located near ice cream and coffee station in dining room.	5	SF	2010
84836	389	YL Core Food Service Bldg	DM - Deferred Maintenance	Install light switch to control lights in liquor dispensing room	1	EA	2010
84836	426	YL Core Food Service Bldg	LMAC - Legis Mandate Accessibility	Relocate fan switch to Lower location to meet ADA requirements.	1	EA	2010
84836	774	YL Core Food Service Bldg	DM - Deferred Maintenance	Replace wireway cover	1	EA	2010
84836	778	YL Core Food Service Bldg	DM - Deferred Maintenance	Close knock outs at wireway in the boiler room.	1	EA	2010
84836	806	YL Core Food Service Bldg	DM - Deferred Maintenance	Replace/remove switch controls at east wall, abused	2	EA	2010
84836	822	YL Core Food Service Bldg	DM - Deferred Maintenance	Cover open power distribution and junction boxes in the attic	4	EA	2010
84836	824	YL Core Food Service Bldg	DM - Deferred Maintenance	Correct improper use of LB in the mechanical room.	1	EA	2010
84836	825	YL Core Food Service Bldg	DM - Deferred Maintenance	Install missing junction box cover at condenser area in mechanical room.	1	EA	2010
84836	829	YL Core Food Service Bldg	DM - Deferred Maintenance	Install missing wireway cover at west roof hatch.	1	EA	2010
84836	830	YL Core Food Service Bldg	DM - Deferred Maintenance	Close knock outs in starter at west roof hatch	1	EA	2010
84836	831	YL Core Food Service Bldg	LMCO - Legis Mandate Code Compl, Othe	Install missing light per NEC at west roof hatch	1	EA	2010
84836	832	YL Core Food Service Bldg	DM - Deferred Maintenance	Install missing lamp guard at west roof hatch.	1	EA	2010
84836	837	YL Core Food Service Bldg	LMCO - Legis Mandate Code Compl, Othe	Install additional convenience outlets on roof per NEC.	6	EA	2010
84836	839	YL Core Food Service Bldg	LMCO - Legis Mandate Code Compl, Othe	Rewire light per NEC at East end of West dock	1	EA	2010
84836	408	YL Core Food Service Bldg	LMAC - Legis Mandate Accessibility	Relocate mirror in women's locker room to lower location to meet ADA height requirement.	1	EA	2010
84836	420	YL Core Food Service Bldg	LMAC - Legis Mandate Accessibility	Relocate toilet paper dispenser in men's locker room to meet ADA requirements; currently it is too close to the grab bar.	1	EA	2010
84836	511	YL Core Food Service Bldg	LMAC - Legis Mandate Accessibility	Relocate toilet paper dispenser in women's locker room to meet ADA requirements regarding height and distance to toilet	1	EA	2010
84836	534	YL Core Food Service Bldg	LMAC - Legis Mandate Accessibility	Install 18" vertical grab bar at wheelchair toilet in men's locker room to meet ADA.	1	EA	2010
84836	514	YL Core Food Service Bldg	LMCO - Legis Mandate Code Compl, Othe	Install missing steps and handrail at door to chiller per code compliance. At the corridor entrance door there is a single 12" high step without any handrail, IBC requires a maximum rise of 7" and a handrail at least one side for maintenance personnel.	5	SF	2010
84836	524	YL Core Food Service Bldg	DM - Deferred Maintenance	Replace exposed wood siding, rail, and wall are undesirable in the kitchen area. Replace with gypsum wall board.	14	SF	2011
84836	542	YL Core Food Service Bldg	DM - Deferred Maintenance	Replace exposed wood shelves with non-combustible material shelves or refinish the existing shelves with plastic laminate	96	EA	2010
84836	705	YL Core Food Service Bldg	DM - Deferred Maintenance	Repair split exterior wood post	1	SF	2010
84836	700	YL Core Food Service Bldg	DM - Deferred Maintenance	Patch and paint damaged wood panel at underside of canopy at fire sprinkler installation	5	SF	2010
84836	713	YL Core Food Service Bldg	DM - Deferred Maintenance	Repair gaps at base of siding where it meets the concrete platform.	3	SF	2010
84836	716	YL Core Food Service Bldg	DM - Deferred Maintenance	Replace damaged wood siding, cracked, near exterior entrance	8	SF	2010
84836	717	YL Core Food Service Bldg	DM - Deferred Maintenance	Replace damaged wood siding at loading dock.	400	SF	2010
84836	728	YL Core Food Service Bldg	DM - Deferred Maintenance	Repair siding at base where it makes direct contact with soil. The direct contact has caused dry rot and cracking of siding.	20	SF	2010
84836	729	YL Core Food Service Bldg	LMCO - Legis Mandate Code Compl, Othe	Replace the pipe vent on south side of building below eave because it is not to code.	2	SF	2010
84836	730	YL Core Food Service Bldg	DM - Deferred Maintenance	Replace portions of siding which have cracks and wood rot on the south side of building.	40	SF	2010
84836	727	YL Core Food Service Bldg	DM - Deferred Maintenance	Replace wood fascia on south side of building, where tree has made contact with fascia panel and caused moisture damage.	5	SF	2010
84836	780	YL Core Food Service Bldg	CRDM - Component Renewal Defer Maint	Replace 230v pump motor, obsolete	1	EA	2016

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YOSEMITE LODGE DEFERRED MAINTENANCE							
84836	805	YL Core Food Service Bldg	CRDM - Component Renewal Defer Maint	Replace cooling tower. Close to design life. Shows major leaking from possible not having treated water. Replace with similar specifications. Verify vendor to make compatible with current chiller. Repair any leaks in cooling system when replacing cooling	1	EA	2017
84836	763	YL Core Food Service Bldg	CRDM - Component Renewal Defer Maint	Install missing lamps and guards in the office per code compliance.	1	EA	2016
84836	652	YL Core Food Service Bldg	CRDM - Component Renewal Defer Maint	Replace area of ridge beam damaged by mold due to moisture or roof leak in food court area.	10	SF	2016
84836	693	YL Core Food Service Bldg	CRDM - Component Renewal Defer Maint	Replace Steam Boilers with similar specifications. Recommend changing to hot water boiler if plans to replace steam lines in the future.	2	EA	2017
107464	6977	YL 4100 Boiler Bldg	LMCO - Legis Mandate Code Compl, Othe	Replace/ install appropriate insulation for hydronic piping to all visible plumbing. Quantity in LF	100	EA	2010
230484	9684	YL SITE 4100 Bldg Area	LMCO - Legis Mandate Code Compl, Othe	Secure electrical wiring for area light per code to avoid failure and hazards (EA)	1	EA	2010
230484	9685	YL SITE 4100 Bldg Area	LMLS - LM-Life/Safety Code	Resurface dirt next to patio to cover exposed holes and eliminate tripping hazard (CY)	1	SF	2010
230484	9686	YL SITE 4100 Bldg Area	LMLS - LM-Life/Safety Code	Resurface dirt next to patio to cover exposed holes and eliminate tripping hazard (CY)	1	SF	2010
230484	9688	YL SITE 4100 Bldg Area	LMLS - LM-Life/Safety Code	Resurface dirt next to patio to cover exposed holes and eliminate tripping hazard (CY)	1	SF	2010
230484	9689	YL SITE 4100 Bldg Area	LMLS - LM-Life/Safety Code	Install additional asphalt paving to eliminate tripping hazard	10	SF	2010
230484	9692	YL SITE 4100 Bldg Area	LMLS - LM-Life/Safety Code	Resurface dirt to cover exposed holes and eliminate tripping hazard (CY)	1	SF	2010
230484	9694	YL SITE 4100 Bldg Area	LMCO - Legis Mandate Code Compl, Othe	Install additional asphalt paving near exterior concrete patio to allow ADA access	10	SF	2010
230486	11815	YL SITE Core Area	DM - Deferred Maintenance	Resurface dirt to cover exposed conduit and eliminate tripping hazard (CY)	3	EA	2010
230486	11010	YL SITE Core Area	DM - Deferred Maintenance	Resurface dirt next to patio to cover exposed holes and eliminate tripping hazard (CY)	1	SF	2010
230486	11011	YL SITE Core Area	DM - Deferred Maintenance	Resurface dirt next to patio to cover erosion and eliminate tripping hazard (CY)	2	SF	2010
230486	11012	YL SITE Core Area	LMLS - LM-Life/Safety Code	Relocate umbrella stands against wall to eliminate tripping hazard (EA)	5	SF	2010
230486	11013	YL SITE Core Area	LMLS - LM-Life/Safety Code	Resurface dirt next to patio to cover erosion and eliminate tripping hazard (CY)	7	SF	2010
230487	11105	YL SITE Housekeeping Area	DM - Deferred Maintenance	Replace broken utility box lid (EA)	1	EA	2010
230703	9134	YL SITE 4100 Pavement Parking	CRDM - Component Renewal Defer Maint	Replace asphalt paving which is broken and eroding on pedestrian path southwest of Aspen Building by drain from south parking lot	51	SF	2017
230703	9135	YL SITE 4100 Pavement Parking	CRDM - Component Renewal Defer Maint	Replace asphalt paving which is broken and eroding, asphalt has been raised up by tree roots, creating a tripping hazard in front of Dogwood Building	9	SF	2017
230703	9138	YL SITE 4100 Pavement Parking	CRDM - Component Renewal Defer Maint	Replace asphalt paving which is broken and eroding along Bike/Pedestrian Path near fire hydrant #75	98	SF	2017
230703	9142	YL SITE 4100 Pavement Parking	CRDM - Component Renewal Defer Maint	Replace asphalt paving to repair pothole	11	SF	2017
230703	9178	YL SITE 4100 Pavement Parking	CRDM - Component Renewal Defer Maint	Replace asphalt paving which is broken and eroding, section of Bike/Pedestrian Path 154 ft south-southeast of fire hydrant #75	120	SF	2017
230703	9179	YL SITE 4100 Pavement Parking	CRDM - Component Renewal Defer Maint	Replace asphalt paving which is broken and eroding on pedestrian path near parking lot, 325 feet south-southeast of fire hydrant #75	38	SF	2017
230703	9700	YL SITE 4100 Pavement Parking	CRDM - Component Renewal Defer Maint	Replace asphalt paving to fill pothole in north parking lot	56	SF	2017
230703	9701	YL SITE 4100 Pavement Parking	CRDM - Component Renewal Defer Maint	Replace asphalt paving to fill pothole in north parking lot towards Tamarack building	4	SF	2017
230703	9702	YL SITE 4100 Pavement Parking	CRDM - Component Renewal Defer Maint	Replace asphalt paving which is broken and eroding in corner of parking lot by drain is SE corner of north lot	56	SF	2017
230703	9704	YL SITE 4100 Pavement Parking	CRDM - Component Renewal Defer Maint	Replace asphalt paving which is broken and eroding in parking spaces near Aspen building, north side of north parking lot	3,956	SF	2017
230703	9705	YL SITE 4100 Pavement Parking	CRDM - Component Renewal Defer Maint	Replace asphalt paving which is broken and eroding in southwest corner of south parking lot by drain	112	SF	2017
230703	10306	YL SITE 4100 Pavement Parking	CRDM - Component Renewal Defer Maint	Replace concrete curb which is broken (LF)	24	LF	2017
230703	10308	YL SITE 4100 Pavement Parking	CRDM - Component Renewal Defer Maint	Replace broken concrete curb (LF)	22	LF	2017
230703	10310	YL SITE 4100 Pavement Parking	CRDM - Component Renewal Defer Maint	Replace broken concrete curb (LF)	172	LF	2017
230703	10312	YL SITE 4100 Pavement Parking	CRDM - Component Renewal Defer Maint	Replace broken concrete curb (LF)	3	LF	2017
230703	10315	YL SITE 4100 Pavement Parking	CRDM - Component Renewal Defer Maint	Replace broken concrete curb (LF)	20	LF	2017
230704	8930	YL SITE 3200-3600 Pavement Parking	CRDM - Component Renewal Defer Maint	Replace broken pedestrian path light (EA)	1	EA	2016
230704	9581	YL SITE 3200-3600 Pavement Parking	CRDM - Component Renewal Defer Maint	Replace damaged concrete curb (LF)	275	LF	2016
230705	10983	YL SITE Cedar Pavement Parking	LMLS - LM-Life/Safety Code	Resurface dirt next to walkway to eliminate tripping hazard (CY)	7	SF	2010
230705	10985	YL SITE Cedar Pavement Parking	LMLS - LM-Life/Safety Code	Resurface dirt next to path to cover exposed holes and eliminate tripping hazard (CY)	1	SF	2010
230706	11826	YL SITE Core Pavement Parking	LMAC - Legis Mandate Accessibility	Install hand railing for stairs per code (LF)	60	SF	2010
230706	11828	YL SITE Core Pavement Parking	LMAC - Legis Mandate Accessibility	Install hand railing for access ramp per code (LF)	120	SF	2010

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
YOSEMITE VALLEY DEFERRED MAINTENANCE							
83656	6010	VLY Stables Kennel	DM - Deferred Maintenance	Replace missing batts at west (6 LF) and north (14 LF) elevations. Fasten loose batt at south elevation (3 LF). Replace rotted 1x12 base trim at building perimeter (26 SF).	34	SF	2010
83677	5357	VLY HSE Stables 07	DM - Deferred Maintenance	Replace rotted lap siding: 28 LF at east elevation, 36 LF at west elevation.	21	SF	2010
83677	5360	VLY HSE Stables 07	DM - Deferred Maintenance	Replace missing 1x2 bottom trim piece at north window on east elevation.	1	EA	2010
83677	5358	VLY HSE Stables 07	DM - Deferred Maintenance	Reattach loose fascia board, 12 LF at west elevation	4	SF	2010
83677	5359	VLY HSE Stables 07	DM - Deferred Maintenance	Replace missing roofing trim: 4 LF at north, 4 LF at south. Fill gap in trim at east gable peak.	3	SF	2010
83677	5362	VLY HSE Stables 07	DM - Deferred Maintenance	Wood steps to door are bearing directly on soil, base of stringers are deteriorating: modify base to prevent soil contact (install gravel or concrete pad).	8	SF	2010
83677	5364	VLY HSE Stables 07	DM - Deferred Maintenance	Refasten warped plywood wall finish, 4 LF at interior room.	4	SF	2010
83678	5408	VLY HSE Stables 09	DM - Deferred Maintenance	Base of porch stair stringers rest directly on ground, increasingly likelihood of wood rot and settling. Modify grade by installing gravel or concrete base.	8	SF	2010
83678	5406	VLY HSE Stables 09	DM - Deferred Maintenance	Replace rotted siding boards: 40 LF at north elevation, 20 LF at west elevation, and 48 SF at south elevation. Replace with new siding to match existing siding.	68	SF	2010
83678	5407	VLY HSE Stables 09	DM - Deferred Maintenance	Replace rotted skirt boards at foundation: 12 LF at north elevation, 12 LF at south elevation.	24	SF	2010
83678	5409	VLY HSE Stables 09	DM - Deferred Maintenance	Replace missing soffit boards at north elevation (10 LF), and missing fascia at east elevation(16 LF). Replace with materials that match existing.	12	SF	2010
83678	5410	VLY HSE Stables 09	DM - Deferred Maintenance	Replace 5 LF of missing wall base at interior face of east wall.	2	SF	2010
83679	5902	VLY Stables Saddle Shed 1	DM - Deferred Maintenance	Open gap beneath west door: provide 1x wood closure to prevent moisture damage and rodent infestation.	3	SF	2010
83679	5907	VLY Stables Saddle Shed 1	DM - Deferred Maintenance	Replace missing and deteriorated siding at south elevation (12 LF board and 12 LF batt), west elevation (10 LF board and 40 LF batt), and east elevation (9 LF board and 45 LF batt).	58	SF	2010
83679	5909	VLY Stables Saddle Shed 1	DM - Deferred Maintenance	Replace all glazing putty at both fixed wood windows to reinstate weather tight condition (17 LF of putty replacement).	2	EA	2010
83679	5911	VLY Stables Saddle Shed 1	DM - Deferred Maintenance	Rehabilitate door at west elevation: door fits poorly, hinges deformed, batts missing. Adjust to easily operable condition and replace missing or damaged components (15 SF door).	1	EA	2010
83679	5914	VLY Stables Saddle Shed 1	DM - Deferred Maintenance	Replace rotted 1x6 sheathing board at north elevation (5 LF).	3	SF	2010
83679	5912	VLY Stables Saddle Shed 1	DM - Deferred Maintenance	Replace rotted 1x4 fascia boards at east elevation (16 LF), south elevation (5 LF), and west elevation (16 LF).	12	SF	2010
83680	5965	VLY Stables Saddle Shed 2	DM - Deferred Maintenance	A tree is pushing at the foundation on the south side of the building. Consider relocating building 3' to north, or removing tree.	33	SF	2010
83680	5974	VLY Stables Saddle Shed 2	DM - Deferred Maintenance	Replace deteriorated/missing boards at north elevation (20SF), south elevation (18 SF), west elevation (65 SF) and east elevation (30 SF).	123	SF	2010
83680	5977	VLY Stables Saddle Shed 2	DM - Deferred Maintenance	Replace deteriorated/missing batts at north elevation (130 LF), south elevation (3 LF), west elevation (40 LF), and east elevation (20 LF).	64	SF	2010
83680	5979	VLY Stables Saddle Shed 2	DM - Deferred Maintenance	Replace deteriorated trim board at base of north elevation (12 LF), east elevation (11 LF), and west elevation (11 LF). Replace damaged wall corner at north elevation (16 LF).	50	SF	2010
83680	5992	VLY Stables Saddle Shed 2	DM - Deferred Maintenance	Rehabilitate east elevation window, south of door: replace glazing putty, replace damaged sill. Replace damaged sill at window north of door. 20 SF of repairs total.	2	EA	2010
83680	5990	VLY Stables Saddle Shed 2	DM - Deferred Maintenance	Repair wood threshold (3 LF) and replace 1x plank (6 LF) at west elevation door.	9	EA	2010
83680	5994	VLY Stables Saddle Shed 2	DM - Deferred Maintenance	Provide missing 1x3 batts at east and west doors (40 LF).	2	EA	2010
83680	5983	VLY Stables Saddle Shed 2	DM - Deferred Maintenance	Replace deteriorated 1x6 roof sheathing at north elevation.	18	SF	2010
83680	5981	VLY Stables Saddle Shed 2	DM - Deferred Maintenance	Replaced damaged fascia board at north elevation, 5 LF.	5	SF	2010
83681	5599	VLY HSE Stables 08	DM - Deferred Maintenance	The wood-framed landing rests directly on the ground and is settling. Install gravel or concrete pad to minimize moisture-related rot of wood framing.	25	SF	2010
83681	5601	VLY HSE Stables 08	DM - Deferred Maintenance	2x6 rafter at south elevation is split (1 LF). 1x4 blocking at south elevation is split (3 LF). Repair split rafter and replace split blocking.	4	SF	2010
83681	5602	VLY HSE Stables 08	DM - Deferred Maintenance	Vertical siding boards are split (24 LF at north, 24 LF at west). Trim board is loose at west. Replace split siding, reattach loose trim.	16	SF	2010
83681	5604	VLY HSE Stables 08	DM - Deferred Maintenance	Replace warped and rotted wood shingles: 20 SF at west, 10 SF at south.	30	SF	2010
83681	5617	VLY HSE Stables 08	DM - Deferred Maintenance	Replace rotted custom fascia boards at east (14 LF) and west (14 LF) elevations.	14	SF	2010
83681	5610	VLY HSE Stables 08	DM - Deferred Maintenance	Patch gap in foundation skirt board siding, 1 SF at south.	1	SF	2010
83689	7240	VLY Stables Storage Shed	DM - Deferred Maintenance	Replace broken or missing boards at south door, 4 SF.	1	EA	2010
83746	7100	VLY HSE Stables K15	DM - Deferred Maintenance	Hole in siding and areas of biological growth at north elevation; patch hole and remove biological growth.	10	SF	2010
83749	6183	VLY Stables Harness Shop	DM - Deferred Maintenance	Board at front edge of porch framing at West side of South elevation is deteriorated. Replace 5 SF of porch floor framing.	5	SF	2010
83749	6193	VLY Stables Harness Shop	DM - Deferred Maintenance	Porch has settled at East elevation. Wood framing beneath and boards above have settled. Rebuild. Replace 14 LF of 2 x 6 framing and 30 SF of 2 x 6 decking.	45	SF	2010

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YOSEMITE VALLEY DEFERRED MAINTENANCE							
83749	6191	VLY Stables Harness Shop	DM - Deferred Maintenance	Dutchmen repair 20 LF of rafters at East elevation, 8 rafters at West require dutchmen repair (16 LF).	36	SF	2010
83749	6185	VLY Stables Harness Shop	DM - Deferred Maintenance	12 square inches of holes in South elevation at gable near soffit. 2 holes (.5 SF) at West elevation. Patch with appropriate material and paint.	2	SF	2010
83749	6240	VLY Stables Harness Shop	DM - Deferred Maintenance	Historic wood windows have been partially repaired but remain heavily weathered and are not weather tight. Rehabilitate wood components, seal gaps and add weather-stripping to make weather tight.	12	EA	2010
83749	6189	VLY Stables Harness Shop	DM - Deferred Maintenance	Replace sill at window opening at South. 3LF of 2 x 3 wood.	1	EA	2010
83749	6181	VLY Stables Harness Shop	DM - Deferred Maintenance	Reattach loose 1 x 12 skirt board at North and South elevations (18 LF ea)	36	SF	2010
83749	6182	VLY Stables Harness Shop	DM - Deferred Maintenance	Replace 50 SF of skirt board at base of West elevation.	50	SF	2010
83749	6186	VLY Stables Harness Shop	DM - Deferred Maintenance	Replace 36 LF of deteriorated wood 2 x 3 trim at West elevation.	36	SF	2010
83749	6187	VLY Stables Harness Shop	DM - Deferred Maintenance	Hole at wall at North gable. Replace damaged shingles and sheathing, and replace fascia board. Dutchman repair 3 LF of 4 x 4 ridge beam.	3	SF	2010
83749	6175	VLY Stables Harness Shop	DM - Deferred Maintenance	Provide new weather-stripping and door sweep where missing at exterior hollow core door.	1	EA	2010
83749	6177	VLY Stables Harness Shop	DM - Deferred Maintenance	Ridge beam is shifted at South end. Place properly and secure adequately. 3LF	3	SF	2010
83749	6188	VLY Stables Harness Shop	DM - Deferred Maintenance	Patch small cracks at sheathing at North roof overhang. Replace 12 SF of sheathing where being held up with 2 x 4 scab. Replace 4 LF of sheathing at West end of South gable.	16	SF	2010
83751	6248	VLY Stables Blacksmith Shop	DM - Deferred Maintenance	1 SF of rot at rafter tails at North elevation. Rotted beam ends at South (2 SF) and North (2 SF) elevations. Dutchman repair.	5	SF	2010
83751	6247	VLY Stables Blacksmith Shop	DM - Deferred Maintenance	1 broken pane at window at south elevation. Replace with new glazing.	1	EA	2010
83751	6249	VLY Stables Blacksmith Shop	DM - Deferred Maintenance	Provide screens behind slats in attic vents, where screens are currently missing.	2	EA	2010
83751	6252	VLY Stables Blacksmith Shop	DM - Deferred Maintenance	1 SF of holes at fascia at North. Patch with appropriate material and paint.	1	SF	2010
84520	6291	VLY HSE Stables 15-16	DM - Deferred Maintenance	Replace split custom fascia boards at north: 14 LF	14	SF	2010
84521	6415	VLY HSE Stables 6 A-B	DM - Deferred Maintenance	Rafter ends are rotted at west (10 EA). Dutchman repair rafter ends.	6	SF	2010
84521	6419	VLY HSE Stables 6 A-B	DM - Deferred Maintenance	Replace split/damaged shingles at north (10 SF), east (20 SF), south (10SF) and west (30 SF) elevations. Replace with new shingles that match existing.	70	SF	2010
84521	6420	VLY HSE Stables 6 A-B	DM - Deferred Maintenance	Repair split and broken decorative band at north (1 SF) and east (3 SF) elevations: re-attach or replace elements, as necessary.	4	SF	2010
84521	6421	VLY HSE Stables 6 A-B	DM - Deferred Maintenance	Vertical board siding is deteriorating where gap at foundation skirt board allows moisture intrusion: 12 SF at north elevation, 21 SF at east elevation, 4 SF at south elevation, 16 SF at west elevation. Install backer rod and sealant at joint to shed water.	53	SF	2010
84521	6422	VLY HSE Stables 6 A-B	DM - Deferred Maintenance	Replace rotted wall trim at east elevation: 28 LF.	9	SF	2010
84521	6423	VLY HSE Stables 6 A-B	DM - Deferred Maintenance	Replace rotted foundation skirt boards at east (22SF) and west (20 SF) elevations.	42	SF	2010
84521	6424	VLY HSE Stables 6 A-B	DM - Deferred Maintenance	Rehabilitate exterior wood casement windows, including replacement of cracked and detaching glazing putty, and repair or consolidation of wood elements.	12	EA	2010
84521	6417	VLY HSE Stables 6 A-B	DM - Deferred Maintenance	Sheathing boards are rotted at east eave (20SF): replace.	20	SF	2010
84521	6428	VLY HSE Stables 6 A-B	DM - Deferred Maintenance	1x2 roof flashing nailer boards are rotted at west elevation (28 LF): replace.	5	SF	2010
84581	6829	VLY HSE Stables Shower House	LMAC - Legis Mandate Accessibility	Six inch plus step up to concrete path from ground level. Provide accessible route to building from adjacent parking area and residences.	1	SF	2010
84581	6832	VLY HSE Stables Shower House	LMAC - Legis Mandate Accessibility	Concrete paths which lead to doors do not provide adequate maneuvering distances at doors. Vending machine near women's door prohibits required path clearance. Move vending machine and redesign paths to provide adequate space.	275	SF	2010
84581	6831	VLY HSE Stables Shower House	LMAC - Legis Mandate Accessibility	Standard door knobs are provided at exterior doors. Provide hardware that have a shape that is easy to grasp with one hand and does not require tight grasping or twisting. Adjust door closer to require less than 5 lbs of force to open the door at both restrooms. Provide compliant signage at doors.	2	EA	2010
84581	6835	VLY HSE Stables Shower House	LMAC - Legis Mandate Accessibility	Bathroom stall widths are marginally non-compliant. Move partitions to provide adequate width (design work required). Reverse swing of men's room stall to swing out. Make stall doors self closing.	1	EA	2010
84581	6838	VLY HSE Stables Shower House	LMAC - Legis Mandate Accessibility	Toilet seats are too low at accessible stall. Provide compliant toilets. Flush control to be operated at open side of toilet. Mount toilet paper between 7-9" to the center line of the dispenser from the front of the toilet. Provide 30" x 48" minimum clear floor space in front of urinal. (Design work required) Remount urinal so that rim is a maximum of 17" above the floor. Cover or insulate hot and water drain pipes beneath accessible sinks.	1	EA	2010
84586	4825	VLY Stables Tack Room	LMCO - Legis Mandate Code Compl, Othe	Replace fire riser; the fire riser is past its design life. Consult a fire protection expert for replacement and updating of the fire protection in the stables buildings.	1	EA	2010
84586	6513	VLY Stables Tack Room	DM - Deferred Maintenance	Shingles are missing at corner of East elevation between linen room and Bay 3. Floor framing behind siding has deteriorated and is missing. Replace 6 LF of framing. Replace shingles.	6	SF	2010

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YOSEMITE VALLEY DEFERRED MAINTENANCE							
84586	6511	VLY Stables Tack Room	DM - Deferred Maintenance	Porch at West elevation of linen room was removed, exposed base of wall. Provide skirt board to prevent further deterioration, 16 LF.	16	SF	2010
84586	6517	VLY Stables Tack Room	DM - Deferred Maintenance	Exterior window is painted shut. Make easily operable and generally rehabilitate window. Scrape/sand and spot prime and paint, or renew paint coatings as necessary. Inspect hardware for operability and tighten or lubricate, as needed. Inspect glazing and putty and repair or replace as necessary.	1	EA	2010
84586	6497	VLY Stables Tack Room	DM - Deferred Maintenance	4 LF of rafter tail is deteriorated at East elevation. Dutchman repair.	4	SF	2010
84586	6514	VLY Stables Tack Room	DM - Deferred Maintenance	5 LF of wood flooring in linen room is deteriorated at entry. Replace to match existing flooring.	5	SF	2010
84636	6077	VLY HSE Stables Storage Shed	DM - Deferred Maintenance	Repair roof rafters and sheathing. Replace rafter at north elevation (7 LF), dutchman repair rafter at north elevation (2 LF) and east elevation (8 LF), and replace rotted sheathing at north elevation (2 LF).	4	SF	2010
84636	6082	VLY HSE Stables Storage Shed	DM - Deferred Maintenance	Rehabilitate vertical board door at south elevation: replace hinges, provide stops where missing	4	EA	2010
84636	6084	VLY HSE Stables Storage Shed	DM - Deferred Maintenance	Replace deteriorated roof trim at north (12 LF) and south (14 LF) elevations.	8	SF	2010
84724	6737	VLY HSE Stables K08	DM - Deferred Maintenance	4x6 wood beams are rotted at exposed ends at north, south, east and west elevations; Dutchman repair at rotted areas (34 LF of 4x6).	18	SF	2010
84724	6738	VLY HSE Stables K08	DM - Deferred Maintenance	Dry rot and biological growth at exposed 2x6 wood rafter tails on north and east elevation; dutchman repair (12 LF).	6	SF	2010
84724	6739	VLY HSE Stables K08	DM - Deferred Maintenance	Wood shingle siding has areas of dry rot and deterioration throughout building at north, south, and west elevations; replace deteriorated shingles with new shingles to match existing.	135	SF	2010
84724	6743	VLY HSE Stables K08	DM - Deferred Maintenance	Wood board and batten siding at foundation skirt is rotted and deteriorated throughout due to contact with grade; replace rotted siding at north, east, south, and west elevations. A revised detail that eliminates earth/wood contact would be a more durable solution.	85	SF	2010
84724	6741	VLY HSE Stables K08	DM - Deferred Maintenance	Replace missing wood 1x3 window trim at east elevation (6 LF).	1	EA	2010
84724	6740	VLY HSE Stables K08	DM - Deferred Maintenance	Deteriorated trim at door on east elevation; fill hole at door trim and replace rotted and partially missing 1x3 wood trim at door sill (6 LF).	3	EA	2010
84805	6582	VLY Stables Mule Barn	DM - Deferred Maintenance	1x4 T&G wood floor decking is damaged/missing at hay loft. Replace 8 SF of decking in kind.	8	SF	2010
84805	6586	VLY Stables Mule Barn	DM - Deferred Maintenance	2x6 wood floor joists have split/missing portions of joists at multiple locations throughout interior. Provide 2x blocking at missing portion of joist, sister full-length 2x6 to existing floor joist (11 LF each, (6) each).	66	SF	2010
84805	6589	VLY Stables Mule Barn	DM - Deferred Maintenance	4x8 wood ridge beam at gable end elevation is deteriorated. Replace in kind (10 LF each, (2) each).	20	SF	2010
84805	6590	VLY Stables Mule Barn	DM - Deferred Maintenance	Wood 1x12 fascia is missing/damaged at north elevation; replace in kind.	6	SF	2010
84805	6639	VLY Stables Mule Barn	DM - Deferred Maintenance	1x6 wood skip sheathing is deteriorated, 10 LF at north elevation; replace in kind.	16	SF	2010
84805	6574	VLY Stables Mule Barn	DM - Deferred Maintenance	Paired 2x6 wood posts at hay loft w/2x blocking between are damaged/missing at rafter connection. Trim damaged post section, replace with wood block with full bearing on rafter, provide 2x6 sistered to existing posts and rafters (7 LF each pair, (8) each).	56	SF	2010
84805	6587	VLY Stables Mule Barn	DM - Deferred Maintenance	Wood wall post at west elevation has 2x6 cripple post supporting a partial bearing beam above, cripple post is damaged/missing. Replace in kind for full-length of post (8 ft, (4) each).	32	SF	2010
84805	6636	VLY Stables Mule Barn	DM - Deferred Maintenance	Window shutters on north and south elevations are missing some components (wood siding) and do not operate easily. Replace missing wood siding and make shutters operate easily, (4) each.	4	EA	2010
84805	6637	VLY Stables Mule Barn	DM - Deferred Maintenance	Window sill at shuttered opening is deteriorated. Consolidate wood at existing sill, paint (S elev).	5	EA	2010
84805	6591	VLY Stables Mule Barn	DM - Deferred Maintenance	Wood plank door at north elevation has missing/damaged components at base of door. Provide replacement of damaged area (2 SF).	1	EA	2010
84805	6638	VLY Stables Mule Barn	DM - Deferred Maintenance	Sheet metal roof edge flashing is missing at south elevation (3 LF), replace in kind.	3	SF	2010
84812	6833	VLY Stables	DM - Deferred Maintenance	There are cracks in foundation stem walls. Provide sealant at cracks, 6 LF at east elevation, 10 LF at west elevation.	16	SF	2010
84812	6834	VLY Stables	DM - Deferred Maintenance	2x6 wood wall framing is missing/damaged at east and west elevations, adjacent to stalls.	16	SF	2010
84812	7012	VLY Stables	DM - Deferred Maintenance	Wood plank window shutters have minor hardware and wood component damage. Repair damaged shutters to easily operable condition (26 each) .	26	EA	2010
84812	6836	VLY Stables	DM - Deferred Maintenance	Asphalt concrete floor finish is deteriorated and exhibits large potholes throughout interior floors. Repair asphalt concrete paving to create a level walking surface.	65	SF	2010
84812	41984	VLY Stables	DM - Deferred Maintenance	Painted floor finish in Tack Room has detached from substrate in areas and is in worn condition.	200	SF	2010
84812	7015	VLY Stables	RMDM - RM Defer Maintenance	Prepare and paint interior walls throughout building. Scrape/sand and spot prime and paint, or renew paint coatings as necessary. Schedule work every 7 years as recurring maintenance.	7,800	SF	2015
230479	8160	VLY SITE Stables Area	DM - Deferred Maintenance	Remove loose electrical wiring and cap system per code (EA)	1	EA	2010
230479	8163	VLY SITE Stables Area	DM - Deferred Maintenance	Repair or replace light to operating condition (EA)	1	EA	2010
230479	8164	VLY SITE Stables Area	LMLS - LM-Life/Safety Code	Re-attach cover for lighting to solid attachment (EA)	1	EA	2010
230479	9634	VLY SITE Stables Area	DM - Deferred Maintenance	Replace missing welcome signage (EA)	1	EA	2010
230479	9637	VLY SITE Stables Area	LMLS - LM-Life/Safety Code	Resurface gravel walkway to cover exposed tree root and eliminate tripping hazard (CY)	3	SF	2010

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YOSEMITE VALLEY DEFERRED MAINTENANCE							
230479	9638	VLY SITE Stables Area	DM - Deferred Maintenance	Resurface gravel walkway to cover exposed tree root and eliminate tripping hazard (CY)	3	SF	2010
230702	9639	VLY SITE Stables Pavement (Roads & Parking)	DM - Deferred Maintenance	Replace missing wood Fencing picket (LF)	1	LF	2010
230702	9641	VLY SITE Stables Pavement (Roads & Parking)	DM - Deferred Maintenance	Re-set wood fencing posts into concrete foundation to straighten leaning (LF)	20	LF	2010
230702	9643	VLY SITE Stables Pavement (Roads & Parking)	DM - Deferred Maintenance	Install missing wood fencing to secure propane tanks (LF)	20	LF	2010

