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EXHIBIT H

MAINTENANCE PLAN

1) INTRODUCTION

This Maintenance Plan between [Concessioner Name] (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 Badlands National Park (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 Contract and this Maintenance Plan, the terms of the Contract, including any amendments thereto, 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This Maintenance Plan will remain in effect until superseded or amended. It will be reviewed annually by the Service 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.

2) PART A – GENERAL STANDARDS

A) 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. In fulfilling its responsibility, the Concessioner must comply with the terms of this Maintenance Plan.

The Concessioner must conduct all Maintenance activities in compliance with Applicable Laws, as that term is defined in the Contract. Applicable Laws include, but are not limited to Service standards, DOI and NPS Asset Management Plans, NPS Management Policies, and manufacturer recommendations and specifications.

B) 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 National Park Service desires to track and manage as a distinct identifiable entity. An Asset 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 – The term "Capital Improvement" shall have the meaning set forth in Exhibit A to the Contract.

Component – A portion of an Asset.

Component Renewal (CR) – The planned Replacement of a Component at the end of its Useful Life. Component Renewal examples include the replacement of foundations, building frames, window frames, windows, doors, sheathing, subfloors, drainage and roofs; the replacement of building systems such as electrical distribution systems, built-in heating and cooling systems, and plumbing systems; and the rehabilitation of Components of historic Concession Facilities. Component Renewal includes the deconstruction of the existing Component and the Replacement of that Component with a new Component of equal or superior capability and performance. These actions recur on a periodic cycle of greater than seven (7) years.

Component Renewal Reserve (CRR) – A Concessioner reserve account that is established in the main body of this Contract. Component Renewal 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 (7) year time frame. Component Renewal Reserve funds may not be expended to construct or install Capital Improvements.

Concession Facilities – The term “Concession Facilities” shall have the meaning set forth in the main body of 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 and/or effective manner. Deficiencies may not have immediately observable physical consequences, but when allowed to accumulate uncorrected, lead to deterioration of Asset performance, loss of Asset value, or both.

Facility Operations – Operational actions performed by the Concessioner on a recurring basis that meet the daily operational needs of Concession Facilities. Typical Facility Operations work includes janitorial and custodial services, snow removal, the operation of utilities, and grounds keeping. Certain Facility Operations requirements may be included in Exhibit B (Operating Plan) to the Contract.

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; Recurring Maintenance; Facility Operations; Preventive Maintenance; and Repair.

Personal Property – For purposes of this Maintenance Plan, the term Personal Property refers to manufactured items of independent form and utility, including equipment and objects, which are 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 manufactured items of independent form and utility, including equipment and objects that are owned by the Government but assigned temporarily to the Concessioner so that the Concessioner may use them in its operations under the Contract.

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 to sustain the Useful Life of an Asset or Component that reoccur on a periodic cycle of greater than one year. Typical Recurring Maintenance 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.

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 or superior to the level of utility and service of the original Asset or Component.

Useful Life – The serviceable life of an Asset or Component.

C) Concessioner Responsibilities

(1) In General

- (a) All personnel conducting Maintenance must have the appropriate skills, experience, licenses and certifications to conduct such work.
 - (b) The Concessioner, where applicable, must submit project plans to the Service that are stamped by a Professional Engineer or Registered Architect licensed in the appropriate State.
 - (c) The Concessioner, where applicable, must obtain the appropriate permits required by federal, State or local law and must provide copies of the permits to the Service.
 - (d) The Concessioner must follow, at minimum, those LEED (Leadership in Energy and Environmental Design) standards set for achieving a gold rating for applicable Maintenance. However, the Concessioner is not required to apply for and receive third-party verification or certification of LEED compliance.
 - (e) The Concessioner must not construct or install Real Property Improvements as that term is defined in Exhibit A to the Contract 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 F1.
 - (f) The Concessioner must comply with the Component Renewal Reserve procedures and requirements set forth in Exhibit F2 to the Contract prior to, during, and after expending Component Renewal Reserve funds.
 - (g) The Concessioner must complete the DM work orders (including work order subtypes DM, CRDM, LMAC, LMCO, LMLS) listed in the Work Order Supplement (found as Attachment 1 to this document) during the first two years of this Contract term.
- (2) Environmental, Historic, and Cultural Compliance
- (a) Certain Maintenance actions that are subject to these compliance procedures under the National Environmental Policy Act (NEPA), National Historic Preservation Act (NHPA), and other Applicable Laws.
 - (b) Any proposed Maintenance actions that are subject to these compliance procedures must be submitted to the Service by the Concessioner in the format required.
 - (c) The Concessioner may be required to prepare, at its expense, environmental assessments, environmental impact statements, or related documents for certain Maintenance actions. The Service will provide guidance to the Concessioner concerning proper process and procedure.
- (3) Maintenance Tracking
- (a) The Concessioner must schedule and track completion of all of its Maintenance actions and associated expenditures in an electronic format. Such electronic format must be acceptable to the Service and must effectively provide the Service the Maintenance information that the Concessioner is required to provide under this Maintenance Plan.
 - (b) The Concessioner must, on a frequency determined by the Service and in an electronic format acceptable to the Service, provide the Service with Maintenance information that the Service requests. This information may include but is not limited to: (1) outstanding Component Renewal and Deferred, Recurring, Preventive, scheduled, and unscheduled Maintenance listed by Asset; and (2) budgeted and actual expenditures listed by Asset for Component Renewal and Deferred, Recurring, Preventive, scheduled, and unscheduled Maintenance. 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.
 - (c) The Concessioner must fully develop, implement, and administer a Computerized Maintenance Management System (CMMS) within the first year of the Contract and must use it to track the condition of and work performed on Concession Facilities in accordance with this Maintenance Plan and 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. |
- (4) Concessioner Inspections
- The Concessioner must conduct inspections of Concession Facilities (no less than annually) to track its compliance with this Maintenance Plan and to compile information that will aid in the development of future Maintenance requirements.

D) National Park Service Responsibilities

Nothing in this Maintenance Plan may 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 National Park 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.

(1) Inspections

The Service will from time to time (as determined necessary by the Service but no less than annually) 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.

(2) 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 and will document the Concessioner's compliance with its obligation to perform all necessary Maintenance. The findings and results of the evaluation will be documented on the Asset Management Program Evaluation Report (form 10-AMP) and will be incorporated into the Concessioner's Annual Overall Rating (AOR).

3) PART B – AREA SPECIFIC CONCESSIONER RESPONSIBILITIES

A) General

The Concessioner is responsible for all Maintenance and Repairs to all concession structures, facilities, and personal property in a manner that is acceptable to the Service. The Concessioner is responsible for all janitorial/custodial, groundskeeping, and minor Repairs to all Concession Facilities. The Concessioner must correct any deficiencies and complete this work on a timely basis to achieve the basic goals described in the most recent Commercial Services Guide (www.nps.gov/subjects/concessions/upload/CS-Guide-Final-Updated-12162021.pdf).

(1) The current Commercial Services Guide provides the general direction, expectations and standards on all aspects of Concession Facilities. The Service Standards (www.nps.gov/subjects/concessions/standards-and-evaluations.htm) provide the general standards for interior maintenance.

(2) The Concessioner must integrate energy efficiency, environmental protection, and sustainable design practices into its Maintenance activities.

(3) The Concessioner must fund the Repair or Replacement of any damage to all real property, regardless of location, arising out of the action of the Concessioner and/or its employees, agents or contractors.

(4) Maintenance Tracking

(a) The Concessioner must schedule and track completion of all preventive, cyclic, scheduled, and unscheduled Maintenance items for Concession Facilities and associated expenditures.

(b) The Concessioner must provide the Service with Maintenance information on a frequency dictated by Service needs (**at a minimum on an annual basis**). Information may include, but is not limited to:

- outstanding deferred, recurring, cyclic, preventive, scheduled and unscheduled Maintenance by asset; and
- budgeted and actual expenditures (by asset) for deferred, recurring, cyclic, preventive, scheduled and unscheduled Maintenance.

(5) Emergency Repairs may be done without prior Service approval with appropriate documentation to follow within one business day.

- (6) Access to Concession Facilities. The Superintendent and/or their designated representative will have access to all Concession Facilities in the Area at any time and without notice to conduct evaluations and other required inspections.
- (7) Winter Closures. The Concessioner must ensure that buildings are adequately winterized and secured while unoccupied. Shutters and bracing, where appropriate, must be installed to protect unoccupied buildings. Roofs must be kept free of heavy snow loads. Water lines must be appropriately drained prior to closing. Utilities must be shut off as appropriate. All winter keeping operations are the responsibility of the Concessioner.
- (8) The Concessioner must have at least one maintenance employee on site year-round. The campground Group Loop is open year-round, and at least one concession bathroom must remain open outside the primary operating season.
- (9) Spring Re-opening. All activities that require re-opening Concession Facilities after the winter season are the responsibility of the Concessioner. Opening schedules must be coordinated with the Area. An annual Opening and Closing Procedures plan should be received by April 1st of each year.
- (10) Asbestos. The Concessioner is responsible for maintaining environmental health and safety standards in the presence of asbestos in all assigned buildings. Any Repair or Replacement of asbestos containing surfaces must be performed by trained personnel and will be performed with the written approval of the Superintendent in accordance with Applicable Laws.