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
YOSEMITE VALLEY COMPONENT RENEWAL							
10662	36452	VLY SITE Fuel Station Fuel Storage - Delivery System	CR - Component Renewal	Replace Pavement Asphalt at end of useful life	3,200	EA	2018
10662	36452	VLY SITE Fuel Station Fuel Storage - Delivery System	CR - Component Renewal	Replace Pavement Asphalt at end of useful life	3,200	EA	2028
10662	36454	VLY SITE Fuel Station Fuel Storage - Delivery System	CR - Component Renewal	Replace Fence, Wood as recurring maintenance	50	LF	2019
10662	36454	VLY SITE Fuel Station Fuel Storage - Delivery System	CR - Component Renewal	Replace Fence, Wood as recurring maintenance	50	LF	2026
10662	36454	VLY SITE Fuel Station Fuel Storage - Delivery System	CR - Component Renewal	Replace Fence, Wood as recurring maintenance	50	LF	2033
10662	36294	VLY SITE Fuel Station Fuel Storage - Delivery System	CR - Component Renewal	Replace Exterior Fuel pumps and delivery hoses for gas station service at end of useful life	2	EA	2018
10662	36294	VLY SITE Fuel Station Fuel Storage - Delivery System	CR - Component Renewal	Replace Exterior Fuel pumps and delivery hoses for gas station service at end of useful life	2	EA	2028
83656	7707	VLY Stables Kennel	CR - Component Renewal	Replace asphalt shingle roof at projected end of useful life.	119	SF	2025
83665	8493	VLY Stables Office	CR - Component Renewal	Replace building foundation at end of projected useful life. Upgrading to a foundation system that isolates any wood members from contact with the ground is recommended.	14	SF	2020
83665	5717	VLY Stables Office	CR - Component Renewal	Wood shingle roof over shed addition is approaching the end of its useful life, needs replacement within the next 5 years. Replacing both sections of roof at the same time may be more cost effective.	128	SF	2015
83665	7685	VLY Stables Office	CR - Component Renewal	Replace composite wall finish at office interior at projected end of useful life.	350	SF	2020
83677	41729	VLY HSE Stables 07	CR - Component Renewal	Replace Electric Wall heater at end of useful life	1	EA	2016
83677	41729	VLY HSE Stables 07	CR - Component Renewal	Replace Electric Wall heater at end of useful life	1	EA	2031
83677	4893	VLY HSE Stables 07	CR - Component Renewal	replace gas direct vent wall furnace with similar specifications.	1	EA	2015
83677	4893	VLY HSE Stables 07	CR - Component Renewal	replace gas direct vent wall furnace with similar specifications.	1	EA	2030
83677	7530	VLY HSE Stables 07	CR - Component Renewal	Replace hollow core door at end of projected useful life	1	EA	2028
83677	7531	VLY HSE Stables 07	CR - Component Renewal	Replace asphalt shingles at end of projected useful life.	256	SF	2017
83677	7533	VLY HSE Stables 07	CR - Component Renewal	Replace roof fascia at end of projected useful life.	18	SF	2025
83677	7532	VLY HSE Stables 07	CR - Component Renewal	Replace plywood wall finish at end of projected useful life.	300	SF	2017
83678	4895	VLY HSE Stables 09	CR - Component Renewal	Replace gas direct vent wall furnace with similar specifications.	1	EA	2015
83678	4895	VLY HSE Stables 09	CR - Component Renewal	Replace gas direct vent wall furnace with similar specifications.	1	EA	2030
83678	7650	VLY HSE Stables 09	CR - Component Renewal	Replace porch floor decking at end of projected useful life.	74	SF	2028
83678	7545	VLY HSE Stables 09	CR - Component Renewal	Replace porch guardrails at end of projected useful life.	84	SF	2025
83678	7546	VLY HSE Stables 09	CR - Component Renewal	Replace asphalt roof shingles at end of projected useful life.	256	SF	2015
83678	7547	VLY HSE Stables 09	CR - Component Renewal	Replace roof fascia at end of projected useful life.	18	SF	2025
83678	7548	VLY HSE Stables 09	CR - Component Renewal	Replace plywood wall finish at end of projected useful life.	300	SF	2020
83679	7700	VLY Stables Saddle Shed 1	CR - Component Renewal	Replace wood foundation at projected end of useful life. Upgrading to a foundation system that does not include earth/wood contact is advised.	33	SF	2015
83680	7705	VLY Stables Saddle Shed 2	CR - Component Renewal	Replace wood foundation at projected end of useful life. Upgrading to a foundation system that does not require earth/wood contact is advised.	33	SF	2015
83680	7706	VLY Stables Saddle Shed 2	CR - Component Renewal	Replace wood shingle roof covering, not including areas that have been recently patched or repaired.	317	SF	2020
83681	4896	VLY HSE Stables 08	CR - Component Renewal	replace gas direct vent wall furnace with similar specifications.	1	EA	2015
83681	4896	VLY HSE Stables 08	CR - Component Renewal	replace gas direct vent wall furnace with similar specifications.	1	EA	2030
83681	7539	VLY HSE Stables 08	CR - Component Renewal	Replace roof covering at end of projected useful life.	368	SF	2020
83689	7710	VLY Stables Storage Shed	CR - Component Renewal	Replace foundation at projected end of useful life. Replacement with a foundation system that does not require earth/wood contact is recommended.	70	SF	2020
83689	7253	VLY Stables Storage Shed	CR - Component Renewal	Asphalt shingle roofing is near the end of its serviceable life: replace within the next 7 years.	400	SF	2017
83694	4781	VLY Stables Restroom	CR - Component Renewal	Replace electric water heater with similar specifications. Support water heater slab above ground before placing new water heater on top.	1	EA	2015
83694	4781	VLY Stables Restroom	CR - Component Renewal	Replace electric water heater with similar specifications. Support water heater slab above ground before placing new water heater on top.	1	EA	2027
83694	41418	VLY Stables Restroom	CR - Component Renewal	Replace Water Closet at end of useful life	5	EA	2015
83694	7627	VLY Stables Restroom	CR - Component Renewal	Replace asphalt shingle roof covering over entire building at end of projected useful life.	430	SF	2015
83746	4884	VLY HSE Stables K15	CR - Component Renewal	Replace electric water heater with similar specifications.	1	EA	2015

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YOSEMITE VALLEY COMPONENT RENEWAL							
83746	4884	VLY HSE Stables K15	CR - Component Renewal	Replace electric water heater with similar specifications.	1	EA	2027
83746	7036	VLY HSE Stables K15	CR - Component Renewal	Replace or rebuild wood guardrail at porch at projected end of useful life.	45	SF	2025
83746	7040	VLY HSE Stables K15	CR - Component Renewal	Replace asphalt shingle roofing at projected end of useful life.	650	SF	2015
83749	6194	VLY Stables Harness Shop	CR - Component Renewal	Replace all 2x wood porch decking at end of projected useful life.	215	SF	2020
83749	6241	VLY Stables Harness Shop	CR - Component Renewal	Replace wood flooring throughout building at end of projected useful life.	650	SF	2025
83749	6235	VLY Stables Harness Shop	CR - Component Renewal	Replace hollow core door at West elevation at end of projected life.	1	EA	2025
83749	6236	VLY Stables Harness Shop	CR - Component Renewal	Replace asphalt shingles at end of projected useful life.	820	SF	2015
83749	6242	VLY Stables Harness Shop	CR - Component Renewal	Replace alternating board partition wall between office and work room at end of projected useful life (145 SF).	145	SF	2025
83751	4845	VLY Stables Blacksmith Shop	CR - Component Renewal	Replace evaporative condensers with similar specifications.	2	EA	2020
84520	41797	VLY HSE Stables 15-16	CR - Component Renewal	Replace Electric baseboard heating throughout at end of useful life	1	EA	2020
84520	41799	VLY HSE Stables 15-16	CR - Component Renewal	Replace Restroom sink at end of useful life	1	EA	2020
84520	41801	VLY HSE Stables 15-16	CR - Component Renewal	Replace Restroom toilet at end of useful life	1	EA	2020
84520	7550	VLY HSE Stables 15-16	CR - Component Renewal	Replace building foundation at end of projected useful life. Replacement with an improved foundation system that does not include wood resting on grade is recommended.	18	SF	2030
84520	7552	VLY HSE Stables 15-16	CR - Component Renewal	Replace solid core wood doors at end of projected useful lives.	2	EA	2015
84520	7551	VLY HSE Stables 15-16	CR - Component Renewal	Replace aluminum screen door at end of projected useful life.	1	EA	2020
84520	7553	VLY HSE Stables 15-16	CR - Component Renewal	Replace asphalt shingle roof covering at end of projected useful life.	531	SF	2020
84520	7555	VLY HSE Stables 15-16	CR - Component Renewal	Replace interior plywood wall finish with 1x2 battens at end of projected useful life.	744	SF	2025
84521	41421	VLY HSE Stables 6 A-B	CR - Component Renewal	Replace gas direct vent wall furnace at end of useful life	2	EA	2015
84521	41421	VLY HSE Stables 6 A-B	CR - Component Renewal	Replace gas direct vent wall furnace at end of useful life	2	EA	2030
84521	6412	VLY HSE Stables 6 A-B	CR - Component Renewal	The foundation is settling at the west side, and posts are nearing the end of their serviceable life: replace foundation at projected end of useful life. Upgrading to a foundation system that does not include wood resting on grade is recommended.	18	SF	2015
84521	7674	VLY HSE Stables 6 A-B	CR - Component Renewal	Replace wood stairs at both entrances at projected end of useful life.	15	SF	2025
84521	7670	VLY HSE Stables 6 A-B	CR - Component Renewal	Replace both exterior solid core wood doors at projected end of useful life.	2	EA	2020
84521	8949	VLY HSE Stables 6 A-B	CR - Component Renewal	Replace both exterior aluminum screen doors at projected end of useful life.	2	EA	2020
84581	4861	VLY HSE Stables Shower House	CR - Component Renewal	Replace 100 gallon gas water heater with similar specifications.	1	EA	2023
84581	4865	VLY HSE Stables Shower House	CR - Component Renewal	replace air handler unit with similar specifications.	1	EA	2025
84586	4823	VLY Stables Tack Room	CR - Component Renewal	replace gas direct vent wall furnace.	1	EA	2026
84586	4822	VLY Stables Tack Room	CR - Component Renewal	Replace gas heater with similar specifications.	1	EA	2026
84586	6495	VLY Stables Tack Room	CR - Component Renewal	Replace floor framing at end of projected useful life. Note: floor framing should be replaced at the same time as wood post foundation. Reuse existing flooring at both locations.	360	SF	2015
84586	6494	VLY Stables Tack Room	CR - Component Renewal	Replace post on ground foundation at end of projected useful life. Note: foundation and floor framing should be replaced at the same time.	215	SF	2015
84636	7713	VLY HSE Stables Storage Shed	CR - Component Renewal	Replace asphalt shingle roof at projected end of useful life.	179	SF	2015
84724	4901	VLY HSE Stables K08	CR - Component Renewal	Replace gas direct vent wall furnace	1	EA	2015
84724	4901	VLY HSE Stables K08	CR - Component Renewal	Replace gas direct vent wall furnace	1	EA	2030
84724	4902	VLY HSE Stables K08	CR - Component Renewal	replace electric wall heated with similar specifications.	1	EA	2024
84727	4763	VLY HSE Stables K05 - K07	CR - Component Renewal	replace top vent wall furnace with similar specifications if not being utilized with new wall furnace in same room.	1	EA	2024
84727	4766	VLY HSE Stables K05 - K07	CR - Component Renewal	Replace gas direct vent wall furnace with similar specifications.	1	EA	2026
84727	4768	VLY HSE Stables K05 - K07	CR - Component Renewal	Replace gas 80 gallon water with similar specifications.	1	EA	2015
84727	4768	VLY HSE Stables K05 - K07	CR - Component Renewal	Replace gas 80 gallon water with similar specifications.	1	EA	2030
84727	6907	VLY HSE Stables K05 - K07	CR - Component Renewal	Replace asphalt shingle roofing and sheet metal gutters at projected end of useful life.	1,620	SF	2033
84727	6986	VLY HSE Stables K05 - K07	CR - Component Renewal	Replace or rebuild wood guardrails at entrance porches at projected end of useful life (24 LF).	80	SF	2033
84805	6580	VLY Stables Mule Barn	CR - Component Renewal	Replace all wood shingle exterior siding at projected end of useful life.	2,820	SF	2017
84805	7608	VLY Stables Mule Barn	CR - Component Renewal	Replace roof covering at end of projected useful life.	5,280	SF	2022

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YOSEMITE VALLEY COMPONENT RENEWAL							
84812	6843	VLY Stables	CR - Component Renewal	(2) fixed wood ladders 9 ft high have worn rungs and will reach the end of their useful life within the next 20 years. Replace ladders in kind.	2	EA	2020
230478	41301	VLY SITE Fuel Station Area	CR - Component Renewal	Replace Fence, Wood at end of useful life	100	LF	2015
230478	41301	VLY SITE Fuel Station Area	CR - Component Renewal	Replace Fence, Wood at end of useful life	100	LF	2022
230478	41301	VLY SITE Fuel Station Area	CR - Component Renewal	Replace Fence, Wood at end of useful life	100	LF	2029
230479	8161	VLY SITE Stables Area	CR - Component Renewal	Replace wood fencing which is at the end of its life (LF)	200	LF	2021
230479	8161	VLY SITE Stables Area	CR - Component Renewal	Replace wood fencing which is at the end of its life (LF)	200	LF	2031
230479	37031	VLY SITE Stables Area	CR - Component Renewal	Replace Entry Signage welcoming visitors - 36" x 60" as recurring maintenance	1	EA	2018
230479	37031	VLY SITE Stables Area	CR - Component Renewal	Replace Entry Signage welcoming visitors - 36" x 60" as recurring maintenance	1	EA	2025
230479	37031	VLY SITE Stables Area	CR - Component Renewal	Replace Entry Signage welcoming visitors - 36" x 60" as recurring maintenance	1	EA	2032
230479	44812	VLY SITE Stables Area	CR - Component Renewal	Resurface gravel and soil pedestrian path at end of useful life to eliminate any ruts, holes, or abrupt changes of grade. Add fill material where needed. Compact and grade per NPS specifications.	1,000	SF	2021
230479	44812	VLY SITE Stables Area	CR - Component Renewal	Resurface gravel and soil pedestrian path at end of useful life to eliminate any ruts, holes, or abrupt changes of grade. Add fill material where needed. Compact and grade per NPS specifications.	1,000	SF	2031
230702	36450	VLY SITE Stables Pavement (Roads & Parking)	CR - Component Renewal	Replace Roads and Parking at end of useful life	22,349	SF	2015
230702	36455	VLY SITE Stables Pavement (Roads & Parking)	CR - Component Renewal	Maintain Pedestrian Path, Soil and Gravel Walkway as recurring maintenance	1,500	SF	2015
230702	36455	VLY SITE Stables Pavement (Roads & Parking)	CR - Component Renewal	Maintain Pedestrian Path, Soil and Gravel Walkway as recurring maintenance	1,500	SF	2020
230702	36455	VLY SITE Stables Pavement (Roads & Parking)	CR - Component Renewal	Maintain Pedestrian Path, Soil and Gravel Walkway as recurring maintenance	1,500	SF	2025
230702	36455	VLY SITE Stables Pavement (Roads & Parking)	CR - Component Renewal	Maintain Pedestrian Path, Soil and Gravel Walkway as recurring maintenance	1,500	SF	2030
230702	36456	VLY SITE Stables Pavement (Roads & Parking)	CR - Component Renewal	Replace Utility Roads at end of useful life	5,000	SF	2015
230702	37032	VLY SITE Stables Pavement (Roads & Parking)	CR - Component Renewal	Replace Wood privacy fencing using 12" wide planks - 72" ht. include warning signage for flames near propane tanks, no smoking, etc. Provide secure gate with lock. as recurring maintenance	40	LF	2021

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
YOSEMITE VILLAGE DEFERED MAINTENANCE							
83691	5448	YV HSE Garage Meadow House H107	RMDM - RM Defer Maintenance	Siding has cracks and gaps. Both allows water to infiltrate into the interior of the space.	10	SF	2010
83691	5880	YV HSE Garage Meadow House H107	RMDM - RM Defer Maintenance	Siding at base has wood rot and should be replaced or repaired	15	SF	2010
83691	5884	YV HSE Garage Meadow House H107	DM - Deferred Maintenance	At the base of garage door there is a huge hole at the grade allowing water and small animals access to the interior of the garage. Should be repair with a solution to prevent both.	2	EA	2010
83717	11150	YV HSE Garage Meadow House H117	DM - Deferred Maintenance	Repaint back of door; graffiti	1	EA	2010
83717	11151	YV HSE Garage Meadow House H117	DM - Deferred Maintenance	Remove pine needles from roof	30	SF	2010
83734	6478	YV HSE H078	RMDM - RM Defer Maintenance	On the south side of building siding is cracked near plumbing vent and should be repaired.	5	SF	2010
83734	6479	YV HSE H078	RMDM - RM Defer Maintenance	On west side of building siding is cracked and has wood rot, near the sill of the front door.	3	SF	2010
83734	6482	YV HSE H078	RMDM - RM Defer Maintenance	The siding on the southwest corner of the building is cracked and should be replaced or repaired to prevent more damage to the siding and interior of the space.	3	SF	2010
83734	6485	YV HSE H078	RMDM - RM Defer Maintenance	Siding on north side has been in contact with soil and has wood rot. Should be replaced or repaired.	150	SF	2010
83734	6483	YV HSE H078	LMCO - Legis Mandate Code Compl, Othe	Exterior light switch at the porch is not exterior rated and should be replaced to meet code.	1	EA	2010
83734	8199	YV HSE H078	DM - Deferred Maintenance	Upper left cabinet door on Westside needs to be sanded at the edge door sticks.	1	EA	2010
83735	10586	YV HSE Garage Tecoya Rd H9 - H11	DM - Deferred Maintenance	Repair cracked door and refinish frame; H9	1	EA	2010
83735	10587	YV HSE Garage Tecoya Rd H9 - H11	DM - Deferred Maintenance	Replace damaged interior wood wall board near rof of garage	8	SF	2010
83735	10588	YV HSE Garage Tecoya Rd H9 - H11	DM - Deferred Maintenance	Replace damaged wall shingles; H9	8	SF	2010
83735	10589	YV HSE Garage Tecoya Rd H9 - H11	DM - Deferred Maintenance	Repair damaged roof and remove pine needles; H10	1	SF	2010
83737	6002	YV HSE H100	RMDM - RM Defer Maintenance	On the east side of the building multiple locations have cracks in the siding and should be repaired or replaced.	60	SF	2010
83737	6167	YV HSE H100	LMLS - LM-Life/Safety Code	Outside next to wood stairs and porch there is standing water cover the electrical service.	10	SF	2010
83737	11155	YV HSE H100	CRDM - Component Renewal Defer Maint	Refinish or replace damaged bathtub	1	EA	2018
83747	10687	YV HSE Garage Bottom of Knob Hill H132 - H136	DM - Deferred Maintenance	Repair damaged siding that has dry rot.	5	SF	2010
83747	10690	YV HSE Garage Bottom of Knob Hill H132 - H136	DM - Deferred Maintenance	On the north side of the building siding is in contact with soil.	15	SF	2010
83747	10696	YV HSE Garage Bottom of Knob Hill H132 - H136	DM - Deferred Maintenance	On the south side of building repair cracked siding.	5	SF	2010
83756	465	YV HSE H113	DM - Deferred Maintenance	Repair exposed electrical wire coming up from soil	1	EA	2010
83756	466	YV HSE H113	DM - Deferred Maintenance	Repair gap at electrical service where underground electrical service comes up from soil.	1	EA	2010
83756	4610	YV HSE H113	DM - Deferred Maintenance	On the west elevation cracks in wood base of siding should be repaired and or replaced.	3	SF	2010
83756	4617	YV HSE H113	DM - Deferred Maintenance	Currently wood siding on the east side of the building is in contact with soil. A curb should be provided to prevent water damage and wood rot.	4	SF	2010
83756	4588	YV HSE H113	RMDM - RM Defer Maintenance	At base of exterior siding on the porch of the north side of the building there is wood rot and should be repair or replaced.	2	SF	2010
83756	4608	YV HSE H113	RMDM - RM Defer Maintenance	Siding on the north west corner of the building at the base is very loose and should be repaired.	3	SF	2010
83756	4614	YV HSE H113	RMDM - RM Defer Maintenance	At the base of the wall on the south side of the building there is water damaged and should be replaced or repaired.	2	SF	2010
83756	4612	YV HSE H113	DM - Deferred Maintenance	On the west side of building the slab has cracks. Cracks should be sealed.	2	SF	2010
83756	4616	YV HSE H113	DM - Deferred Maintenance	Slab on grade shows cracks on the south side of the building. Should be repaired and or sealed.	2	SF	2010
83756	4619	YV HSE H113	RMDM - RM Defer Maintenance	The current logs used for roof construction and support is cracked and should be repaired to for added support of canopy over porch.	5	SF	2010
83756	8216	YV HSE H113	DM - Deferred Maintenance	Cabinets in the kitchen of unit 113 needs to be refurbished.	2	EA	2010
83756	8215	YV HSE H113	DM - Deferred Maintenance	Counter top in kitchen has chipped plastic laminate	1	EA	2010
83760	5971	YV HSE Garage Tecoya Rd H6 - H8	RMDM - RM Defer Maintenance	Siding has been affected by moisture and has wood rot. It should be replaced or repaired in order to prevent more damage.	20	SF	2010
83760	5976	YV HSE Garage Tecoya Rd H6 - H8	RMDM - RM Defer Maintenance	Siding on the west elevation is missing and should be replaced to prevent interior damage.	15	SF	2010
84536	11235	YV HSE Garage Meadow House H28 - H32	DM - Deferred Maintenance	Repair cracked board on interior	1	SF	2010
84536	11236	YV HSE Garage Meadow House H28 - H32	DM - Deferred Maintenance	Repair damaged wood floor at entrance to storage	10	SF	2010
84536	11233	YV HSE Garage Meadow House H28 - H32	DM - Deferred Maintenance	Repair damaged rafter tails; West	3	SF	2010
84536	11229	YV HSE Garage Meadow House H28 - H32	DM - Deferred Maintenance	Repair damaged siding and remove soil to prevent further damage to bottom of siding; North, South, East, West	60	SF	2010
84536	11232	YV HSE Garage Meadow House H28 - H32	DM - Deferred Maintenance	Close gap between bottom of siding and ground underneath structure; South	2	SF	2010
84536	11234	YV HSE Garage Meadow House H28 - H32	DM - Deferred Maintenance	Repair broken/damaged planks on doors; replace broken hardware and remove soil to prevent further damage to bottom of doors; West	10	EA	2010
84539	5497	YV HSE H098	DM - Deferred Maintenance	On south side of building on grade at the base of the wall there is standing water and a proper drainage solution needs to be implemented in order to prevent future damage.	10	SF	2010
84539	5498	YV HSE H098	DM - Deferred Maintenance	Wood siding is touching soil, in order to prevent more damage to siding, there should be a curb or grade beam in place as a means of preventative measures.	10	SF	2010
84539	7985	YV HSE H098	LMFS - Legis Mandate Fire/Structure	Repair broken smoke alarm in kitchen of unit 98.	1	EA	2010
84541	8383	YV HSE H136 - Knob Hill	DM - Deferred Maintenance	On south side of building siding touching soil and has wood rot at the base.	3	SF	2010

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YOSEMITE VILLAGE DEFERED MAINTENANCE							
84541	8378	YV HSE H136 - Knob Hill	DM - Deferred Maintenance	On the west side of the building repair cracks in wood board siding.	10	SF	2010
84541	8380	YV HSE H136 - Knob Hill	DM - Deferred Maintenance	On east elevation the wood board siding has dry rot at the base.	5	SF	2010
84541	8379	YV HSE H136 - Knob Hill	LMCO - Legis Mandate Code Compl, Othe	Provide exit railing for exterior stone stairs on west side of bldg	8	SF	2010
84544	6950	YV HSE H107	DM - Deferred Maintenance	The exterior siding at the base of the building is touching soil and should be repaired in order to prevent wood rot and moisture damage.	20	SF	2010
84544	6951	YV HSE H107	RMDM - RM Defer Maintenance	Siding has cracks and gaps. Both allows water to infiltrate into the interior of the space.	10	SF	2010
84544	7989	YV HSE H107	LMFS - Legis Mandate Fire/Structure	In the living area of unit 107 the smoke alarms are not working.	1	EA	2010
84545	4271	YV HSE H108	DM - Deferred Maintenance	On the northwest corner perimeter grade beam is missing concrete and should be repaired or replaced.	2	SF	2010
84546	4339	YV HSE H109	DM - Deferred Maintenance	Repair window on east elevation, it is currently not square, with opening.	4	EA	2010
84546	4344	YV HSE H109	DM - Deferred Maintenance	Replace damaged boards and batts which have cracks and holes on the north elevation.	15	SF	2010
84546	4348	YV HSE H109	DM - Deferred Maintenance	On the south elevation repair or replace gaps in wood boards and at the corners of two joining sides.	10	SF	2010
84546	4353	YV HSE H109	DM - Deferred Maintenance	Repair cracks in stem wall/grade beam	2	SF	2010
84546	4370	YV HSE H109	DM - Deferred Maintenance	On West elevation repair cracks in stem wall/grade beam	2	SF	2010
84546	11244	YV HSE H109	DM - Deferred Maintenance	Repair damaged door frame at Bathroom	1	EA	2010
84546	11241	YV HSE H109	DM - Deferred Maintenance	Refinish entry door edge	1	EA	2010
84546	11243	YV HSE H109	DM - Deferred Maintenance	Repair damaged wood panel walls in living area near window	3	SF	2010
84546	11245	YV HSE H109	DM - Deferred Maintenance	Refinish wooden Kitchen cabinets	8	EA	2010
84546	4322	YV HSE H109	RMDM - RM Defer Maintenance	Current window sill has been modified to align window frame in order to be square.	5	EA	2020
84547	446	YV HSE H110	DM - Deferred Maintenance	Repair roof framing wood column, water damage and decay at column base.	1	SF	2010
84547	483	YV HSE H110	LMCO - Legis Mandate Code Compl, Othe	Install roof edge & side wall flashing where missing on exterior per code compliance. Roof edge & side wall flashing not installed. Code Violation: IBC Section 1503.2 Flashing. "Flashing shall be installed in a manner so as to prevent moisture entering the wall and roof..."	20	EA	2010
84547	485	YV HSE H110	LMCO - Legis Mandate Code Compl, Othe	Repair roof flashing & trim for HSE H110 - Gap at Roof edge & chimney side wall flashing. Code Violation: IBC Section 1503.2 Flashing. "Flashing shall be installed in a manner so as to prevent moisture entering the wall and roof..."	1	EA	2010
84547	4497	YV HSE H110	DM - Deferred Maintenance	Remove moss growing on stone elevation of chimney.	8	SF	2010
84547	4483	YV HSE H110	RMDM - RM Defer Maintenance	Front porch on eastside of building should have the framing repaired and or replaced. The porch is not leveled and seems to be sinking in the ground.	25	SF	2010
84547	4502	YV HSE H110	DM - Deferred Maintenance	Window frame not flush with siding and is causing a gap. Should be repaired and realigned.	3	EA	2010
84547	4479	YV HSE H110	RMDM - RM Defer Maintenance	On the porch of the eastside of the building the column supporting the canopy has wood rot and is decaying should be replaced or repaired.	2	SF	2010
84547	4490	YV HSE H110	RMDM - RM Defer Maintenance	On the porch of the north elevation repair or replace log beam under porch canopy, it has rot.	5	SF	2010
84547	11248	YV HSE H110	DM - Deferred Maintenance	Repair damaged ext door edge	1	EA	2010
84547	11251	YV HSE H110	DM - Deferred Maintenance	Repair broken bathroom door edge	1	EA	2010
84548	6901	YV HSE H111	DM - Deferred Maintenance	At the southeast corner of the building, there is a crack in the steam wall and should be filled and or repaired.	2	SF	2010
84548	6895	YV HSE H111	DM - Deferred Maintenance	On the south side of building at the base of the siding the trim needs to be repaired. It currently does not have a tight midor cut.	2	SF	2010
84548	6903	YV HSE H111	RMDM - RM Defer Maintenance	Soil is touching siding on the east side of the building and as a means to prevent more damage a curb solution should be provided.	10	SF	2010
84548	6917	YV HSE H111	RMDM - RM Defer Maintenance	On the north side of the building wood siding is touching soil and has water damage. A curb system you be provide to prevent future damage.	5	SF	2010
84548	6899	YV HSE H111	DM - Deferred Maintenance	Window trim is warped and not nailed, should be repaired.	3	EA	2010
84548	6909	YV HSE H111	RMDM - RM Defer Maintenance	The eave is not level west of porch on north side of building.	10	SF	2010
84548	8207	YV HSE H111	DM - Deferred Maintenance	Repair crack in gyp board ceiling at detached entry	2	SF	2010
84548	8210	YV HSE H111	DM - Deferred Maintenance	Repair cracked tile in the bathtub area of the bathroom	1	SF	2010
84548	8208	YV HSE H111	DM - Deferred Maintenance	Repair or replace bathtup, surface is starting to peel and crack	1	EA	2010
84548	8211	YV HSE H111	LMFS - Legis Mandate Fire/Structure	In the hallway of unit 111 the smoke alarm is missing.	1	EA	2010
84549	4410	YV HSE H112	DM - Deferred Maintenance	Current gaps are covered with plywood and should be replaced and refinish with a more durable solution to address moister damage.	3	SF	2010
84549	6932	YV HSE H112	DM - Deferred Maintenance	Stem wall has separation resulting in cracks and openings allowing water to flow into the house. Should be repaired or filled.	10	SF	2010
84569	6179	YV HSE H099	RMDM - RM Defer Maintenance	Siding at the base of building has wood rot as well as moss.	15	SF	2010
84569	6184	YV HSE H099	LMLS - LM-Life/Safety Code	Water drains towards the unit and has flooded the area in which the electrical service vault is located. Should either repair drainage or relocate electrical service.	5	EA	2010
84569	7891	YV HSE H099	DM - Deferred Maintenance	Repair holes and patch them.	3	SF	2010
84571	11322	YV HSE Garage Behind Security H43 - H46	DM - Deferred Maintenance	Repair damaged siding; North, South, East, West	11	SF	2010
84571	11320	YV HSE Garage Behind Security H43 - H46	DM - Deferred Maintenance	Repair damaged doors and door hardware and remove soil to prevent further damage; North	8	EA	2010

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
YOSEMITE VILLAGE DEFERED MAINTENANCE							
84571	11318	YV HSE Garage Behind Security H43 - H46	DM - Deferred Maintenance	Repair damaged soffit; South	1	SF	2010
84572	10748	YV HSE Garage Top of Knob Hill H128 - H131	DM - Deferred Maintenance	Repair gaps in siding; North	2	SF	2010
84572	10747	YV HSE Garage Top of Knob Hill H128 - H131	DM - Deferred Maintenance	Repair crack in stem wall; West	1	SF	2010
84573	10749	YV HSE Indian Cr Apt Garage H11 - H14	DM - Deferred Maintenance	Remove soil to allow for at least 6" between soil and bottom of soil; North and East	62	SF	2010
84573	10751	YV HSE Indian Cr Apt Garage H11 - H14	DM - Deferred Maintenance	Repair hole in siding; South	1	SF	2010
84573	10752	YV HSE Indian Cr Apt Garage H11 - H14	DM - Deferred Maintenance	Repair gaps in siding; South	13	SF	2010
84573	10750	YV HSE Indian Cr Apt Garage H11 - H14	RM - RM Defer Maintenance	Replace rotten siding; 50% rotten; West	294	SF	2010
84573	10753	YV HSE Indian Cr Apt Garage H11 - H14	DM - Deferred Maintenance	Repair and refinish fascia; North, East and West	85	SF	2010
84575	499	YV HSE H128 - Knob Hill	DM - Deferred Maintenance	Repair damaged ceiling joint, which is cracked in the kitchen.	1	SF	2010
84575	4505	YV HSE H128 - Knob Hill	LMCO - Legis Mandate Code Compl, Othe	Install temperature pressure relief valve for the water heater to the outside of the building (not into the crawl space).	1	EA	2010
84575	4511	YV HSE H128 - Knob Hill	LMCO - Legis Mandate Code Compl, Othe	Install piping installation in non heated areas.	1	EA	2010
84575	10442	YV HSE H128 - Knob Hill	DM - Deferred Maintenance	On the east side of building repair cracked siding.	2	SF	2010
84575	10444	YV HSE H128 - Knob Hill	DM - Deferred Maintenance	On the west side of the building repair cracks and holes in the siding.	10	SF	2010
84575	10445	YV HSE H128 - Knob Hill	LMCO - Legis Mandate Code Compl, Othe	On the south side of the building the beam is twisted where it meets the column and there is no post to beam connection per code.	2	SF	2010
84578	11333	YV HSE Garage Behind Security H33 - H36	DM - Deferred Maintenance	Repair damaged siding; North, South, West	26	SF	2010
84578	11330	YV HSE Garage Behind Security H33 - H36	DM - Deferred Maintenance	Repair water damaged soffit; West	4	SF	2010
84578	11332	YV HSE Garage Behind Security H33 - H36	DM - Deferred Maintenance	Repair damaged soffit; South	3	SF	2010
84578	11328	YV HSE Garage Behind Security H33 - H36	DM - Deferred Maintenance	Repair metal flashing; West	1	SF	2010
84578	11329	YV HSE Garage Behind Security H33 - H36	DM - Deferred Maintenance	Repair damaged rafter tail; West	2	SF	2010
84578	11331	YV HSE Garage Behind Security H33 - H36	DM - Deferred Maintenance	Repair sagging roof; West	50	SF	2010
84578	11334	YV HSE Garage Behind Security H33 - H36	DM - Deferred Maintenance	Repair damaged doors and frames; West	8	EA	2010
84585	4971	YV HSE H118	RM - RM Defer Maintenance	Wood shake siding has wood rot at the base on the west side of building.	2	SF	2010
84585	4973	YV HSE H118	LMCO - Legis Mandate Code Compl, Othe	Provide proper crawl space, current crawl spaces lacks 18" vertical clearance	20	SF	2010
84585	4972	YV HSE H118	DM - Deferred Maintenance	Stairs leading to the porch are cracked and starting to sink into the ground.	3	SF	2010
84585	4975	YV HSE H118	DM - Deferred Maintenance	Water damage in ceiling where HVAC supply is located.	3	SF	2010
84585	4977	YV HSE H118	DM - Deferred Maintenance	The kitchen floors slops to the east and could be caused by settlement. Floor structure and substrate should be checked and repaired.	228	SF	2010
84639	10554	YV HSE Tecoya Boiler & Laundry Bldg	DM - Deferred Maintenance	Repair door frame; currently supported by four wood blocks	1	EA	2010
84639	10552	YV HSE Tecoya Boiler & Laundry Bldg	LMCO - Legis Mandate Code Compl, Othe	Install handrails at concrete stairs	2	SF	2010
84639	10553	YV HSE Tecoya Boiler & Laundry Bldg	DM - Deferred Maintenance	Grind concrete floor at South door to remedy tripping hazard	3	SF	2010
84639	10555	YV HSE Tecoya Boiler & Laundry Bldg	LM - LM-Life/Safety Code	Remediate standing water on floor in Transformer room; slipping hazard	3	SF	2010
84644	10486	YV HSE H133 - Knob Hill	DM - Deferred Maintenance	On the north side of building repair siding that is touching soil.	5	SF	2010
84644	10501	YV HSE H133 - Knob Hill	DM - Deferred Maintenance	On the north west corner of building repair trim piece that has a notch.	1	SF	2010
84644	10502	YV HSE H133 - Knob Hill	DM - Deferred Maintenance	On the north side of building siding has cracks that needs to be repaired.	5	SF	2010
84733	4139	YV HSE H115	DM - Deferred Maintenance	Install drain pan for water heater. UPC requirement: "When a water heater is located in an attic, attic ceiling assembly, floor-ceiling assembly, or floor subfloor assembly where damage may result from a leaking water heater, a water-tight pan of corrosion resistant materials shall be installed beneath the water heater with a minimum three-quarter (3/4) inch (20 mm) diameter drain to an approved location."	1	EA	2010
84733	4144	YV HSE H115	LMCO - Legis Mandate Code Compl, Othe	Verify T&P valve properly vented. Temperature and pressure limiting devices are required by the UPC, Section 505. A shutoff valve shall not be placed between the relief valve and the water heater or on discharge pipes between such valves and the atmosphere.	1	EA	2010
84733	4826	YV HSE H115	DM - Deferred Maintenance	Repair gap in siding above parch beam on east side of building.	1	SF	2010
84733	469	YV HSE H115	LMCO - Legis Mandate Code Compl, Othe	Repair exterior wood siding in contact with soil. Code Violation IBC Section 2304.11.2.6 Wood siding. "Clearance between wood siding and earth on the exterior of a building shall not be less than 6" except where siding, sheathing and wall framing are of	1	SF	2010
84733	4827	YV HSE H115	RM - RM Defer Maintenance	Front porch steps bearing on soil and should be supported by a solid surface such as a slab.	4	SF	2025
84735	8153	YV HSE H127 (Knob Hill)	DM - Deferred Maintenance	On the exterior of house the gutter doesn't have a downspout leading water away from building.	1	SF	2010
84735	8171	YV HSE H127 (Knob Hill)	DM - Deferred Maintenance	Repair exterior wall sill plate which has signs of wood rot	2	SF	2010
84735	8172	YV HSE H127 (Knob Hill)	DM - Deferred Maintenance	On the north east elevation the sill plate is touching soil.	8	SF	2010
84735	8177	YV HSE H127 (Knob Hill)	DM - Deferred Maintenance	On southwest side of building sill plate is touching soil.	2	SF	2010
84737	4580	YV HSE H137 - Knob Hill	LMCO - Legis Mandate Code Compl, Othe	Install temperature pressure relief valve for the water heater to the outside of the building (not into the crawl space) with the relief drain pipe being the same size as relief valve.	1	EA	2010
84737	10447	YV HSE H137 - Knob Hill	DM - Deferred Maintenance	Repair wood rot siding at garage wall.	10	SF	2010
84737	10448	YV HSE H137 - Knob Hill	DM - Deferred Maintenance	On the south side of the building repair cracked wood board siding.	5	SF	2010