B) Exteriors

The Concessioner must maintain the structural and architectural integrity of the Concession Facilities, including performing the following activities:

- (1) 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 protection of the building envelope, and that adjacent vegetation or overhanging tree limbs are not in contact with the roof or building.
- (2) Gutters, downspouts and roof drains. The Concessioner must ensure that gutters, downspouts, and roof drains are in good repair and are in working condition. The Concessioner must inspect and clean gutters, downspouts and roof drains annually, at a minimum, to maintain the system free of obstructions and to ensure that they are fully operational.
- (3) 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. The Concessioner must maintain seals to prevent dirt and dust from accumulating in the interior of buildings. The Concessioner must ensure window screens do not have tears or excessive wear.
- (4) 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 siding, walls and trim of Concession Facilities in satisfactory condition.
- (5) Structural ventilation. The Concessioner must inspect and maintain structural ventilation on at least an annual basis, to ensure air circulation and to exclude wildlife.
- (6) Foundations and exterior walls. The Concessioner must inspect foundations and exterior walls on an annual basis to ensure structural soundness, and the Concessioner must maintain them to prevent settlement, deterioration or displacement.
- (7) Exterior Lighting. All lights must be shielded to cast light downward only to protect night skies (exterior lighting shall provide the minimum necessary lighting for visitor safety and security of facilities). New installations must be approved by the Service. The Concessioner must install photo sensors and motion sensors for lights where economically and technically feasible.

C) Interiors

The Concessioner must ensure that all interior spaces are clean, properly illuminated, and well maintained, including, at a minimum, the following:

- (1) The Concessioner must maintain walls and ceilings free of cracks and stains, with a fresh appearance.
- (2) The Concessioner must maintain clean, operable windows with intact glass. The Concessioner must keep caulking and glazing clean and in good repair.
- (3) The Concessioner must maintain interior lighting as appropriate for its use. Unless an exemption is requested and approved by the Service, the Concessioner must replace incandescent lights with energy conserving fluorescent lights and incandescent exit lights with light emitting diode (LED) lights. Where feasible, the Concessioner must use photo and motion sensors for lighting systems.

D) Painting

- (1) Unless required more frequently per the manufacturer's recommendation or based on appearance, painted surfaces must be repainted on a regular cycle. For Exteriors, not less than once every five (5) years, and interiors not less than once every seven (7) years, unless the Service approves an exception. The Concessioner must use paint products of a "best quality" from a major manufacturer and a type and color readily available on the open market and approved by the Service. The Service must review for approval any changes to paint colors. The Concessioner must utilize reprocessed, low volatile organic content (VOC), latex coatings when technically feasible and appropriate. The Concessioner may not use oil-based paints without the prior written approval of the Service.

E) Heating, Ventilating and Air Conditioning Units

- (1) The Concessioner must inspect HVAC equipment annually, and must clean, maintain and operate HVAC equipment in strict accordance with manufacturer's instructions.
- (2) The Concessioner must perform new installation(s) and Repairs in accordance with manufacturer's requirements.
- (3) The Concessioner must design new installations to minimize energy consumption.
- (4) The Concessioner must keep areas adjacent to heating, ventilation and air conditioning units free of litter, accumulated dirt, and stored items.

F) Flooring

- (1) The Concessioner must keep floors clean and free of litter and stains.
- (2) The Concessioner must keep vinyl and tile floor coverings clean, waxed or buffed (if appropriate), free of cracks, chips, and worn places.
- (3) The Concessioner must keep masonry or flagstone grouting clean and in good repair.
- (4) The Concessioner must keep wood floors clean and sealed.

G) Carpet

- (1) Unless required more frequently per the manufacturer's recommendation or by the appearance of the carpet, the Concessioner must Replace carpeting at a minimum of every six (6) years unless the Service approves an exception.
- (2) All replacement carpet and carpet backing must have post-consumer recycled content. The Concessioner must install carpet using low VOC carpet mastic and water-based adhesives where feasible and appropriate.

H) Furniture and Equipment Repair/Replacement

- (1) Case goods. Case goods will be well maintained and repaired to ensure a pleasant and safe guest experience. Any scratches and/or defacement of case goods must be fixed or the piece of furniture must be replaced prior to the room being rented again.
- (2) All case goods must be replaced or refurbished based on current age and expected life cycle, or sooner if a furnishing does not meet the facility standards.
- (3) Soft goods: Soft goods must be clean and free from any stains, holes or tears. An adequate inventory of replacement soft goods must be kept on hand in order to replace damaged soft goods prior to renting the guest room. Soft goods must be replaced every five years or sooner if the condition warrants it.
- (4) Mattresses: Mattresses must be replaced if their condition warrants it.

I) Rest Rooms>Showers

- (1) The Concessioner must inspect and clean the rest rooms at a minimum of twice daily, including but not limited to: cleaning; stocking with soap and paper products; and waste removal.
- (2) The Concessioner must clean the comfort station in the Group Loop of the campground at least once daily (and more frequently as necessary) on a year-round basis.
- (3) The Concessioner must establish and implement procedures for cleaning and maintenance that prevents Deferred Maintenance from developing in the rest rooms and ensure the restrooms are in the following condition:
 - (a) No water or mineral stains;
 - (b) Hardware and fixtures free of pitting and rust;
 - (c) Sinks and toilets free of chipping and cracking; and
 - (d) Fully operational fixtures.

J) Fire Detection and Protection Systems.

- (1) The Concessioner must inspect and maintain fire detection, alarms, and sprinkler systems in conformance with Applicable Laws, and must ensure full operational condition at all times. The Concessioner must use a qualified fire safety inspector to inspect all fire detection and suppression equipment in conformance with Applicable Laws. The Concessioner must retain inspection records throughout the term of the Contract and make them available to the Service upon request.
- (2) The Concessioner must inspect and maintain fire escapes and exits to provide safe and expedient egress from buildings at all times in accordance with Applicable Laws.
- (3) The Concessioner must post a fire or emergency exit plan in each building showing escape routes and emergency exits.
- (4) The Concessioner must obtain written Service approval for installations of new fire escapes, and changes to emergency exit hardware and signs. The Concessioner must install, inspect, and maintain all of the above in conformance with Applicable Laws.
- (5) The Concessioner must install, inspect, and maintain emergency lighting to illuminate exit routes in accordance with Applicable Laws.
- (6) The Concessioner is responsible for the bi-annual inspection of the kitchen range hood extinguisher system.

K) Personal Property

- (1) The Concessioner must maintain, service, and repair in accordance with manufacturers' recommendations all Concessioner personal property such as appliances, machinery, and equipment, including parts, supplies, and related materials.
- (2) The Concessioner must replace personal property as necessary.

L) Food and Beverage Facilities

- (1) *Grease Traps*
 - (a) The Concessioner must maintain grease traps according to manufacturers' recommendations, including, but not limited to, scoping sewer lines for inspection of grease build-up, cleaning, and pumping grease traps on a regular basis ensuring that kitchen hoods are cleaned prior to pumping.
 - (b) The Concessioner must dispose of grease outside of the Area. All grease barrels used for excess cooking grease will be placed within containment containers, sealed and disposed of according to state law.
 - (c) The Concessioner must track pumping and provide documentation to the Concessions Management Office.
 - (d) The Concessioner must notify the Service within 24 hours in the event of a grease trap failure. The Service will bill the Concessioner to recoup costs for clearing or replacing clogged sewer lines and cleaning lift station wet wells due to heavy grease accumulation, when directly related to the Concessioner's operations.
 - (e) The Concessioner must track all grease preventive maintenance in the Concessioner's CMMS and include it in the Annual Maintenance Plan and Annual Maintenance Report.

(2) *Kitchen Hoods and Ventilation*

- (a) The Concessioner must clean kitchen hoods, grease removal devices, fans, ducts, and other appurtenances to remove combustible contaminants prior to surfaces becoming heavily contaminated with grease or oily sludge.
- (b) The Concessioner is responsible for the bi-annual inspection of the kitchen range hood extinguisher system by a properly trained, qualified, and certified person(s).
- (c) The Concessioner must clean the entire exhaust system at least once a year. If an inspection identifies exhaust system contamination from deposits from grease-laden vapors, the Concessioner must have a properly trained, qualified, and certified person(s) acceptable to the Area Structural Fire Chief clean contaminated portions of the exhaust system.
- (d) After cleaning, or completion of an inspection, the exhaust cleaning company and the person performing the work at the location must provide the owner of the system with a written report that also specifies areas inaccessible or not cleaned. The Concessioner must submit this report to the Area Structural Fire Chief.