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
YOSEMITE VILLAGE DEFERED MAINTENANCE							
84737	10449	YV HSE H137 - Knob Hill	DM - Deferred Maintenance	On south side of building repair wood rot at trim and base.	5	SF	2010
84737	10450	YV HSE H137 - Knob Hill	DM - Deferred Maintenance	On the west side of building repair cracked siding.	5	SF	2010
84737	10451	YV HSE H137 - Knob Hill	DM - Deferred Maintenance	Repair wood rot siding at the sill on the west side of the building.	5	SF	2010
84737	10452	YV HSE H137 - Knob Hill	DM - Deferred Maintenance	On the north side of building repair cracked siding.	5	SF	2010
84737	10453	YV HSE H137 - Knob Hill	DM - Deferred Maintenance	On the north side repair cracks and holes in siding.	10	SF	2010
84744	4126	YV HSE H119	LMCO - Legis Mandate Code Compl, Othe	Reconnect pipe for YV house H119 forced air, gas furnace.	1	EA	2010
84744	5004	YV HSE H119	DM - Deferred Maintenance	Repair crack board and batt siding.	4	SF	2010
84744	5005	YV HSE H119	DM - Deferred Maintenance	On the south elevation there are electric wiring crossing water pipes. Should provide a method of separating the two.	3	SF	2010
84744	4999	YV HSE H119	RMDM - RM Defer Maintenance	On the north elevation board and batt siding has water damage and needs to be replaced.	5	SF	2010
84744	5000	YV HSE H119	RMDM - RM Defer Maintenance	Water damage at wood post and no crawl space is provided.	10	SF	2010
84744	5006	YV HSE H119	RMDM - RM Defer Maintenance	Repair or replace damaged floor boards effected by water damaged causing wood rot.	50	SF	2010
84746	10155	YV HSE H138 - Knob Hill	DM - Deferred Maintenance	On north side of building at second floor repair cracked wood board siding.	5	SF	2010
84746	10163	YV HSE H138 - Knob Hill	DM - Deferred Maintenance	On south side of building at second level repair cracked siding.	10	SF	2010
84746	10164	YV HSE H138 - Knob Hill	DM - Deferred Maintenance	Repair gap at the seam where siding meets from different elevations.	2	SF	2010
84746	10160	YV HSE H138 - Knob Hill	DM - Deferred Maintenance	On the west side of building at base of siding repair damaged sill plate.	3	SF	2010
84746	10162	YV HSE H138 - Knob Hill	DM - Deferred Maintenance	Repair siding that is chipped or broken.	1	SF	2010
84746	10175	YV HSE H138 - Knob Hill	DM - Deferred Maintenance	At the entry of the half bathroom the threshold strip is loose.	2	EA	2010
84746	10166	YV HSE H138 - Knob Hill	DM - Deferred Maintenance	On south side of building at lower roof refinish and repaint chipped paint on beams.	10	SF	2010
84749	4134	YV HSE H116	DM - Deferred Maintenance	Clean HVAC under floor ducts in kitchen.	1	EA	2010
84749	4877	YV HSE H116	DM - Deferred Maintenance	Repair opening in siding under eave on south side of building.	2	SF	2010
84749	4880	YV HSE H116	RMDM - RM Defer Maintenance	Siding on west side is being damage by the tree growing into the building. Continued growth will also cause future damage.	4	SF	2010
84749	4881	YV HSE H116	RMDM - RM Defer Maintenance	Wood rot on siding at the base of building on west elevation.	4	SF	2010
84749	4866	YV HSE H116	RMDM - RM Defer Maintenance	On the north side of building tree root is growing into the building and the siding at the crawl space has wood rot.	4	SF	2010
84749	4878	YV HSE H116	RMDM - RM Defer Maintenance	Wood rot and damage to siding at the crawl space on south elevation.	4	SF	2010
84749	4874	YV HSE H116	DM - Deferred Maintenance	Repair wood post at base on the porch on the east side of the building.	2	SF	2010
84749	7058	YV HSE H116	RMDM - RM Defer Maintenance	Repaint chipped trim along stair	15	SF	2010
84749	7081	YV HSE H116	DM - Deferred Maintenance	Repair ceiling; signs of moisture from shower; rotten at tub; 1st Floor Bathroom off of Hall	15	SF	2010
84749	7076	YV HSE H116	RMDM - RM Defer Maintenance	Repair or replace cabinets; drawer front off and in poor shape	20	EA	2010
84749	7080	YV HSE H116	RMDM - RM Defer Maintenance	Repair floor which slopes to the south; replace vinyl floor and scratched floor grill	171	SF	2010
84753	8441	YV HSE H130 - Knob Hill	DM - Deferred Maintenance	On the east side of building repair crack in concrete stem wall, below living room window.	2	SF	2010
84753	8437	YV HSE H130 - Knob Hill	DM - Deferred Maintenance	On the south side of building siding has cracks and should be repaired.	10	SF	2010
84753	8442	YV HSE H130 - Knob Hill	DM - Deferred Maintenance	Repair cracked siding on east side of building.	10	SF	2010
84756	8405	YV HSE H129 - Knob Hill	DM - Deferred Maintenance	On the east side of building at the deck the guardrail has wood rot.	30	SF	2010
84756	8409	YV HSE H129 - Knob Hill	DM - Deferred Maintenance	On the west side of building exterior wood board siding is touching soil.	20	SF	2010
84770	380	YV HSE H114	LMCO - Legis Mandate Code Compl, Othe	Repair patio slab next to wall where uneven settlement created an uneven walk surface/trip hazard.	1	SF	2010
84770	4691	YV HSE H114	LMCO - Legis Mandate Code Compl, Othe	Patio slab on south side next to wall is settled and has created a trip hazard, should be repaired.	5	SF	2010
84770	4776	YV HSE H114	DM - Deferred Maintenance	Repair crack in foundation on north side where hose bib is. Currently water flows into foundation.	2	SF	2010
84770	7972	YV HSE H114	DM - Deferred Maintenance	In the bedroom of unit 114 above the door wall is starting to cracked and should be repaired.	2	SF	2010
84770	7969	YV HSE H114	DM - Deferred Maintenance	In bedroom of unit 114 repair cracked door leafs.	3	EA	2010
84770	4787	YV HSE H114	RMDM - RM Defer Maintenance	Metal flashing not provided at eave edges where water runs off.	15	SF	2025
84778	5754	YV HSE H101-H102	RMDM - RM Defer Maintenance	On north side of building various wood boards are cracked and should be repaired or replaced in order to prevent more damage.	8	SF	2010
84778	5757	YV HSE H101-H102	RMDM - RM Defer Maintenance	On north side of building there is wood rot at the base where siding meets soil.	50	SF	2010
84778	5769	YV HSE H101-H102	RMDM - RM Defer Maintenance	Wood board siding on the east side of building has cracks and should be replaced or repaired to prevent more damage.	15	SF	2010
84778	5842	YV HSE H101-H102	RMDM - RM Defer Maintenance	On the west elevation of unit 102 there is wood rot below the address at the base of the siding. Should be replaced.	2	SF	2010
84779	5657	YV HSE H103-H104	DM - Deferred Maintenance	Repair gap in siding at the miter cut of the corner of the building to prevent water damaged and wood rot.	3	SF	2010
84779	5668	YV HSE H103-H104	DM - Deferred Maintenance	Siding under address for unit 104 has cracked siding and should be repaired.	2	SF	2010
84779	5669	YV HSE H103-H104	DM - Deferred Maintenance	On all sides of building the siding is touching soil and will eventually be affect by water damage if it hasn't happen already. Should provide a method in which prevents direct contact of siding soil.	100	SF	2010
84779	5654	YV HSE H103-H104	RMDM - RM Defer Maintenance	On the east elevation various wood boards are cracked and should be replaced or repaired.	10	SF	2010
84780	434	YV HSE H105-H106	LMLS - LM-Life/Safety Code	Repair hardscape concrete step crack	10	SF	2010
84780	5200	YV HSE H105-H106	DM - Deferred Maintenance	Repair or replace cracked siding on garage 105.	6	SF	2010

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
YOSEMITE VILLAGE DEFERED MAINTENANCE							
84780	5402	YV HSE H105-H106	DM - Deferred Maintenance	At the corner of the siding on the north elevation the wood is separating at the miter cut and should be repair to prevent any water damage and wood rot.	3	SF	2010
84780	5403	YV HSE H105-H106	DM - Deferred Maintenance	Fascia panel at on south side has gap at the miter cut. Should be repaired as a means to prevent future water damage.	2	SF	2010
84780	5392	YV HSE H105-H106	RMDM - RM Defer Maintenance	At the base of siding near porch on garage 106 there is wood rot and should be replaced.	5	SF	2010
84780	5401	YV HSE H105-H106	RMDM - RM Defer Maintenance	Repair area of sheathing where it has become uplifted and water infiltration is evident.	3	SF	2010
84780	5396	YV HSE H105-H106	DM - Deferred Maintenance	Concrete stem wall is covered with wood which has dry rot. Wood should be removed and expose concrete stem wall.	10	SF	2010
84780	5400	YV HSE H105-H106	LMCO - Legis Mandate Code Compl, Othe	Current exterior receptacle is not to code and should be replaced.	1	EA	2010
84780	5439	YV HSE H105-H106	DM - Deferred Maintenance	Repair crack in slab on south side of building on porch edge of 106.	3	SF	2010
84782	11302	YV HSE H117	LMCO - Legis Mandate Code Compl, Othe	Repair 29" handrail to meet code and install guardrails; South	8	SF	2010
84787	79	YV HSE Indian Cr Apt & Garage Bldg 2	DM - Deferred Maintenance	Repair damaged wall in bedroom 1 in H58. Crack at top of mechanical base.	5	SF	2010
84787	89	YV HSE Indian Cr Apt & Garage Bldg 2	DM - Deferred Maintenance	Repair damaged baseboard heating unit in bedroom 1 of H56.	1	SF	2010
84787	96	YV HSE Indian Cr Apt & Garage Bldg 2	DM - Deferred Maintenance	Repair cracked paint around lavatory and also re-finish and paint in bathroom of H52.	5	SF	2010
84787	106	YV HSE Indian Cr Apt & Garage Bldg 2	DM - Deferred Maintenance	Install missing exterior door threshold in the laundry room.	3	EA	2010
84787	107	YV HSE Indian Cr Apt & Garage Bldg 2	DM - Deferred Maintenance	Repair damaged exterior door in laundry room.	1	EA	2010
84787	38	YV HSE Indian Cr Apt & Garage Bldg 2	DM - Deferred Maintenance	Repair damaged electrical panel cover in the kitchen of H52.	1	EA	2010
84787	4287	YV HSE Indian Cr Apt & Garage Bldg 2	LMFS - Legis Mandate Fire/Structure	replace or remove baseboard heaters that are rated for overhead receptacles.	1	EA	2010
84787	4299	YV HSE Indian Cr Apt & Garage Bldg 2	LMCO - Legis Mandate Code Compl, Othe	Replace air admittance valve with new AAV design valve that is designed by engineer.	1	EA	2010
84787	111	YV HSE Indian Cr Apt & Garage Bldg 2	DM - Deferred Maintenance	Patch and reseal gaps at vent flues at boiler location.	1	EA	2010
84787	151	YV HSE Indian Cr Apt & Garage Bldg 2	DM - Deferred Maintenance	Repair damaged baseboard heating unit - Open joint at top of baseboard heating unit in bathroom of H54.	1	EA	2010
84787	154	YV HSE Indian Cr Apt & Garage Bldg 2	DM - Deferred Maintenance	Repair damaged baseboard heating unit in bedroom 1 of H54.	1	EA	2010
84787	155	YV HSE Indian Cr Apt & Garage Bldg 2	DM - Deferred Maintenance	Repair damaged baseboard heating unit - Open joint at top of baseboard heating unit in bathroom of H64.	1	EA	2010
84787	72	YV HSE Indian Cr Apt & Garage Bldg 2	DM - Deferred Maintenance	Repair damaged baseboard heating unit in the bathroom of H58.	1	EA	2010
84787	80	YV HSE Indian Cr Apt & Garage Bldg 2	CRDM - Component Renewal Defer Maint	Replace damaged closet door, paint chipped and peeling in bedroom 2 of H58.	3	EA	2018
84787	37035	YV HSE Indian Cr Apt & Garage Bldg 2	CRDM - Component Renewal Defer Maint	Replace Boiler at end of useful life	1	EA	2017
84788	37105	YV HSE H86-H91 Six Plex	CRDM - Component Renewal Defer Maint	Replace Plumbing Fixture, Bathtub at end of useful life	6	EA	2017
84791	10145	YV HSE H134-H135 - Knob Hill	LMLS - LM-Life/Safety Code	Repair window exits, blocked by 1x4's	2	EA	2010
84791	10144	YV HSE H134-H135 - Knob Hill	DM - Deferred Maintenance	Repair down spouts currently draining towards edge of wall foundation.	5	SF	2010
84791	10146	YV HSE H134-H135 - Knob Hill	DM - Deferred Maintenance	Siding below address of unit 134 is cracked and needs to be repaired.	2	SF	2010
84791	10148	YV HSE H134-H135 - Knob Hill	DM - Deferred Maintenance	Repair crack in siding above window on the south side of building.	2	SF	2010
84791	10152	YV HSE H134-H135 - Knob Hill	DM - Deferred Maintenance	Repair siding on east elevation at the base. Has dry rot and soil is touching siding.	2	SF	2010
84791	10150	YV HSE H134-H135 - Knob Hill	DM - Deferred Maintenance	On the east side of the building repair holes in the underside of wood board decking.	3	SF	2010
84791	10153	YV HSE H134-H135 - Knob Hill	DM - Deferred Maintenance	Repair paint chip on underside of deck at unit 134.	1	SF	2010
84792	10116	YV HSE H131-H132 - Knob Hill	DM - Deferred Maintenance	On the south side of building repair cracked siding down near base.	3	SF	2010
84792	10125	YV HSE H131-H132 - Knob Hill	DM - Deferred Maintenance	On the west elevation of unit 132 the siding is touching soil and is cracked.	2	SF	2010
84792	10136	YV HSE H131-H132 - Knob Hill	DM - Deferred Maintenance	On the north elevation of unit 131 siding is touching soil and has cracks and dry rot.	2	SF	2010
84792	10138	YV HSE H131-H132 - Knob Hill	DM - Deferred Maintenance	Siding on the north side of building is cracked.	3	SF	2010
84792	10139	YV HSE H131-H132 - Knob Hill	DM - Deferred Maintenance	On the north side of unit repair damaged wood window sill.	2	EA	2010
84792	10118	YV HSE H131-H132 - Knob Hill	DM - Deferred Maintenance	On east elevation at eave repaint rafter where paint is chipped.	2	SF	2010
84793	488	YV HSE H126 (Knob Hill?)	DM - Deferred Maintenance	Repair damaged door frame in the laundry room for H126-level 1.	1	EA	2010
84793	494	YV HSE H126 (Knob Hill?)	LMAC - Legis Mandate Accessibility	Relocate Handrail location to correct height per code compliance. Handrail location is too low.	10	SF	2010
84793	4475	YV HSE H126 (Knob Hill?)	LMCO - Legis Mandate Code Compl, Othe	Install temperature pressure relief valve for the water heater to the outside of the building (not into the crawl space).	1	EA	2010
84793	4476	YV HSE H126 (Knob Hill?)	LMCO - Legis Mandate Code Compl, Othe	Install temperature pressure relief valve for the water heater to the outside of the building (not into the crawl space).	1	EA	2010
84793	8505	YV HSE H126 (Knob Hill?)	DM - Deferred Maintenance	Remove moss from South stem wall	20	SF	2010
84793	8509	YV HSE H126 (Knob Hill?)	DM - Deferred Maintenance	Repair gaps in freeze board; North	4	SF	2010
84793	8511	YV HSE H126 (Knob Hill?)	LMCO - Legis Mandate Code Compl, Othe	Replace exterior light switch with and exterior rated switch	1	EA	2010
84793	8512	YV HSE H126 (Knob Hill?)	DM - Deferred Maintenance	Repair rotten wood sill plate; South and East	4	SF	2010
84794	4378	YV HSE Indian Cr Apt Bldg 1	LMCO - Legis Mandate Code Compl, Othe	replace and install missing or damaged insulation on the hydronic piping.	1	EA	2010
84794	4379	YV HSE Indian Cr Apt Bldg 1	LMCO - Legis Mandate Code Compl, Othe	Install end cap on open pipe for containment isolation purposes.	1	EA	2010
84794	130	YV HSE Indian Cr Apt Bldg 1	DM - Deferred Maintenance	Repair damaged baseboard heating unit - Open joint at top of baseboard heating unit in bathroom of H61.	1	EA	2010
84794	133	YV HSE Indian Cr Apt Bldg 1	DM - Deferred Maintenance	Repair damaged baseboard heating unit in bedroom 1 of H61.	1	EA	2010
84794	4387	YV HSE Indian Cr Apt Bldg 1	LMCO - Legis Mandate Code Compl, Othe	Remove P-trap (PVC) in series and cap tee per Uniform Plumbing Code	1	EA	2010

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YOSEMITE VILLAGE DEFERED MAINTENANCE							
84794	11657	YV HSE Indian Cr Apt Bldg 1	LMCO - Legis Mandate Code Compl, Othe	Concrete step at Boiler Room does not have a landing; repair to meet code requirements	1	SF	2010
84794	11659	YV HSE Indian Cr Apt Bldg 1	DM - Deferred Maintenance	Paint access hatch of exterior wood board siding	5	SF	2010
84794	11665	YV HSE Indian Cr Apt Bldg 1	DM - Deferred Maintenance	Repair cracked fascia; H51	1	SF	2010
84794	11668	YV HSE Indian Cr Apt Bldg 1	DM - Deferred Maintenance	Repair cracked fascia; H53	5	SF	2010
84794	11662	YV HSE Indian Cr Apt Bldg 1	DM - Deferred Maintenance	Clean chimney brick exterior	1	EA	2010
84794	11669	YV HSE Indian Cr Apt Bldg 1	DM - Deferred Maintenance	Porch beam and porch hanger only on one side; post above H59 beam is turning	1	SF	2010
84794	11670	YV HSE Indian Cr Apt Bldg 1	DM - Deferred Maintenance	Repair rotten porch posts on all porches; H51 through H59	1	SF	2010
84794	4364	YV HSE Indian Cr Apt Bldg 1	CRDM - Component Renewal Defer Maint	Replace water boiler with similar specifications.	1	EA	2017
84794	4396	YV HSE Indian Cr Apt Bldg 1	CRDM - Component Renewal Defer Maint	replace and insulate heat exchanger with similar specifications	1	EA	2017
84794	44800	YV HSE Indian Cr Apt Bldg 1	CRDM - Component Renewal Defer Maint	Replace Electrical, Fire Alarm, Smoke Detector at end of useful life	42	EA	2017
84794	36303	YV HSE Indian Cr Apt Bldg 1	CRDM - Component Renewal Defer Maint	Replace HVAC System, Hydronic Heating at end of useful life	1	EA	2017
84808	232	YV HSE Lost Arrow Dorm Bldg	DM - Deferred Maintenance	Repair damaged ceiling in bedroom.	1	SF	2010
84808	237	YV HSE Lost Arrow Dorm Bldg	DM - Deferred Maintenance	Repair damaged ceiling in bedroom of LA-12. There are water marks on ceiling.	1	SF	2010
84808	239	YV HSE Lost Arrow Dorm Bldg	DM - Deferred Maintenance	Repair damaged ceiling in bedroom La-17.	1	SF	2010
84808	240	YV HSE Lost Arrow Dorm Bldg	DM - Deferred Maintenance	Repair damaged ceiling in living room of LA-A.	1	SF	2010
84808	245	YV HSE Lost Arrow Dorm Bldg	DM - Deferred Maintenance	Repair damaged ceiling in bedroom of LA-A.	1	SF	2010
84808	249	YV HSE Lost Arrow Dorm Bldg	DM - Deferred Maintenance	Repair damaged ceiling in bedroom of LA-C.	1	SF	2010
84808	301	YV HSE Lost Arrow Dorm Bldg	DM - Deferred Maintenance	Repair damaged ceiling, cracked in kitchen LA-A.	1	SF	2010
84808	311	YV HSE Lost Arrow Dorm Bldg	DM - Deferred Maintenance	Repair damaged ceiling, hole in ceiling in storage of LA-C.	1	SF	2010
84808	251	YV HSE Lost Arrow Dorm Bldg	DM - Deferred Maintenance	Repair damaged wall base in bedroom in LA-C.	1	SF	2010
84808	231	YV HSE Lost Arrow Dorm Bldg	DM - Deferred Maintenance	Replace damaged pipe insulation in bedroom of LA-5.	1	EA	2010
84808	235	YV HSE Lost Arrow Dorm Bldg	DM - Deferred Maintenance	Repair damaged wall in bedroom in LA-11. Holes in the wall.	1	SF	2010
84808	241	YV HSE Lost Arrow Dorm Bldg	DM - Deferred Maintenance	Repair damaged louver in hall of LA-A. The louver loose away from wall.	1	SF	2010
84808	244	YV HSE Lost Arrow Dorm Bldg	DM - Deferred Maintenance	Repair damaged wall in bedroom of LA-A.	1	SF	2010
84808	234	YV HSE Lost Arrow Dorm Bldg	DM - Deferred Maintenance	Repair damaged window sill in bedroom in LA-11.	1	EA	2010
84808	238	YV HSE Lost Arrow Dorm Bldg	DM - Deferred Maintenance	Repair damaged window sill in bedroom in LA-12.	1	EA	2010
84808	315	YV HSE Lost Arrow Dorm Bldg	DM - Deferred Maintenance	Repair floor finish, step greater than 1/2" at door	1	SF	2010
84808	4630	YV HSE Lost Arrow Dorm Bldg	LMCO - Legis Mandate Code Compl, Othe	Insulate heat exchanger with appropriate insulation.	1	EA	2010
84808	4631	YV HSE Lost Arrow Dorm Bldg	LMCO - Legis Mandate Code Compl, Othe	Install installation to damaged and missing hydronic piping	1	EA	2010
84808	4632	YV HSE Lost Arrow Dorm Bldg	LMCO - Legis Mandate Code Compl, Othe	Install installation on missing hydronic piping in resident rooms.	4	EA	2010
84808	233	YV HSE Lost Arrow Dorm Bldg	DM - Deferred Maintenance	Repair damaged cabinet countertop in bathroom of LA-7.	1	EA	2010
84808	248	YV HSE Lost Arrow Dorm Bldg	DM - Deferred Maintenance	Open joint at countertop and backsplash too long in kitchen of LA-C.	1	EA	2010
84808	4628	YV HSE Lost Arrow Dorm Bldg	CRDM - Component Renewal Defer Maint	Replace steam boiler with similar specifications. (Optional) Standard practice is to update to a hot water boiler instead of steam. This will require updating the facility for hot water heating.	1	EA	2017
84808	4629	YV HSE Lost Arrow Dorm Bldg	CRDM - Component Renewal Defer Maint	Replace steam heat exchanger with similar specifications.	1	EA	2017
84824	6854	YV HSE Tecoya Dorm E	DM - Deferred Maintenance	Repair doors; entry door hinge does not work; closet door does not latch; Tecoya E Dorm 1G	1	EA	2010
84824	6855	YV HSE Tecoya Dorm E	DM - Deferred Maintenance	Repair closet door; doesn't latch; Tecoya E Dorm 1I	1	EA	2010
84824	6820	YV HSE Tecoya Dorm E	DM - Deferred Maintenance	Repair wall damage; Tecoya E Dorm 3D	1	SF	2010
84824	6789	YV HSE Tecoya Dorm E	DM - Deferred Maintenance	Repair seam in ceiling above door with spackle and repaint; Tecoya E Dorm 1C	1	SF	2010
84824	6852	YV HSE Tecoya Dorm E	DM - Deferred Maintenance	Repair water damage on ceiling above window; Tecoya E Dorm 1E	1	SF	2010
84824	6803	YV HSE Tecoya Dorm E	DM - Deferred Maintenance	Repair damaged window frame; Tecoya E Dorm 1D	1	EA	2010
84824	6810	YV HSE Tecoya Dorm E	DM - Deferred Maintenance	Repair worn window sill; Tecoya E Dorm 2F	1	EA	2010
84824	11829	YV HSE Tecoya Dorm E	LMCO - Legis Mandate Code Compl, Othe	Repair exposed wiring to meet code requirements; North, East, South, West	1	EA	2010
84824	11827	YV HSE Tecoya Dorm E	LMAC - Legis Mandate Accessibility	Install handrails on both sides of South exterior stairway	10	SF	2010
84825	36112	YV HSE Tecoya Dorm F	LMAC - Legis Mandate Accessibility	Install exterior ramp to meet ADA accessibility requirements. There are currently two stairways but no ramp.	15	SF	2010
84825	5755	YV HSE Tecoya Dorm F	DM - Deferred Maintenance	Repair concrete step; cracked and damaged; North	1	SF	2010
84825	5847	YV HSE Tecoya Dorm F	RMDM - RM Defer Maintenance	Repair trellis; water damage, loose corner trim and worn paint; South, North	20	SF	2010
84825	5876	YV HSE Tecoya Dorm F	DM - Deferred Maintenance	Repair crack in concrete foundation; East under vent	1	SF	2010
84825	5986	YV HSE Tecoya Dorm F	DM - Deferred Maintenance	Repair window frame; damage from pervious curtain hardware; Tecoya F Dorm Room 2F	1	EA	2010
84825	6868	YV HSE Tecoya Dorm F	DM - Deferred Maintenance	Repair latch on closet door; not working; Tecoya F Dorm 1A	1	EA	2010

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YOSEMITE VILLAGE DEFERED MAINTENANCE							
84825	6872	YV HSE Tecoya Dorm F	DM - Deferred Maintenance	Finish inside of closet door; Tecoya F Dorm 1C	1	EA	2010
84825	5973	YV HSE Tecoya Dorm F	RMDM - RM Defer Maintenance	Replace carpet; dirty and worn; Tecoya F Dorm Room 2C	150	SF	2010
84825	5982	YV HSE Tecoya Dorm F	RMDM - RM Defer Maintenance	Replace carpet; worn; Tecoya F Dorm Room 2E	150	SF	2010
84825	5991	YV HSE Tecoya Dorm F	RMDM - RM Defer Maintenance	Replace carpet; worn; Tecoya F Dorm Room 2G	150	SF	2010
84825	6025	YV HSE Tecoya Dorm F	RMDM - RM Defer Maintenance	Replace carpet; worn; Tecoya F 3I	150	SF	2010
84825	6866	YV HSE Tecoya Dorm F	RMDM - RM Defer Maintenance	Replace carpet; Tecoya Dorm F 1st Floor Hall	150	SF	2010
84825	6873	YV HSE Tecoya Dorm F	RMDM - RM Defer Maintenance	Replace carpet; Tecoya F Dorm 1C	150	SF	2010
84825	6877	YV HSE Tecoya Dorm F	RMDM - RM Defer Maintenance	Replace carpet; Tecoya F Dorm 1J	150	SF	2010
84825	5966	YV HSE Tecoya Dorm F	DM - Deferred Maintenance	Install light at closet; Tecoya F Dorm Room 1H	1	EA	2010
84825	5978	YV HSE Tecoya Dorm F	DM - Deferred Maintenance	Repair walls; damaged; Tecoya F Dorm Room 2D	1	SF	2010
84825	6015	YV HSE Tecoya Dorm F	DM - Deferred Maintenance	Repair wall; corner damaged; Tecoya F Dorm Room 2I	1	SF	2010
84825	6874	YV HSE Tecoya Dorm F	DM - Deferred Maintenance	Repair wall crack at window; Tecoya F Dorm 1E	1	SF	2010
84825	6875	YV HSE Tecoya Dorm F	DM - Deferred Maintenance	Repair wall crack above window; Tecoya F Dorm 1J	1	SF	2010
84825	5985	YV HSE Tecoya Dorm F	DM - Deferred Maintenance	Repair ceiling; rework patch finish; Tecoya F Dorm Room 2E	1	SF	2010
84826	10774	YV HSE Y Apt Bldg	DM - Deferred Maintenance	Repair water damage at bottom of garage doors; East	8	EA	2010
84826	10791	YV HSE Y Apt Bldg	LMLS - LM-Life/Safety Code	Remove pipe from floor; trip hazard; Apt 6	1	SF	2010
84833	373	YV HSE Tecoya Dorm A/B	DM - Deferred Maintenance	Repair foundation drainage. Site drainage flow is towards building/crawl space.	1	SF	2010
84833	374	YV HSE Tecoya Dorm A/B	DM - Deferred Maintenance	Repair foundation crack, concrete grade beam	1	SF	2010
84833	11887	YV HSE Tecoya Dorm A/B	DM - Deferred Maintenance	Repair closet door; does not latch; B3	1	EA	2010
84833	11899	YV HSE Tecoya Dorm A/B	DM - Deferred Maintenance	Repair closet doors; do not latch; B21	2	EA	2010
84833	11901	YV HSE Tecoya Dorm A/B	DM - Deferred Maintenance	Repair closet doors; do not latch; B22	2	EA	2010
84833	11902	YV HSE Tecoya Dorm A/B	DM - Deferred Maintenance	Repair closet doors; do not latch; B23	2	EA	2010
84833	11917	YV HSE Tecoya Dorm A/B	DM - Deferred Maintenance	Repair closet door; does not latch; B27	13	EA	2010
84833	11918	YV HSE Tecoya Dorm A/B	DM - Deferred Maintenance	Repair damage on back of door; B29	1	EA	2010
84833	11924	YV HSE Tecoya Dorm A/B	DM - Deferred Maintenance	Repair closet doors; do not latch; Tecoya B 1st Floor Office	2	EA	2010
84833	6677	YV HSE Tecoya Dorm A/B	DM - Deferred Maintenance	Restore closet access; currently no access; Tecoya Dorm B33	1	EA	2010
84833	6686	YV HSE Tecoya Dorm A/B	DM - Deferred Maintenance	Restore closet access; Tecoya Dorm B38	1	EA	2010
84833	11874	YV HSE Tecoya Dorm A/B	DM - Deferred Maintenance	Repair hole in wall at bottom of closet wall; A8	120	SF	2010
84833	11881	YV HSE Tecoya Dorm A/B	DM - Deferred Maintenance	Repair holes in walls; A27	7	SF	2010
84833	11882	YV HSE Tecoya Dorm A/B	DM - Deferred Maintenance	Remove marks or repaint walls at closet, heater and light switch; A28	5	SF	2010
84833	11884	YV HSE Tecoya Dorm A/B	DM - Deferred Maintenance	Repair holes and damaged walls; B1	8	SF	2010
84833	11886	YV HSE Tecoya Dorm A/B	DM - Deferred Maintenance	Repair damaged walls; B3	10	SF	2010
84833	11889	YV HSE Tecoya Dorm A/B	DM - Deferred Maintenance	Repair damaged walls; B7	4	SF	2010
84833	11900	YV HSE Tecoya Dorm A/B	DM - Deferred Maintenance	Repair damaged walls; B22	2	SF	2010
84833	11913	YV HSE Tecoya Dorm A/B	DM - Deferred Maintenance	Repair damaged walls; B24	2	SF	2010
84833	11916	YV HSE Tecoya Dorm A/B	DM - Deferred Maintenance	Repair damaged walls; B27	3	SF	2010
84833	6641	YV HSE Tecoya Dorm A/B	DM - Deferred Maintenance	Repair heater access panel; ajar; Tecoya Dorm A31	1	SF	2010
84833	6644	YV HSE Tecoya Dorm A/B	DM - Deferred Maintenance	Repair cracks at window wall; Tecoya Dorm A38	1	SF	2010
84833	11896	YV HSE Tecoya Dorm A/B	DM - Deferred Maintenance	Repair ceiling crack; B8	1	SF	2010
84833	11914	YV HSE Tecoya Dorm A/B	DM - Deferred Maintenance	Repair closet door; does not latch; B24	1	SF	2010
84833	11915	YV HSE Tecoya Dorm A/B	DM - Deferred Maintenance	Refurbish ceiling; B24	10	SF	2010
84833	6671	YV HSE Tecoya Dorm A/B	DM - Deferred Maintenance	Repair ceiling with tape and texture at seams; Tecoya Dorm A Attic	1	SF	2010
84833	6680	YV HSE Tecoya Dorm A/B	RMDM - RM Defer Maintenance	Clean and paint ceiling; Tecoya Dorm B33	12	SF	2010
84833	6688	YV HSE Tecoya Dorm A/B	RMDM - RM Defer Maintenance	Replace carpet; Tecoya Dorm B38	144	SF	2010
84833	6643	YV HSE Tecoya Dorm A/B	LMCO - Legis Mandate Code Compl, Othe	Install additional receptacles; four power strips currently being used; Tecoya Dorm A36	4	EA	2010
84833	44534	YV HSE Tecoya Dorm A/B	CRDM - Component Renewal Defer Maint	Replace Int Doors, Wood, Solid Core at end of useful life	142	EA	2017
84834	6163	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Remove soil; wood board siding in contact with soil; should be a 6" separation; Tecoya Dorm D North	1	SF	2010
84834	6605	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Replace broken duplex on south wall; Tecoya Dorm C29	1	EA	2010
84834	6156	YV HSE Tecoya Dorm C/D	LMLS - LM-Life/Safety Code	Repair concrete landing; trip hazard at center east entry	1	SF	2010
84834	6158	YV HSE Tecoya Dorm C/D	LMAC - Legis Mandate Accessibility	Repair or replace handrail to meet ADA requirements; existing handrail has dry rot; center east entry	1	SF	2010
84834	6171	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Repair railing; top rail damaged; Tecoya Dorm D North	1	SF	2010