(3) *Kitchen Drain and Sewer Lines*

- (a) The Concessioner must jet or otherwise route drain lines and adjacent sewer mains that serve kitchen and cooking facilities susceptible to grease condensation and buildup at least once a year
- (b) The Concessioner must collect the discharged grease for proper disposal on a regular basis, as determined by facility history or on an as needed basis identified by routine inspections.
- (c) The Concessioner must track all grease preventive maintenance in the Concessioner's CMMS and include it in the Annual Maintenance Plan and Annual Maintenance Report.

M) Utilities

- (1) The Concessioner must fund the repair or replacement of any damage to all utility systems, regardless of location, arising out of the action of the Concessioner and/or its employees, agents or contractors.
- (2) Electrical
 - (a) West River Electric Association maintains the primary electrical lines within the Area. The Concessioner must maintain all electrical lines, equipment and fixtures affixed to lines from the customer side of the meter.
 - (b) The Concessioner must replace light bulbs and light fixtures within the Concession Facilities, using energy saving lights - such as compact florescent lamps - where economically and technically feasible
- (3) Telephone. The Concessioner will repair and maintain on-premises telephone equipment and wiring on the user side of the connections.
- (4) Propane. The Concessioner is responsible for maintenance of fuel tanks, leak detection equipment, and purchase of all propane. The Concessioner is responsible for all fuel lines within the Concession Facilities and within five feet of the Facilities. The Concessioner is responsible for inspecting fuel systems for leaks and for compliance with EPA requirements. Propane tanks shall be fenced and maintained vegetation-free. All plastic, untraceable LP gas lines shall have trace wires installed to facilitate advanced-location and use warning tape to warn future excavators of the presence of propane gas lines. All new propane tank installations shall be approved prior to installation and placed underground, unless special approval is given otherwise.
- (5) Water
 - (a) Water service is provided by West River/Lyman Jones (WR/LJ). The Concessioner must maintain and repair the water system within the Concession Facilities and within five feet of the Facilities. This includes, but is not limited to meters other than those provided by WR/LJ, water piping, faucets, water heaters, and spigots. It also includes repair and replacement resulting from normal use, frozen lines, or damage caused by Concessioner's contractors or other utility providers. WR/LJ must be responsible for general maintenance and replacement as necessary of any fire hydrants in the Concession Facilities.

- (b) The Concessioner must activate, deactivate, and winterize system components as necessary, as part of normal maintenance. The Concessioner must provide the Service with facility occupancy dates for activation and deactivation of Service systems used by the Concessioner when opening and closing dates are submitted for approval.
 - (c) The Concessioner is responsible for the following procedures prior to opening any facility that has been closed:
 - Waterlines must be super chlorinated before initial use.
 - In cases where super chlorination is not possible, lines will be thoroughly flushed with potable water. After lines are flushed, a steady stream of water must flow from spigots until demand creates a constant flow.
 - (d) The Concessioner must install water conserving fixtures or irrigation systems to all new construction, and when existing fixtures or irrigation systems need replacements.
 - (e) Water lines may not be extended or altered without prior written approval of the Superintendent. Replacement components shall be of equal or better quality to the component being replaced.
- (6) Sewer
- (a) Other than the campground sewer lift station, the Concessioner must maintain and repair the sewer system within its assigned Concession Facilities and within five feet of Facilities.

N) Signs

- (1) Responsibilities. The Concessioner must provide, maintain, and replace all interior and exterior signs relating to its operations and services within its Concession Facilities as needed or required. Examples are signs identifying areas within Concession Facilities, signs identifying operating services and hours, and signs identifying Concession rules or policies. The Service will maintain responsibility for regulatory signs.
- (2) Location and Type. The Concessioner must ensure its signs are appropriately located, accurate, and well maintained. The Concessioner must prepare its signs in a professional manner, appropriate for the purpose they serve, and consistent with National Park Service design guidelines and standards, including but not limited to, Director's Order 52C, Park Signs. The Concessioner must obtain written Service approval prior to any additional sign installation.
- (3) Temporary Signs. The Concessioner must replace any defaced, damaged, or missing sign within seven days. If the sign addresses a life safety issue, the Concessioner must replace it immediately with a professional looking, temporary sign. The Concessioner may not use a handwritten sign unless the Service approves an exception.

O) Grounds and Landscaping

- (1) Landscape Plan
 - (a) The Concessioner is responsible for landscaping, grounds care (watering, mowing, weeding, fertilizing, pruning, etc.) and improvement of the Concession Facilities, as defined on the maps in Exhibit D. Plans for such landscaping must have the prior approval of the Service, and all plant species used in landscaping must have prior Service approval and should be drought resistant and native to the area. As such, the Concessioner is required to submit a Landscape Plan that outlines all landscaping initiatives planned for the next operating season. The Landscape Plan will be submitted to the Superintendent on or before October 1 of each year.
 - (b) The Concessioner must use native species for landscaping. The Concessioner must take adequate steps to prevent the introduction and incorporation of exotic plants and species into the Area.
 - (c) The Concessioner must emphasize water conservation in landscaping operations
 - (d) Bird nests must not be removed or destroyed at any time without the prior approval of the Area's Integrated Pest Management Coordinator. The Area's Integrated Pest Management Coordinator will obtain a permit from the U.S. Fish and Wildlife Service authorizing removal of nests provided it is prior to egg laying or after young have fledged. Netting or other deterrents should be put on buildings with recurrent bird nesting problems.

- (e) The Concessioner must keep the maintenance area within the Concession Facilities in a neat and orderly condition.
 - (f) The Concessioner must conduct its business and daily activities in such a manner as to minimize impacts to the natural scene. The Concessioner must protect native vegetation and control erosion.
- (2) Hazard Tree Removal. The Concessioner must not remove any hazard trees from the Concession Facilities without the specific approval of the Superintendent or their designated representative, unless there is an imminent hazard. If the Service approves the Concessioner's request, it will be granted in accordance with the established Area policy for hazard tree removal. The Concessioner is responsible for removing trees after receiving Service approval. Salvageable material must be disposed of in accordance with Service regulations and policy.

P) Roads, Trails, Parking Areas, and Walkways

- (1) The Concessioner must maintain all walkways within the Concession Facilities. The Concessioner's maintenance of sidewalks and walkways must ensure that paved/unpaved surfaces are safe for pedestrian traffic and are consistently clean and free from litter and other debris.
- (2) The Concessioner must maintain lighting systems that provide adequate levels of lighting for safe nighttime walking in the Concession Facilities, and that protect the night sky.
- (3) The Concessioner must maintain the wooden traffic bollards that delineate roadways in the Concession Facilities. The Concessioner must replace bollards beyond repair to match existing bollards.

Q) Snow Removal

- (1) The Concessioner must remove snow from the roofs, entrances, porches, and walkways of Concession Facilities. Ice buildup on walkways will be sanded or removed for safety. Any chemical used for removing ice must be approved in advance by the Service.
- (2) The Concessioner must mark fire hydrants with snow stakes and must remove snow from around hydrants in the Concession Facilities.
- (3) The Concessioner must remove snow on the cabin loop road for emergency access during the off season. The Concessioner must remove snow on the CP CG Group Loop Road (RT 214) of the campground, which is open year-round. During the operating season, the Concessioner must remove snow within all Concession Facilities with the exception of the areas outlined under Service Responsibilities.
- (4) The Concessioner may request snow plowing from the Area on a reimbursable basis

R) Removable Equipment

- (1) All Concessioner operated appliances, machinery, and equipment; including parts, supplies, and related materials must be maintained, serviced, and repaired per manufacturers' recommendations, and replaced as necessary.
- (2) The Concessioner must also:
 - (a) Clean and inspect active chimneys and exhaust ducts annually
 - (b) Inspect range/grill hoods monthly and clean as required.
 - (c) Inspect, clean, and tune boilers annually, or more often, as conditions warrant.

4) PART B - AREA SPECIFIC NATIONAL PARK SERVICE RESPONSIBILITIES

The Service assumes no responsibility for the execution of operations or physical maintenance work or replacement of Concession Facilities except as stated below. The Service will assist the Concessioner in its maintenance program by assuming and executing the following responsibilities subject to the availability of appropriated funds.