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YOSEMITE VILLAGE DEFERED MAINTENANCE							
84834	6169	YV HSE Tecoya Dorm C/D	LMAC - Legis Mandate Accessibility	Repair treads and risers; do not meet code requirements; currently 7+6+6+6; Tecoya center section east	15	SF	2010
84834	6159	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Repair dry rot on underside of eaves; center east entry	1	SF	2010
84834	6882	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Repair roof leak and damage at fire place; Tecoya Dorm C Common Room	1	SF	2010
84834	6161	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Repair damaged wood shingles; Tecoya Dorm D North	1	SF	2010
84834	6170	YV HSE Tecoya Dorm C/D	RMDM - RM Defer Maintenance	Scrape and repaint wood trim; Tecoya Dorm D East	500	SF	2010
84834	6172	YV HSE Tecoya Dorm C/D	LMAC - Legis Mandate Accessibility	Replace door pull; does not meet ADA requirements	1	EA	2010
84834	11683	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Repair ceiling seams; C7	6	SF	2010
84834	11695	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Repair damaged ceiling; C36	5	SF	2010
84834	11713	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Patch holes in ceiling; D25	140	SF	2010
84834	6173	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Repair cracks in ceiling and repaint; Tecoya Dorm C1	1	SF	2010
84834	6474	YV HSE Tecoya Dorm C/D	RMDM - RM Defer Maintenance	Repair ceiling seams with spackle and repaint; Tecoya Dorm C8	1	SF	2010
84834	6512	YV HSE Tecoya Dorm C/D	RMDM - RM Defer Maintenance	Repair ceiling seams with spackle and repaint; Tecoya Dorm C9	1	SF	2010
84834	6532	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Repair ceiling and repaint; ceiling patched and there is no tape or texture; Tecoya Dorm C 3rd Floor Closet	1	SF	2010
84834	6598	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Repair cracked ceiling seams; Tecoya Dorm C6	1	SF	2010
84834	6906	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Repair ceiling joints with spackle; joints not taped; Tecoya C Dorm C2	1	SF	2010
84834	6912	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Repair ceiling cracks and patches; Tecoya C Dorm C4	1	SF	2010
84834	11682	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Repair damaged wall corner; C7	7	SF	2010
84834	11684	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Repair damaged wall corner; C32	4	SF	2010
84834	11687	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Repair damaged walls; C28	4	SF	2010
84834	11689	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Repair damaged wall corners; C33	5	SF	2010
84834	11691	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Repair damaged walls; C34	3	SF	2010
84834	11693	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Repair damaged walls; C35	3	SF	2010
84834	11698	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Repair damaged walls; D2	4	SF	2010
84834	11704	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Repair damaged walls; D6	2	SF	2010
84834	11710	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Repair damaged wall corner; D25	5	SF	2010
84834	11715	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Repair damaged walls; D27	2	SF	2010
84834	11731	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Repair cracked wall above entry; D29	1	SF	2010
84834	11734	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Repair wall above heater; D33	3	SF	2010
84834	11736	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Repair damaged walls; D34	5	SF	2010
84834	11738	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Repair damaged walls; D36	5	SF	2010
84834	6467	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Repair wall damage; Tecoya Dorm Room C3	1	SF	2010
84834	6510	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Repair seams and cracks in walls with spackle and repaint; Tecoya Dorm C9	5	SF	2010
84834	6518	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Repair hole in south sidewall; Tecoya Dorm C21	1	SF	2010
84834	6528	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Repair wall crack; Tecoya Dorm C38	1	SF	2010
84834	6548	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Repair hole in wall next to heater; Tecoya Dorm D3	1	SF	2010
84834	6555	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Repair wall crack next to heater; Tecoya Dorm D9	1	SF	2010
84834	6563	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Repair crack in wall; Tecoya Dorm D22	1	SF	2010
84834	6573	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Replace missing access panel at heater; Tecoya Dorm D26	1	SF	2010
84834	6581	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Repair water damage at wall adjacent to shower; Tecoya Dorm D31	1	SF	2010
84834	6596	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Repair cracked seams in walls with spackle; Tecoya Dorm C6	1	SF	2010
84834	6601	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Replace missing HVAC access panel; Tecoya Dorm C27	2	SF	2010
84834	6602	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Repair wall cracks at window; Tecoya Dorm C27	1	SF	2010
84834	6900	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Repair cracked walls; Tecoya C Dorm C2	1	SF	2010
84834	6910	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Repair cracked north wall; patch holes in walls; Tecoya C Dorm C4	1	SF	2010
84834	6920	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Repair holes in walls and corners at closet; Tecoya C Dorm C22	1	SF	2010
84834	6921	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Refurbish wall patches; Tecoya C Dorm C24	1	SF	2010
84834	6926	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Repair wall crack under window and repair existing wall patches and cracks; Tecoya C Dorm C26	1	SF	2010
84834	11690	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Remove rust from door frame; C33	1	EA	2010
84834	11699	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Repair closet door; does not latch; D2	140	EA	2010
84834	11703	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Repair entry door hinge; does not work; D4	140	EA	2010
84834	11705	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Repair closet door; does not latch; D6	1	EA	2010

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
YOSEMITE VILLAGE DEFERED MAINTENANCE							
84834	11707	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Closet door does not latch; D8	1,400	EA	2010
84834	11708	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Repair closet door; needs trimming; D21	16	EA	2010
84834	11717	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Repair warped closet door; will not latch; D27	1	EA	2010
84834	11718	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Repair door; does not automatically shut; D27	1	EA	2010
84834	11732	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Repair closet door; does not latch; D29	1	EA	2010
84834	6603	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Repair crack in south closet door; Tecoya Dorm C29	1	EA	2010
84834	6904	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Refurbish warped and chipped closet door heads; Tecoya C Dorm C2	1	EA	2010
84834	6914	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Entry door needs aligning and trimming; Tecoya Dorm C 2nd Floor Men's Restroom	1	EA	2010
84834	6923	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Repair closet door and jamb; Tecoya C Dorm C24	1	EA	2010
84834	6928	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Repair closet doors that do not latch; Tecoya C Dorm C26	1	EA	2010
84834	11685	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Repair stained carpet at entry; C32	9	SF	2010
84834	6515	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Repair shelf; falling off of wall; Tecoya Dorm C21	1	EA	2010
84834	6529	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Replace missing base trim; Tecoya Dorm C38	1	SF	2010
84834	11696	YV HSE Tecoya Dorm C/D	DM - Deferred Maintenance	Remove pipe from floor and repair crack in sheet vinyl flooring; C37	140	SF	2010
84834	11706	YV HSE Tecoya Dorm C/D	CRDM - Component Renewal Defer Maint	Replace entry door; damaged and hinges do not work; D8 (EA)	144	EA	2017
84837	1057	YV General Offices Bldg	DM - Deferred Maintenance	Glue rubber base near swing gate	3	SF	2010
84837	1063	YV General Offices Bldg	DM - Deferred Maintenance	Replace missing wood base at SW corner	1	SF	2010
84837	1820	YV General Offices Bldg	DM - Deferred Maintenance	Repair base near double door; base is loose and coming off of wall	1	SF	2010
84837	1433	YV General Offices Bldg	DM - Deferred Maintenance	Install post bases at porch to get wood posts off of concrete	5	SF	2010
84837	1445	YV General Offices Bldg	DM - Deferred Maintenance	Install post bases at loading dock to get wood posts off of concrete	2	SF	2010
84837	1434	YV General Offices Bldg	DM - Deferred Maintenance	Repair and repaint wood siding damaged from sprinklers; N elevation	75	SF	2010
84837	1435	YV General Offices Bldg	DM - Deferred Maintenance	Re-nail loose wood siding at base; N elevation	1	SF	2010
84837	1441	YV General Offices Bldg	DM - Deferred Maintenance	Repair peeling paint, popping nails, repaint; at SW corner	200	SF	2010
84837	1443	YV General Offices Bldg	DM - Deferred Maintenance	Repair damaged wood soffit at SW corner	150	SF	2010
84837	1447	YV General Offices Bldg	DM - Deferred Maintenance	Patch and repaint cutout and hole in wood siding at conduit entrance; E elevation	1	SF	2010
84837	1450	YV General Offices Bldg	DM - Deferred Maintenance	Tighten loose wood siding at base; NE corner	1	SF	2010
84837	1452	YV General Offices Bldg	DM - Deferred Maintenance	Repair wood siding and trim at both exterior doors; inside W courtyard	400	SF	2010
84837	1454	YV General Offices Bldg	DM - Deferred Maintenance	Remove mold and repaint wood siding; W courtyard, W elevation	1	SF	2010
84837	1456	YV General Offices Bldg	DM - Deferred Maintenance	Repair wood siding adjacent to exterior door; E courtyard	1	SF	2010
84837	1457	YV General Offices Bldg	DM - Deferred Maintenance	Repair damaged wood siding; E courtyard, N wall, under vent, repaint	10	SF	2010
84837	1440	YV General Offices Bldg	DM - Deferred Maintenance	Repair peeling and damaged wood sills, repaint.	50	EA	2010
84837	3873	YV General Offices Bldg	DM - Deferred Maintenance	Move light switch; currently located outside of the office; Office 1	1	EA	2010
84837	3911	YV General Offices Bldg	DM - Deferred Maintenance	Install light switch; can't find a light switch; Storage 7	1	EA	2010
84837	5659	YV General Offices Bldg	DM - Deferred Maintenance	Repair cabinets; splitting and pulling off of wall; Vault	1	EA	2010
84837	1856	YV General Offices Bldg	DM - Deferred Maintenance	Repair shelving braces so that they are not installed over conduit	1	EA	2010
84837	4077	YV General Offices Bldg	DM - Deferred Maintenance	Replace ceiling; panels are bowing; some panels have been nailed; Office 2	200	SF	2010
84837	4096	YV General Offices Bldg	DM - Deferred Maintenance	Replace ceiling; panels buckling at light fixture; damaged tiles from light fixture relocation	200	SF	2010
84837	4104	YV General Offices Bldg	DM - Deferred Maintenance	Check and repair threshold; water at threshold; Hall	1	EA	2010
84837	5660	YV General Offices Bldg	DM - Deferred Maintenance	Repair or replace threshold; Vault with metal safe door	1	EA	2010
84837	1054	YV General Offices Bldg	CRDM - Component Renewal Defer Maint	Replace missing 1x1 acoustical ceiling tile in HR Office 5C	200	SF	2016
84837	1061	YV General Offices Bldg	CRDM - Component Renewal Defer Maint	Replace mismatched 1x1 acoustical ceiling tiles	100	SF	2016
84837	1853	YV General Offices Bldg	CRDM - Component Renewal Defer Maint	Replace light fixture panels; cracked surface and discolored; payroll office.	1	EA	2016
84837	3755	YV General Offices Bldg	CRDM - Component Renewal Defer Maint	Replace light panels; discolored; Private Office Q	1	EA	2016
84837	3792	YV General Offices Bldg	CRDM - Component Renewal Defer Maint	Replace light fixture; does not work; discolored; Private office R	1	EA	2016
84837	3887	YV General Offices Bldg	CRDM - Component Renewal Defer Maint	Replace light panels; damaged and broken; Open Office	1	EA	2016
84837	3912	YV General Offices Bldg	CRDM - Component Renewal Defer Maint	Replace light panels; cracked; Storage 7	1	EA	2016
84837	1851	YV General Offices Bldg	CRDM - Component Renewal Defer Maint	Replace worn surface laminate on service window/counter in payroll office.	1	EA	2016
84837	4112	YV General Offices Bldg	CRDM - Component Renewal Defer Maint	Replace worn plastic laminate countertop	1	EA	2016
84838	882	YV DEGNANS BLDG	LMAC - Legis Mandate Accessibility	Modify countertop in women's toilet room to meet ADA. Skirt of counter too low; does not meet ADA	16	EA	2010
84838	883	YV DEGNANS BLDG	LMAC - Legis Mandate Accessibility	Modify countertop in men's toilet room to meet ADA. Skirt of counter too low; does not meet ADA	16	EA	2010

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
YOSEMITE VILLAGE DEFERED MAINTENANCE							
84838	255	YV DEGNANS BLDG	LMCO - Legis Mandate Code Compl, Othe	Relocate Sanitary drain vents in roof per code compliance. The vents are too close to evaporative cooler inlet. Extend to at least 3 ft above evaporative cooler.	2	EA	2010
84838	873	YV DEGNANS BLDG	DM - Deferred Maintenance	Repair spalling concrete floor in the ground level of the storeroom and office.	15	SF	2010
84838	5258	YV DEGNANS BLDG	DM - Deferred Maintenance	Repair or replace concrete; concrete structural base worn from weathering; Southwest	2,000	SF	2011
84838	2525	YV DEGNANS BLDG	LMCO - Legis Mandate Code Compl, Othe	Separate drain vent discharge and evaporative cooler inlet to provide at least 10 feet of separation or extend the drain vents so they discharge at least 3 feet above the evaporative cooler.	1	EA	2010
84838	881	YV DEGNANS BLDG	DM - Deferred Maintenance	Replace tectum with gypsum board in cafeteria hallway.	120	SF	2010
84838	888	YV DEGNANS BLDG	DM - Deferred Maintenance	Repair sagging vinyl-faced ACT over food prep area in ground level deli.	275	SF	2010
84838	257	YV DEGNANS BLDG	DM - Deferred Maintenance	Replace power ventilator curb cover.	1	EA	2010
84838	258	YV DEGNANS BLDG	DM - Deferred Maintenance	Install exhaust fan to make the chimney functional in the dining room per DNC.	1	EA	2010
84838	260	YV DEGNANS BLDG	DM - Deferred Maintenance	Seal Fan Patch. The patch on the side of the South exhaust fan is not properly secured resulting in grease and dirt on outside of fan housing. Screws are missing and there is no gasket. Install gasket and add screws to seal the patch.	1	EA	2010
84838	261	YV DEGNANS BLDG	DM - Deferred Maintenance	The exhaust fan expansion boots are old and worn out. Two of the joints have tears. Replace the expansion boots.	4	EA	2010
84838	262	YV DEGNANS BLDG	DM - Deferred Maintenance	Repair exhaust duct drain. The exhaust duct drain pipe is not connected to the ducting. Restore connection to the duct.	1	EA	2010
84838	263	YV DEGNANS BLDG	DM - Deferred Maintenance	Repair damaged insulation on air conditioning duct in Degnan's attic.	1	EA	2010
84838	265	YV DEGNANS BLDG	LMCO - Legis Mandate Code Compl, Othe	Install fire resistance chimney penetration per code compliance. The exhaust stack penetrates plywood board on ceiling. Plywood is turning black from exhaust leakage or heat damage. Fire hazard.	1	EA	2010
84838	267	YV DEGNANS BLDG	DM - Deferred Maintenance	Install gas pipe debris leg in boiler room. Gas pipe for the water heater does not have a debris leg. The lack of a debris leg may shorten water heater life. A debris leg needs to be installed.	1	EA	2010
84838	2985	YV DEGNANS BLDG	DM - Deferred Maintenance	Repair/replace hot water pipe insulation on hot water heater	1	EA	2010
84838	270	YV DEGNANS BLDG	LMCO - Legis Mandate Code Compl, Othe	Replace floor drain with a recessed strainer/basket with a cover, or provide slip resistant surface around the drain near the small stainless steel sink. Water on floor is a slip hazard. Photo: YOSE-84838-INT-04-KITCHEN-007.jpg, YOSE-84838-INT-04-KITCHE	1	EA	2010
84838	277	YV DEGNANS BLDG	LMCO - Legis Mandate Code Compl, Othe	Install backflow preventer between potable water and dispenser in kitchen per code compliance.	1	EA	2010
84838	400	YV DEGNANS BLDG	LMLS - LM-Life/Safety Code	Provide proper support for piping. Pipe supports not secured or missing or not visible. Pipes sag between hangers (Supports too far apart).	3	EA	2010
84838	402	YV DEGNANS BLDG	DM - Deferred Maintenance	Repair wall around pipe in North side of room at dry storage area. Pipe hanger will need to be moved and plastic tube penetrations will need to be provided.	1	EA	2010
84838	405	YV DEGNANS BLDG	LMCO - Legis Mandate Code Compl, Othe	Repair/Plug Floor Drain. Rat proofing: Install a UBC compliant drain cover on drain along the back wall of Degnan's Sandwich Shop. If not a functioning drain, the drain may be permanently plugged.	1	EA	2010
84838	5252	YV DEGNANS BLDG	DM - Deferred Maintenance	Repair or replace wood board siding and repaint; rot at the base of the panels; Northeast and Southeast	300	SF	2010
84838	5265	YV DEGNANS BLDG	DM - Deferred Maintenance	Repair AC opening and shelf; AC opening is very large with a precarious looking shelf; Southwest	4	SF	2010
84838	5255	YV DEGNANS BLDG	DM - Deferred Maintenance	Reattach fascia board at corner; pulling apart at corner; fasteners missing; Southeast	1	SF	2010
84838	5277	YV DEGNANS BLDG	DM - Deferred Maintenance	Repair beams and repaint; plate/angles coming loose causing splitting in the beam at the edge; paint is peeling off beams and there is evidence of water damage; slats are coming off; Southwest	1	SF	2010
84838	252	YV DEGNANS BLDG	DM - Deferred Maintenance	Remove abandoned exhaust fan to preclude future use. Fan is too close to evaporative cooler.	1	EA	2010
84839	11791	YV Store Bldg	DM - Deferred Maintenance	Repair worn concrete foundation; West	2	SF	2010
84839	4223	YV Store Bldg	LMAC - Legis Mandate Accessibility	Replace door; not wide enough for accessibility; Village Grill Office near Back Entry	1	EA	2010
84839	3299	YV Store Bldg	LMCO - Legis Mandate Code Compl, Othe	Support hot water piping in accordance with the code	1	EA	2010
84839	3302	YV Store Bldg	LMCO - Legis Mandate Code Compl, Othe	Install relief valve vent piping to outside the building. Relief valve actuation or leakage could damage the building	1	EA	2010
84839	4064	YV Store Bldg	DM - Deferred Maintenance	Replace space heater in Recycle Center office.	1	EA	2010
84839	4158	YV Store Bldg	DM - Deferred Maintenance	Secure loose wire; near West entry	1	EA	2010
84839	4182	YV Store Bldg	DM - Deferred Maintenance	Repair cabinets; general wear and tear; some surfaces are chipped near toe kick; grout could be cleaned or reinstalled; evidence of water stain below sink near manager's office; Village Grill	1	EA	2010
84839	4308	YV Store Bldg	DM - Deferred Maintenance	Repair gap between wood paneling and threshold; Village Store Upstairs Manager's Office	1	SF	2010
84839	4359	YV Store Bldg	DM - Deferred Maintenance	Remove steel rack system; everything but the top braces have been removed; remove top braces; Village Store Employee Lounge	1	EA	2010
84839	11798	YV Store Bldg	DM - Deferred Maintenance	Repair damaged siding; West	45	SF	2010
84839	11805	YV Store Bldg	DM - Deferred Maintenance	Repair damaged siding and refinish discolored siding at Recycling Center; East	24	SF	2010
84839	36656	YV Store Bldg	CRDM - Component Renewal Defer Maint	Replace Boiler expansion tank. Not used. Cleanout open. Very rusty. at end of useful life	1	EA	2016

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
YOSEMITE VILLAGE DEFERED MAINTENANCE							
84839	36657	YV Store Bldg	CRDM - Component Renewal Defer Maint	Replace Evaporative cooler in attic above Sports Shop. Doesn't appear to be operational. Age estimated. at end of useful life	1	EA	2017
84839	11787	YV Store Bldg	CRDM - Component Renewal Defer Maint	Replace double doors; no longer operable and improperly sealed; holes for former hardware left unsealed; missing weather proofing at vertical jamb; South	2	EA	2016
84840	1598	YV Garage - YTS	DM - Deferred Maintenance	Repair or replace ceiling grate in employee lounge. Grate in ceiling is taped with duct tape to hold in place	4	SF	2010
84840	1645	YV Garage - YTS	DM - Deferred Maintenance	Replace severely degraded and missing insulation between attic and 1st floor for the mezzanine tire storage.	600	SF	2010
84840	948	YV Garage - YTS	DM - Deferred Maintenance	Strip and repaint worn plywood ceiling	33,830	SF	2011
84840	933	YV Garage - YTS	DM - Deferred Maintenance	Cover bare exterior sheathing with new board insulation and cover existing exposed board insulation with plywood in tool storage room.	60	SF	2010
84840	936	YV Garage - YTS	DM - Deferred Maintenance	Modify exterior wall for paint storage area. Nail loose boards, install rigid insulation, and cover with plywood	240	SF	2010
84840	1474	YV Garage - YTS	DM - Deferred Maintenance	Repair concrete floor in open office area.	2	SF	2010
84840	935	YV Garage - YTS	DM - Deferred Maintenance	Fill gap in concrete floor slab at door to small garage	10	SF	2010
84840	937	YV Garage - YTS	LMLS - LM-Life/Safety Code	Remove ramp, raise floor with concrete over existing to door sill. Raise fixtures and extend cleanout. Install sheet vinyl flooring	108	SF	2010
84840	941	YV Garage - YTS	DM - Deferred Maintenance	Repair base of wall. Base of exterior wall leaking, remediate leak and replace damaged gypsum board	2	SF	2010
84840	943	YV Garage - YTS	DM - Deferred Maintenance	Install faced batt insulation in Men's restroom between exposed studs and gypsum board over studs (heated room)	192	SF	2010
84840	945	YV Garage - YTS	DM - Deferred Maintenance	Install gypsum board over hole in back wall of toilet stall in Men's restroom to return to original proper condition.	25	SF	2010
84840	961	YV Garage - YTS	DM - Deferred Maintenance	Close off gap at top of north wall in the office alcove to return to proper condition.	20	SF	2010
84840	962	YV Garage - YTS	DM - Deferred Maintenance	Close off gap at top of south wall in the office alcove to return to proper condition.	3	SF	2010
84840	939	YV Garage - YTS	DM - Deferred Maintenance	Cover existing wood slat ceiling with gypsum board in Women's employee toilet.	108	SF	2010
84840	1427	YV Garage - YTS	DM - Deferred Maintenance	Cover and seal wall openings for East elevation to return to original proper condition.	50	SF	2010
84840	1480	YV Garage - YTS	LMCO - Legis Mandate Code Compl, Othe	Repair threshold to front service desk. Threshold to Open Office not flush to ground; tripping hazard	1	EA	2010
84840	1589	YV Garage - YTS	DM - Deferred Maintenance	Install missing threshold to employee lounge per code compliance to avoid tripping hazard.	10	SF	2010
84840	1569	YV Garage - YTS	DM - Deferred Maintenance	Replace missing or damaged insulation at tire storage area.	50	SF	2010
84840	1648	YV Garage - YTS	LMLS - LM-Life/Safety Code	Repair floor. Gaps in flooring greater than 4" at floor step; gap at South wall directly open to 1st floor greater than 8"	1	SF	2010
84840	1576	YV Garage - YTS	LMCO - Legis Mandate Code Compl, Othe	Repair or replace dirt / asphalt floor; dirt floor near north wall and under tire storage shelves; uneven asphalt surface is tripping hazard	50	SF	2010
84840	1582	YV Garage - YTS	DM - Deferred Maintenance	Repair or replace columns on North wall; splitting and decayed	200	SF	2010
84840	1595	YV Garage - YTS	LMAC - Legis Mandate Accessibility	Repair or replace ramp to meet ADA requirements to the employee lounge.	1	EA	2010
84840	1641	YV Garage - YTS	DM - Deferred Maintenance	Insulated water pipes are braced from below with 2x4 nailed into primary truss structure	1	EA	2010
84840	1646	YV Garage - YTS	DM - Deferred Maintenance	Repair pipe insulation at mezzanine tire storage. Pipe insulation is duct taped and peeling off	1	EA	2010
84840	1649	YV Garage - YTS	LMLS - LM-Life/Safety Code	Incomplete tread and gap in floor board; tripping hazard	1	SF	2010
84840	4487	YV Garage - YTS	LMFS - Legis Mandate Fire/Structure	Install emergency exit sign; Tire Storage	1	EA	2010
84840	1462	YV Garage - YTS	CRDM - Component Renewal Defer Maint	Replace broken light fixture in driver's break room.	15	EA	2016
84840	1579	YV Garage - YTS	CRDM - Component Renewal Defer Maint	Replace light fixture; water damage; garage open exterior.	2	EA	2016
84842	11144	YV Warehouse Bldg	LMCO - Legis Mandate Code Compl, Othe	path of travel from exit door not per code, uneven and narrow	400	SF	2010
84842	11147	YV Warehouse Bldg	LMCO - Legis Mandate Code Compl, Othe	sidewalk has a tripping hazard, uneven concrete	12	SF	2010
84842	11250	YV Warehouse Bldg	DM - Deferred Maintenance	Concrete columns are chipping, deck slab at south end breaking apart and exposing rebar - 2nd floor 38" above grade at loading docks	40	SF	2010
84842	11252	YV Warehouse Bldg	LMAC - Legis Mandate Accessibility	Add missing exterior ramp railing to follow code, exterior concrete stairs to lower door	80	SF	2010
84842	11253	YV Warehouse Bldg	DM - Deferred Maintenance	relocate drain pipe, current drain pipe is draining to sidewalk	20	SF	2010
84842	11271	YV Warehouse Bldg	DM - Deferred Maintenance	repair concrete slab, dock concrete slab is cracked and chipped	20	SF	2010
84842	11218	YV Warehouse Bldg	DM - Deferred Maintenance	test and refurbish exterior wall due to mold and/or mildew on concrete walls	3,000	SF	2010
84842	11242	YV Warehouse Bldg	DM - Deferred Maintenance	laundry chute, weld shut or remove door	1	EA	2010
84842	11268	YV Warehouse Bldg	LMLS - LM-Life/Safety Code	Railing on South end of dock to extend per code, concrete steps are chipping	280	SF	2010
84842	11269	YV Warehouse Bldg	DM - Deferred Maintenance	Gutter at South end on canopy is over fan, currently no downspouts	30	SF	2010
84842	11648	YV Warehouse Bldg	DM - Deferred Maintenance	North wall - CMU has minor damage, scratches and nicks South wall - concrete is chipped Hallway #20	20	SF	2010
84842	11966	YV Warehouse Bldg	DM - Deferred Maintenance	Structural crack at sliding entry doors to machine shop #28, needs repaired	20	SF	2010
84842	35629	YV Warehouse Bldg	DM - Deferred Maintenance	Install missing door stop at interior wood door	1	EA	2010
84842	35681	YV Warehouse Bldg	DM - Deferred Maintenance	metal door seal at bottom of door is bent - Sign Shop #41	1	EA	2010
84842	35707	YV Warehouse Bldg	DM - Deferred Maintenance	Refurbish wood door and frame - Office #10, 2nd floor	1	EA	2010
84842	35710	YV Warehouse Bldg	DM - Deferred Maintenance	doors are worn, need refurbished - Hallway #11, 2nd floor	100	EA	2010
84842	35761	YV Warehouse Bldg	DM - Deferred Maintenance	door has chips and stains - Office #16, 2nd floor	1	EA	2010

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
YOSEMITE VILLAGE DEFERED MAINTENANCE							
84842	35765	YV Warehouse Bldg	DM - Deferred Maintenance	refurbish door, South door sticks - Office #17, 2nd floor	1	EA	2010
84842	11960	YV Warehouse Bldg	DM - Deferred Maintenance	Louvers on door/frame are missing on interior side at HR Storage #25	6	EA	2010
84842	11277	YV Warehouse Bldg	DM - Deferred Maintenance	base missing on North wall and West wall, nails protruding out of base on East wall	162	SF	2010
84842	11448	YV Warehouse Bldg	RMDM - RM Defer Maintenance	wall base missing - Open Office #16 IT Group	100	SF	2010
84842	35631	YV Warehouse Bldg	DM - Deferred Maintenance	existing wood base has chips, base not completed on North wall - office 8	10	SF	2010
84842	35637	YV Warehouse Bldg	DM - Deferred Maintenance	Wall base is chipped and marred, no wall base at CMU wall	120	SF	2010
84842	35762	YV Warehouse Bldg	DM - Deferred Maintenance	wall base is missing on East wall - Office #16, 2nd floor	100	SF	2010
84842	11656	YV Warehouse Bldg	DM - Deferred Maintenance	concrete ceiling is chipped and stained - vestibule #21	20	SF	2010
84842	11675	YV Warehouse Bldg	DM - Deferred Maintenance	concrete ceiling has holes, cracks and other damage, needs repaired - Stor & Pesticide Stor #23	20	SF	2010
84842	35683	YV Warehouse Bldg	DM - Deferred Maintenance	Concrete ceiling has structural cracks, puncture holes, and exposed devices - Sign Shop #41	40	SF	2010
84842	11978	YV Warehouse Bldg	DM - Deferred Maintenance	concrete ceiling has cracks and holes throughout, repair as needed and paint to match existing - Wood Storage #31	900	SF	2011
84842	11313	YV Warehouse Bldg	RMDM - RM Defer Maintenance	light fixture not hung straight, install correctly - Office 7	1	EA	2010
84842	11985	YV Warehouse Bldg	DM - Deferred Maintenance	Wood cabinets have chips towards the bottom half - Break room #33	16	EA	2010
84842	11970	YV Warehouse Bldg	LMCO - Legis Mandate Code Compl, Othe	Space #29A is being used as storage for landscaping tools, area is cluttered, needs organized, clutter is hindering circulation	400	SF	2010
84842	35686	YV Warehouse Bldg	RMDM - RM Defer Maintenance	Aisle way safety tape has faded, apply new or refurbish existing - Maintenance Warehouse 2nd floor #1	24	SF	2010
84842	11976	YV Warehouse Bldg	DM - Deferred Maintenance	2'-0" section of pipe insulation is missing, cover with new insulation - Wood Storage #31	8	EA	2010
84842	35700	YV Warehouse Bldg	DM - Deferred Maintenance	Remove plumbing pipes where old sink once was, cap off as necessary - Vending Office #6, 2nd floor	2	EA	2010
84842	11423	YV Warehouse Bldg	DM - Deferred Maintenance	Current conduit isn't covering the wiring in its entirety, add conduit to cover wires completely - office #15 (South side)	1	EA	2010
84842	11678	YV Warehouse Bldg	LMFS - Legis Mandate Fire/Structure	Exit signs out of space and to stairwell are missing, code violation - Parts storage #24 Exit path of travel not to code, rework to comply with code	3	EA	2010
84842	35685	YV Warehouse Bldg	LMFS - Legis Mandate Fire/Structure	No exit signs visible from areas of this space, paper exit signs over doors only - Maintenance Warehouse 2nd floor #1	4	EA	2010
84842	35766	YV Warehouse Bldg	LMFS - Legis Mandate Fire/Structure	exit signs don't comply with code - Office #17, 2nd floor	4	EA	2010
84842	11957	YV Warehouse Bldg	DM - Deferred Maintenance	Interior CMU wall at HR Storage #25 is currently unfinished	180	SF	2010
84842	12004	YV Warehouse Bldg	RMDM - RM Defer Maintenance	North and East CMU wall has holes and paint chipping - Uniform Storage #36	1,000	SF	2010
84842	35684	YV Warehouse Bldg	DM - Deferred Maintenance	Structural crack at West wall - Maintenance Warehouse 2nd floor #1	60	SF	2010
84842	11679	YV Warehouse Bldg	DM - Deferred Maintenance	Concrete flooring has structural cracks throughout, showing signs of slab damage, holes and gouges in floor - Parts storage #24	2,400	SF	2010
84842	11977	YV Warehouse Bldg	DM - Deferred Maintenance	structural cracks and chips in concrete flooring, repair as needed - Wood Storage #31	900	SF	2010
84842	11999	YV Warehouse Bldg	LMLS - LM-Life/Safety Code	Raised concrete pad is a tripping hazard in space - Retail Storage #35	25	SF	2010
84842	12006	YV Warehouse Bldg	DM - Deferred Maintenance	Structural crack in slab, rebar sticking out of slab causing a tripping hazard - Uniform Storage #36	2,000	SF	2010
84842	11968	YV Warehouse Bldg	LMCO - Legis Mandate Code Compl, Othe	Plywood wall is unfinished and therefore not rated - #29 Space #29A has open studs, lack of room for exiting - code violation	100	SF	2010
84842	11989	YV Warehouse Bldg	LMLS - LM-Life/Safety Code	Glass window installed into concrete wall without the proper structural support/elements - Maintenance Storage #34	20	SF	2010
84842	11990	YV Warehouse Bldg	LMFS - Legis Mandate Fire/Structure	fire sprinklers are missing, flammable material laying around - Maintenance Storage #34	6	EA	2010
84842	35702	YV Warehouse Bldg	DM - Deferred Maintenance	tile is cracked in various places, needs refurbished - Vending Office #6, 2nd floor	450	SF	2010
84842	35718	YV Warehouse Bldg	DM - Deferred Maintenance	Metal toilet partition needs refurbished - Men's RR #14, 2nd floor	24	EA	2010
84842	11650	YV Warehouse Bldg	DM - Deferred Maintenance	Concrete flooring has chips and structural cracks - Hallway #20	30	SF	2010
84842	11655	YV Warehouse Bldg	DM - Deferred Maintenance	Concrete floor has chips/damage - vestibule #21	24	SF	2010
84842	11674	YV Warehouse Bldg	DM - Deferred Maintenance	concrete floor has structural cracks and holes - Stor & Pesticide Stor #23	30	SF	2010
84842	11962	YV Warehouse Bldg	DM - Deferred Maintenance	Holes in concrete slab, repair as needed - Key Shop #26	180	SF	2010
84842	35665	YV Warehouse Bldg	RMDM - RM Defer Maintenance	Ceiling paint isn't completed, there are multiple penetrations, various items hanging that aren't used - Retail Storage #35	120	SF	2010
84842	11425	YV Warehouse Bldg	RMDM - RM Defer Maintenance	Remove chain hanging from concrete ceiling, remove chain and patch/repair holes left from removal - Office #15 (South side)	1	SF	2010
84842	35764	YV Warehouse Bldg	DM - Deferred Maintenance	plant hooks in ceiling need to be removed - Office #16, 2nd floor	2	SF	2010
84842	35770	YV Warehouse Bldg	LMCO - Legis Mandate Code Compl, Othe	stair spacing is not per code - Mezz North	12	SF	2010
84842	35769	YV Warehouse Bldg	LMCO - Legis Mandate Code Compl, Othe	Stairs have no guard rail, not per code - Mezz North	120	SF	2010
84842	35774	YV Warehouse Bldg	LMCO - Legis Mandate Code Compl, Othe	no guard railing at columns, guard rail spacing at stairs is 16" - Mezz North	16	EA	2010
84842	35775	YV Warehouse Bldg	LMCO - Legis Mandate Code Compl, Othe	no ladder to access boxes, fork lift gate and fence spacing is 6" - Mezz North	1	EA	2010
84842	35777	YV Warehouse Bldg	LMCO - Legis Mandate Code Compl, Othe	no barriers at fork lift gate, safety issue - Mezz South	120	EA	2010
84842	35780	YV Warehouse Bldg	LMCO - Legis Mandate Code Compl, Othe	Add missing guard rails at south mezzanine	120	EA	2010
84842	35773	YV Warehouse Bldg	LMCO - Legis Mandate Code Compl, Othe	There are no barriers at fork lift gate - Mezz North	140	EA	2011
84842	35776	YV Warehouse Bldg	LMCO - Legis Mandate Code Compl, Othe	wood flooring is unfinished and there is no reflective tape, opening in wood floor at column exceeds 4" - Mezz North	400	SF	2010
84842	35782	YV Warehouse Bldg	LMCO - Legis Mandate Code Compl, Othe	Wood flooring has metal plates in areas that are worn - Mezz South	160	SF	2010

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
YOSEMITE VILLAGE DEFERED MAINTENANCE							
84842	11314	YV Warehouse Bldg	DM - Deferred Maintenance	two different types of tile not aligned - office 7	60	SF	2010
84842	11319	YV Warehouse Bldg	RMDM - RM Defer Maintenance	Office 8 - ceiling tiles chipped, supply grill needs painted	30	SF	2010
84842	11365	YV Warehouse Bldg	RMDM - RM Defer Maintenance	T-bar at ceiling is bent, needs replaced/repared - conference room #10	1	SF	2010
84842	11651	YV Warehouse Bldg	DM - Deferred Maintenance	Concrete ceiling has chips and stains - Hallway #20	160	SF	2010
84842	11981	YV Warehouse Bldg	DM - Deferred Maintenance	Various unused ceiling elements hanging that need to be removed - Room #32	120	SF	2010
84842	35660	YV Warehouse Bldg	DM - Deferred Maintenance	Ceiling has various unused devices hanging above, remove what isn't being used - Carpenter Shop #30	1,800	SF	2010
84842	11138	YV Warehouse Bldg	CRDM - Component Renewal Defer Maint	structural problems with slab cracking around west perimeter	920	SF	2017
84842	11270	YV Warehouse Bldg	CRDM - Component Renewal Defer Maint	Dock door is bent, needs replaced/repared	1	EA	2017
84842	11267	YV Warehouse Bldg	CRDM - Component Renewal Defer Maint	window screens currently on ground instead of windows and others are missing, windows are operable, poses a dangerous situation.	120	EA	2016
84842	11983	YV Warehouse Bldg	CRDM - Component Renewal Defer Maint	North & East wall - Gypsum board finish has holes, repair as required - Break room #33	10	SF	2016
84842	11997	YV Warehouse Bldg	CRDM - Component Renewal Defer Maint	#35A - Gyp. board isn't taped or painted	120	SF	2016
84842	35714	YV Warehouse Bldg	CRDM - Component Renewal Defer Maint	Wood door and frame need refurbished - Office #13, 2nd floor	1	EA	2016
84842	35717	YV Warehouse Bldg	CRDM - Component Renewal Defer Maint	Wood door and frame needs refurbished - Men's RR #14, 2nd floor	1	EA	2016
84842	11649	YV Warehouse Bldg	CRDM - Component Renewal Defer Maint	Key Shop #26 - holes in door Men's RR #5 - door damaged and worn Exterior w/ 1/2" glass - finish is chipped and worn Rm #21 - finish damaged and scratched Hallway #20: doors leading off hallway	4	EA	2016
84842	11303	YV Warehouse Bldg	CRDM - Component Renewal Defer Maint	Office 4 - Replace broken lens and refit lens that aren't broken	4	EA	2016
84842	11536	YV Warehouse Bldg	CRDM - Component Renewal Defer Maint	Light fixture lens are not fitting correctly, adjust to fit or replace with new - Office #18 IT Group	6	EA	2016
84842	11677	YV Warehouse Bldg	CRDM - Component Renewal Defer Maint	current lighting is poor and not adequate for the space - Parts Storage #24	2	EA	2016
84842	12000	YV Warehouse Bldg	CRDM - Component Renewal Defer Maint	Poor lighting within space and some fixtures aren't in working order - Retail Storage #35	2	EA	2016
84842	35668	YV Warehouse Bldg	CRDM - Component Renewal Defer Maint	poor lighting in the space - Uniform Storage #36A	2	EA	2016
84842	35673	YV Warehouse Bldg	CRDM - Component Renewal Defer Maint	Light fixture not working, fix or provide new fixture - Main. Storage #39	1	EA	2016
84842	35698	YV Warehouse Bldg	CRDM - Component Renewal Defer Maint	Poor lighting in space, some light fixtures aren't working - Vending Storage #5, 2nd floor	2	EA	2016
84842	35771	YV Warehouse Bldg	CRDM - Component Renewal Defer Maint	poor lighting in this area - Mezz North	2	EA	2016
84842	35781	YV Warehouse Bldg	CRDM - Component Renewal Defer Maint	Add missing lighting to remedy poor light level - Mezz South	1	EA	2016
107463	217	YV HSE N20	LMFS - Legis Mandate Fire/Structure	Repair non-functioning smoke detector in bedroom of N20.	1	EA	2010
107463	4667	YV HSE N20	LMCO - Legis Mandate Code Compl, Othe	Install installation around water heater and surrounding piping for freeze protection in non conditioned space.	1	EA	2010
107463	4668	YV HSE N20	LMCO - Legis Mandate Code Compl, Othe	Install temperature pressure relief valve for the water heater to the outside of the building (not into the crawl space).	1	EA	2010
107463	4676	YV HSE N20	LMCO - Legis Mandate Code Compl, Othe	Install insulation with weather resistant jacket around all sanitary waste lines in non conditioned space to prevent freezing and cracking of pipes.	1	EA	2010
107463	4677	YV HSE N20	LMCO - Legis Mandate Code Compl, Othe	Install insulation and heat trace to exterior piping and around faucets to prevent freezing pipes and crack piping	1	EA	2010
107463	11755	YV HSE N20	LMCO - Legis Mandate Code Compl, Othe	Repair stairs including handrails, guardrails and landing to meet code requirements; West	1	SF	2010
107463	11763	YV HSE N20	LMCO - Legis Mandate Code Compl, Othe	Repair stairs to meet code requirements; North	1	SF	2010
107463	11756	YV HSE N20	DM - Deferred Maintenance	Remediate bird and insect damage; West	5	SF	2010
107463	11757	YV HSE N20	DM - Deferred Maintenance	Repair gaps in siding; South	2	SF	2010
107463	11760	YV HSE N20	DM - Deferred Maintenance	Remove soil; siding should not be touching soil; East	10	SF	2010
107481	481	YV HSE Garage Tecoya Rd H23-H27	DM - Deferred Maintenance	Repair door bottom water damaged to garage 23-27.	10	EA	2010
107481	5875	YV HSE Garage Tecoya Rd H23-H27	RMDM - RM Defer Maintenance	On the exterior of the garages most of the shingles are cracked or damaged and should be replaced or repaired.	300	SF	2010
107482	11287	YV HSE Garage Tecoya Rd H1-H3	DM - Deferred Maintenance	Repair damaged ceiling at plywood patch; Garage 3	32	SF	2010
107482	11288	YV HSE Garage Tecoya Rd H1-H3	DM - Deferred Maintenance	Repair stained ceiling; Garage 3	32	SF	2010
107482	11291	YV HSE Garage Tecoya Rd H1-H3	DM - Deferred Maintenance	Repair holes in walls; Garage 5	3	SF	2010
107482	11293	YV HSE Garage Tecoya Rd H1-H3	DM - Deferred Maintenance	Repair damaged soffit, front peak of garage	3	SF	2010
107482	11296	YV HSE Garage Tecoya Rd H1-H3	DM - Deferred Maintenance	Remove pine needles from roof	30	SF	2010
107482	11294	YV HSE Garage Tecoya Rd H1-H3	DM - Deferred Maintenance	Repair crack in foundation	1	SF	2010
107482	11297	YV HSE Garage Tecoya Rd H1-H3	DM - Deferred Maintenance	Repair damaged doors and frames and remove soil to prevent further damage	6	EA	2010
107483	10246	YV HSE Garage Knob Hill H126/27	DM - Deferred Maintenance	Repair damaged garage doors; West	2	EA	2010
107483	10244	YV HSE Garage Knob Hill H126/27	DM - Deferred Maintenance	Repair rotten wood sill; South and East	8	SF	2010
107483	10245	YV HSE Garage Knob Hill H126/27	LMCO - Legis Mandate Code Compl, Othe	Light fixture switch is not exterior rated; replace; South	1	EA	2010
108733	36115	YV HSE Garage H118	DM - Deferred Maintenance	Repair bottom of wood plank doors	2	EA	2010

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
YOSEMITE VILLAGE DEFERED MAINTENANCE							
108733	36132	YV HSE Garage H118	DM - Deferred Maintenance	Replace damaged shingles; North, South, East, West	210	SF	2010
108733	36113	YV HSE Garage H118	DM - Deferred Maintenance	Remove pine needles from roof covering	432	SF	2010
230490	10847	YV SITE HSE Indian Cr Area	LMLS - LM-Life/Safety Code	Install missing concrete stair stoop	20	SF	2010
230491	7803	YV SITE Village Store Area	DM - Deferred Maintenance	Install or modify drainage system to eliminate flooding problem in area (EA)	1	EA	2010
230491	7822	YV SITE Village Store Area	DM - Deferred Maintenance	Re-set rock along of edge of catch basin (EA)	1	EA	2010
230491	7819	YV SITE Village Store Area	DM - Deferred Maintenance	Replace wood railing crossbeam which is broken (EA)	8	LF	2010
230491	7820	YV SITE Village Store Area	DM - Deferred Maintenance	Replace wood railing pickets which are missing (EA)	3	LF	2010
230491	7821	YV SITE Village Store Area	LMLS - LM-Life/Safety Code	Remove loose electrical wiring and cap per code (EA)	1	EA	2010
230491	10509	YV SITE Village Store Area	DM - Deferred Maintenance	Resurface gravel walkway and compact to eliminate erosion problem (CY)	1	SF	2010
230491	10510	YV SITE Village Store Area	LMLS - LM-Life/Safety Code	Resurface gravel walkway to cover exposed pipe and eliminate tripping hazard (CY)	2	SF	2010
230491	10512	YV SITE Village Store Area	LMLS - LM-Life/Safety Code	Resurface gravel walkway to cover tree roots and eliminate tripping hazard - remove tree roots if necessary (CY)	5	SF	2010
230491	10511	YV SITE Village Store Area	DM - Deferred Maintenance	Reinstall existing sign into concrete foundation (EA)	1	EA	2010
230494	7832	YV SITE HSE E,F,Y Apt Lower Tecoya Area	DM - Deferred Maintenance	Clean out debris from pipe to restore proper drainage (EA)	1	EA	2010
230494	7833	YV SITE HSE E,F,Y Apt Lower Tecoya Area	DM - Deferred Maintenance	Clean out debris from drain and swale to restore proper drainage (EA)	1	EA	2010
230494	10519	YV SITE HSE E,F,Y Apt Lower Tecoya Area	DM - Deferred Maintenance	Reinstall sign on regular height post in concrete foundation (EA)	1	EA	2010
230494	10520	YV SITE HSE E,F,Y Apt Lower Tecoya Area	LMLS - LM-Life/Safety Code	Resurface gravel walkway over trench and compact to eliminate tripping hazard (CY)	6	SF	2010
230713	10525	YV SITE HSE Upper Tecoya Pavement (Roads & Parking)	LMLS - LM-Life/Safety Code	Install concrete sidewalk which is missing to eliminate tripping hazard	15	SF	2010

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YOSEMITE VILLAGE COMPONENT RENEWAL							
83686	41730	YV Security Office	CR - Component Renewal	Replace Electric Wall heater at end of useful life	1	EA	2017
83686	41730	YV Security Office	CR - Component Renewal	Replace Electric Wall heater at end of useful life	1	EA	2032
83686	36507	YV Security Office	CR - Component Renewal	Replace Int Doors, Wood, Solid Core at end of useful life	1	EA	2015
83686	3514	YV Security Office	CR - Component Renewal	Replace evaporative cooler for security briefing room. No photo.	1	EA	2017
83686	3514	YV Security Office	CR - Component Renewal	Replace evaporative cooler for security briefing room. No photo.	1	EA	2028
83686	37117	YV Security Office	CR - Component Renewal	Replace Ext Walls, Wood Board Siding at end of useful life	560	SF	2025
83691	36744	YV HSE Garage Meadow House H107	CR - Component Renewal	Replace Ext Windows, Aluminum, Operable at end of useful life	1	EA	2015
83691	36769	YV HSE Garage Meadow House H107	CR - Component Renewal	Replace Wood plank board garage door at end of useful life	1	EA	2020
83717	37118	YV HSE Garage Meadow House H117	CR - Component Renewal	Replace Ext Doors, Wood, Solid Core at end of useful life	1	EA	2015
83734	44658	YV HSE H078	CR - Component Renewal	Replace Water heater at end of useful life	1	EA	2028
83734	36790	YV HSE H078	CR - Component Renewal	Replace Roofing, Asphalt Shingles at end of useful life	432	SF	2015
83734	37169	YV HSE H078	CR - Component Renewal	Replace Bathroom sink, H78 at end of useful life	1	EA	2020
83734	37170	YV HSE H078	CR - Component Renewal	Replace Bathroom toilet, H78 at end of useful life	1	EA	2025
83734	37171	YV HSE H078	CR - Component Renewal	Replace Shower, H78 at end of useful life	1	EA	2022
83734	37172	YV HSE H078	CR - Component Renewal	Replace Steam radiator heat source, H78 at end of useful life	1	EA	2019
83734	37173	YV HSE H078	CR - Component Renewal	Replace Kitchen sink, H78 at end of useful life	1	EA	2020
83734	37465	YV HSE H078	CR - Component Renewal	Replace Bathroom sink, H78 at end of useful life	1	EA	2020
83734	37466	YV HSE H078	CR - Component Renewal	Replace Bathroom toilet, H78 at end of useful life	1	EA	2025
83734	37467	YV HSE H078	CR - Component Renewal	Replace Shower, H78 at end of useful life	1	EA	2022
83734	37468	YV HSE H078	CR - Component Renewal	Replace Steam radiator heat source, H78 at end of useful life	1	EA	2019
83734	37469	YV HSE H078	CR - Component Renewal	Replace Kitchen sink, H78 at end of useful life	1	EA	2020
83735	37090	YV HSE Garage Tecoya Rd H9 - H11	CR - Component Renewal	Replace Ext Doors, Wood, Plank/Board at end of useful life	8	EA	2015
83735	37091	YV HSE Garage Tecoya Rd H9 - H11	CR - Component Renewal	Replace Int Wall Framing, Dimensioned Wood at end of useful life	1,440	SF	2020
83735	37093	YV HSE Garage Tecoya Rd H9 - H11	CR - Component Renewal	Replace Roofing, Roll Asphalt at end of useful life	750	SF	2026
83737	41752	YV HSE H100	CR - Component Renewal	Replace Ext Windows, Aluminum, Operable at end of useful life	6	EA	2025
83737	41755	YV HSE H100	CR - Component Renewal	Replace Electric Wall heater at end of useful life	1	EA	2017
83737	41755	YV HSE H100	CR - Component Renewal	Replace Electric Wall heater at end of useful life	1	EA	2032
83737	36772	YV HSE H100	CR - Component Renewal	Replace Roofing, Gutters and Downspouts, GSM at end of useful life	100	SF	2020
83737	37119	YV HSE H100	CR - Component Renewal	Replace Plumbing Fixture, Bathtub at end of useful life	1	EA	2018
83737	37175	YV HSE H100	CR - Component Renewal	Replace Bathroom sink at end of useful life	1	EA	2024
83737	37177	YV HSE H100	CR - Component Renewal	Replace Shower at end of useful life	1	EA	2027
83737	37470	YV HSE H100	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2024
83737	37472	YV HSE H100	CR - Component Renewal	Replace Bathroom toilet at end of useful life	1	EA	2020
83737	37474	YV HSE H100	CR - Component Renewal	Replace Electric water heater in attic at end of useful life	1	EA	2019
83737	37474	YV HSE H100	CR - Component Renewal	Replace Electric water heater in attic at end of useful life	1	EA	2034
83737		YV HSE H100	CR - Component Renewal	Replace asphalt shingle roof covering at end of useful life	726	SF	2015
83747	37094	YV HSE Garage Bottom of Knob Hill H132 - H136	CR - Component Renewal	Replace Roofing, Roll Asphalt at end of useful life	200	SF	2026
83756	41497	YV HSE H113	CR - Component Renewal	Replace Rheem water heater, 40 Gal at end of useful life	1	EA	2018
83756	41497	YV HSE H113	CR - Component Renewal	Replace Rheem water heater, 40 Gal at end of useful life	1	EA	2033
83756	37181	YV HSE H113	CR - Component Renewal	Replace Bathroom sink at end of useful life	1	EA	2022
83756	37475	YV HSE H113	CR - Component Renewal	Replace Rheem water heater, Model 1PZ74, 40 Gal at end of useful life	1	EA	2018
83756	37475	YV HSE H113	CR - Component Renewal	Replace Rheem water heater, Model 1PZ74, 40 Gal at end of useful life	1	EA	2033
83756	37476	YV HSE H113	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2022
83756	37478	YV HSE H113	CR - Component Renewal	Replace Bathroom toilet at end of useful life	1	EA	2022
83760	41793	YV HSE Garage Tecoya Rd H6 - H8	CR - Component Renewal	Replace Electric Wall heater at end of useful life	1	EA	2016
83760	41793	YV HSE Garage Tecoya Rd H6 - H8	CR - Component Renewal	Replace Electric Wall heater at end of useful life	1	EA	2031

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
YOSEMITE VILLAGE COMPONENT RENEWAL							
83760	36770	YV HSE Garage Tecoya Rd H6 - H8	CR - Component Renewal	Replace Wood plank/board bi-fold garage door at end of useful life	225	EA	2015
84534	36522	YV Fire House (Engine 2)	CR - Component Renewal	Replace Ext Doors, Plywood at end of useful life	2	EA	2016
84534	36523	YV Fire House (Engine 2)	CR - Component Renewal	Replace Slab on Grade, Concrete Foundation at end of useful life	560	SF	2020
84534	36524	YV Fire House (Engine 2)	CR - Component Renewal	Replace Int Ceiling Finish, Gypsum Board at end of useful life	560	SF	2015
84534	36525	YV Fire House (Engine 2)	CR - Component Renewal	Replace Int Wall Finish, Gypsum Board at end of useful life	700	SF	2015
84534	8077	YV Fire House (Engine 2)	CR - Component Renewal	Replace asphalt roofing shingles as recurring maintenance	1,350	SF	2017
84534	8077	YV Fire House (Engine 2)	CR - Component Renewal	Replace asphalt roofing shingles as recurring maintenance	1,350	SF	2022
84534	8077	YV Fire House (Engine 2)	CR - Component Renewal	Replace asphalt roofing shingles as recurring maintenance	1,350	SF	2027
84534	8077	YV Fire House (Engine 2)	CR - Component Renewal	Replace asphalt roofing shingles as recurring maintenance	1,350	SF	2032
84536	37121	YV HSE Garage Meadow House H28 - H32	CR - Component Renewal	Replace Int Wall Finish, Wood Board Siding at end of useful life	1,346	SF	2020
84536	37123	YV HSE Garage Meadow House H28 - H32	CR - Component Renewal	Replace Roof Finished, Rafter Tails, Dimensioned Lumber at end of useful life	644	SF	2020
84536	37125	YV HSE Garage Meadow House H28 - H32	CR - Component Renewal	Replace Ext Doors, Wood, Plank/Board at end of useful life	10	EA	2015
84539	41826	YV HSE H098	CR - Component Renewal	Replace Ext Windows, Aluminum, Operable at end of useful life	7	EA	2025
84539	36939	YV HSE H098	CR - Component Renewal	Replace Plumbing Fixture, Bathtub at end of useful life	1	EA	2018
84539	36939	YV HSE H098	CR - Component Renewal	Replace Plumbing Fixture, Bathtub at end of useful life	1	EA	2021
84539	37279	YV HSE H098	CR - Component Renewal	Replace Shower at end of useful life	1	EA	2027
84539	37479	YV HSE H098	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2024
84539	37480	YV HSE H098	CR - Component Renewal	Replace Bathroom sink at end of useful life	1	EA	2024
84539	37481	YV HSE H098	CR - Component Renewal	Replace Bathroom toilet at end of useful life	1	EA	2022
84539	37483	YV HSE H098	CR - Component Renewal	Replace Electric water heater in attic at end of useful life	1	EA	2017
84539	37483	YV HSE H098	CR - Component Renewal	Replace Electric water heater in attic at end of useful life	1	EA	2032
84539	37484	YV HSE H098	CR - Component Renewal	Replace Payne Plus 90 furnace at end of useful life	1	EA	2024
84541	41829	YV HSE H136 - Knob Hill	CR - Component Renewal	Replace Ext Windows, Aluminum, Operable at end of useful life	9	EA	2025
84541	41832	YV HSE H136 - Knob Hill	CR - Component Renewal	Replace Tile shower with bathtub at end of useful life	1	EA	2020
84541	41834	YV HSE H136 - Knob Hill	CR - Component Renewal	Replace Bathroom Sink at end of useful life	1	EA	2020
84541	41836	YV HSE H136 - Knob Hill	CR - Component Renewal	Replace Kitchen Sink at end of useful life	1	EA	2020
84541	41838	YV HSE H136 - Knob Hill	CR - Component Renewal	Replace Toilet fixture, flush tank at end of useful life	1	EA	2020
84541	41840	YV HSE H136 - Knob Hill	CR - Component Renewal	Replace Water heater at end of useful life	1	EA	2020
84541	44589	YV HSE H136 - Knob Hill	CR - Component Renewal	Replace Gas direct vent wall furnace at end of useful life	1	EA	2019
84541	4445	YV HSE H136 - Knob Hill	CR - Component Renewal	replace gas furnace with similar specifications.	1	EA	2015
84541	4445	YV HSE H136 - Knob Hill	CR - Component Renewal	replace gas furnace with similar specifications.	1	EA	2030
84541		YV HSE H136 - Knob Hill	CR - Component Renewal	Replace asphalt shingle roof covering at end of useful life	882	SF	2015
84544	41841	YV HSE H107	CR - Component Renewal	Replace Ext Windows, Aluminum, Operable at end of useful life	10	EA	2025
84544	41845	YV HSE H107	CR - Component Renewal	Replace Water heater at end of useful life	1	EA	2018
84544	41845	YV HSE H107	CR - Component Renewal	Replace Water heater at end of useful life	1	EA	2033
84544	36940	YV HSE H107	CR - Component Renewal	Replace Plumbing Fixture, Bathtub at end of useful life	1	EA	2018
84544	36940	YV HSE H107	CR - Component Renewal	Replace Plumbing Fixture, Bathtub at end of useful life	1	EA	2021
84544	37485	YV HSE H107	CR - Component Renewal	Replace Bathroom sink at end of useful life	1	EA	2020
84544	37486	YV HSE H107	CR - Component Renewal	Replace Bathroom toilet at end of useful life	1	EA	2025
84544	37487	YV HSE H107	CR - Component Renewal	Replace Shower at end of useful life	1	EA	2022
84544	37488	YV HSE H107	CR - Component Renewal	Replace Steam radiator heat source at end of useful life	1	EA	2019
84544	37494	YV HSE H107	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2020
84545	41849	YV HSE H108	CR - Component Renewal	Replace Water heater at end of useful life	1	EA	2027
84545	44511	YV HSE H108	CR - Component Renewal	Replace Roofing, Asphalt Shingles at end of useful life	700	SF	2020
84545	37288	YV HSE H108	CR - Component Renewal	Replace Bathroom toilet at end of useful life	1	EA	2025
84545	37291	YV HSE H108	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2020

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
YOSEMITE VILLAGE COMPONENT RENEWAL							
84545	37495	YV HSE H108	CR - Component Renewal	Replace Bathroom sink at end of useful life	1	EA	2020
84545	37497	YV HSE H108	CR - Component Renewal	Replace Shower at end of useful life	1	EA	2022
84545	37498	YV HSE H108	CR - Component Renewal	Replace Steam radiator heat source at end of useful life	1	EA	2020
84546	41853	YV HSE H109	CR - Component Renewal	Replace Water heater at end of useful life	1	EA	2015
84546	41853	YV HSE H109	CR - Component Renewal	Replace Water heater at end of useful life	1	EA	2030
84546	4346	YV HSE H109	CR - Component Renewal	Replace all siding with wood rot at the base of elevation. Should seek a solution to prevent siding from touching surrounding soil.	5	SF	2020
84546	37293	YV HSE H109	CR - Component Renewal	Replace Bathroom toilet at end of useful life	1	EA	2025
84546	37294	YV HSE H109	CR - Component Renewal	Replace Shower at end of useful life	1	EA	2022
84546	37296	YV HSE H109	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2020
84546	37500	YV HSE H109	CR - Component Renewal	Replace Bathroom sink at end of useful life	1	EA	2020
84546	37503	YV HSE H109	CR - Component Renewal	Replace Steam radiator heat source at end of useful life	1	EA	2019
84547	36702	YV HSE H110	CR - Component Renewal	Replace Ext Windows, Aluminum, Operable at end of useful life	12	EA	2020
84547	37505	YV HSE H110	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2015
84547	37506	YV HSE H110	CR - Component Renewal	Replace Bathroom sink at end of useful life	1	EA	2020
84547	37507	YV HSE H110	CR - Component Renewal	Replace Bathroom toilet at end of useful life	1	EA	2022
84547	44563	YV HSE H110	CR - Component Renewal	Replace Bathtub at end of useful life	1	EA	2022
84548	44590	YV HSE H111	CR - Component Renewal	Replace Unit Heater - Electric at end of useful life	1	EA	2015
84548	36803	YV HSE H111	CR - Component Renewal	Replace Ext Windows, Aluminum, Operable at end of useful life	10	EA	2020
84548	36956	YV HSE H111	CR - Component Renewal	Replace Plumbing Fixture, Bathtub at end of useful life	1	EA	2018
84548	36956	YV HSE H111	CR - Component Renewal	Replace Plumbing Fixture, Bathtub at end of useful life	1	EA	2021
84548	37302	YV HSE H111	CR - Component Renewal	Replace Bathroom sink at end of useful life	1	EA	2020
84548	37304	YV HSE H111	CR - Component Renewal	Replace Bathtub at end of useful life	1	EA	2022
84548	37509	YV HSE H111	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2015
84548	37511	YV HSE H111	CR - Component Renewal	Replace Bathroom toilet at end of useful life	1	EA	2022
84549	44591	YV HSE H112	CR - Component Renewal	Replace Unit Heater - Electric at end of useful life	1	EA	2015
84549	36698	YV HSE H112	CR - Component Renewal	Replace Roofing, Wood Shakes or Shingles at end of useful life	779	SF	2015
84549	36699	YV HSE H112	CR - Component Renewal	Replace Aluminum insulated slider at end of useful life	15	EA	2020
84549	44538	YV HSE H112	CR - Component Renewal	Replace Wood door with 6 glass panels. at end of useful life	24	EA	2015
84549	37513	YV HSE H112	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2015
84549	37514	YV HSE H112	CR - Component Renewal	Replace Bathroom sink at end of useful life	1	EA	2020
84549	37515	YV HSE H112	CR - Component Renewal	Replace Bathroom toilet at end of useful life	1	EA	2022
84569	36889	YV HSE H099	CR - Component Renewal	Replace Ext. door with glass panels at end of useful life	1	EA	2020
84569	37377	YV HSE H099	CR - Component Renewal	Replace Shower at end of useful life	1	EA	2027
84569	37379	YV HSE H099	CR - Component Renewal	Replace Payne Plus 90 furnace at end of useful life	1	EA	2024
84569	37588	YV HSE H099	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2024
84569	37589	YV HSE H099	CR - Component Renewal	Replace Bathroom sink at end of useful life	1	EA	2024
84569	37590	YV HSE H099	CR - Component Renewal	Replace Bathroom toilet at end of useful life	1	EA	2021
84569	37592	YV HSE H099	CR - Component Renewal	Replace Electric water heater in attic at end of useful life	1	EA	2018
84569	37592	YV HSE H099	CR - Component Renewal	Replace Electric water heater in attic at end of useful life	1	EA	2033
84571	44571	YV HSE Garage Behind Security H43 - H46	CR - Component Renewal	Replace Wood frame, single pane window at end of useful life	4	EA	2020
84571		YV HSE Garage Behind Security H43 - H46	CR - Component Renewal	Replace asphalt shingle roof covering at end of useful life	1,196	SF	2015
84573		YV HSE Indian Cr Apt Garage H11 - H14	CR - Component Renewal	Replace asphalt shingle roof covering at end of useful life	2,840	SF	2015
84575	44592	YV HSE H128 - Knob Hill	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2015
84575	44593	YV HSE H128 - Knob Hill	CR - Component Renewal	Replace Plumbing fixture, shower at end of useful life	1	EA	2018
84575	44594	YV HSE H128 - Knob Hill	CR - Component Renewal	Replace Plumbing fixture, sink, restroom at end of useful life	1	EA	2016
84575	44595	YV HSE H128 - Knob Hill	CR - Component Renewal	Replace Plumbing fixture, toilet at end of useful life	1	EA	2018

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
YOSEMITE VILLAGE COMPONENT RENEWAL							
84575	36359	YV HSE H128 - Knob Hill	CR - Component Renewal	Replace Ceiling Finishes at end of useful life	300	SF	2020
84575	36360	YV HSE H128 - Knob Hill	CR - Component Renewal	Replace Int Doors, Wood, Solid Core at end of useful life	1	EA	2020
84575	36361	YV HSE H128 - Knob Hill	CR - Component Renewal	Replace Int Wall Finish, Gypsum Board at end of useful life	600	SF	2020
84575	36362	YV HSE H128 - Knob Hill	CR - Component Renewal	Replace Cabinet pulls at end of useful life	1	EA	2020
84575	4503	YV HSE H128 - Knob Hill	CR - Component Renewal	replace electric water heater with similar specifications.	1	EA	2023
84575	4507	YV HSE H128 - Knob Hill	CR - Component Renewal	Replace gas furnace with similar specifications.	1	EA	2015
84575	4507	YV HSE H128 - Knob Hill	CR - Component Renewal	Replace gas furnace with similar specifications.	1	EA	2030
84575	37080	YV HSE H128 - Knob Hill	CR - Component Renewal	Replace Roofing, Gutters and Downspouts, GSM at end of useful life	80	SF	2025
84575	37081	YV HSE H128 - Knob Hill	CR - Component Renewal	Replace Floor Decking, Wood at end of useful life	150	SF	2020
84575		YV HSE H128 - Knob Hill	CR - Component Renewal	Replace asphalt roll roof covering at end of useful life	2,840	SF	2015
84585	36673	YV HSE H118	CR - Component Renewal	Replace Water heater for YV HSE H118 in attic. Water heater not accessible. No problems observed. at end of useful life	1	EA	2018
84585	36673	YV HSE H118	CR - Component Renewal	Replace Water heater for YV HSE H118 in attic. Water heater not accessible. No problems observed. at end of useful life	1	EA	2033
84585	36725	YV HSE H118	CR - Component Renewal	Replace Roofing, Gutters and Downspouts, GSM at end of useful life	200	SF	2020
84585	36726	YV HSE H118	CR - Component Renewal	Replace Aluminum double pane double hung w/ screen at end of useful life	22	EA	2020
84585	36728	YV HSE H118	CR - Component Renewal	Replace Int Ceiling Finish, Gypsum Board at end of useful life	500	SF	2025
84639	41881	YV HSE Tecoya Boiler & Laundry Bldg	CR - Component Renewal	Replace Water heater at end of useful life	1	EA	2020
84644	41892	YV HSE H133 - Knob Hill	CR - Component Renewal	Replace Tile shower with bathtub at end of useful life	1	EA	2015
84644	41894	YV HSE H133 - Knob Hill	CR - Component Renewal	Replace Bathroom Sink at end of useful life	1	EA	2015
84644	41896	YV HSE H133 - Knob Hill	CR - Component Renewal	Replace Kitchen Sink at end of useful life	1	EA	2015
84644	41898	YV HSE H133 - Knob Hill	CR - Component Renewal	Replace Toilet fixture, flush tank at end of useful life	1	EA	2015
84644	41900	YV HSE H133 - Knob Hill	CR - Component Renewal	Replace Water heater at end of useful life	1	EA	2027
84644	36348	YV HSE H133 - Knob Hill	CR - Component Renewal	Replace Int Ceiling Finish, Gypsum Board at end of useful life	200	SF	2015
84644	36349	YV HSE H133 - Knob Hill	CR - Component Renewal	Replace Cabinet drawer at end of useful life	1	EA	2015
84644	36350	YV HSE H133 - Knob Hill	CR - Component Renewal	Replace Int Wall Finish, Gypsum Board at end of useful life	600	SF	2015
84644	36351	YV HSE H133 - Knob Hill	CR - Component Renewal	Replace Wood solid core Door and hardware at end of useful life	1	EA	2015
84644	36352	YV HSE H133 - Knob Hill	CR - Component Renewal	Replace Ceramic tile wall base at end of useful life	50	SF	2015
84644	4455	YV HSE H133 - Knob Hill	CR - Component Renewal	Replace gas furnace with similar specifications.	1	EA	2015
84644	4455	YV HSE H133 - Knob Hill	CR - Component Renewal	Replace gas furnace with similar specifications.	1	EA	2030
84644		YV HSE H133 - Knob Hill	CR - Component Renewal	Replace asphalt shingle roof covering at end of useful life	4,105	SF	2015
84646	36559	YV Security Lost & Found	CR - Component Renewal	Replace Roof Flashing, GSM at end of useful life	100	SF	2015
84646	36560	YV Security Lost & Found	CR - Component Renewal	Replace Roofing, Asphalt Shingles at end of useful life	600	SF	2015
84646	36561	YV Security Lost & Found	CR - Component Renewal	Replace Roofing, Gutters and Downspouts, GSM at end of useful life	20	SF	2015
84646	36562	YV Security Lost & Found	CR - Component Renewal	Replace Ext Windows, Wood, Operable, Historic at end of useful life	2	EA	2015
84646	36564	YV Security Lost & Found	CR - Component Renewal	Replace Roof Finished, Soffits, Wood Paneling at end of useful life	96	SF	2015
84646	36566	YV Security Lost & Found	CR - Component Renewal	Replace Ext Windows, Aluminum, Screens at end of useful life	2	EA	2020
84646	36568	YV Security Lost & Found	CR - Component Renewal	Replace Int Wall Finish, Wood Trim at end of useful life	88	SF	2020
84646	36569	YV Security Lost & Found	CR - Component Renewal	Replace Int Ceiling Finish, Plywood at end of useful life	480	SF	2020
84733	44600	YV HSE H115	CR - Component Renewal	Replace Unit Heater - Electric at end of useful life	1	EA	2021
84733	36678	YV HSE H115	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2020
84733	36679	YV HSE H115	CR - Component Renewal	Replace Water heater in attic. Not accessible for close inspection. at end of useful life	1	EA	2026
84733	44515	YV HSE H115	CR - Component Renewal	Replace Roofing, Gutters and Downspouts, GSM at end of useful life	100	SF	2020
84733	36720	YV HSE H115	CR - Component Renewal	Replace Ext Windows, Aluminum, Operable at end of useful life	14	EA	2015
84735	41922	YV HSE H127 (Knob Hill)	CR - Component Renewal	Replace Ext. door with glass panels at end of useful life	2	EA	2016
84735	41923	YV HSE H127 (Knob Hill)	CR - Component Renewal	Replace Ext Windows, Aluminum, Operable at end of useful life	8	EA	2018
84735	4562	YV HSE H127 (Knob Hill)	CR - Component Renewal	replace baseboard heating with similar specifications or consult heating and cooling specialist for other options.	1	EA	2026
84735	36703	YV HSE H127 (Knob Hill)	CR - Component Renewal	Replace Electric water heater was not accessible at end of useful life	1	EA	2026

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YOSEMITE VILLAGE COMPONENT RENEWAL							
84735	41448	YV HSE H127 - Knob Hill	CR - Component Renewal	Replace Roofing, Gutters and Downspouts, GSM at end of useful life	80	SF	2020
84737	41924	YV HSE H137 - Knob Hill	CR - Component Renewal	Replace Ext Windows, Aluminum, Operable at end of useful life	9	EA	2018
84737	41927	YV HSE H137 - Knob Hill	CR - Component Renewal	Replace Rolled asphalt roofing at end of useful life	1,600	SF	2015
84737	4578	YV HSE H137 - Knob Hill	CR - Component Renewal	Replace gas furnace with similar specifications.	1	EA	2015
84737	4578	YV HSE H137 - Knob Hill	CR - Component Renewal	Replace gas furnace with similar specifications.	1	EA	2030
84737	4577	YV HSE H137 - Knob Hill	CR - Component Renewal	replace electric 50 gallon water heater with similar specifications.	1	EA	2018
84737	4577	YV HSE H137 - Knob Hill	CR - Component Renewal	replace electric 50 gallon water heater with similar specifications.	1	EA	2030
84740	4570	YV HSE H139 - Knob Hill	CR - Component Renewal	replace gas furnace with similar specifications.	1	EA	2015
84740	4570	YV HSE H139 - Knob Hill	CR - Component Renewal	replace gas furnace with similar specifications.	1	EA	2030
84740	4571	YV HSE H139 - Knob Hill	CR - Component Renewal	Replace 80 gallon gas water heater with similar specifications.	1	EA	2023
84740	36981	YV HSE H139 - Knob Hill	CR - Component Renewal	Replace Roofing, Asphalt Shingles at end of useful life	300	SF	2020
84744	4121	YV HSE H119	CR - Component Renewal	Replace water heater for YV house H119 at EOL.	1	EA	2018
84744	4121	YV HSE H119	CR - Component Renewal	Replace water heater for YV house H119 at EOL.	1	EA	2033
84744	44506	YV HSE H119	CR - Component Renewal	Replace Forced air as furnace for YV house H119. at end of useful life	1	EA	2021
84744	36680	YV HSE H119	CR - Component Renewal	Replace Ceiling fan in H119 bedroom. at end of useful life	1	EA	2021
84744	36680	YV HSE H119	CR - Component Renewal	Replace Ceiling fan in H119 bedroom. at end of useful life	1	EA	2031
84744	36730	YV HSE H119	CR - Component Renewal	Replace Roofing, Wood Shakes or Shingles at end of useful life	1,848	SF	2015
84744	36731	YV HSE H119	CR - Component Renewal	Replace Aluminum double pane sliders at end of useful life	22	EA	2020
84744	36732	YV HSE H119	CR - Component Renewal	Replace Int Wall Finish, Gypsum Board at end of useful life	800	SF	2025
84744	36733	YV HSE H119	CR - Component Renewal	Replace Int Doors, Wood, Solid Core at end of useful life	8	EA	2015
84744	41424	YV HSE H119	CR - Component Renewal	Replace Painted gutters and downspouts at end of useful life	50	SF	2020
84746	4574	YV HSE H138 - Knob Hill	CR - Component Renewal	Replace Gas 80 gallon water heater with similar specifications.	1	EA	2015
84746	4574	YV HSE H138 - Knob Hill	CR - Component Renewal	Replace Gas 80 gallon water heater with similar specifications.	1	EA	2030
84746	4573	YV HSE H138 - Knob Hill	CR - Component Renewal	Replace gas furnace with similar specifications	1	EA	2026
84746	36971	YV HSE H138 - Knob Hill	CR - Component Renewal	Replace Roofing, Asphalt Shingles at end of useful life	700	SF	2015
84749	36675	YV HSE H116	CR - Component Renewal	Replace Electric water heater for YV HSE 116. at end of useful life	1	EA	2026
84749	36676	YV HSE H116	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2018
84749	36677	YV HSE H116	CR - Component Renewal	Replace Water closets (2 each) at end of useful life	2	EA	2018
84749	36721	YV HSE H116	CR - Component Renewal	Replace Ext Windows, Aluminum, Operable at end of useful life	26	EA	2020
84749	44516	YV HSE H116	CR - Component Renewal	Replace Roofing, Wood Shakes or Shingles at end of useful life	900	SF	2015
84749	36810	YV HSE H116	CR - Component Renewal	Replace Lighting in Bedrooms (3 EA) at end of useful life	1	EA	2025
84753	41934	YV HSE H130 - Knob Hill	CR - Component Renewal	Replace Ext Windows, Aluminum, Operable at end of useful life	18	EA	2025
84753	44603	YV HSE H130 - Knob Hill	CR - Component Renewal	Replace Kitchen sink at end of useful life	2	EA	2018
84753	44604	YV HSE H130 - Knob Hill	CR - Component Renewal	Replace Plumbing fixture, sink, restroom at end of useful life	2	EA	2015
84753	44605	YV HSE H130 - Knob Hill	CR - Component Renewal	Replace Plumbing fixture, toilet at end of useful life	2	EA	2018
84753	36353	YV HSE H130 - Knob Hill	CR - Component Renewal	Replace Floor Finish - Tile at end of useful life	64	SF	2020
84753	36354	YV HSE H130 - Knob Hill	CR - Component Renewal	Replace Ext Doors, Wood, Screen Door at end of useful life	5	EA	2015
84753	36355	YV HSE H130 - Knob Hill	CR - Component Renewal	Replace Ceiling Finishes, Living Room and Bathroom at end of useful life	208	SF	2020
84753	4457	YV HSE H130 - Knob Hill	CR - Component Renewal	Replace gas furnace with similar specifications.	1	EA	2015
84753	4457	YV HSE H130 - Knob Hill	CR - Component Renewal	Replace gas furnace with similar specifications.	1	EA	2030
84753	36967	YV HSE H130 - Knob Hill	CR - Component Renewal	Replace Roofing, Gutters and Downspouts, GSM at end of useful life	50	SF	2020
84753		YV HSE H130 - Knob Hill	CR - Component Renewal	Replace asphalt roll roof covering at end of useful life	9,348	SF	2015
84756	44607	YV HSE H129 - Knob Hill	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2015
84756	44608	YV HSE H129 - Knob Hill	CR - Component Renewal	Replace Plumbing fixture, sink, restroom at end of useful life	2	EA	2015
84756	44609	YV HSE H129 - Knob Hill	CR - Component Renewal	Replace Plumbing fixture, toilet at end of useful life	2	EA	2018
84756	36704	YV HSE H129 - Knob Hill	CR - Component Renewal	Replace Gas Furnace at end of useful life	1	EA	2015