A) Utilities

- (1) General

- (a) The Service will repair or replace any damage occurring to all utility systems assigned to the Concessioner that is due to the negligence of the Service and/or its employees or whenever the Service requires access to a utility system.
 - (b) The Concessioner must coordinate with the Service to allow utility work to be completed prior to surface improvements (repairing roads, etc.) except for routine or emergency repairs.
 - (c) The Service will be responsible for repairing roads, parking areas, trails and walkways in areas that are disturbed by Service-related utility construction. In all other situations the Concessioner is responsible.
- (2) Electrical. The Service is not responsible for power outages and/or resulting financial losses and is not responsible for providing alternate or backup power.
- (3) Water and Sewer
- (a) The Service is responsible for the campground sewer lift station.
 - (b) The Service will determine the need for and perform major rehabilitation(s) of the storage and distribution system, subject to available funding. This could include complete replacement of water mains and valves that have reached their normal life expectancy by either age or corrosion.
 - (c) The Service is responsible for replacement of line sections, such as the complete secondary network to a facility or to multiple facilities/buildings from the main water line, including all associated components resulting from corrosion or natural disaster or when the reasonable life expectancy has been reached.
- (4) Signs. The Service is responsible for all regulatory, traffic control, and information signs that serve the interest of the Park; examples include information signs along roadways, directional signs along trails, and interpretive signing.

B) Grounds, Landscaping, and Pest Management

- (1) The Service will periodically monitor and identify hazardous trees and wildland/urban interface clearance standards in the Concession Facilities.
- (2) The Service will review the Concessioner's landscaping plans, provide standards as needed, review and approve proposed work, and monitor Concessioner landscaping projects.
- (3) The Service will provide oversight of hazardous tree removal.

C) Roads, Parking Areas, and Walkways

- (1) The Service is responsible for grading, resurfacing, surface repair, patching, striping and debris and hazard removal from roads and parking area.

5) PART C – CONCESSIONER ENVIRONMENTAL RESPONSIBILITIES

The Concessioner must comply with the following Maintenance-related environmental responsibilities. Area-required Concessioner responsibilities described in Part B may provide more specific and/or additional environmental requirements. When in conflict, Concessioner responsibilities described in Part B supersede those identified in this part.

A) General

While performing Maintenance under this contract, the Concessioner must minimize environmental impacts and utilize principles of Preventive Maintenance, waste prevention and waste reduction, sustainable design and sustainable practices/principles and incorporate best management practices. The term "Feasible" means technically possible, economically reasonable, appropriate for the location and the use identified, and consistent with industry best management practices.

B) Environmental Management

- (1) The Concessioner must encourage companies it does business with to provide cleaner technologies and safer alternatives to toxic and hazardous materials, and to develop and implement innovative technologies.
- (2) The Concessioner must incorporate water and energy efficiency in all Maintenance practices and integrate water and energy conserving measures whenever feasible. The Concessioner must install

energy efficient products (as they need replacing), such as those certified by the United States Environmental Protection Agency Energy Star Program, to minimize energy consumption.

- (3) The Concessioner must utilize products or materials that are less toxic, contain post-consumer recycled content, are naturally or minimally processed products, and/or use other materials that have additional environmentally preferable attributes.
- (4) Where practical, the Concessioner must use environmentally safe "green" products and practices that enhance sustainable operations and development, promote use of recycled oils, tires (re-treads), construction materials, etc.

C) Air Quality

- (5) The Concessioner must, in performing Maintenance under this Contract, minimize impacts to air quality by using appropriate control equipment and practices to the extent Feasible.
- (6) The Concessioner must use diesel fuel/heating oil containing no more than 15 parts per million (ppm) sulfur (i.e., ultra-low sulfur fuel) in accordance with USEPA regulations.
- (7) The Concessioner must obtain Service approval prior to using halon fire suppression systems.

D) Hazardous Substances

- (8) In performing Maintenance, the Concessioner must minimize the use of hazardous substances under this Contract where Feasible.
- (9) The Concessioner must provide secondary containment for hazardous substances storage in situations in which 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.
- (10) The Concessioner must store all flammable hazardous substances materials in UL approved flammable storage cabinets, rooms, or buildings as defined by the National Fire Prevention Association.

D) Hazardous, Universal and Other Miscellaneous Maintenance Wastes

- (1) The Concessioner must minimize the generation of hazardous waste, universal waste, and miscellaneous maintenance waste to the extent Feasible.
- (2) The Concessioner must handle Hazardous Material in accordance with the applicable provisions contained in all Applicable Laws.
- (3) The Concessioner must, to the extent Feasible, recycle hazardous waste, universal waste, and miscellaneous maintenance waste 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).
- (4) The Concessioner must obtain approval from the Service for hazardous waste, universal waste, and miscellaneous maintenance waste storage area siting and designs. At a minimum, the Concessioner must remove these hazardous, universal and miscellaneous maintenance wastes at the end of each operating season in accordance with Applicable Laws. The Concessioner must provide the Service documentation as to how the hazardous waste discharge was conducted.
- (5) The Concessioner must follow conditionally exempt small quantity generator (CESQG) requirements, as defined in 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, irrespective of its hazardous waste generator status, manage universal waste (i.e., it must store, label, train employees, and dispose of universal waste) in accordance with federal universal waste regulations.
- (7) The Concessioner must maintain health and safety standards, as outlined by the Occupational Safety & Health Administration, when conducting maintenance and/or rehabilitation of buildings.
- (8) The Concessioner's Environmental Management Program (EMP) must include its approach to stopping, containing and cleaning up hazardous substance spills and releases, whether incidental or non-incidental.
- (9) The Concessioner must properly mitigate and remedy all unauthorized discharges of hazardous materials or non-hazardous chemical and biological products resulting from their operation at their expense.

- (d) The Concessioner's response to such discharges must be consistent with Applicable Laws.
 - (e) The Concessioner must notify the Superintendent without delay when a release of hazardous or non-hazardous chemical or biological product occurs. Proper corrective, cleanup, and safety actions must be implemented immediately.
- (10) Individual fleet and public service vehicles with a load rating greater than two tons must carry, at minimum, enough absorbent materials to effectively immobilize the total volume of fluids contained within the vehicle. Vehicles and operators transporting hazardous materials must be Department of Transportation (DOT) certified and/or registered. Operators must be knowledgeable of local emergency response and personal safety protocols.
- (11) The Service must approve all plans for any work involving underground and above ground fuel storage tanks, tracer probes, monitoring wells, removal of contaminated soil, ground water remediation work, etc. The Concessioner must comply with all Applicable Laws regarding fuel storage tanks.

E) Pest Management

- (1) The Concessioner must conduct pest management activities including prevention/exclusion, abatement, reporting and monitoring in accordance with NPS Integrated Pest Management (IPM) procedures contained in NPS 77, Reference Manual 83 and the Park IPM Plan.
- (2) The Concessioner, in consultation with the Service, will develop an Integrated Pest Management Program (IPMP) to be implemented by the Concessioner that will define the nature and frequency of treatment approved chemical lists, etc. Application of any herbicide or pesticide or engaging in any pest control or non-native species activity in buildings or in grounds/landscape materials will be in accordance with the IPMP.
- (3) The Concessioner must eradicate any pest infestation in personal or other property and in all Concession Facilities, including but not limited to, infestation that requires fumigation/tenting for termites, bedbugs, or other pests.
- (4) The Concessioner must obtain Service approval prior to controlling pests utilizing chemicals or by other means on an annual basis; even if the same pesticides had received Service approval in previous calendar years.
- (5) The Concessioner must obtain Service approval prior to contracting with any third party to apply pesticides. The Concessioner must also obtain Service approval for any pesticides proposed to be used by an approved pest control operator.
- (6) A licensed pest control contractor will inspect all Concession Facilities within one (1) year of Contract award. The inspection report will be submitted to the Superintendent.
- (7) The Concessioner must obtain Service approval for pesticide storage area siting and design.

F) Solid Waste Reduction, Storage and Collection and Disposal

- (1) The Concessioner must implement a source reduction program designed to minimize its use of disposable products in its operations. The Concessioner is encouraged to purchase and reuse materials to the extent Feasible as the first choice in source reduction. Where disposable products are needed, the Concessioner must use products which have the least impact on the environment. The Concessioner must use post-consumer recycled products whenever possible.
- (2) The Concessioner must develop, promote and implement a litter abatement program.
- (3) The Concessioner must provide an effective management 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.
- (4) The Concessioner must develop, promote and implement as part of its solid waste management system, a recycling program for all Area-specified materials that fully supports the National Park Service's recycling efforts. Area-specified materials include, but may not be limited to, paper, newsprint, cardboard, bimetals, plastics, aluminum and glass. The Concessioner's recycling program must address large items such as computers and other electronics, white goods and other bulky items.

- (5) The Concessioner must provide recycling bins throughout Concession Facilities, including in the campground. The Concessioner is responsible for transporting recyclables to an out-of-Park recycling center.
- (6) Interim storage of all recyclable materials must be indoors to prevent access by wildlife and vermin.
- (7) The Concessioner must provide an adequate number of Service-approved recycling collection bins, conveniently located in Service-approved areas and sufficient to handle the needs within the Concession Facilities. The recycling bins, at a minimum, must be waterproof, vermin-proof, covered with working lids, and well-labeled to indicate what should be deposited in the container. The Concessioner must collect and dispose of all litter and garbage within the Concession Facilities. The Concessioner must keep the Concession Facilities free of litter, debris, garbage, and abandoned equipment, vehicles, furniture, or fixtures.
- (8) The Concessioner must keep the Concession Facilities free of spills, waste, and odors. All wet garbage from Concession operations will be adequately bagged, tied, and stored in sealed containers to prevent pest attraction and breeding. The Concessioner must not allow waste to accumulate in trash containers to the point of overflowing.
- (9) All solid waste, including untreated wood and tree branches, must be removed from the Area at the Concessioner's expense and disposed of outside the Area.
- (10) Receptacles
 - (a) The Concessioner must provide waterproof and vermin-proof receptacles with working lids.
 - (b) The Concessioner must place bins and garbage cans in convenient locations within the Concession Facilities and in sufficient quantity to handle the needs of its operations.
 - (c) The Concessioner must keep the receptacles clean and well maintained. Working lids must remain closed to minimize the attraction of insects and wildlife.
- (11) The Concessioner must collect and dispose of solid waste on a frequency (approved by the Service) as necessary to prevent the accumulation of waste.
- (12) The Concessioner must transport and dispose of solid waste to an authorized sanitary landfill, transfer station, or recycling facility.
- (13) The Concessioner must obtain Service approval prior to contracting with any third party for solid waste services.

G) Water and Energy Efficiency

- (1) The Concessioner must consider water and energy efficiency in all facility management practices and must integrate water-conserving and energy conserving measures into its facility management practices whenever feasible.
- (2) In addition to meeting standards established in accordance with Applicable Laws, Concession Facilities equipment and practices must, to the extent Feasible, be consistent with water and energy efficiency standards established for federal facilities and operations. All new equipment must meet Energy Star standards where Feasible.

H) Wastewater

- (1) The Concessioner must minimize impacts to water quality caused by maintenance performed 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, if any, in accordance with Applicable Laws. The Concessioner must maintain a maintenance log for wastewater treatment equipment, and it must make such log available to the Service upon request.
- (4) The Concessioner must minimize the storage of equipment and materials in the Concession Facilities in a manner that could cause storm water contamination (i.e., storage outside without weather protection).

I) Fuel Storage Tanks

- (1) The Concessioner must maintain leak detection methods and/or systems for all fuel tanks, associated equipment such as underground and aboveground piping, hoses, and dispensing systems that are assigned to the Concessioner in accordance with Applicable Law. All such methods and systems must be approved by the Service before the Concessioner implements them. The Concessioner must maintain fuel storage tank system leak detection and maintenance logs and it must make such logs available to the Service upon request.
- (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 replacement equipment to the extent Feasible and appropriate, unless otherwise required by Applicable Laws. (Propane and natural gas systems are excluded from this secondary containment requirement).
- (5) The Concessioner must submit all plans for any work involving fuel systems, tanks, or soil or ground water remediation to the Service for approval prior to starting any such work.

6) PART D – CONCESSIONER REPORTING RESPONSIBILITIES

A) General

The concessioner must provide to the Service the following plans and reports for the Service's review and approval according to the frequency and due dates defined in Section 2, Reporting Schedule.

(1) Concessioner Maintenance Plan and Report

The Concessioner must provide to the Service (for the Service's review and approval) a Concessioner Maintenance Plan and Report (CMPR) that is applicable to all Concession Facilities. The CMPR must identify projected maintenance activities in year prior to commencement of the work. Work that requires planning and design must be identified in the CMPR the year before planning and design begins. The purpose of the CMPR is to identify the need and tentative scope of activities a complete year in advance of actual work to allow adequate time to prepare for work commencement and report status. Projects shown in the CMPR must include at a minimum the NPS asset number; work order number, work order subtype, work order open date; project title; concept description; justification; and anticipated NEPA and Section 106 planning and compliance; status; and work order completed date. The CMPR should break down activities to be performed in sufficient detail to identify, plan, locate and track work performed.

(2) Concessioner Project Plan and Report

The Concessioner must provide to the Service (for the Service's review and approval) a Concessioner Project Plan and Report (CPPR) that is applicable to all Concession Facilities. The CPPR must identify new construction, Major Rehabilitation and Component Renewal projects one year prior to commencement of the individual project. Projects that require planning and design before construction must be identified in the CPPR the year before planning and design begins. The purpose of the CPPR 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 and report project status. Projects shown in the CPPR must include at a minimum the NPS asset number; work order number, work order open date; project title; concept description; justification; and anticipated NEPA and Section 106 planning and compliance; status; and work order completed date.

(3) Component Renewal Reserve Plans and Reports

In addition to applicable Component Renewal Reserve expenditure approval requirements set forth in Exhibit F2 of the Contract, the Concessioner must provide the Service with the following plans and reports:

- (a) Multiyear Component Renewal Reserve Plan. The Concessioner must provide the service (for review and approval) with a Multiyear Component Renewal Reserve Plan that covers all Concession Facilities. The Concessioner must deliver the plan by **January 1** to the Superintendent and must include:
 - A forecast, by year, of projects that will use Component Renewal Reserve over the remaining life of the Contract.

- The plan must provide for expenditure of all funds the Concessioner will deposit into the Component Renewal Reserve prior to the expiration of the Contract.
- (b) Component Renewal Reserve Status Reports. The Concessioner must submit a monthly report on the status of projects funded by the Component Renewal Reserve by the 15th of each month and an annual summary report by **January 15** of the following year.
- (4) **Fixture Replacement Report**
The Concessioner must provide to the Service (for the Service’s review and approval) a Fixture Replacement Report (FRR) that documents fixture replacements that occurred in the previous calendar year. The Service will provide the report format.
- (5) **Personal Property Report**
The Concessioner must provide to the Service (for the Service’s review and approval) a Personal Property Report that documents the Concessioner’s schedule for Personal Property replacement, rehabilitation, and repair for the next calendar year. 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.
- (6) **Pesticide Use Log**
The Concessioner must submit to the Service a Pesticide Use Log which documents the Concessioner’s pesticide use for the prior calendar year.
- (7) **Pesticide Use Request Form**
The Concessioner must submit to the Service (for the Service’s review and approval) a pesticide request form documenting anticipated pesticide use for the next calendar year.

B) Reporting Schedule

The following chart summarizes the plan and reporting due dates established by Parts A, B and C of this Maintenance Plan.

Report or Plan	Frequency	Due Date
Concessioner Maintenance Plan and Report (CMPR)	Annually	November 1
Concessioner Project Plan and Report (CPPR)	Annually	November 1
Multiyear Component Renewal Reserve Plan	Annually	January 1
Component Renewal Reserve Status Report - Monthly	Monthly	15 th of each month of operation
Component Renewal Reserve Status Report – Annual Summary	Annually	January 15
Fixture Replacement Report	Annually	April 1 st
Personal Property Report	Annually	November 1
Pesticide Use Log	Annually	January 15 th
Pesticide Use Request Form	Annually	January 15 th
Opening/Closing Procedures	Annually	April 1 st