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YOSEMITE VILLAGE COMPONENT RENEWAL							
84756	36704	YV HSE H129 - Knob Hill	CR - Component Renewal	Replace Gas Furnace at end of useful life	1	EA	2030
84756	36705	YV HSE H129 - Knob Hill	CR - Component Renewal	Replace Water not accessible unknown if supplied by gas or electric. at end of useful life	1	EA	2026
84770	44514	YV HSE H114	CR - Component Renewal	Replace Roofing, Gutters and Downspouts, GSM at end of useful life	100	SF	2020
84770	37425	YV HSE H114	CR - Component Renewal	Replace Rheem water heater,65 Gal at end of useful life	1	EA	2020
84770	37426	YV HSE H114	CR - Component Renewal	Replace Payne furnace at end of useful life	1	EA	2025
84770	37428	YV HSE H114	CR - Component Renewal	Replace Bathroom sink at end of useful life	3	EA	2022
84770	37429	YV HSE H114	CR - Component Renewal	Replace Bathroom toilet at end of useful life	3	EA	2022
84770	37430	YV HSE H114	CR - Component Renewal	Replace Bathtub at end of useful life	1	EA	2022
84770	37431	YV HSE H114	CR - Component Renewal	Replace Rheem water heater, 40 Gal at end of useful life	1	EA	2018
84770	37431	YV HSE H114	CR - Component Renewal	Replace Rheem water heater, 40 Gal at end of useful life	1	EA	2033
84770	37598	YV HSE H114	CR - Component Renewal	Replace Rheem water heater,65 Gal at end of useful life	1	EA	2020
84770	37600	YV HSE H114	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2022
84770	37604	YV HSE H114	CR - Component Renewal	Replace Rheem water heater, Model 1PZ74, 40 Gal at end of useful life	1	EA	2018
84770	37604	YV HSE H114	CR - Component Renewal	Replace Rheem water heater, Model 1PZ74, 40 Gal at end of useful life	1	EA	2033
84778	44610	YV HSE H101-H102	CR - Component Renewal	Replace Electric baseboard heating throughout at end of useful life	1	EA	2016
84778	36760	YV HSE H101-H102	CR - Component Renewal	Replace Roofing, Asphalt Shingles at end of useful life	2,072	SF	2015
84778	36761	YV HSE H101-H102	CR - Component Renewal	Replace Ext Windows, Aluminum, Operable at end of useful life	21	EA	2020
84778	37682	YV HSE H101-H102	CR - Component Renewal	Replace Kitchen sink at end of useful life	2	EA	2024
84778	37683	YV HSE H101-H102	CR - Component Renewal	Replace Bathroom sink at end of useful life	1	EA	2024
84778	37685	YV HSE H101-H102	CR - Component Renewal	Replace Shower at end of useful life	1	EA	2027
84778	37686	YV HSE H101-H102	CR - Component Renewal	Replace Electric water heater in attic at end of useful life	1	EA	2018
84778	37686	YV HSE H101-H102	CR - Component Renewal	Replace Electric water heater in attic at end of useful life	1	EA	2033
84778	37688	YV HSE H101-H102	CR - Component Renewal	Replace Toilet, bathroom at rear of building at end of useful life	1	EA	2021
84778	37689	YV HSE H101-H102	CR - Component Renewal	Replace Water heater behind refrigerator at end of useful life	1	EA	2021
84778	37690	YV HSE H101-H102	CR - Component Renewal	Replace Sink, upstairs bathroom at end of useful life	1	EA	2021
84778	37691	YV HSE H101-H102	CR - Component Renewal	Replace Toilet, upstairs bathroom at end of useful life	1	EA	2021
84778	37692	YV HSE H101-H102	CR - Component Renewal	Replace Shower/bathtub, upstairs bathroom at end of useful life	1	EA	2021
84779	44613	YV HSE H103-H104	CR - Component Renewal	Replace Bathroom toilet at end of useful life	1	EA	2018
84779	44614	YV HSE H103-H104	CR - Component Renewal	Replace Plumbing fixture, shower at end of useful life	1	EA	2018
84779	44616	YV HSE H103-H104	CR - Component Renewal	Replace Toilet, bathroom at rear of building at end of useful life	1	EA	2018
84779	44618	YV HSE H103-H104	CR - Component Renewal	Replace Toilet, upstairs bathroom at end of useful life	1	EA	2018
84779	44619	YV HSE H103-H104	CR - Component Renewal	Replace Shower/bathtub, upstairs bathroom at end of useful life	1	EA	2018
84779	36748	YV HSE H103-H104	CR - Component Renewal	Replace Roofing, Asphalt Shingles at end of useful life	2,072	SF	2015
84779	36749	YV HSE H103-H104	CR - Component Renewal	Replace Ext Windows, Aluminum, Operable at end of useful life	21	EA	2015
84779	36750	YV HSE H103-H104	CR - Component Renewal	Replace Roof Finishes, Fascia, Wood at end of useful life	100	SF	2015
84779	37693	YV HSE H103-H104	CR - Component Renewal	Replace American water heater at end of useful life	1	EA	2016
84779	37693	YV HSE H103-H104	CR - Component Renewal	Replace American water heater at end of useful life	1	EA	2031
84779	37694	YV HSE H103-H104	CR - Component Renewal	Replace Rheem water heater, Model 6E722, 50 Gal at end of useful life	1	EA	2017
84779	37694	YV HSE H103-H104	CR - Component Renewal	Replace Rheem water heater, Model 6E722, 50 Gal at end of useful life	1	EA	2032
84780	44620	YV HSE H105-H106	CR - Component Renewal	Replace Electric water heater, 80 gallon at end of useful life	2	EA	2019
84780	44620	YV HSE H105-H106	CR - Component Renewal	Replace Electric water heater, 80 gallon at end of useful life	2	EA	2031
84780	36740	YV HSE H105-H106	CR - Component Renewal	Replace Roofing, Asphalt Shingles at end of useful life	300	SF	2020
84780	36741	YV HSE H105-H106	CR - Component Renewal	Replace Aluminum insulated slider at end of useful life	4	EA	2020
84780	37695	YV HSE H105-H106	CR - Component Renewal	Replace Bathroom sink at end of useful life	2	EA	2020
84780	37696	YV HSE H105-H106	CR - Component Renewal	Replace Bathroom toilet at end of useful life	2	EA	2025
84780	37697	YV HSE H105-H106	CR - Component Renewal	Replace Shower at end of useful life	2	EA	2022

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YOSEMITE VILLAGE COMPONENT RENEWAL							
84780	37698	YV HSE H105-H106	CR - Component Renewal	Replace Steam radiator heat source at end of useful life	2	EA	2020
84780	37699	YV HSE H105-H106	CR - Component Renewal	Replace Kitchen sink at end of useful life	2	EA	2020
84782	38413	YV HSE H117	CR - Component Renewal	Replace Payne Plus 90 furnace at end of useful life	1	EA	2020
84782	38414	YV HSE H117	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2016
84782	38415	YV HSE H117	CR - Component Renewal	Replace Lower bathroom sink at end of useful life	1	EA	2016
84782	38416	YV HSE H117	CR - Component Renewal	Replace Lower bathroom toilet at end of useful life	1	EA	2016
84782	38417	YV HSE H117	CR - Component Renewal	Replace Lower bathroom shower with bathtub at end of useful life	1	EA	2018
84782	38418	YV HSE H117	CR - Component Renewal	Replace Upper bathroom sink at end of useful life	1	EA	2016
84782	38419	YV HSE H117	CR - Component Renewal	Replace Upper bathroom toilet at end of useful life	1	EA	2016
84782	38420	YV HSE H117	CR - Component Renewal	Replace Upper bathroom shower with bathtub at end of useful life	1	EA	2018
84782		YV HSE H117	CR - Component Renewal	Replace asphalt shingle roof covering at end of useful life	900	SF	2015
84787	44626	YV HSE Indian Cr Apt & Garage Bldg 2	CR - Component Renewal	Replace Kitchen sink at end of useful life	4	EA	2018
84787	44627	YV HSE Indian Cr Apt & Garage Bldg 2	CR - Component Renewal	Replace Plumbing fixture, shower at end of useful life	4	EA	2018
84787	44628	YV HSE Indian Cr Apt & Garage Bldg 2	CR - Component Renewal	Replace Plumbing fixture, sink, restroom at end of useful life	4	EA	2015
84787	44629	YV HSE Indian Cr Apt & Garage Bldg 2	CR - Component Renewal	Replace Electric water heater, 80 gallon at end of useful life	4	EA	2024
84787	41347	YV HSE Indian Cr Apt & Garage Bldg 2	CR - Component Renewal	Replace Ext Doors, Wood Solid Core at end of useful life	4	EA	2018
84787	78	YV HSE Indian Cr Apt & Garage Bldg 2	CR - Component Renewal	Replace peeling door in bedroom 1 of H58.	3	EA	2020
84787	36295	YV HSE Indian Cr Apt & Garage Bldg 2	CR - Component Renewal	Replace Electrical Panel at end of useful life	1	EA	2015
84787	4279	YV HSE Indian Cr Apt & Garage Bldg 2	CR - Component Renewal	Replace baseboard heater with similar specifications.	1	EA	2021
84787	4279	YV HSE Indian Cr Apt & Garage Bldg 2	CR - Component Renewal	Replace baseboard heater with similar specifications.	1	EA	2031
84787	36296	YV HSE Indian Cr Apt & Garage Bldg 2	CR - Component Renewal	Replace Fittings, Cabinets, Wood, Bathroom at end of useful life	4	EA	2015
84787	36298	YV HSE Indian Cr Apt & Garage Bldg 2	CR - Component Renewal	Replace Vent flue at end of useful life	1	EA	2015
84787	36380	YV HSE Indian Cr Apt & Garage Bldg 2	CR - Component Renewal	Replace Fittings, Cabinets, Wood, Kitchen at end of useful life	4	EA	2015
84788	37104	YV HSE H86-H91 Six Plex	CR - Component Renewal	Replace Ext Doors, Wood, Screen Door at end of useful life	6	EA	2022
84788	37720	YV HSE H86-H91 Six Plex	CR - Component Renewal	Replace Bathroom sink, H86 at end of useful life	1	EA	2020
84788	37721	YV HSE H86-H91 Six Plex	CR - Component Renewal	Replace Bathroom toilet, H86 at end of useful life	1	EA	2025
84788	37722	YV HSE H86-H91 Six Plex	CR - Component Renewal	Replace Shower, H86 at end of useful life	1	EA	2022
84788	37723	YV HSE H86-H91 Six Plex	CR - Component Renewal	Replace Steam radiator heat source, H86 at end of useful life	1	EA	2020
84788	37724	YV HSE H86-H91 Six Plex	CR - Component Renewal	Replace Kitchen sink, H86 at end of useful life	1	EA	2020
84788	37725	YV HSE H86-H91 Six Plex	CR - Component Renewal	Replace Bathroom sink, H87 at end of useful life	1	EA	2020
84788	37726	YV HSE H86-H91 Six Plex	CR - Component Renewal	Replace Bathroom toilet, H87 at end of useful life	1	EA	2025
84788	37727	YV HSE H86-H91 Six Plex	CR - Component Renewal	Replace Shower, H87 at end of useful life	1	EA	2022
84788	37728	YV HSE H86-H91 Six Plex	CR - Component Renewal	Replace Steam radiator heat source, H87 at end of useful life	1	EA	2019
84788	37729	YV HSE H86-H91 Six Plex	CR - Component Renewal	Replace Kitchen sink, H87 at end of useful life	1	EA	2020
84788	37730	YV HSE H86-H91 Six Plex	CR - Component Renewal	Replace Bathroom sink, H88 at end of useful life	1	EA	2020
84788	37731	YV HSE H86-H91 Six Plex	CR - Component Renewal	Replace Bathroom toilet, H88 at end of useful life	1	EA	2025
84788	37732	YV HSE H86-H91 Six Plex	CR - Component Renewal	Replace Shower, H88 at end of useful life	1	EA	2022
84788	37733	YV HSE H86-H91 Six Plex	CR - Component Renewal	Replace Steam radiator heat source, H88 at end of useful life	1	EA	2020
84788	37734	YV HSE H86-H91 Six Plex	CR - Component Renewal	Replace Kitchen sink, H88 at end of useful life	1	EA	2020
84788	37735	YV HSE H86-H91 Six Plex	CR - Component Renewal	Replace Bathroom sink, H89 at end of useful life	1	EA	2020
84788	37736	YV HSE H86-H91 Six Plex	CR - Component Renewal	Replace Bathroom toilet, H89 at end of useful life	1	EA	2025
84788	37737	YV HSE H86-H91 Six Plex	CR - Component Renewal	Replace Shower, H89 at end of useful life	1	EA	2022
84788	37738	YV HSE H86-H91 Six Plex	CR - Component Renewal	Replace Steam radiator heat source, H89 at end of useful life	1	EA	2019
84788	37739	YV HSE H86-H91 Six Plex	CR - Component Renewal	Replace Kitchen sink, H89 at end of useful life	1	EA	2020
84788	37740	YV HSE H86-H91 Six Plex	CR - Component Renewal	Replace Bathroom sink, H90 at end of useful life	1	EA	2020
84788	37741	YV HSE H86-H91 Six Plex	CR - Component Renewal	Replace Bathroom toilet, H90 at end of useful life	1	EA	2025

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YOSEMITE VILLAGE COMPONENT RENEWAL							
84788	37742	YV HSE H86-H91 Six Plex	CR - Component Renewal	Replace Shower, H90 at end of useful life	1	EA	2022
84788	37743	YV HSE H86-H91 Six Plex	CR - Component Renewal	Replace Steam radiator heat source, H90 at end of useful life	1	EA	2020
84788	37744	YV HSE H86-H91 Six Plex	CR - Component Renewal	Replace Kitchen sink, H90 at end of useful life	1	EA	2020
84789	37745	YV HSE H92-H97 Six Plex	CR - Component Renewal	Replace Bathroom sink, H92 at end of useful life	1	EA	2020
84789	37746	YV HSE H92-H97 Six Plex	CR - Component Renewal	Replace Bathroom toilet, H92 at end of useful life	1	EA	2025
84789	37747	YV HSE H92-H97 Six Plex	CR - Component Renewal	Replace Shower, H92 at end of useful life	1	EA	2022
84789	37748	YV HSE H92-H97 Six Plex	CR - Component Renewal	Replace Steam radiator heat source, H92 at end of useful life	1	EA	2021
84789	37749	YV HSE H92-H97 Six Plex	CR - Component Renewal	Replace Kitchen sink, H92 at end of useful life	1	EA	2020
84789	37750	YV HSE H92-H97 Six Plex	CR - Component Renewal	Replace Bathroom sink, H93 at end of useful life	1	EA	2020
84789	37751	YV HSE H92-H97 Six Plex	CR - Component Renewal	Replace Bathroom toilet, H93 at end of useful life	1	EA	2025
84789	37752	YV HSE H92-H97 Six Plex	CR - Component Renewal	Replace Shower, H93 at end of useful life	1	EA	2022
84789	37753	YV HSE H92-H97 Six Plex	CR - Component Renewal	Replace Steam radiator heat source, H93 at end of useful life	1	EA	2020
84789	37754	YV HSE H92-H97 Six Plex	CR - Component Renewal	Replace Kitchen sink, H93 at end of useful life	1	EA	2020
84789	37755	YV HSE H92-H97 Six Plex	CR - Component Renewal	Replace Bathroom sink, H94 at end of useful life	1	EA	2020
84789	37756	YV HSE H92-H97 Six Plex	CR - Component Renewal	Replace Bathroom toilet, H94 at end of useful life	1	EA	2025
84789	37757	YV HSE H92-H97 Six Plex	CR - Component Renewal	Replace Shower, H94 at end of useful life	1	EA	2022
84789	37758	YV HSE H92-H97 Six Plex	CR - Component Renewal	Replace Steam radiator heat source, H94 at end of useful life	1	EA	2019
84789	37759	YV HSE H92-H97 Six Plex	CR - Component Renewal	Replace Kitchen sink, H94 at end of useful life	1	EA	2020
84789	37760	YV HSE H92-H97 Six Plex	CR - Component Renewal	Replace Bathroom sink, H95 at end of useful life	1	EA	2020
84789	37761	YV HSE H92-H97 Six Plex	CR - Component Renewal	Replace Bathroom toilet, H95 at end of useful life	1	EA	2025
84789	37762	YV HSE H92-H97 Six Plex	CR - Component Renewal	Replace Shower, H95 at end of useful life	1	EA	2022
84789	37763	YV HSE H92-H97 Six Plex	CR - Component Renewal	Replace Steam radiator heat source, H95 at end of useful life	1	EA	2020
84789	37764	YV HSE H92-H97 Six Plex	CR - Component Renewal	Replace Kitchen sink, H95 at end of useful life	1	EA	2020
84789	37765	YV HSE H92-H97 Six Plex	CR - Component Renewal	Replace Bathroom sink, H96 at end of useful life	1	EA	2020
84789	37766	YV HSE H92-H97 Six Plex	CR - Component Renewal	Replace Bathroom toilet, H96 at end of useful life	1	EA	2025
84789	37767	YV HSE H92-H97 Six Plex	CR - Component Renewal	Replace Shower, H96 at end of useful life	1	EA	2022
84789	37768	YV HSE H92-H97 Six Plex	CR - Component Renewal	Replace Steam radiator heat source, H96 at end of useful life	1	EA	2019
84789	37769	YV HSE H92-H97 Six Plex	CR - Component Renewal	Replace Kitchen sink, H96 at end of useful life	1	EA	2020
84789	37770	YV HSE H92-H97 Six Plex	CR - Component Renewal	Replace Bathroom sink, H97 at end of useful life	1	EA	2020
84789	37771	YV HSE H92-H97 Six Plex	CR - Component Renewal	Replace Bathroom toilet, H97 at end of useful life	1	EA	2025
84789	37772	YV HSE H92-H97 Six Plex	CR - Component Renewal	Replace Shower, H97 at end of useful life	1	EA	2022
84789	37773	YV HSE H92-H97 Six Plex	CR - Component Renewal	Replace Steam radiator heat source, H97 at end of useful life	1	EA	2020
84789	37774	YV HSE H92-H97 Six Plex	CR - Component Renewal	Replace Kitchen sink, H97 at end of useful life	1	EA	2020
84791	36347	YV HSE H134-H135 - Knob Hill	CR - Component Renewal	Replace Toilet fixture, Bathtub at end of useful life	2	EA	2015
84791	37007	YV HSE H134-H135 - Knob Hill	CR - Component Renewal	Replace gas furnace at end of useful life	1	EA	2015
84791	37007	YV HSE H134-H135 - Knob Hill	CR - Component Renewal	Replace gas furnace at end of useful life	1	EA	2030
84792	44635	YV HSE H131-H132 - Knob Hill	CR - Component Renewal	Replace Electric baseboard heating throughout at end of useful life	1	EA	2015
84792	44637	YV HSE H131-H132 - Knob Hill	CR - Component Renewal	Replace Plumbing fixture, shower at end of useful life	1	EA	2024
84792	44639	YV HSE H131-H132 - Knob Hill	CR - Component Renewal	Replace Plumbing fixture, toilet at end of useful life	1	EA	2018
84792	36299	YV HSE H131-H132 - Knob Hill	CR - Component Renewal	Replace Ceramic tile at end of useful life	80	SF	2015
84792	37053	YV HSE H131-H132 - Knob Hill	CR - Component Renewal	Replace Ext Windows, Aluminum, Operable at end of useful life	1	EA	2020
84792		YV HSE H131-H132 - Knob Hill	CR - Component Renewal	Replace asphalt roll roof covering at end of useful life	2,730	SF	2015
84793	44641	YV HSE H126 (Knob Hill?)	CR - Component Renewal	Replace Plumbing fixture, shower at end of useful life	1	EA	2021
84793	44643	YV HSE H126 (Knob Hill?)	CR - Component Renewal	Replace Plumbing fixture, toilet at end of useful life	1	EA	2018
84793	36356	YV HSE H126 (Knob Hill?)	CR - Component Renewal	Replace Fittings, Cabinets, Wood at end of useful life	1	EA	2015
84793	41264	YV HSE H126 (Knob Hill?)	CR - Component Renewal	Replace Toilet fixture at end of useful life	4	EA	2020

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YOSEMITE VILLAGE COMPONENT RENEWAL							
84793	36357	YV HSE H126 (Knob Hill?)	CR - Component Renewal	Replace Int Doors, Wood, Solid Core at end of useful life	1	EA	2018
84793	4472	YV HSE H126 (Knob Hill?)	CR - Component Renewal	Replace electric 80 gallon water heater with similar specifications.	1	EA	2024
84793	4473	YV HSE H126 (Knob Hill?)	CR - Component Renewal	Replace electric 47 gallon water heater with similar specifications.	1	EA	2024
84793	44513	YV HSE H126 (Knob Hill?)	CR - Component Renewal	Replace Electric 47 gallon water heater at end of useful life	1	EA	2024
84793	4480	YV HSE H126 (Knob Hill?)	CR - Component Renewal	Replace gas furnace with similar specifications.	1	EA	2020
84793	36982	YV HSE H126 (Knob Hill?)	CR - Component Renewal	Replace Ext Doors, Aluminum, Screen Door at end of useful life	3	EA	2020
84794	36556	YV HSE Indian Cr Apt Bldg 1	CR - Component Renewal	Replace Int Doors, Wood, Access Panel at end of useful life	1	EA	2020
84794	36557	YV HSE Indian Cr Apt Bldg 1	CR - Component Renewal	Replace Int Doors, Wood, Hollow Core at end of useful life	37	EA	2015
84794	36558	YV HSE Indian Cr Apt Bldg 1	CR - Component Renewal	Replace Ext Windows, Aluminum, Operable at end of useful life	95	EA	2020
84794	4371	YV HSE Indian Cr Apt Bldg 1	CR - Component Renewal	Replace boiler burner with similar specifications. (1150MBH)	1	EA	2026
84794	36297	YV HSE Indian Cr Apt Bldg 1	CR - Component Renewal	Replace Ext Doors, Wood, Solid Core at end of useful life	20	EA	2020
84794	36302	YV HSE Indian Cr Apt Bldg 1	CR - Component Renewal	Replace Int Wall Finish, Ceramic Tile at end of useful life	660	SF	2015
84794		YV HSE Indian Cr Apt Bldg 1	CR - Component Renewal	Replace asphalt shingle roof covering at end of useful life	2,730	SF	2015
84808	36313	YV HSE Lost Arrow Dorm Bldg	CR - Component Renewal	Replace Ceiling Finishes at end of useful life	5,842	SF	2015
84808	36314	YV HSE Lost Arrow Dorm Bldg	CR - Component Renewal	Replace Wall Base at end of useful life	2,148	SF	2020
84808	36315	YV HSE Lost Arrow Dorm Bldg	CR - Component Renewal	Replace Door hardware at end of useful life	27	EA	2020
84808	36316	YV HSE Lost Arrow Dorm Bldg	CR - Component Renewal	Replace bedroom abinet at end of useful life	1	EA	2015
84808	36317	YV HSE Lost Arrow Dorm Bldg	CR - Component Renewal	Replace Window at end of useful life	122	EA	2020
84808	44716	YV HSE Lost Arrow Dorm Bldg	CR - Component Renewal	Inspect doors annually for ease of opening and closure, plane or re-hang doors, as necessary. Inspect hardware for operability and tighten or lubricate, as needed.	7	EA	2019
84808	4627	YV HSE Lost Arrow Dorm Bldg	CR - Component Renewal	Replace boiler burner with similar specifications and compatible with boiler. (550 MBH)	1	EA	2026
84808	4636	YV HSE Lost Arrow Dorm Bldg	CR - Component Renewal	Replace hot water tank with similar specifications (~300 gallons). Verify size	1	EA	2018
84808	4634	YV HSE Lost Arrow Dorm Bldg	CR - Component Renewal	Replace steam radiators with similar specifications. (typical)	24	EA	2031
84808	4633	YV HSE Lost Arrow Dorm Bldg	CR - Component Renewal	Replace condensate pipe with similar specifications.	1	EA	2018
84808	4633	YV HSE Lost Arrow Dorm Bldg	CR - Component Renewal	Replace condensate pipe with similar specifications.	1	EA	2028
84808	4635	YV HSE Lost Arrow Dorm Bldg	CR - Component Renewal	Replace exhaust fans in men's and women's bathrooms. Install new Bathroom exhaust fan through building (roof) not into attic in both bathrooms.	2	EA	2026
84808	4625	YV HSE Lost Arrow Dorm Bldg	CR - Component Renewal	Replace electric wall heater with similar specifications (~1200 Watts). Verify appropriate breaker for heater.	1	EA	2018
84808	4625	YV HSE Lost Arrow Dorm Bldg	CR - Component Renewal	Replace electric wall heater with similar specifications (~1200 Watts). Verify appropriate breaker for heater.	1	EA	2030
84808	4639	YV HSE Lost Arrow Dorm Bldg	CR - Component Renewal	Replace electric wall heater with similar specifications.	1	EA	2018
84808	4639	YV HSE Lost Arrow Dorm Bldg	CR - Component Renewal	Replace electric wall heater with similar specifications.	1	EA	2028
84824	38500	YV HSE Tecoya Dorm E	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2018
84824	38501	YV HSE Tecoya Dorm E	CR - Component Renewal	Replace 1st floor bathroom sink at end of useful life	4	EA	2018
84824	38502	YV HSE Tecoya Dorm E	CR - Component Renewal	Replace 1st floor bathroom toilet at end of useful life	2	EA	2015
84824	38503	YV HSE Tecoya Dorm E	CR - Component Renewal	Replace 1st floor shower at end of useful life	2	EA	2015
84824	38504	YV HSE Tecoya Dorm E	CR - Component Renewal	Replace 2nd floor bathroom sink at end of useful life	4	EA	2018
84824	38505	YV HSE Tecoya Dorm E	CR - Component Renewal	Replace 2nd floor bathroom toilet at end of useful life	2	EA	2015
84824	38506	YV HSE Tecoya Dorm E	CR - Component Renewal	Replace 2nd floor shower at end of useful life	2	EA	2015
84824	38507	YV HSE Tecoya Dorm E	CR - Component Renewal	Replace 3rd floor bathroom sink at end of useful life	4	EA	2015
84824	38508	YV HSE Tecoya Dorm E	CR - Component Renewal	Replace 3rd floor bathroom toilet at end of useful life	2	EA	2016
84824	38509	YV HSE Tecoya Dorm E	CR - Component Renewal	Replace 3rd floor shower at end of useful life	2	EA	2015
84824	42444	YV HSE Tecoya Dorm E	CR - Component Renewal	Inspect door for ease of opening and closure, plane or re-hang door, as necessary. Inspect hardware for operability and tighten or lubricate, as needed. Patch o	2	EA	2019
84824	44649	YV HSE Tecoya Dorm E	CR - Component Renewal	Replace Electric water heater, 80 gallon at end of useful life	1	EA	2019
84824	44649	YV HSE Tecoya Dorm E	CR - Component Renewal	Replace Electric water heater, 80 gallon at end of useful life	1	EA	2031
84824	36763	YV HSE Tecoya Dorm E	CR - Component Renewal	Replace Ext Windows, Aluminum, Operable at end of useful life	70	EA	2020
84824	6847	YV HSE Tecoya Dorm E	CR - Component Renewal	Replace lockers; Tecoya Dorm E 1st Floor Kitchen	1	EA	2015
84825	38510	YV HSE Tecoya Dorm F	CR - Component Renewal	Replace Kitchen sink at end of useful life	1	EA	2018
84825	38511	YV HSE Tecoya Dorm F	CR - Component Renewal	Replace 1st floor bathroom sink at end of useful life	4	EA	2015

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YOSEMITE VILLAGE COMPONENT RENEWAL							
84825	38512	YV HSE Tecoya Dorm F	CR - Component Renewal	Replace 1st floor bathroom toilet at end of useful life	2	EA	2016
84825	38513	YV HSE Tecoya Dorm F	CR - Component Renewal	Replace 1st floor shower at end of useful life	2	EA	2018
84825	38514	YV HSE Tecoya Dorm F	CR - Component Renewal	Replace 2nd floor bathroom sink at end of useful life	4	EA	2015
84825	38515	YV HSE Tecoya Dorm F	CR - Component Renewal	Replace 2nd floor bathroom toilet at end of useful life	2	EA	2016
84825	38516	YV HSE Tecoya Dorm F	CR - Component Renewal	Replace 2nd floor shower at end of useful life	2	EA	2018
84825	38517	YV HSE Tecoya Dorm F	CR - Component Renewal	Replace 3rd floor bathroom sink at end of useful life	4	EA	2015
84825	38518	YV HSE Tecoya Dorm F	CR - Component Renewal	Replace 3rd floor bathroom toilet at end of useful life	2	EA	2017
84825	38519	YV HSE Tecoya Dorm F	CR - Component Renewal	Replace 3rd floor shower at end of useful life	2	EA	2018
84825	44650	YV HSE Tecoya Dorm F	CR - Component Renewal	Replace Electric water heater, 80 gallon at end of useful life	1	EA	2019
84825	44650	YV HSE Tecoya Dorm F	CR - Component Renewal	Replace Electric water heater, 80 gallon at end of useful life	1	EA	2031
84825	36762	YV HSE Tecoya Dorm F	CR - Component Renewal	Replace Exterior Walls, Wood Board Siding at end of useful life	5,980	SF	2020
84825	36763	YV HSE Tecoya Dorm F	CR - Component Renewal	Replace Ext Windows, Aluminum, Operable at end of useful life	70	EA	2020
84825	36764	YV HSE Tecoya Dorm F	CR - Component Renewal	Replace Wood Trellis at end of useful life	5,568	SF	2015
84825	36766	YV HSE Tecoya Dorm F	CR - Component Renewal	Replace Ext Doors, Wood, Panel, Contemporary at end of useful life	15	EA	2020
84825	36768	YV HSE Tecoya Dorm F	CR - Component Renewal	Replace Slab on Grade, concrete Foundation at end of useful life	5,568	SF	2020
84825	36774	YV HSE Tecoya Dorm F	CR - Component Renewal	Replace Int Wood Finish, Wood Trim at end of useful life	532	SF	2020
84825	36775	YV HSE Tecoya Dorm F	CR - Component Renewal	Replace Int Wall Finish, Ceramic Tile at end of useful life	576	SF	2020
84826	38520	YV HSE Y Apt Bldg	CR - Component Renewal	Replace Bathroom sink at end of useful life	8	EA	2015
84826	38521	YV HSE Y Apt Bldg	CR - Component Renewal	Replace Bathroom toilet at end of useful life	8	EA	2018
84826	38522	YV HSE Y Apt Bldg	CR - Component Renewal	Replace Shower with bathtub at end of useful life	8	EA	2018
84826	38523	YV HSE Y Apt Bldg	CR - Component Renewal	Replace Kitchen sink at end of useful life	8	EA	2015
84826	44651	YV HSE Y Apt Bldg	CR - Component Renewal	Replace Electric water heater, 80 gallon at end of useful life	1	EA	2019
84826	44651	YV HSE Y Apt Bldg	CR - Component Renewal	Replace Electric water heater, 80 gallon at end of useful life	1	EA	2031
84826	37099	YV HSE Y Apt Bldg	CR - Component Renewal	Replace Ext Doors, Wood, Plank/Board, Garage Doors at end of useful life	8	EA	2020
84826	37101	YV HSE Y Apt Bldg	CR - Component Renewal	Replace Ext Doors, Wood, Solid Core at end of useful life	17	EA	2020
84826	37102	YV HSE Y Apt Bldg	CR - Component Renewal	Replace Fittings, Counter, Plastic Laminate at end of useful life	8	EA	2020
84833	42443	YV HSE Tecoya Dorm A/B	CR - Component Renewal	Inspect door for ease of opening and closure, plane or re-hang door, as necessary. Inspect hardware for operability and tighten or lubricate, as needed. Patch o	2	EA	2019
84833	44569	YV HSE Tecoya Dorm A/B	CR - Component Renewal	Replace Wood solid core door with metal frame at end of useful life	3	EA	2020
84833	44661	YV HSE Tecoya Dorm A/B	CR - Component Renewal	Replace Water heater at end of useful life	1	EA	2028
84833	44662	YV HSE Tecoya Dorm A/B	CR - Component Renewal	Replace Roofing, Metal at end of useful life	7,942	SF	2020
84833	44523	YV HSE Tecoya Dorm A/B	CR - Component Renewal	Replace Ext Windows, Aluminum, Operable at end of useful life	83	EA	2015
84833	36795	YV HSE Tecoya Dorm A/B	CR - Component Renewal	Replace Int Wall Finish, Gypsum Board at end of useful life	38,936	SF	2020
84833	36796	YV HSE Tecoya Dorm A/B	CR - Component Renewal	Replace Int Ceiling Finish, Gypsum Board at end of useful life	14,136	SF	2020
84833	36797	YV HSE Tecoya Dorm A/B	CR - Component Renewal	Replace Int Floor Finish, Ceramic Tile at end of useful life	984	SF	2020
84833	11897	YV HSE Tecoya Dorm A/B	CR - Component Renewal	Replace light fixtures; B8	2	EA	2020
84833	37154	YV HSE Tecoya Dorm A/B	CR - Component Renewal	Replace Int Ceiling Finish, FRP at end of useful life	200	SF	2025
84834	42445	YV HSE Tecoya Dorm C/D	CR - Component Renewal	Inspect door for ease of opening and closure, plane or re-hang door, as necessary. Inspect hardware for operability and tighten or lubricate, as needed. Patch o	3	EA	2019
84834	36776	YV HSE Tecoya Dorm C/D	CR - Component Renewal	Replace Ext Walls, Wood Board Siding at end of useful life	12,980	SF	2020
84834	36777	YV HSE Tecoya Dorm C/D	CR - Component Renewal	Replace Roof Finishes, Soffits, Wood Board at end of useful life	500	SF	2020
84834	44523	YV HSE Tecoya Dorm C/D	CR - Component Renewal	Replace Ext Windows, Aluminum, Operable at end of useful life	83	EA	2015
84834	36780	YV HSE Tecoya Dorm C/D	CR - Component Renewal	Replace Roof Framing, Dimensioned Wood Construction at end of useful life	11,913	SF	2020
84834	36781	YV HSE Tecoya Dorm C/D	CR - Component Renewal	Replace Roofing, Metal at end of useful life	7,942	SF	2020
84834	36782	YV HSE Tecoya Dorm C/D	CR - Component Renewal	Replace Ext Walls, Wood Shake or Shingle Siding at end of useful life	760	SF	2015
84834	36785	YV HSE Tecoya Dorm C/D	CR - Component Renewal	Replace Ext Walls, Wood Trim (500 LF) at end of useful life	500	SF	2025
84834	44526	YV HSE Tecoya Dorm C/D	CR - Component Renewal	Replace Ext Doors, Wood, Hollow Core at end of useful life	15	EA	2015
84834	36786	YV HSE Tecoya Dorm C/D	CR - Component Renewal	Replace Int Ceiling Finish, Gypsum Board at end of useful life	14,136	SF	2020