Attachment 1: Work Order Supplement

Cedar Pass Lodge main building

Asset Code	Asset Description	Work Subtype	Work Order Description	QTY	Unit of Measure	Priority Year
27657	#100 Cedar Pass Lodge	CRDM	Replace Basement Walls - Concrete Block - Hollow, 12" thick hollow CMU block, Basement, West Addition. Replace the west, south and east foundation walls. Estimate is for replacement with 12" thick reinforced CMU block.	967	SF	2025
27657	#100 Cedar Pass Lodge	CRDM	Replace Exterior Walls - Stucco, painted or coated, to 12' High, North Wall, Original Building. Remove and replace all stucco from exterior walls; material has reached end of useful life and large areas are delaminated and/or cracked. Prep, prime, and paint.	480	SF	2025
27657	#100 Cedar Pass Lodge	CRDM	Replace Exterior Walls - Stucco, painted or coated, to 12' High, South and East Wall (at Office), Original Building. Remove and replace all stucco from exterior walls; material has reached end of useful life and large areas are delaminated and/or cracked. Prep, prime, and paint.	276	SF	2025
27657	#100 Cedar Pass Lodge	CRDM	Replace Exterior Walls - Stucco, painted or coated, to 12' High, West Addition. Remove and replace all stucco from exterior walls; material has reached end of useful life and large areas are delaminated and/or cracked. Prep, prime, and paint.	2928	SF	2025
27657	#100 Cedar Pass Lodge	CRDM	Replace Exterior Walls - Stucco, painted or coated, to 17' High, Vestibule. Remove and replace all stucco from exterior walls; material has reached end of useful life and large areas are delaminated and/or cracked. Prep, prime, and paint.	493	SF	2025
27657	#100 Cedar Pass Lodge	CRDM	Replace Exterior Walls - Stucco, painted or coated, to 12' High, East Addition. Remove and replace all stucco from exterior walls; material has reached end of useful life and large areas are delaminated and/or cracked. Prep, prime, and paint.	1824	SF	2025
27657	#100 Cedar Pass Lodge	CRDM	Replace Exterior Walls - Stucco, Chimney, up to 8'H, painted or coated, Roof, Original Building	48	SF	2025
27657	#100 Cedar Pass Lodge	CRDM	Replace Interior Doors - Wood Door/Wood Frame, 28x78, wood, flush panel, painted or coated, First Floor, Original Building, Office (to Breakroom).	1	EA	2025

Asset Code	Asset Description	Work Subtype	Work Order Description	QTY	Unit of Measure	Priority Year
			Bottom half of door is damaged and veneer is delaminating.			
27657	#100 Cedar Pass Lodge	CRDM	Replace Ceiling Finishes - Drywall, painted or coated, Basement, Original Building, Ferret Way. Ceiling finish was damaged during 2015 retrofits.	338	SF	2025
27657	#100 Cedar Pass Lodge	CRDM	Replace Ceiling Finishes - Plaster, Basement, West Addition. Ceiling finish was damaged during 2015 retrofits; consider replacement with gypsum wallboard.	1378	SF	2025
27657	#100 Cedar Pass Lodge	CRDM	Replace Electrical Service & Distribution - Main lugs, 50 amp, Panel D, Square D, QO, 50Amp, 120/240 Volt, Single Phase, Basement, Kitchen Storage, West Addition	1	EA	2025
27657	#100 Cedar Pass Lodge	CRDM	Replace Electrical Service & Distribution - Main lugs, 100 amp, Panel E, Bull Dog, Pushmatic, 125Amp, 120/240 Volt, Single Phase, Basement, Storage Closet, Original Building	1	EA	2025
27657	#100 Cedar Pass Lodge	CRDM	Replace Electrical Service & Distribution - Main lugs, 100 amp, Panel F, Bull Dog, Pushmatic, 125Amp, 120/240 Volt, Single Phase, First Floor, Dining Room Storage, West Addition	1	EA	2025
27657	#100 Cedar Pass Lodge	DM	Repair Basement Walls - CIP Concrete, 14" W, 212 L.F., Basement, Original Building. Repair cracks in foundation wall. Estimate is for injection of structural epoxy into cracks. Estimate 60 LF total to be repaired.	60	SF	2025
27657	#100 Cedar Pass Lodge	DM	Repair Basement Walls - CIP Concrete, 14" W, 212 L.F., Basement, Original Building. Repair the fractured wall sections on the east foundation wall visible from the 1988 crawl space. Estimate is for injection of structural epoxy to fill fracture and install carbon fiber straps horizontally (3 rows x 8' L) to re-establish connection to basement wall. At the time of assessment, 3 fractures were observed in the foundation wall from within the crawl space.	30	SF	2025
27657	#100 Cedar Pass Lodge	DM	Repair Basement Walls - Concrete Block - Hollow, 12" thick hollow CMU block, Basement, West Addition. Repair the north foundation wall. Estimate is for installation of reinforcing bars and infill of hollow core with rebar and concrete.	545	SF	2025

Asset Code	Asset Description	Work Subtype	Work Order Description	QTY	Unit of Measure	Priority Year
27657	#100 Cedar Pass Lodge	DM	Repair Roof Covering - Single Ply Membrane, Low Slope (Flat), at East and West Addition plus South Area (over Office) of Original Building. Repair deteriorated roof sealant along south perimeter edge.	100	SF	2025
27657	#100 Cedar Pass Lodge	DM	Repair Wall Finishes - Fiberglass Reinforced Plastic Panel, inside face pony wall, to 5'H, First Floor, West Addition, Dining Room Prep Area. Replace damaged FRP (approx. 29" x 38").	8	SF	2025
27657	#100 Cedar Pass Lodge	DM	Repair Ceiling Finishes - Acoustic ceiling, 24" x 48", incl. suspension, Basement, Original Building, Small Storage and Main Stair. Approximately 15% of ceiling tiles are missing; install new to match existing.	60	SF	2025
27657	#100 Cedar Pass Lodge	LMAC	Repair Exterior Doors - Stainless Steel and Glass, 36 x 80, steel with full glass, painted or coated, 2 Opng., First Floor, East and West Elevation (1 each), First Floor, Vestibule Entrance. Doors require operating force measured greater than 15 pounds. This exceeds ADA/ABA standards (5 lb.). Adjust to meet maximum operating force allowed.	2	EA	2025
27657	#100 Cedar Pass Lodge	LMAC	Repair Interior Doors - Double wood door, full glazing, 6'-0"x7'-0", 36x78 pair, wood and glass, storefront, painted or coated, 1 Pr., First Floor, Original Building, Main Entry. Replace door pull hardware with ADA/ABA compliant hardware (loop or lever) for ease of operation with one hand without the need for tight grasping, tight pinching or twisting of the wrist to operate.	1	EA	2025
27657	#100 Cedar Pass Lodge	LMAC	Repair Interior Doors - Wood Door/Metal Frame, 36x78, wood, flush panel, painted or coated, First Floor, East Addition, 1 each at Public Restroom, Utility. (2) Doors at Restroom require operating force measured between 10 to 12 pounds. This exceeds ADA/ABA standards (5 lb.). Adjust to meet maximum operating force allowed.	2	EA	2025
27657	#100 Cedar Pass Lodge	LMAC	Replace Floor Finishes - Vinyl Tile, 24" rubber tile in vestibule, plus 8' to 10' extension on adjacent sidewalk, First Floor, Vestibule, Main Entry. Material thickness creates a surface which exceeds slope allowances at the transition between the concrete sidewalk to vestibule at Main Entrance. Change in elevation was measured at 1 inch over a	340	SF	2025

Asset Code	Asset Description	Work Subtype	Work Order Description	QTY	Unit of Measure	Priority Year
			beveled transition strip; maximum allowable is 1/2 inch. Slope measured at approximately 5.1 degrees, which is greater than the allowable. In addition, tiles can obstruct the proper sweep and ease of operation of the interior double doors leading to the Reception. Recommend replacement of material which allows for the free travel from one surface to the next.			
27657	#100 Cedar Pass Lodge	LMAC	Repair Plumbing Fixture - Sink, vitreous china, below counter, First Floor, Public Restroom, (2) each, East Addition. Install ADA/ABA compliant insulated pipe covering at exposed lavatory plumbing beneath counter surface.	4	EA	2025
27657	#100 Cedar Pass Lodge	LMCO	Replace Stair Finishes - Handrail - Wood, 1-1/2" diameter wood handrail, one side, at 38" above finish floor, painted or coated, 6 L.F., Basement, Original Building, Main Stair. Per IBC requirements, staircases are to have handrails on both sides of stair installed at not less than 34" and no more than 38" above treads. The historic log rail is installed below code requirements and this component is not continuous for the length of the stair nor installed on both sides. Recommend installation of new, continuous rail (approx. 12 LF each side) at proper height on both sides of stair. Care should be taken to minimize damage to historic materials.	4	SF	2025
27657	#100 Cedar Pass Lodge	LMLS	Replace Lighting & Branch Wiring - Exit Lighting, Throughout Building	7	EA	2025
27657	#100 Cedar Pass Lodge	LMLS	Replace Electrical Systems - Other - Emergency Lighting - Nickel cadmium battery, twin sealed beam light, Throughout Building	26	EA	2025
27657	#100 Cedar Pass Lodge	PM	Maintain Roof Covering - Formed Metal - Metal Standing Seam, Cross gable roof, at Original Building and Entrance Vestibule. Clean and inspect annually.	1812	SF	2025
27657	#100 Cedar Pass Lodge	PM	Maintain Roof Covering - Single Ply Membrane, Low Slope (Flat), at East and West Addition plus South Area (over Office) of Original Building. Clean and inspect annually.	8444	SF	2025

Asset Code	Asset Description	Work Subtype	Work Order Description	QTY	Unit of Measure	Priority Year
27657	#100 Cedar Pass Lodge	PM	Maintain Roof Covering - Gutters, 49 L.F., At eaves of metal roof, North elevation, Original Building and Entrance Vestibule. Clean and inspect annually.	25	SF	2025
27657	#100 Cedar Pass Lodge	PM	Maintain Roof Covering - Downspouts, 18 V.L.F., At eaves of metal roof, North elevation, Original Building. Clean and inspect annually.	9	SF	2025
27657	#100 Cedar Pass Lodge	PM	Maintain Roof Covering - Gutters, 8 L.F., East elevation, Office, Original Building. Clean and inspect annually.	4	SF	2025
27657	#100 Cedar Pass Lodge	PM	Maintain Roof Covering - Downspouts, 9 V.L.F., East elevation, Office, Original Building. Clean and inspect annually.	5	SF	2025
27657	#100 Cedar Pass Lodge	PM	Maintain Roof Covering - Gutters, 103 L.F., South Elevation, at Kitchen and East Addition. Clean and inspect annually.	52	SF	2025
27657	#100 Cedar Pass Lodge	PM	Maintain Roof Covering - Downspouts, 52 V.L.F., South Elevation, at Kitchen and East Addition. Clean and inspect annually.	26	SF	2025
27657	#100 Cedar Pass Lodge	PM	Maintain Plumbing Fixture - Sump Pump - Submersible, Basement, Ferret Way, Original Building	1	EA	2025
27657	#100 Cedar Pass Lodge	PM	Maintain Domestic Water Distribution - Water Heaters, Commercial, Gas - 95 MBH input, 86 GPH, Bradford White, D100L1993X, WF45336110, 100 Gallon, 1 Ea., First Floor, Water Heater, West Addition	5	LF	2025
27657	#100 Cedar Pass Lodge	PM	Maintain Sanitary Waste - Floor drain, 3 Ea., First Floor, (2) at Public Restrooms and (1) at Utility Room, East Addition. Clean out and inspect drains annually.	3	LF	2025
27657	#100 Cedar Pass Lodge	PM	Maintain Plumbing System - Other - Grease trap, First Floor, Kitchen, West Addition	4	EA	2025
27657	#100 Cedar Pass Lodge	PM	Maintain Heating Generating System - Gas, 125 MBH, Carrier, WeatherMaker, 8000, First Floor, Office, Mechanical Closet, Original Building	1	EA	2025

Asset Code	Asset Description	Work Subtype	Work Order Description	QTY	Unit of Measure	Priority Year
27657	#100 Cedar Pass Lodge	PM	Maintain Distribution System - Fan System, Roof Exhaust - 1500 CFM, EF-1, Greenheck, CUBE-300-20-G, 03J28589, Roof, Kitchen, West Addition	1	EA	2025
27657	#100 Cedar Pass Lodge	PM	Maintain Distribution System - Fan System, Wall Exhaust - Wall Exhaust, 10,100 CFM, EF-1, Greenheck, CW-70-G-X, 00K05797, West Elevation, Exterior Wall at Employee Restroom (Women's), West Addition	1	EA	2025
27657	#100 Cedar Pass Lodge	PM	Maintain Distribution System - Fan System, Wall Exhaust - Wall Exhaust, 10,100 CFM, EF-2, Greenheck, CW-70-G-X, 00K05798, West Elevation, Exterior Wall at Employee Restroom (Men's), West Addition	1	EA	2025
27657	#100 Cedar Pass Lodge	PM	Maintain Distribution System - Fan System, Wall Exhaust - Wall Exhaust, 10,100 CFM, EF-3, Greenheck, CW-70-E-X, 00K05799, South Elevation, Exterior Wall at Public Restrooms, East Addition	2	EA	2025
27657	#100 Cedar Pass Lodge	PM	Maintain Distribution System - Vent hood, commercial kitchen equipment, island canopy, with fire protection, 30", Greenheck, GHFD-12.50-S, 03J26777, 8'-0" x 12'-0", First Floor, Kitchen, West Addition	1	EA	2025
27657	#100 Cedar Pass Lodge	PM	Maintain Terminal & Package Unit - Rooftop Unit - 30 ton, RTU-1, Trane, YCD036C1LCBE, R42100734D, R22, Roof, East Addition	1	EA	2025
27657	#100 Cedar Pass Lodge	PM	Maintain Terminal & Package Unit - Rooftop Unit - 30 ton, RTU-2, Trane, YCD036C1LCBE, R42100761D, R22, Roof, East Addition	1	EA	2025
27657	#100 Cedar Pass Lodge	PM	Maintain Terminal & Package Unit - Rooftop Unit - 30 ton, RTU-3, Trane, YCD036C1LCBE, R42100702D, R22, Roof, East Addition	1	EA	2025
27657	#100 Cedar Pass Lodge	PM	Maintain Terminal & Package Unit - Rooftop Unit - 30 ton, RTU-4, Trane, YCD036C1LCBE, R43100741D, R22, Roof, Sales Floor, West Addition	1	EA	2025
27657	#100 Cedar Pass Lodge	PM	Maintain Terminal & Package Unit - Rooftop Unit - 50 ton, RTU-5, Trane, YCD60C1LCBF, R40100592D, R22, Roof, Dining Room, West Addition	1	EA	2025

Asset Code	Asset Description	Work Subtype	Work Order Description	QTY	Unit of Measure	Priority Year
27657	#100 Cedar Pass Lodge	PM	Maintain Terminal & Package Unit - Rooftop Unit - 60 ton, RTU-7, Trane, GRAA70GCBIEOP5B, COOK29949, R22, Roof, Kitchen, West Addition	1	EA	2025
27657	#100 Cedar Pass Lodge	PM	Maintain Terminal & Package Unit - Rooftop Unit - 50 ton, RTU-8, Trane, YCD60C1HABF, R50101641D, R22, Roof, Dining Room, West Addition	1	EA	2025
27657	#100 Cedar Pass Lodge	PM	Maintain Terminal & Package Unit - Rooftop Unit - 50 ton, RTU-9, Trane, YCD60C1HABF, R50101687D, R22, Roof, Dining Room, West Addition	1	EA	2025
27657	#100 Cedar Pass Lodge	PM	Maintain Terminal & Package Unit - Rooftop Unit - 5 ton, Trane, 4YCC4060A1115AB, 213911261L, South Elevation, Exterior Wall at Kitchen, East Unit	1	EA	2025
27657	#100 Cedar Pass Lodge	PM	Maintain Terminal & Package Unit - Rooftop Unit - 5 ton, American Standard, Equipment Plate Not Accessible, South Elevation, Exterior Wall at Kitchen, West Unit	1	EA	2025
27657	#100 Cedar Pass Lodge	PM	Maintain Terminal & Package Unit - Air Curtain, Mars Air Door, 36CH-0, 0406PF36CH-L(F3), First Floor, Vestibule Entrance. Clean filter and inspect annually.	1	EA	2025
27657	#100 Cedar Pass Lodge	PM	Maintain Terminal & Package Unit - Air Curtain, Mars Air Door, 36CH-0, 0406PF36CH-L(F3), First Floor, Vestibule Entrance. Clean filter and inspect annually.	1	EA	2025
27657	#100 Cedar Pass Lodge	PM	Maintain Terminal & Package Unit - Air Curtain, Mars Air Door, N242-1UA-OB, 1053125S, First Floor, Kitchen Exterior Entrance, South Wall. Clean filter and inspect annually.	1	EA	2025
27657	#100 Cedar Pass Lodge	PM	Maintain Terminal & Package Unit - Baseboard Heating - 6' long, Basement, North Storage Room and Office, 1 each, Original Building	2	EA	2025
27657	#100 Cedar Pass Lodge	PM	Maintain Fire Alarm and Detection Systems - Fire Alarm Control Panel, Honeywell, IFP-100, First Floor, Storage Area Adjacent to Registration Desk, Original Building	1	EA	2025
27657	#100 Cedar Pass Lodge	PM	Maintain Fire Alarm and Detection Systems - Detectors with brackets, ion detector (smoke) detector, Throughout Building	28	EA	2025