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YOSEMITE VILLAGE COMPONENT RENEWAL							
84834	44530	YV HSE Tecoya Dorm C/D	CR - Component Renewal	Replace Int Wall Finish, Gypsum Board at end of useful life	38,936	SF	2020
84834	44531	YV HSE Tecoya Dorm C/D	CR - Component Renewal	Replace Int Doors, Wood, Solid Core at end of useful life	151	EA	2020
84834	36792	YV HSE Tecoya Dorm C/D	CR - Component Renewal	Replace Int Wall Finish, Wood Trim at end of useful life	3,544	SF	2020
84834	36793	YV HSE Tecoya Dorm C/D	CR - Component Renewal	Replace Int Wall Finish, Tile, Ceramic at end of useful life	984	SF	2020
84834	36794	YV HSE Tecoya Dorm C/D	CR - Component Renewal	Replace Fiberglass Shower Stall at end of useful life	6	EA	2020
84834	6570	YV HSE Tecoya Dorm C/D	CR - Component Renewal	Replace sink; left sink is cracked; Tecoya Dorm D 2nd Floor Women's Restroom	1	EA	2020
84834	36801	YV HSE Tecoya Dorm C/D	CR - Component Renewal	Replace Fittings, Cabinets, Wood at end of useful life	8	EA	2020
84837	44499	YV General Offices Bldg	CR - Component Renewal	Replace Int Ceiling Finish, Acoustical Tile at end of useful life	5,182	SF	2017
84837	44500	YV General Offices Bldg	CR - Component Renewal	Replace Int Wall Finish, Wood Trim at end of useful life	1,100	SF	2022
84837	36643	YV General Offices Bldg	CR - Component Renewal	Replace Int Doors, Steel, Hollow Core at end of useful life	4	EA	2020
84837	36644	YV General Offices Bldg	CR - Component Renewal	Replace Int Wall Finish, Gypsum Board at end of useful life	12,500	SF	2018
84837	36645	YV General Offices Bldg	CR - Component Renewal	Replace Int Ceiling Finish, Wood Paneling at end of useful life	500	SF	2020
84837	36648	YV General Offices Bldg	CR - Component Renewal	Replace Fittings, Cabinets, Wood at end of useful life	20	EA	2016
84837	4082	YV General Offices Bldg	CR - Component Renewal	Replace electric baseboard heaters in Retail Office	2	EA	2015
84837	4086	YV General Offices Bldg	CR - Component Renewal	Replace electric water heater in General Office Building at end of life.	1	EA	2015
84837	4092	YV General Offices Bldg	CR - Component Renewal	Replace 790 MBH oil-fired boiler for General Office Building at EOL. Kewanee boilers were discontinued in 2001.	10	EA	2020
84837	4095	YV General Offices Bldg	CR - Component Renewal	Replace electric water heater in General Offices Building at EOL.	1	EA	2016
84837	36670	YV General Offices Bldg	CR - Component Renewal	Replace Sump pump for General Office Building mechanical room. at end of useful life	1	EA	2020
84837	36671	YV General Offices Bldg	CR - Component Renewal	Replace Heat pump outside check printing room. No access to check printing room. at end of useful life	1	EA	2020
84837	36672	YV General Offices Bldg	CR - Component Renewal	Replace Evaporative coolers for General Services Building. Only inspected one unit due to steepness of roof. at end of useful life	6	EA	2020
84838	44497	YV DEGNANS BLDG	CR - Component Renewal	Replace Fittings, Counters, Plastic Laminate at end of useful life	7	EA	2016
84838	36464	YV DEGNANS BLDG	CR - Component Renewal	Replace Int Floor Finish, Quarry Tile at end of useful life	4,353	SF	2017
84838	36466	YV DEGNANS BLDG	CR - Component Renewal	Replace Int Wall Finish, Plaster at end of useful life	3,500	SF	2017
84838	36469	YV DEGNANS BLDG	CR - Component Renewal	Replace Int Wall Finish, Gypsum board at end of useful life	1,760	SF	2016
84838	36471	YV DEGNANS BLDG	CR - Component Renewal	Replace Int Ceiling Finish, Plaster at end of useful life	1,012	SF	2016
84838	36472	YV DEGNANS BLDG	CR - Component Renewal	Replace Int Wall Finish, Wood Paneling at end of useful life	224	SF	2015
84838	36318	YV DEGNANS BLDG	CR - Component Renewal	Replace Packaged unit, Air conditioning with gas heat. DNC stated units are less than 5 yr old. at end of useful life	2	EA	2020
84838	44801	YV DEGNANS BLDG	CR - Component Renewal	Replace Evaporative Cooler for Store at end of useful life	1	EA	2020
84838	36473	YV DEGNANS BLDG	CR - Component Renewal	Replace Int Wall Finish, FRP at end of useful life	288	SF	2015
84838	44802	YV DEGNANS BLDG	CR - Component Renewal	Replace Adobe Air Evaporative Cooler at end of useful life	1	EA	2023
84838	36474	YV DEGNANS BLDG	CR - Component Renewal	Replace Int Ceiling Finish, Gypsum Board at end of useful life	90	SF	2016
84838	36475	YV DEGNANS BLDG	CR - Component Renewal	Replace Int Ceiling Finish, Acoustical Tile at end of useful life	1,672	SF	2016
84838	36319	YV DEGNANS BLDG	CR - Component Renewal	Replace Water heater exhaust stack at end of useful life	1	EA	2034
84838	36320	YV DEGNANS BLDG	CR - Component Renewal	Replace Power ventilator on upper roof at end of useful life	1	EA	2015
84838	36320	YV DEGNANS BLDG	CR - Component Renewal	Replace Power ventilator on upper roof at end of useful life	1	EA	2030
84838	36321	YV DEGNANS BLDG	CR - Component Renewal	Replace Power ventilatorPhoto: YOSE-84838-EXT-04-ROOF-014.jpg at end of useful life	1	EA	2020
84838	36322	YV DEGNANS BLDG	CR - Component Renewal	Replace Exhaust fans inside rooftop room at end of useful life	2	EA	2020
84838	36323	YV DEGNANS BLDG	CR - Component Renewal	Replace Water storage tank, approximately 100 gallons at end of useful life	2	EA	2025
84838	36324	YV DEGNANS BLDG	CR - Component Renewal	Replace Hot water, fan coil unit installed in hallway next to kitchen door (First floor of Degnan/s). at end of useful life	1	EA	2015
84838	36324	YV DEGNANS BLDG	CR - Component Renewal	Replace Hot water, fan coil unit installed in hallway next to kitchen door (First floor of Degnan/s). at end of useful life	1	EA	2030
84838	36325	YV DEGNANS BLDG	CR - Component Renewal	Replace Sink for first floor, kitchen bathroom. at end of useful life	1	EA	2020
84838	36326	YV DEGNANS BLDG	CR - Component Renewal	Replace Air curtain fan located above door to loading dock. at end of useful life	1	EA	2016
84838	36326	YV DEGNANS BLDG	CR - Component Renewal	Replace Air curtain fan located above door to loading dock. at end of useful life	1	EA	2026
84838	36327	YV DEGNANS BLDG	CR - Component Renewal	Replace Utility sink in back corner of Degnan's dishwasher room. at end of useful life	1	EA	2015
84838	36346	YV DEGNANS BLDG	CR - Component Renewal	Replace Sandwich Shop utility sink. at end of useful life	1	EA	2023
84838	36363	YV DEGNANS BLDG	CR - Component Renewal	Replace Toilet, Public Men's Room at end of useful life	2	EA	2020

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
YOSEMITE VILLAGE COMPONENT RENEWAL							
84838	36364	YV DEGNANS BLDG	CR - Component Renewal	Replace Urinal, Public Men's Room at end of useful life	2	EA	2020
84838	44519	YV DEGNANS BLDG	CR - Component Renewal	Replace Ext Doors, Wood, Louvered at end of useful life	10	EA	2016
84838	36304	YV DEGNANS BLDG	CR - Component Renewal	Replace Evaporative coolers for Deli. Date installed per DNC. Model is discontinued.Photo: YOSE-84838-EXT-04-ROOF-04a.jpg at end of useful life	2	EA	2015
84838	36305	YV DEGNANS BLDG	CR - Component Renewal	Replace Exhaust Fan next to South evaporative cooler for Deli. at end of useful life	1	EA	2018
84838	36305	YV DEGNANS BLDG	CR - Component Renewal	Replace Exhaust Fan next to South evaporative cooler for Deli. at end of useful life	1	EA	2033
84839	44498	YV Store Bldg	CR - Component Renewal	Replace Int Ceiling Finish, Acoustical Tile at end of useful life	4,877	SF	2016
84839	36478	YV Store Bldg	CR - Component Renewal	Replace Slab on Grade, Concrete Foundation at end of useful life	24,619	SF	2020
84839	36480	YV Store Bldg	CR - Component Renewal	Replace Int Wall Finish, Gypsum Board at end of useful life	16,416	SF	2017
84839	3295	YV Store Bldg	CR - Component Renewal	Replace boilers at end of life. The boiler lives have exceed expected operating life.	2	EA	2015
84839	3297	YV Store Bldg	CR - Component Renewal	Replace 85 gallon, 36 KW electric water heater.	1	EA	2025
84839	36655	YV Store Bldg	CR - Component Renewal	Replace Steam (unfired) water heater. Estimated capacity 100 gallons. Estimated age. at end of useful life	1	EA	2020
84839	44504	YV Store Bldg	CR - Component Renewal	Replace Boiler expansion tank. Not used. Cleanout open. Very rusty. at end of useful life	1	EA	2016
84839	44505	YV Store Bldg	CR - Component Renewal	Replace Evaporative cooler in attic above Sports Shop. Doesn't appear to be operational. Age estimated. at end of useful life	1	EA	2020
84839	3301	YV Store Bldg	CR - Component Renewal	Replace electric water heater(s) at end of life.	2	EA	2022
84839	41362	YV Store Bldg	CR - Component Renewal	Replace Ventilation fan in attic middle room. Fan doesn't appear to be operational. at end of useful life	1	EA	2026
84839	3734	YV Store Bldg	CR - Component Renewal	Replace evaporative cooler for break room at end of life	1	EA	2015
84839	3734	YV Store Bldg	CR - Component Renewal	Replace evaporative cooler for break room at end of life	1	EA	2030
84839	36663	YV Store Bldg	CR - Component Renewal	Replace Evaporative cooler for break room. at end of useful life	1	EA	2015
84839	36663	YV Store Bldg	CR - Component Renewal	Replace Evaporative cooler for break room. at end of useful life	1	EA	2030
84839	36664	YV Store Bldg	CR - Component Renewal	Replace Roof ventilation fan, 11 inch at end of useful life	1	EA	2020
84839	3733	YV Store Bldg	CR - Component Renewal	Replace wind driven rooftop ventilator at end of life.	1	EA	2015
84839	3733	YV Store Bldg	CR - Component Renewal	Replace wind driven rooftop ventilator at end of life.	1	EA	2030
84839	36665	YV Store Bldg	CR - Component Renewal	Replace Air handler in upstairs room near the security office. at end of useful life	1	EA	2022
84839	36666	YV Store Bldg	CR - Component Renewal	Replace Recoiled evaporative condenser. Poor condition. at end of useful life	1	EA	2031
84839	3749	YV Store Bldg	CR - Component Renewal	Replace Steam Space Heater at EOL	2	EA	2015
84839	36667	YV Store Bldg	CR - Component Renewal	Replace Steam, baseboard heater at end of useful life	1	EA	2017
84839	36668	YV Store Bldg	CR - Component Renewal	Replace Space heater for Recycle Center outside Village Store. at end of useful life	1	EA	2015
84839	44508	YV Store Bldg	CR - Component Renewal	Replace Ext Windows, Steel, Operable at end of useful life	8	EA	2015
84839	44509	YV Store Bldg	CR - Component Renewal	Replace Int Doors, Wood, Hollow Core at end of useful life	40	EA	2015
84839	36682	YV Store Bldg	CR - Component Renewal	Replace Int Wall Finish, Plywood at end of useful life	416	SF	2020
84839	36683	YV Store Bldg	CR - Component Renewal	Replace Int Wall Finish, Plastic Laminate Paneling at end of useful life	1,504	SF	2015
84839	44510	YV Store Bldg	CR - Component Renewal	Replace Int Wall Finish, FRP at end of useful life	432	SF	2015
84839	36685	YV Store Bldg	CR - Component Renewal	Replace Ext Doors, Wood, Hollow Core at end of useful life	1	EA	2015
84839	36686	YV Store Bldg	CR - Component Renewal	Replace Ext Doors, Wood, Screen Door at end of useful life	1	EA	2015
84839	36687	YV Store Bldg	CR - Component Renewal	Replace Fittings, Built-In Furniture, Wood Desk at end of useful life	1	EA	2020
84839	11800	YV Store Bldg	CR - Component Renewal	Replace sliding doors; warping at top and base of frame; stains from water leaks; West	2	EA	2015
84839	36690	YV Store Bldg	CR - Component Renewal	Replace Stair Finish, Rubber Tread at end of useful life	3	SF	2015
84839	36694	YV Store Bldg	CR - Component Renewal	Replace Int Wall Finish, Composite Wood Paneling at end of useful life	640	SF	2020
84839	36696	YV Store Bldg	CR - Component Renewal	Replace Fittings, Steel Rack System at end of useful life	1	EA	2020
84839	36697	YV Store Bldg	CR - Component Renewal	Replace Stair Finish, Handrail at end of useful life	1	SF	2015
84839	36701	YV Store Bldg	CR - Component Renewal	Replace Ext Windows, Aluminum, Screens at end of useful life	18	EA	2016
84839	36365	YV Store Bldg	CR - Component Renewal	Replace Sink 1, Stainless Steel at end of useful life	1	EA	2020
84840	36483	YV Garage - YTS	CR - Component Renewal	Replace Int Wall Finish, Gypsum Board at end of useful life	400	SF	2016
84840	36484	YV Garage - YTS	CR - Component Renewal	Replace Int Ceiling Finish, Gypsum Board at end of useful life	50	SF	2016
84840	36485	YV Garage - YTS	CR - Component Renewal	Replace Ext Wall, Wood Board Siding at end of useful life	20,240	SF	2020
84840	36573	YV Garage - YTS	CR - Component Renewal	Replace Ext Windows, Wood, Fixed, Contemporary at end of useful life	10	EA	2015

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
YOSEMITE VILLAGE COMPONENT RENEWAL							
84840	36615	YV Garage - YTS	CR - Component Renewal	Replace Int Doors, Steel, Hollow Core at end of useful life	2	EA	2016
84840	36616	YV Garage - YTS	CR - Component Renewal	Replace fittings, Cabinets, Wood at end of useful life	2	EA	2016
84840	36618	YV Garage - YTS	CR - Component Renewal	Replace Ext Doors, Wood, Solid Core at end of useful life	2	EA	2016
84840	36621	YV Garage - YTS	CR - Component Renewal	Replace Fittings, Cabinets, Metal at end of useful life	2	EA	2016
84840	36622	YV Garage - YTS	CR - Component Renewal	Replace Int Floor Finish, Plywood at end of useful life	25	SF	2016
84840	44501	YV Garage - YTS	CR - Component Renewal	Replace Int Doors, Wood, Solid Core at end of useful life	2	EA	2015
84840	36623	YV Garage - YTS	CR - Component Renewal	Replace Int Wall finish, Wood Paneling at end of useful life	200	SF	2015
84840	44502	YV Garage - YTS	CR - Component Renewal	Replace Int Floor Finish, Wood at end of useful life	20	SF	2015
84840	36638	YV Garage - YTS	CR - Component Renewal	Replace Ext Walls, Log Posts at end of useful life	730	SF	2020
84840	44503	YV Garage - YTS	CR - Component Renewal	Replace Ext Doors, Metal, Hollow Core at end of useful life	2	EA	2016
84840	36640	YV Garage - YTS	CR - Component Renewal	Replace Ext Windows, Wood, Operable, Contemporary at end of useful life	5	EA	2016
84840	36642	YV Garage - YTS	CR - Component Renewal	Replace Int Doors, Wood, Hollow Core at end of useful life	2	EA	2016
84840		YV Garage - YTS	CR - Component Renewal	Replace wood shingle roof covering at end of useful life	33,980	SF	2015
84842	38524	YV Warehouse Bldg	CR - Component Renewal	Replace Woodshop sink at end of useful life	1	EA	2016
84842	38525	YV Warehouse Bldg	CR - Component Renewal	Replace Modine water heater at end of useful life	3	EA	2015
84842	38525	YV Warehouse Bldg	CR - Component Renewal	Replace Modine water heater at end of useful life	3	EA	2030
84842	38526	YV Warehouse Bldg	CR - Component Renewal	Replace Utility sink at end of useful life	8	EA	2025
84842	38528	YV Warehouse Bldg	CR - Component Renewal	Replace Upstairs RSD cooling tower at end of useful life	1	EA	2020
84842	38529	YV Warehouse Bldg	CR - Component Renewal	Replace White-Westinghouse air conditioner at end of useful life	2	EA	2020
84842	38530	YV Warehouse Bldg	CR - Component Renewal	Replace Bathroom sink, Men's Room at end of useful life	4	EA	2015
84842	38531	YV Warehouse Bldg	CR - Component Renewal	Replace Bathroom toilet, Men's Room at end of useful life	3	EA	2016
84842	38532	YV Warehouse Bldg	CR - Component Renewal	Replace Urinal, Men's Room at end of useful life	3	EA	2017
84842	38533	YV Warehouse Bldg	CR - Component Renewal	Replace Bathroom sink, Women's Room at end of useful life	2	EA	2015
84842	38534	YV Warehouse Bldg	CR - Component Renewal	Replace Bathroom toilet, Women's Room at end of useful life	2	EA	2016
84842	38535	YV Warehouse Bldg	CR - Component Renewal	Replace Bathroom sink, Paint shop at end of useful life	2	EA	2015
84842	38536	YV Warehouse Bldg	CR - Component Renewal	Replace Bathroom toilet, Paint shop at end of useful life	2	EA	2016
84842	38537	YV Warehouse Bldg	CR - Component Renewal	Replace Paint shop shower at end of useful life	1	EA	2016
84842	38538	YV Warehouse Bldg	CR - Component Renewal	Replace Vanguard hot water heater, 40 Gal, 3WA71 at end of useful life	1	EA	2022
84842	37116	YV Warehouse Bldg	CR - Component Renewal	Replace Rolled asphalt roofing without gutters at end of useful life	23,900	SF	2026
84842	44554	YV Warehouse Bldg	CR - Component Renewal	Replace Roll-down laundry shoot door, approx. 3'-0"x3'-0" at end of useful life	500	EA	2022
84842	41490	YV Warehouse Bldg	CR - Component Renewal	Replace canopy gutters at end of useful life	670	SF	2022
84842	44555	YV Warehouse Bldg	CR - Component Renewal	Replace Door Frame, solid wood at end of useful life	200	EA	2022
84842	44556	YV Warehouse Bldg	CR - Component Renewal	Replace Light fixture at end of useful life	5	EA	2016
84842	37126	YV Warehouse Bldg	CR - Component Renewal	Replace HVAC unit at end of useful life	11	EA	2016
84842	44558	YV Warehouse Bldg	CR - Component Renewal	Replace toilet partition, metal at end of useful life	288	EA	2016
84842	41494	YV Warehouse Bldg	CR - Component Renewal	Replace Men's toilet stall at end of useful life	4	EA	2016
84842	41494	YV Warehouse Bldg	CR - Component Renewal	Replace Men's toilet stall at end of useful life	4	EA	2021
84842	41496	YV Warehouse Bldg	CR - Component Renewal	Replace toilet fixture at end of useful life	9	EA	2016
84842	41496	YV Warehouse Bldg	CR - Component Renewal	Replace toilet fixture at end of useful life	9	EA	2021
107463	4662	YV HSE N20	CR - Component Renewal	Replace electric 80 gallon hot water heater	1	EA	2015
107463	4662	YV HSE N20	CR - Component Renewal	Replace electric 80 gallon hot water heater	1	EA	2027
107463	36719	YV HSE N20	CR - Component Renewal	Replace Baseboard Heating throughout house at end of useful life	1	EA	2023
107463	36719	YV HSE N20	CR - Component Renewal	Replace Baseboard Heating throughout house at end of useful life	1	EA	2033
107463	4679	YV HSE N20	CR - Component Renewal	Install/Replace Bathroom exhaust fan through building (roof) not into attic in both bathrooms.	1	EA	2020
107463	4679	YV HSE N20	CR - Component Renewal	Install/Replace Bathroom exhaust fan through building (roof) not into attic in both bathrooms.	1	EA	2032
107482	37127	YV HSE Garage Tecoya Rd H1-H3	CR - Component Renewal	Replace Int Wall Finish, Plaster at end of useful life	500	SF	2020

FMSS Location Code	Unique Work Identifier	Location Description	Work Subtype	Work Order Long Description	Qty	UOM	Year
YOSEMITE VILLAGE COMPONENT RENEWAL							
107482	37129	YV HSE Garage Tecoya Rd H1-H3	CR - Component Renewal	Replace Roof Finishes, Soffits, Wood Board at end of useful life	70	SF	2020
107482		YV HSE Garage Tecoya Rd H1-H3	CR - Component Renewal	Replace asphalt shingle roof covering at end of useful life	100	SF	2015
107483	37064	YV HSE Garage Knob Hill H126/27	CR - Component Renewal	Replace Ext Doors, Wood, Plank/Board Garage Door at end of useful life	2	EA	2018
108733	37160	YV HSE Garage H118	CR - Component Renewal	Replace Ext Doors, Wood, Plank/Board at end of useful life	4	EA	2015
108733	37162	YV HSE Garage H118	CR - Component Renewal	Replace Roofing, Asphalt Shingles at end of useful life	432	SF	2020
230490	36514	YV SITE HSE Indian Cr Area	CR - Component Renewal	Replace Fence, Wood as recurring maintenance	200	LF	2015
230490	36514	YV SITE HSE Indian Cr Area	CR - Component Renewal	Replace Fence, Wood as recurring maintenance	200	LF	2022
230490	36514	YV SITE HSE Indian Cr Area	CR - Component Renewal	Replace Fence, Wood as recurring maintenance	200	LF	2029
230491	44838	YV SITE Village Store Area	CR - Component Renewal	Replace Site irrigation system at end of useful life	20	EA	2020
230491	36520	YV SITE Village Store Area	CR - Component Renewal	Replace Foot Bridge at end of useful life	1	EA	2031
230491	37045	YV SITE Village Store Area	CR - Component Renewal	Replace Directional metal regulatory signage such as stop signs, handicap parking, one way, speed limit, and pedestrian crossing. as recurring maintenance	2	EA	2018
230491	37045	YV SITE Village Store Area	CR - Component Renewal	Replace Directional metal regulatory signage such as stop signs, handicap parking, one way, speed limit, and pedestrian crossing. as recurring maintenance	2	EA	2025
230491	37045	YV SITE Village Store Area	CR - Component Renewal	Replace Directional metal regulatory signage such as stop signs, handicap parking, one way, speed limit, and pedestrian crossing. as recurring maintenance	2	EA	2032
230493	36506	YV SITE HSE A,B,C,D Lower Tecoya Area	CR - Component Renewal	Replace Fence, Wood as recurring maintenance	200	LF	2015
230493	36506	YV SITE HSE A,B,C,D Lower Tecoya Area	CR - Component Renewal	Replace Fence, Wood as recurring maintenance	200	LF	2022
230493	36506	YV SITE HSE A,B,C,D Lower Tecoya Area	CR - Component Renewal	Replace Fence, Wood as recurring maintenance	200	LF	2029
230494	36510	YV SITE HSE E,F,Y Apt Lower Tecoya Area	CR - Component Renewal	Replace Fence, Wood as recurring maintenance	200	LF	2015
230494	36510	YV SITE HSE E,F,Y Apt Lower Tecoya Area	CR - Component Renewal	Replace Fence, Wood as recurring maintenance	200	LF	2022
230494	36510	YV SITE HSE E,F,Y Apt Lower Tecoya Area	CR - Component Renewal	Replace Fence, Wood as recurring maintenance	200	LF	2029
230494	37046	YV SITE HSE E,F,Y Apt Lower Tecoya Area	CR - Component Renewal	Replace Directional metal regulatory signage such as stop signs, handicap parking, one way, speed limit, and pedestrian crossing. as recurring maintenance	4	EA	2018
230494	37046	YV SITE HSE E,F,Y Apt Lower Tecoya Area	CR - Component Renewal	Replace Directional metal regulatory signage such as stop signs, handicap parking, one way, speed limit, and pedestrian crossing. as recurring maintenance	4	EA	2025
230494	37046	YV SITE HSE E,F,Y Apt Lower Tecoya Area	CR - Component Renewal	Replace Directional metal regulatory signage such as stop signs, handicap parking, one way, speed limit, and pedestrian crossing. as recurring maintenance	4	EA	2032
230707	36502	YV SITE HSE A,B,C,D Lower Tecoya Pavement (Roads & Parking)	CR - Component Renewal	Replace Pavement Asphalt at end of useful life	24,973	SF	2020
230707	36509	YV SITE HSE A,B,C,D Lower Tecoya Pavement (Roads & Parking)	CR - Component Renewal	Replace Utility Roads at end of useful life	2,000	SF	2020
230709	36512	YV SITE HSE E,F,Y Apt Lower Tecoya Pavement (Roads & Parking)	CR - Component Renewal	Replace Utility Roads at end of useful life	2,000	SF	2015
230710	36503	YV SITE HSE Firehouse Pavement (Roads & Parking)	CR - Component Renewal	Replace Pavement Asphalt at end of useful life	7,991	SF	2018
230710	36503	YV SITE HSE Firehouse Pavement (Roads & Parking)	CR - Component Renewal	Replace Pavement Asphalt at end of useful life	7,991	SF	2028
230711	37048	YV SITE HSE Garage Pavement (Roads & Parking)	CR - Component Renewal	Replace Directional metal regulatory signage such as stop signs, handicap parking, one way, speed limit, and pedestrian crossing. as recurring maintenance	4	EA	2019
230711	37048	YV SITE HSE Garage Pavement (Roads & Parking)	CR - Component Renewal	Replace Directional metal regulatory signage such as stop signs, handicap parking, one way, speed limit, and pedestrian crossing. as recurring maintenance	4	EA	2026
230711	37048	YV SITE HSE Garage Pavement (Roads & Parking)	CR - Component Renewal	Replace Directional metal regulatory signage such as stop signs, handicap parking, one way, speed limit, and pedestrian crossing. as recurring maintenance	4	EA	2033
230712	36517	YV SITE HSE Indian Cr Pavement (Roads & Parking)	CR - Component Renewal	Replace Utility Roads at end of useful life	2,000	SF	2022
230713	36504	YV SITE HSE Upper Tecoya Pavement (Roads & Parking)	CR - Component Renewal	Replace Pavement Asphalt at end of useful life	1,891	SF	2015
230713	36519	YV SITE HSE Upper Tecoya Pavement (Roads & Parking)	CR - Component Renewal	Replace Utility Roads at end of useful life	2,000	SF	2015
230713	44821	YV SITE HSE Upper Tecoya Pavement (Roads & Parking)	CR - Component Renewal	Replace Concrete Pavement 4" thick minimum at end of useful life	1,000	SF	2015
230713	44821	YV SITE HSE Upper Tecoya Pavement (Roads & Parking)	CR - Component Renewal	Replace Concrete Pavement 4" thick minimum at end of useful life	1,000	SF	2025
230714		YV SITE Village Store Pavement (Roads & Parking)	CR - Component Renewal	Replace Asphalt parking lot at end of useful life	45,292	SF	2031
230723	41323	YV SITE Lost Arrow Dorms Pavement Parking	CR - Component Renewal	Replace Pavement Asphalt at end of useful life	22,830	SF	2015
230724	41322	YV SITE Concessions Warehouse Pavement Parking	CR - Component Renewal	Replace Pavement Asphalt at end of useful life	35,377	SF	2015
230724	41322	YV SITE Concessions Warehouse Pavement Parking	CR - Component Renewal	Replace Pavement Asphalt at end of useful life	35,377	SF	2025

EXHIBIT I

INSURANCE REQUIREMENTS

SEC. 1. INSURANCE REQUIREMENTS

The Concessioner shall obtain and maintain during the entire term of this Contract, at its sole cost and expense, the types and amounts of insurance coverage necessary to fulfill the obligations of the Contract. No act of the Concessioner, its agents, servants, or employees may impair any and all insurance coverage provided for the benefit of, or evidenced to the Service. The Concessioner must ensure that its insurance carriers provide the Service, solely for the benefit of the Service, **an unconditional 30 days advance notice** of cancellation in coverage or policy terms for all property insurance. The Concessioner must provide the Service with a 30-day notice of cancellation on all liability and workers' compensation insurance policies.

The amounts of insurance, limits of liability, and coverage terms included are not intended as a limitation of the Concessioner's responsibility or liability under the Contract, but rather an indication as to the minimum types, amounts, and scope of insurance that the Service considers necessary to allow the operation of the concession at the Area. Nevertheless, if the Concessioner purchases insurance in addition to the limits set forth herein, the Service will receive the benefit of the additional amounts of insurance without additional cost to the Service.

SEC. 2. LIABILITY INSURANCE

The Concessioner must maintain the following minimum Liability Coverages, all of which, unless noted herein, are to be written on an occurrence form of coverage. The Concessioner may attain the limits specified below by means of supplementing the respective coverage(s) with Excess or "Umbrella" liability as explained below.

(a) Commercial General Liability

- (1) The Concessioner must obtain coverage for bodily injury, property damage, contractual liability, personal and advertising injury liability, and products and completed operations liability. The Concessioner must provide the following minimum limits of liability:

General Aggregate	\$21,000,000
Products and Completed Operations Aggregate	\$21,000,000
Per Occurrence	\$20,000,000
Personal and Advertising Injury Liability	\$20,000,000
Medical Payments	\$10,000
Damage to Premises Rented to You	\$0

- (2) The liability coverages may not contain the following exclusions/limitations:

- Athletic or Sports Participants
- Products/Completed Operations
- Personal & Advertising Injury exclusion or limitation
- Contractual Liability
- Explosion, Collapse and Underground Property Damage exclusion
- Total Pollution exclusion
- Watercraft limitations affecting the use of watercraft in the course of the Concessioner's operations (unless separate Watercraft coverage is maintained)

- (3) Pollution liability insurance coverage must be included for injuries resulting from smoke, fumes, vapor, or soot, or other contaminants arising from equipment used to heat the building or from a hostile fire.
- (4) If the policy insures more than one location, the General Aggregate limit must be amended to apply separately to each location.

(b) Automobile Liability

The Concessioner must provide coverage for bodily injury and property damage arising out of the ownership, maintenance or use of "any auto," Symbol 1, including garage operations for products and completed operations. Garage-keepers' liability is to be included on a "direct" basis for all Concessioner operations handling, parking or storing automobiles owned by others for a fee. Where there are no owned autos, coverage will be provided for "hired" and "non-owned" autos, "Symbols 8 & 9".

Combined Single Limit Each Accident	\$10,000,000
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(c) Excess Liability or "Umbrella" Liability

The Concessioner may use an Excess or "Umbrella" liability policy to achieve the Commercial General Liability and automobile liability limits set forth above. The limit of liability under the excess policy must be in an amount that together with the subordinate policy meets the minimum limit of liability required.

The Concessioner is not required to provide Excess Liability or "Umbrella" liability coverage, but may use it to supplement any insurance policies obtained to meet the minimum requirements of the Contract. If maintained, the Concessioner will provide coverage for bodily injury, property damage, personal injury, or advertising injury liability in excess of scheduled underlying insurance. In addition, coverage must be at least as broad as that provided by underlying insurance policies and the limits of underlying insurance must be sufficient to prevent any gap between such minimum limits and the attachment point of the coverage afforded under the Excess Liability or "Umbrella" Liability policy.

(d) Liquor Liability

The Concessioner must provide coverage for bodily injury and property damage including damages for care, loss of services, or loss of support arising out of the selling, serving, or furnishing of any alcoholic beverage.

Each Common Cause Limit	\$ 1,000,000
Aggregate Limit	\$ 2,000,000

(e) Watercraft Liability (or Protection & Indemnity)

The Concessioner must provide coverage for bodily injury and property damage arising out of the use of any watercraft.

Each Occurrence Limit	\$ 1,000,000
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Marina liability shall be maintained at the same Each Occurrence Limit if the Concessioner operates a marina, and tower's liability shall be maintained at the same Each Occurrence Limit if the Concessioner tows or transports non-owned vessels by water.

(f) Marina Operator's Legal Liability (not applicable)

Coverage will be provided for damage to property in the care, custody or control of the Concessioner.

Any One Loss	\$ N/A
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(g) Environmental Impairment Liability

The Concessioner will provide coverage for bodily injury and property damage arising out of pollutants or contaminants on-site and off-site, and for cleanup.

Each Occurrence or Each Claim Limit	\$ 1,000,000
Aggregate Limit	\$ 2,000,000

(h) Aircraft Liability (not applicable)

The Concessioner must provide coverage for bodily injury and property damage arising out of the use of any aircraft.

Each Person Limit	\$ N/A
Property Damage Limit	\$ N/A
Each Accident Limit	\$ N/A

The Concessioner must maintain airport liability insurance at a limit of at least [\$ N/A] if the Concessioner maintains landing facilities for use by third parties. Hangerkeeper's liability shall be maintained at a limit sufficient to cover the maximum estimated value of non-owned aircraft in the Concessioner's care, custody or control if the Concessioner provides aircraft storage to third parties.

(i) Garage Liability (not applicable)

This coverage is required for any operations in which the Concessioner services, handles or repairs automobiles owned by third parties. Coverage will be provided for bodily injury, property damage, personal or advertising injury liability arising out of garage operations (including products/completed operations and contractual liability) as well as bodily injury and property damage arising out of the use of automobiles.

Each Accident Limit - Garage Operations (Other than Covered Autos)	\$ N/A
Aggregate Limit-Garage Operations	\$ N/A
Covered Auto Limit (each accident)	\$ N/A
Garagekeepers Liability	\$ N/A
Personal Injury Protection (or equivalent no-fault coverage)	\$ N/A
Uninsured Motorists	\$ N/A
Personal & Advertising Injury Limit	\$ N/A
Fire Legal Liability "per fire"	\$ N/A

If owned vehicles are involved, liability coverage should be applicable to "any auto" ("Symbol 21"), otherwise coverage applicable to "hired" and "non-owned" autos ("Symbols 28 & 29") should be maintained.

(j) Care, Custody and Control – Legal Liability, i.e. Innkeeper's Legal Liability

Coverage will be provided for damage to property in the care, custody or control of the Concessioner.

Any one Guest	\$ 1,000
Any One Loss	\$ 10,000

(k) Professional Liability, e.g. dive instructor, massage therapist (not applicable)

The Concessioner must maintain, or cause professionals working on its behalf to maintain, professional liability insurance for all professional services provided by or on behalf of the Concessioner.

Each Occurrence Limit	\$ N/A
Aggregate Limit	\$ N/A

(l) Special Provisions for Use of Aggregate Policies

The General Aggregate under the Commercial General Liability policy must apply on a "per location" basis. The Certificate of Insurance required herein will note compliance with this aggregate provision.

(m) Deductibles/Self-Insured Retentions

The Concessioner's self-insured retentions or deductibles on any of the above described Liability insurance policies (other than Umbrella Liability, Environmental Impairment Liability or Professional Liability, if maintained) may not exceed \$5,000 without the prior written approval of the Director. Deductibles or retentions on Umbrella Liability, Environmental Impairment Liability and Professional Liability may be up to \$25,000.

(n) Workers' Compensation and Employers' Liability

The Concessioner must obtain coverage that complies with the statutory requirements of the state(s) in which the Concessioner operates. The Employer's Liability limit will not be less than \$ 1,000,000

If the Concessioner's operations include use of watercraft on navigable waters, a maritime coverage endorsement must be added to the workers' compensation policy, unless coverage for captain and crew is provided in a Protection & Indemnity policy.

If Concessioner operations are conducted in proximity to navigable waters, United States Longshore and Harbor Workers' Compensation Act coverage must be endorsed onto the workers' compensation policy.

SEC. 3. PROPERTY INSURANCE**(a) Building(s) and Contents Coverage**

Amount of insurance (buildings): Full replacement value as listed in Exhibit D without deduction.

Amount of insurance (contents): Full replacement value without deduction.

Amount of insurance (inventory): Full replacement value without deduction.

- (1) Insurance shall cover buildings, structures, improvements & betterments, and contents for all Concession Facilities, as more specifically described in Exhibit D of this Contract.
- (2) Coverage shall apply on an "All Risks" or "Special Coverage" basis and shall include earthquake coverage if the Concession Facilities are located within Seismic Zones 3 or 4.
- (3) The policy shall provide for loss recovery on a Replacement Value basis without deduction.

- (4) The amount of insurance must represent no less than 100% of the Replacement Cost value of the insured property. The Concessioner must insure inventory for 100% of the replacement cost of the products held for sale.
- (5) The vacancy restriction and unoccupied restriction, if any, must be eliminated for all property that will be vacant beyond any vacancy or unoccupied time period specified in the policy.
- (6) The Concessioner must maintain flood coverage at least at the maximum limit available in the National Flood Insurance Program (NFIP) or the total replacement cost of the property, whichever is less, if the Concession Facilities are partially or fully within a Special Flood Hazard Area (Flood Zones A or V as identified by the Federal Emergency Management Agency).
- (7) The Concessioner must maintain earthquake coverage (if applicable) at the maximum limit available not to exceed 100% replacement value, without a deductible greater than 5% of the property value, or its equivalent in whole dollars.
- (8) The coinsurance provision, if any, shall be waived or suspended by an Agreed Amount clause.
- (9) The Concessioner must provide coverage on a blanket basis for real and personal property.
- (10) Ordinance or law, demolition, and increased cost of construction. The Concessioner must maintain coverage with a limit of not less than 20% of the building replacement costs listed in Exhibit D, each for the increased cost of construction and for the cost to replace the undamaged portion of a building ordered torn down by the appropriate authorities.

(b) Boiler and Machinery/Equipment Breakdown Coverage

- (1) Insurance shall apply on the comprehensive basis of coverage including all objects within the Concession Facilities.
- (2) The policy shall provide a limit at least equal to the full replacement cost for all covered objects in the highest valued Concession Facilities location, plus 20% on a replacement cost basis.
- (3) No coinsurance clause shall apply.
- (4) The Concessioner must provide coverage on a blanket basis.
- (5) If insurance is written with a different insurer than the Building(s) and Contents insurance, both the Property and Boiler insurance policies must be endorsed with a joint loss agreement.
- (6) The Concessioner must maintain ordinance or law, demolition, and increased cost of construction coverage.

(c) Inland Marine Coverage

- (1) Insurance shall apply to all boats, office trailers, equipment, storage racks and docks owned or rented by the insured, unless otherwise covered by building and contents coverage or provided for as part of a watercraft, or protection & indemnity liability policy.
- (2) Coverage shall apply to direct damage to covered property.
- (3) The Concessioner must maintain flood coverage and earthquake coverage as described above.

- (4) The Concessioner must maintain coverage while covered property is in transit or away from the insured’s premises.
- (5) No coinsurance clause shall apply.

(d) Builders Risk Coverage

- (1) Insurance shall cover buildings or structures under construction pursuant to the terms of the Contract and include coverage for property that has or will become a part of the project while such property is at the project site, at temporary off-site storage, and while in transit. Coverage also must apply to temporary structures such as scaffolding and construction forms.
- (2) Coverage shall apply on an “All Risks” or “Special Coverage” basis.
- (3) The policy shall provide for loss recovery on a Replacement cost basis.
- (4) The amount of insurance should represent no less than 100% of the Replacement value of the property in the process of construction.
- (5) No coinsurance clause shall apply.
- (6) Any occupancy restriction must be eliminated.
- (7) Any collapse exclusion must be eliminated.

(e) Business Interruption and/or Expense

Business Interruption insurance is required on all property policies, and boiler and machinery policies. Business Interruption insurance and extra expense insurance covers the loss of income and continuation of fixed expenses in the event of damage to or loss of any or all of the Concession Facilities. Extra Expense insurance covers the extra expenses above normal operating expenses to continue operations in the event of damage or loss to covered property. The Concessioner must calculate the minimum coverage provided as follows:

Anticipated annual gross revenue from operations	\$ _____
Less non-continuing expenses	(\$ _____)
Annual Total	\$ _____
Divided by 12	\$ _____
Times the number of months estimated to rebuild or repair the Concession Facilities	\$ _____
Minimum Coverage	\$ _____

(f) Deductibles

Property Insurance coverages described above may be subject to deductibles as follows:

- (1) Direct Damage deductibles shall not exceed the lesser of 10% of the amount of insurance or \$50,000 (except flood coverage and earthquake coverage may be subject to deductibles not exceeding 5% of the property value for flood, windstorm and earthquake).
- (2) Extra Expense deductibles (when coverage is not combined with Business Interruption) shall not exceed \$50,000.

(g) Required Clauses

Loss Payable Clause: A loss payable clause, similar to the following, must be added to Buildings and Contents, Boiler and Machinery, and Builders Risk policies:

“In accordance with Concession Contract No. ____ dated ____, between the United States of America and [the Concessioner] payment of insurance proceeds resulting from damage or loss of structures insured under this policy is to be disbursed directly to the Concessioner without requiring endorsement by the United States of America, unless the damage exceeds \$1,000,000.”

SEC. 4. CONSTRUCTION PROJECT INSURANCE

Concessioners entering into contracts with outside contractors for various construction projects, including major renovation projects, rehabilitation projects, additions or new structures must ensure that all contractors retained for such work maintain an insurance program that adequately covers the construction project.

The insurance maintained by the construction and construction-related contractors shall comply with the insurance requirements stated in the Contract including this Exhibit (for Commercial General Liability, Automobile Liability, Workers' Compensation and, if professional services are involved, Professional Liability). Except for workers' compensation insurance, the interests of the Concessioner and the United States shall be covered in the same fashion as required in the Commercial Operator Insurance Requirements. The amounts and limits of the required coverages shall be determined in consultation with the Director taking into consideration the scope and size of the project.

SEC. 5. INSURANCE COMPANY MINIMUM STANDARDS

All insurance companies providing the above described insurance coverages must meet the minimum standards set forth below:

- (1) All insurers for all coverages must be rated no lower than A- by the most recent edition of Best's Key Rating Guide (Property-Casualty edition), unless otherwise authorized by the Service.
- (2) All insurers for all coverages must have a Best's Financial Size Category of at least VII according to the most recent edition of Best's Key Rating Guide (Property-Casualty edition), unless otherwise authorized by the Service.

SEC. 6. THIRD PARTY VENDOR INSURANCE

Concessioners entering into contracts with third party vendors for various services or activities that the Concessioner is not capable of providing or conducting, must ensure that all vendors retained for such work maintain an insurance program that adequately covers the activity and complies with all the requirements applicable to the vendor's own insurance.

SEC. 7. CERTIFICATES OF INSURANCE

All certificates of insurance required by this Contract shall be completed in sufficient detail to allow easy identification of the coverages, limits, and coverage amendments that are described above. In addition, the insurance companies must be accurately listed along with their A.M. Best Identification Number ("AMB#"). The name, address, and telephone number of the issuing insurance agent or broker must be clearly shown on the certificate of insurance as well.

Due to the space limitations of most standard certificates of insurance, it is expected that an addendum will be attached to the appropriate certificate(s) in order to provide the space needed to show the required information.

In addition to providing certificates of insurance, the Concessioner, upon written request of the Director, shall provide the Director with a complete copy of any of the insurance policies (and all endorsements thereto) required herein to be maintained by the Contract including this Exhibit.

The certificate of insurance shall contain a notation by the Concessioner's insurance representative that the insurance coverage represented therein complies with the provisions of the Contract, including this Exhibit.

SEC. 8. STATUTORY LIMITS

In the event that a statutorily required limit exceeds a limit required herein, the Concessioner must maintain the higher statutorily required limit, which shall be considered as the minimum to be maintained. In the event that the statutorily required limit is less than the limits required herein, the limits required herein apply.

EXHIBIT J**TRANSITION TO A NEW CONCESSIONER****SEC 1. GENERAL**

The Director and the Concessioner hereby agree that, in the event of the expiration or termination of this Contract for any reason (hereinafter "Termination" for purposes of this Exhibit) and the Concessioner is not to continue the operations authorized under this Contract after the Termination Date, the Director and the Concessioner in good faith will fully cooperate with one another and with the new concessioner or concessioners selected by the Director to continue such operations ("New Concessioner" for purposes of this exhibit), to achieve an orderly transition of operations in order to avoid disruption of services to Area visitors and minimize transition expenses.

SEC. 2. COOPERATION PRIOR TO THE TERMINATION DATE

At such time as the Director may notify the Concessioner that it will not continue its operations upon the Termination of this Contract, the Concessioner, notwithstanding such notification, shall undertake the following tasks.

(a) Continue Operations

The Concessioner shall continue to provide visitor services and otherwise comply with the terms of the Contract in the ordinary course of business and endeavor to meet the same standards of service and quality that were being provided previously with a view to maintaining customer satisfaction.

(b) Continue Bookings

(1) The Concessioner shall continue to accept all future bookings for any hotel, lodging facilities, or other facilities and services for which advance reservations are taken. The Concessioner shall not divert any bookings to other facilities managed or owned by the Concessioner or any affiliate of the Concessioner. The Concessioner shall notify all guests with bookings for any period after the Termination Date that the New Concessioner will operate the facilities and services.

(2) Promptly following notification to the Concessioner by the Director of the selection of the New Concessioner, the Concessioner shall provide the New Concessioner with a copy of Concessioner's reservation log for visitor services as of the last day of the month prior to the selection of the New Concessioner. The Concessioner thereafter shall update such log on a periodic basis (but no less frequently than 30 days) until the Termination Date. The reservation log shall include, without limitation, the name of each guest, and the guest's address, contact information, dates of stay, rate quoted, amount of advance deposit received, and confirmation number, if applicable.

(c) Designating a Point of Contact and Other Actions

(1) The Concessioner shall designate one of the Concessioner's executives as the point of contact for communications between the Concessioner and the New Concessioner.

(2) The Concessioner shall provide the New Concessioner with access to all Concession Facilities, including "back-of-house areas". The Concessioner also shall provide the New Concessioner copies of the keys to all Concession Facilities.

(3) The Concessioner shall provide the Director and the New Concessioner full access to the books and records, licenses, and all other materials pertaining to all Concession Facilities and the Concessioner's operations in general.

(4) The Concessioner shall provide the Director and the New Concessioner with copies of all maintenance agreements, equipment leases (including short-wave radio), service contracts, and supply contracts, including

contracts for on-order merchandise (collectively "contracts"), and copies of all liquor licenses and other licenses and permits (collectively "licenses").

(5) The Concessioner shall allow the New Concessioner to solicit and interview for employment all of the concessioner's salaried and hourly employees, including seasonal employees, through a coordinated process implemented by the Concessioner.

(6) The Concessioner shall not enter into any contracts or agreements that would be binding on any Concession Facilities or concession operations in general after the Termination Date without the prior written agreement of the New Concessioner.

(d) Financial Reports

Within 30 days after receipt of the notification of the selection of the New Concessioner, The Concessioner shall provide the New Concessioner with a financial report with respect to the operation of the Concession Facilities and the Concessioner's operations in general as of the last day of the month prior to receipt of such notification. The Concessioner, thereafter, shall update such financial report on a periodic basis (but no less frequently than 30 days) until the Termination Date. Such financial report shall include, at a minimum: a balance sheet for the Concession Facilities, if any; a schedule of pending accounts payable; and a schedule of pending accounts receivable.

(e) Personal Property List

The Concessioner shall provide the New Concessioner with a complete, detailed, and well-organized list of physical inventory, supplies, and other personal property owned or leased by the Concessioner in connection with its operations under the Contract (including a list of such items that are on order) The Concessioner must provide the list to the New Concessioner within 30 days following receipt of the notification of the selection of the New Concessioner. The Concessioner, thereafter, shall update the list on a monthly basis. The Concessioner shall designate those items that the Concessioner believes are essential to maintaining the continuity of operations or the special character of the concession operations. The Concessioner shall assist the New Concessioner in reviewing and validating the list.

(f) Other Information and Reports

The Concessioner shall provide the New Concessioner with all other information and reports as would be helpful in facilitating the transition, including, without limitation, a list of maintenance records for the Concessioner's operations for the period of one year prior to notification of the selection of the New Concessioner. The Concessioner must also provide complete information on the following to the New Concessioner: utilities, including gas and electric; telephone service; water service; and specific opening and closing procedures. The Concessioner must provide all such information within 30 days after receipt of notification of the selection of the New Concessioner and update the information periodically (but no less frequently than 30 days) until the Termination Date.

(g) Other Cooperation

The Concessioner shall provide the Director and the New Concessioner with such other cooperation as reasonably may be requested.

SEC. 3. COOPERATION UPON THE TERMINATION DATE

Upon the Termination Date, the Concessioner shall undertake the following activities.

(a) Transfer of Contracts and Licenses

The Concessioner shall cooperate with the transfer or assignment of all contracts and licenses entered into by the Concessioner that the New Concessioner elects to assume.

(b) Reservation Systems

The Concessioner shall cooperate with the transfer of reservation information by:

- (i) Providing the New Concessioner with an update of the reservation log through the Termination Date;
- (ii) Disconnecting its operations from the Concessioner's centralized reservation system, if any; and
- (iii) Assisting the New Concessioner in transitioning to the New Concessioner's reservation system.

(c) Fees and Payments

No later than 10 days after the Termination Date, the Concessioner shall provide the Director with an itemized statement of all fees and payments due to the Director under the terms of the Contract as of the Termination Date, including, without limitation, all deferred, accrued, and unpaid fees and charges. The Concessioner, within 10 days of its delivery to the Director of this itemized statement, shall pay such fees and payments to the Director. The Concessioner and the Director acknowledge that adjustments may be required because of information that was not available at the time of the statement.

(d) Access to Records

The Concessioner shall make available to the Director for the Director's collection, retention, and use, copies of all books, records, licenses, permits, and other information in the Concessioner's possession or control that in the opinion of the Director are related to or necessary for orderly and continued operations of the related facilities and services, notwithstanding any other provision of this Contract to the contrary.

(e) Removal of Marks

The Concessioner shall remove (with no compensation to Concessioner) all items of inventory and supplies as may be marked with any trade name or trademark belonging to the Concessioner within 30 days after Termination.

(f) Other Cooperation

The Concessioner shall provide the Director and the New Concessioner with such other cooperation as reasonably may be requested.

EXHIBIT K**CROSS LICENSE AGREEMENT FOR INTELLECTUAL PROPERTY****SEC 1. LICENSE GRANT**

As used in this Contract, including all Exhibits, "Marks" means all trademarks, service marks and logos and brand identification and indicia (including domain names and websites), to be used to identify or describe the National Park Service and/or Yosemite National Park and associated properties or features located therein, whether registered or not.

- (a) The Director hereby grants to Concessioner and Concessioner accepts a revocable, nonexclusive world-wide, royalty-free license to use the Marks described and depicted in attachments to this Exhibit K during the term of the Contract, for use solely in connection with carrying out the Contract requirements, and only in the form described and depicted in Exhibit K Attachment 1. Fanciful uses or use in combination with other devices (such as a logo) of the Marks listed herein must be reviewed and approved by the Director prior to use. All uses may be reviewed and approved in advance or as otherwise mutually agreed to in cases of administrative burden. This license does not constitute a compensable interest to the Concessioner. This license shall cease upon termination or expiration of the Contract, or as otherwise determined by the Director or by law.
- (b) Concessioner hereby grants to NPS and NPS accepts an irrevocable, exclusive, perpetual, transferable world-wide, royalty-free license to use the Marks described and depicted in Exhibit K Attachment 2, for use solely in connection with carrying out the mission of the National Park Service.
- (c) The Director and the Concessioner may upon mutual agreement amend this Exhibit K to include additional attachments. The license to use Marks does not include the right to use or to incorporate the Marks in any manner unconnected with the services provided under the Contract, including collateral marketing, outreach or advertising, or as trade names or internet domain names. The Marks may not be combined or altered in any way that may affect the integrity of the Mark.

SEC. 2. QUALITY CONTROL AND GOODWILL

The Director and the Concessioner acknowledge that maintaining the distinctiveness of the Marks and high quality of the services, materials, products and merchandise produced, sold or otherwise prepared for public dissemination are material conditions of this Contract in order to preserve the associated goodwill generated by the Parties in furtherance of meeting the National Park Service mission. All uses of Marks by the Director or the Concessioner, including all goodwill arising from the Marks, shall inure solely to the benefit of the National Park Service. Concessioner shall not by any act or omission use the Marks in any manner that disparages or reflects adversely on the National Park Service or its reputation. Concessioner shall immediately cease use of any Mark used in association with the services provided under this Contract upon request of the Director, whether listed in this Contract or not.

SEC. 3. RIGHTS AND OWNERSHIP

- (a) The Director and Concessioner acknowledge and agree that each of the Parties own, or otherwise have the right to use and to license, their respective Marks. The Director and the Concessioner acknowledge that acquisition from DNC Parks & Resorts at Yosemite, Inc., of Marks relating to the National Park Service and/or Yosemite National Park is solely by operation of contract terms under Concession Contract No. CC-YOSE004-93 and the Marks are for use solely for the purpose of carrying out the services required under this Contract. As a condition of this Contract, Concessioner hereby and unequivocally transfers all rights, title and interest of all Marks acquired from DNC Parks & Resorts at Yosemite, Inc., and any associated goodwill therein, to the National Park Service effective as of the original expiration date or termination of this Contract, whichever is sooner. Concessioner shall maintain federal registration of the Marks until transfer occurs. Concessioner shall timely execute and deliver any necessary additional

documentation upon the transfer date. Failure to deliver any documentation shall not invalidate transfer of ownership.

- (b) Concessioner acknowledges it shall not acquire any right, title, or interest in the Marks by virtue of this Agreement other than the license granted hereunder, and disclaims any such right, title, interest, or ownership. Concessioner shall not contest, dispute, challenge, oppose or seek to cancel the government's right, title, and interest in any Mark owned by the National Park Service or the validity of the license granted under this Contract, or any rights or ownership otherwise stated herein. Concessioner shall not prosecute any application for registration or seek to register a Mark as a domain name or part of any domain name of any Mark that identifies the National Park Service, Yosemite National Park, or that may otherwise cause confusion in the public as between the Concessioner and the National Park Service. Any term, name or device used for the purpose of describing the Area or goods, services or property located within the Area, including Concession Facilities, should be referred to as identified on the attachment. Any deviation or use outside of a nominative context must be approved by the Director.
- (c) Concessioner will not sublicense, assign, pledge, grant or otherwise encumber to any third party all or any part of its rights or duties under this Agreement, in whole or in part without the prior written consent from the Director, which consent the Director may grant or withhold in its sole and absolute discretion. Any purported transfer without such consent is hereby void.

SEC. 4. NOTICE AND ASSISTANCE REGARDING INTELLECTUAL PROPERTY INFRINGEMENT

- (a) Concessioner shall report to the Director promptly and in reasonably written detail, each notice or claim of intellectual property infringement based on the performance of this Contract of which the Concessioner has knowledge.
- (b) In the event of any claim or suit against the United States on account of any alleged intellectual property infringement arising out of performance of this Contract, the Concessioner shall furnish the Director, when requested, all evidence and information in the Concessioner's possession pertaining to such claim or suit.

ATTACHMENT 1

WORD MARKS / PARK IDENTIFIERS

Ackerson Creek	Big Oak Flat Road	Castle Cliffs
Ackerson Meadows	Bigelow Peak	Cathedral Lakes
Ackerson Mountain	Biledo Meadow	Cathedral Pass
Adair Lake	Bingaman Lake	Cathedral Peak
Agnew Lake	Birch Building	Cathedral Range
Agnew Meadows	Bishop Creek	Cathedral Rocks
Agnew Pass	Black Spring	Cathedral Spires
Ahwahnee	Blackie Lake	Cedar Cottage
Ahwahnee Bridge	Blue Jay Creek	Chain Lakes
Ahwahnee Drive	Blue Lake	Cherry Creek
Ahwahnee Hotel	Boothe Lake	Cherry Lake
Ahwahnee Meadow	Boundary Hill	Cherry Ridge
Ahwyah Point	Boystown	Chilnualna Creek
Alder Building	Breeze Lake	Chilnualna Fall
Alder Creek	Bridalveil Campground	Chilnualna Lake
Alpine Lake	Bridalveil Creek	Chinquapin
Amelia Earhart Peak	Bridalveil Fall	Chinquapin Falls
Arch Rock	Bridalveil Meadow	Chinquapin Historic District
Arch Rock Entrance Station	Bridalveil Moraine	Chounaired Herbert
Arch Rock Tunnel	Broad Illilouette Falls	Chris Jorgenson Studio
Arrowhead Spire	Buck Camp	Church Tower
Artist Creek	Buck Creek	Clark Cottage
Artist Point	Buck Creek Cabin	Clark Point
Aspen Building	Budd Creek	Clark Range
Aspen Valley	Budd Lake	Clarks Valley
Avalanche Creek	Buena Vista Crest	Cliff Room
Azalea Building	Buena Vista Lake	Climber Steward
Bachelor and Three Graces	Buena Vista Pass	Clouds Rest
Badger Pass	Buena Vista Peak	Cockscomb Crest
Badger Pass Ski Area	Bunnell Cascade	Cockscomb Peak
Bagby Stationhouse, Water Tanks & Pavilion	Bunnell Point	Colby Mountain
Bald Mountain	Caboose No.	Colonial Room
Basket Dome	California Falls	Columbia Finger
Battalion Pass	California Tree	Columbia Rock
Bear Valley	Camp 1	Conness Creek
Bench Canyon	Camp 4	Conness Glacier
Bennettville	Camp 6	Conness Lakes
Benson Lake	Camp Curry	Cook's Meadow
Benson Pass	Camp Curry Historic District	Cora Lakes
Bernice Lake	Carlton Falls	Cottonwood Building
Big Creek	Carlton Guard Station	Coulterville Road
Big Meadow	Cascade Cliffs	Coyote Rocks
Big Meadow Creek	Cascade Creek	Crane Flat
Big Oak Flat Entrance	Cascade Lake	Crane Flat Campground
	Castle Camp	Crane Flat Fire Lookout

Crescent Creek	Electra Peak	Glen Aulin High Sierra Camp
Crescent Lake	Elephant Rock	Glen Aulin High Sierra Camp
Crocker Ridge	Elevenmile Creek	Historic District
Crown Point	Elizabeth Lake	Golden Crown Mine
Curry Village	Ellery Lake	Grace Meadow
Curry Village Drive	Emerald Pool	Grand Canyon of the Tuolumne
Curry Village Ice Skating Rink	Emeric Creek	River
Curry Village Pavilion	Emeric Lake	Grand Mountain
Dana Meadow	Empire Meadow	Granite Creek
Dana Plateau	Evelyn Lake	Grant Lakes
Dark Hole	Facelift	Gray Butte
Death Slabs	Fairview Dome	Gray Lakes
Deer Camp	Faithful Couple	Gray Peak
Degnan's	Falls Creek	Grayling Lake
Devil Gulch	Falls Ridge	Great Sierra Mine
Devils Dancefloor	Fantail Lake	Great Sierra Wagon Road
Dewey Point	Fern Spring	Grizzly Creek
Diamond Cascade	Fireplace Bluffs	Grizzly Giant
Dingley Creek	Fireplace Creek	Grizzly Meadow
Discovery View	Flat Lake	Grizzly Peak
Diving Board	Fletcher Creek	Grouse Creek
Doc Moyle's	Foerster Creek	Grouse Lake
Doe Lake	Foerster Peak	Gunsight
Dog Lake	Foresta	Half Dome
Dog Rock	Foresta Falls	Half Dome Cables
Doghead Peak	Forester Creek	Hanging Basket Lake
Dogwood Building	Forester Peak	Happy Isles
Donohue Pass	Fort Monroe	Harden Lake
Donohue Peak	Four Mile Trail	Harriet Lake
Eagle Creek	Four Mile Trailhead	Hart Lakes
Eagle Meadows	Frog Creek	Hazel Green Creek
Eagle Peak	Frog Lakes	Hazel Green Ranch
Eagle Tower	Gale Peak	Helen Lake
Echo Lake	Gallison Lake	Hemlock Building
Echo Peaks	Garden Terrace	Heness Ranch
Echo Valley	Gates of the Valley	Heness Ridge
Edna Lake	Gaylor Lakes	Heness Ridge Fire Lookout
Edson Lake	Gaylor Peak	Hermaphrodite Flake
El Capitan	Gibbs Canyon	Hetch Hetchy Comfort Station
El Capitan Meadow	Gibbs Lake	Hetch Hetchy Dome
El Capitan Picnic Area	Gin Flat	Hetch Hetchy Railroad Engine No.
El Portal	Girls Club	6
El Portal Historic Structures	Givens Lake	Hetch Hetchy Reservoir
El Portal Hotel	Givens Meadow	Hetch Hetchy Valley
El Portal Market	Glacier Point	Hidden Lake
El Portal Old Schoolhouse	Glacier Point Road	High Sierra
Elderberry Building	Glacier Point Trailside Museum	Hills Studio
Eleanor Creek	Gladys Lake	Hite Cove
Eleanor Lake	Glen Aulin	Hodgdon Homestead Cabin

Hodgdon Meadow	Kuna Crest	Major James D. Savage
Hodgdon Meadow Campground	Kuna Lake	Mammoth Peak
Hoffmann Creek	Kuna Peak	Manzanita Building
Hoover Lakes	Lady Lake	Maple Building
Horizon Ridge	Lake Eleanor	Mariposa Grove
Horse Ridge	Lake Florence	Mariposa Grove Historic District
Horsetail Fall	Lake Vernon Cabin	Mariposa Grove Museum
Housekeeping Beach	Laurel Building	Mariposa Grove of Giant Sequoias
Housekeeping Camp	Laurel Lake	Mary Lake
Huff House	Le Conte Falls	Matterhorn Canyon
Hummingbird Lake	Le Conte Memorial	Matterhorn Peak
Hutchings Creek	Le Conte Point	Matthes Crest
Illilouette Creek	Leaning Tower	Matthes Lake
Illilouette Fall	Lee Vining Creek	Mattie Lake
Illilouette Gorge	Lee Vining Peak	Maul Lake
Illilouette Ridge	Lehamite Creek	May Lake
Indian Canyon	Lehamite Falls	May Lake High Sierra Camp
Indian Canyon Creek	Leidig Meadow	May Lake High Sierra Camp Historic District
Indian Cave	Lembert Dome	McCauley and Meyer Barns
Indian Creek	Lewis Creek	McGurk Cabin
Indian Ridge	Liberty Cap	McGurk Meadow
Indian Rock	Lillian Lake	McSwain Meadows
Indian Village	Little Crane Creek	Medial Moraine
Inspiration Point	Little White Cottage	Medlicott Dome
Ireland Creek	Little Yosemite Valley	Merced Canyon Travel Corridor Historic District
Ireland Lake	Long Meadow	Merced Gorge
Iron Creek	Lookout Point	Merced Grove
Iron Mountain	Lost Arrow	Merced Grove of Giant Sequoias
Iron Spring	Lost Arrow Spire	Merced Grove Ranger Station
Isberg Peak	Lost Bear Meadow	Merced Lake
Jack Main Canyon	Lower Brother	Merced Lake High Sierra Camp
Jacuzzi Camp	Lower Merced Lake	Merced Lake High Sierra Camp Historic District
Joe Crane Lake	Lower Ottoway Lake	Merced Lake Ranger Station
John Muir	Lower Pines Campground	Merced Pass
John Muir Trail	Lower River Campground	Merced Pass Lake
John Muir's High Sierra	Lower Yosemite Fall	Merced Peak
Johnson Creek	Lower Yosemite Falls	Merced River
Johnson Lake	Lukens Lake	Merced River Canyon
Junior Ranger	Lundy Canyon	Middle Brother
Juniper Building	Lundy Lake	Middle Cascade
Kerrick Canyon	Lundy Mine	Middle Fork Tuolumne River
Kerrick Meadow	Lundy Pass	Miguel Creek
Keys Creek	Lyell Canyon	Miguel Meadow
Kibbie Creek	Lyell Fork	Mildred Lake
Kibbie Lake	Lyell Fork Tuolumne River	Miller Lake
Kibbie Ridge	Lyell Glacier	
Koip Peak	Maclure Creek	
Kolana Rock	Maclure Glacier	
KP Pinnacle		

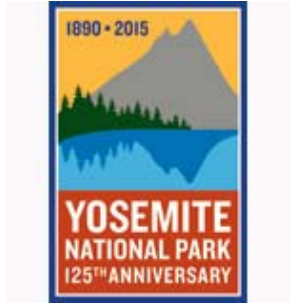
Mine Creek	Olmsted Point	Red Peak Pass
Minnow Lake	Ostrander Lake	Reymann Lake
Mirror Lake	Ostrander Lake Ski Hut	Ribbon Fall
Mist Trail	Ostrander Rocks	Ribbon Meadow
Miwok Lake	Ottoway Lake	Rocky Point
Mono Meadow	Ottoway Peak	Rodgers Peak
Mono Pass	Pacific Crest Trail	Roosevelt Lake
Monroe Meadows	Panorama Cliff	Royal Arch Cascade
Moore Cottage	Panorama Point	Royal Arch Creek
Moraine Dome	Panorama Trail	Royal Arch Lake
Moraine Flat	Parker Creek	Royal Arches
Moran Point	Parker Lake	Royal Arches Regular Route
Mosquito Creek	Parker Pass	Rush Creek
Moss Canyon	Parker Pass Lake	Sachse Springs
Moss Creek	Parsons Lodge	Sachse Springs Cabin
Moss Spring	Parsons Memorial Lodge	Saddle Bag Lake
Mother Curry	Parsons Peak	Saddle Horse Lake
Mount Ansel Adams	Pate Valley	Sawtooth Ridge
Mount Broderick	Peregoy Meadow	Sentinel Beach Picnic Area
Mount Bruce	Pinnacles	Sentinel Bridge
Mount Clark	Pioneer Yosemite History Center	Sentinel Dome
Mount Conness	Pleasant Valley	Sentinel Fall
Mount Dana	Pohono Bridge	Sentinel Meadow
Mount Florence	Pohono Trail	Sentinel Rock
Mount Gibbs	Polly Dome	Shamrock Lake
Mount Hoffmann	Polly Dome Lakes	Sheep Peak
Mount Lyell	Poopenaut Valley	Shirley Creek
Mount Maclure	Porcupine Creek	Shirley Lake
Mount Savage	Porcupine Flat	Sierra Nevada
Mount Starr King	Porcupine Flat Campground	Sierra Nevada Mountain Range
Mount Watkins	Pothole Dome	Sierra Point
Muir Gorge	Pothole Meadow	Siesta Lake
Murphy Creek	Potter Point	Silver Apron
Museum Store	Pywiack Cascade	Silver Strand Fall
National Park Service	Pywiack Dome	Simmons Peak
Ned Gulch	Quarter Domes	Sing Peak
Nelson Lake	Quartzite Peak	Skelton Lakes
Nevada Fall	Rafferty Creek	Smith Meadow
New Big Oak Flat Road	Rafferty Peak	Smith Peak
North American Wall	Ragged Peak	Smoky Jack Campground
North Dome	Rail Creek	Snake Dike
North Pines Campground	Rancheria Creek	Snow Creek
Northwest Books	Rancheria Falls	Snow Creek Cabin
Nose Wipe	Rancheria Housing Area	Snow Creek Falls
O'Shaughnessy Dam	Rancheria Mountain	Snow Flat
Obelisk Lake	Ranger's Club	Snow Flat Cabin
Old Big Oak Flat Road	Red Devil Lake	Soda Springs
Old Coulterville Road and Trail	Red Peak	Soda Springs Cabin
	Red Peak Fork	

Soda Springs Complex Historic District	The Cables	Tuolumne Meadows Historic District
South Crack	The Cascades	Tuolumne Meadows Lodge
South Entrance	The Fissures	Tuolumne Meadows Ranger Stations & Comfort Stations
South Entrance Historic District	The Great Lounge	Tuolumne Meadows Visitor Center
South Fork Merced River	The Grove	Tuolumne Peak
Spotted Lakes	The LeConte Memorial Lodge	Tuolumne River
Squirrel Creek	The Mariposa Grove Museum	Tuolumne Stables
Staircase Falls	The Mountain Room	Turner Meadow
Stanford Point	The Mountain Shop at Yosemite	Turner Ridge
Starr King Lake	The Nature Center at Happy Isles	Turtleback Dome
Starr King Meadow	The Nose	Twin Lake
Stoneman Bridge	The Nose Route	Unicorn Peak
Stoneman Cottage	The Rostrum	Union Point
Stoneman House	The Solarium	Upper Merced Lake
Stoneman Meadow	The Tuolumne Meadows Wilderness Center	Upper Ottoway Lake
Strawberry Creek	The Underlounge	Upper Pines Campground
Substation & Substation Control House No. 1	The Village Store	Upper River Campground
Sugar Pine Bridge	The Wawona Hotel	Upper Yosemite Fall
Sunrise Creek	The Wawona Visitor Center	Upper Yosemite Fall Trail
Sunrise High Sierra Camp	The Yosemite Leadership Program (YLP)	Valley View
Sunrise Lake	The Yosemite Museum	Vernal Fall
Sunrise Mountain	The Yosemite Valley Visitor Center	Vernon Lake
Swan Slab	The Yosemite Valley Wilderness Center	Vernon Lake Cabin
Sweet Shop	Thomas Hill Studio	Virginia Lake
Swinging Bridge	Three Brothers	Vogelsang High Sierra Camp
Swinging Bridge Loop	Timber Creek	Vogelsang High Sierra Camp Historic District
Table Lake	Tioga Pass	Vogelsang Lake
Taft Point	Tioga Pass Entrance Station	Vogelsang Peak
Tamarack Building	Tioga Peak	Wapama Falls
Tamarack Creek	Tresidder Peak	Washburn Cottage
Tamarack Flat	Tresidder Room	Washburn Lake
Tamarack Flat Campground	Triple Divide Peak	Washburn Point
Tangerine Trip	Trumbull Peak	Washington Column
Telescope Tree	Tudor Lounge	Waterwheel Fall
Ten Lakes	Tueeulala Falls	Watkins Pinnacles
Tenaya Canyon	Tunnel View	Wawona
Tenaya Creek	Tuolumne River	Wawona Campground
Tenaya Lake	Tuolumne Meadows Campground	Wawona Cemetery
Tenaya Peak	Tuolumne Grove	Wawona Covered Bridge
The Ahwahnee	Tuolumne Grove of Giant Sequoias	Wawona Dome
The Ahwahnee Cottages	Tuolumne High Sierra Camp Historic District	Wawona Meadow
The Ahwahnee Dining Room	Tuolumne Meadows	Wawona Meadow Loop
The Ahwahnee Hotel		Wawona Point
The Ahwahnee Hotel and Cottages		Wawona Stables
		Wawona Tunnel

Westfall Meadows	Wilma Lake Cabin	Yosemite Point
White Mountain	Wilmer Lake	Yosemite Transportation
White Wolf Campground	Wilmer Lake Cabin	Company
White Wolf Lodge	Windy Lake	Yosemite Valley
Wild Cat Creek	Winter Club Room	Yosemite Valley Bridges Historic
Wild Cat Falls	Yosemite Cemetery	District
Wildcat Point	Yosemite Creek Campground	Yosemite Valley Chapel
Wilderness Education Center	Yosemite Falls	Yosemite Valley Railroad
Wildlink (Program)	Yosemite Lodge	Yosemite Valley Stables
Wildlink Bridge	Yosemite Museum	Yosemite Village
Willow Building	Yosemite National Park	Yosemite Wilderness (Ken
Wilma Lake	Yosemite Park	Watson)
		Young Lakes

DESIGN MARKS

Yosemite National Park 125th Anniversary



National Park Service, Centennial Logo



Yosemite Grant 150th Anniversary



Yosemite National Park Sustainability Logo



ATTACHMENT 2

To be updated after the Effective Date of the Contract.