Asset Code	Asset Description	Work Subtype	Work Order Description	QTY	Unit of Measure	Priority Year
27657	#100 Cedar Pass Lodge	PM	Maintain Fire Alarm and Detection Systems - Strobe/Annunciator Combo, Throughout Building	23	EA	2025
27657	#100 Cedar Pass Lodge	PM	Maintain Fire Alarm and Detection Systems - Manual pull station, Throughout Building, (4) on First Floor, (2) in Basement	6	EA	2025
27657	#100 Cedar Pass Lodge	PM	Maintain Electrical Service & Distribution - Switchgear - 800 Amp, Challenger, 88-02-075, First Floor, Main Electrical Room, East Addition	1	EA	2025
27657	#100 Cedar Pass Lodge	PM	Maintain Electrical Service & Distribution - Main lugs, 200 amp, Panel A, Square D, QO, 200Amp, 120/240 Volt, Single Phase, Basement, Kitchen Storage, West Addition	1	EA	2025
27657	#100 Cedar Pass Lodge	PM	Maintain Electrical Service & Distribution - Main lugs, 100 amp, Panel B, Square D, QO, 125Amp, 120/240 Volt, Single Phase, Basement, Kitchen Storage, West Addition	1	EA	2025
27657	#100 Cedar Pass Lodge	PM	Maintain Electrical Service & Distribution - Main lugs, 200 amp, Panel C, Square D, QO, 200Amp, 120/240 Volt, Single Phase, Basement, Kitchen Storage, West Addition	1	EA	2025
27657	#100 Cedar Pass Lodge	PM	Maintain Electrical Service & Distribution - Main lugs, 100 amp, Panel G, Square D, QO, 100Amp, 120/240 Volt, Single Phase, First Floor, Registration Desk, Original Building	1	EA	2025
27657	#100 Cedar Pass Lodge	PM	Maintain Electrical Service & Distribution - Main lugs, 200 amp, Panel H, Challenger, 88-02-076-3, 225Amp, 120/240 Volt, Single Phase, First Floor, Storage Room, East Addition	1	EA	2025
27657	#100 Cedar Pass Lodge	PM	Maintain Electrical Service & Distribution - Main lugs, 200 amp, Panel I, Challenger, 88-075-02, 225Amp, 120/240 Volt, Single Phase, First Floor, Retail Sales Alcove, East Addition	1	EA	2025
27657	#100 Cedar Pass Lodge	RMDM	Replace Stair Finishes - Interior Stair Finish - Carpet, 42" wide runner on treads; full coverage at intermediate landings, Basement, Original Building, Main Stair	82	SF	2025
27657	#100 Cedar Pass Lodge	RMDM	Replace Wall Finishes - Carpet, south wall, to 33" above finish floor, Basement, Original Building,	47	SF	2025

Asset Code	Asset Description	Work Subtype	Work Order Description	QTY	Unit of Measure	Priority Year
			Office. Replacement material must meet IBC requirements for flame spread.			
27657	#100 Cedar Pass Lodge	RMDM	Replace Wall Finishes - Paint, CMU and concrete, Inside face, perimeter foundation walls, to 8' H, painted or coated, Basement, Original Building, Ferret Way	604	SF	2025
27657	#100 Cedar Pass Lodge	RMDM	Replace Wall Finishes - Paint, CMU and concrete, Inside face, perimeter foundation walls, to 8' H, painted or coated, Basement, West Addition, Kitchen Storage	1472	SF	2025
27657	#100 Cedar Pass Lodge	RMDM	Replace Wall Finishes - Paint, CMU and concrete, Inside face, exterior wall, north and west walls, to 9'-6" H, painted or coated, First Floor, West Addition, Dining Room	789	SF	2025
27657	#100 Cedar Pass Lodge	RMDM	Replace Floor Finishes - Carpet Roll, First Floor, Original Building, Registration and Office (except Unisex Restroom)	727	SF	2025
27657	#100 Cedar Pass Lodge	RMDM	Replace Floor Finishes - Carpet Roll, First Floor, West Addition, Fitting Room and Locker Room	37	SF	2025
27657	#100 Cedar Pass Lodge	RMDM	Replace Floor Finishes - Rubber Sheet, linoleum, First Floor, West Addition, Dining Storage Room. Due to flooring age, material may contain asbestos or other hazardous materials. Investigate prior to replacement.	40	SF	2025

Other Assets

Asset Code	Asset Description	Work Subtype	Work Order Description	Quantity	Unit of Measure	Priority Year
27688	#108 Cedar Pass Laundry Building	PM	Maintain roof covering by performing minor finish repairs every 5 years (approximately 2% of total roof area). Roof Covering - Fiberglass Shingles, 236 SF, Throughout roof.	5	SF	2026
27688	#108 Cedar Pass Laundry Building	PM	Service the 5.1 gallon point-of-service electric water heater annually to ensure proper function.	1	LF	2026

Asset Code	Asset Description	Work Subtype	Work Order Description	Quantity	Unit of Measure	Priority Year
27688	#108 Cedar Pass Laundry Building	PM	Service the electrical panel annually to ensure proper function.	1	EA	2026
27689	#109 Cedar Pass Lodge Maintenance Building	PM	Maintain roof covering by performing minor finish repairs every 5 years (approximately 2% of total roof area). Roof Covering - Fiberglass Shingles, 400 SF, Throughout the roof.	8	SF	2026
27689	#109 Cedar Pass Lodge Maintenance Building	PM	Service the 100 amp electrical panel annually to ensure proper function.	1	EA	2026
27744	#107 Cedar Pass Lodge Ice House Building	PM	Service the electrical panel annually to ensure proper function.	1	EA	2026
27744	#107 Cedar Pass Lodge Ice House Building	PM	Service the walk-in freezer annually to ensure proper function.	1	EA	2026
27760	#62 CP CG Agate Loop Comfort Station	CR	Replace Wall Finishes - Tile, Lower section of the restroom walls.	500	SF	2026
27760	#62 CP CG Agate Loop Comfort Station	PM	Maintain roof covering by performing minor finish repairs every 5 years (approximately 2% of total roof area). Roof Covering - Preformed Metal - Metal Panel, 725 SF, Throughout the roof.	15	SF	2026
27760	#62 CP CG Agate Loop Comfort Station	PM	Service the water heater annually to ensure proper function.	1	LF	2026
27760	#62 CP CG Agate Loop Comfort Station	PM	Service the electrical panel annually to ensure proper function.	1	EA	2026
27765	#61 CP CG Butte Loop Comfort Station	CR	Replace Wall Finishes - Tile, Lower section of the restroom walls.	500	SF	2026
27765	#61 CP CG Butte Loop Comfort Station	PM	Maintain roof covering by performing minor finish repairs every 5 years (approximately 2% of total roof area). Roof Covering - Preformed Metal - Metal Panel, 725 SF, Throughout the roof.	15	SF	2026

Asset Code	Asset Description	Work Subtype	Work Order Description	Quantity	Unit of Measure	Priority Year
27765	#61 CP CG Butte Loop Comfort Station	PM	Service the water heater annually to ensure proper function.	1	LF	2026
27765	#61 CP CG Butte Loop Comfort Station	PM	Service the electrical panel annually to ensure proper function.	1	EA	2026
28225	#160 Cedar Pass Campground Kiosk	PM	Maintain roof covering by performing minor finish repairs every 5 years (approximately 2% of total roof area). Roof Covering - Preformed Metal - Metal Panel, 195 SF, Throughout roof.	4	SF	2026
28225	#160 Cedar Pass Campground Kiosk	PM	Service the electrical panel annually to ensure proper function.	1	EA	2026
28225	#160 Cedar Pass Campground Kiosk	PM	Service the MitiVend automated pay station located in the wall next to the door annually to ensure proper function.	1	EA	2026
43184	#53 CP CG Group Loop Comfort Station	CR	Replace Wall Finishes - Tile, Lower section of the restroom walls.	500	SF	2026
43184	#53 CP CG Group Loop Comfort Station	PM	Maintain roof covering by performing minor finish repairs every 5 years (approximately 2% of total roof area). Roof Covering - Preformed Metal - Metal Panel, 725 SF, Throughout the roof.	15	SF	2026
43184	#53 CP CG Group Loop Comfort Station	PM	Service the water heater annually to ensure proper function.	1	LF	2026
43184	#53 CP CG Group Loop Comfort Station	PM	Service the 5 kW electric unit heaters located in the restrooms annually to ensure proper function.	2	EA	2026
43184	#53 CP CG Group Loop Comfort Station	PM	Service the 3 kW electric unit heater located in the mechanical chase annually to ensure proper function.	1	EA	2026
43184	#53 CP CG Group Loop Comfort Station	PM	Service the electrical panel annually to ensure proper function.	1	EA	2026

Asset Code	Asset Description	Work Subtype	Work Order Description	Quantity	Unit of Measure	Priority Year
43185	#188 CP CG Host Storage Shed (CONCESSIONS)	PM	Maintain roof covering by performing minor finish repairs every 5 years (approximately 2% of total roof area). Roof Covering - Preformed Metal - Metal Panel, 242, Throughout building.	5	SF	2026
43203	Cedar Pass Campground	PM	Service the drinking fountain/water spigot units on Butte Loop annually to ensure proper function and appearance.	6	EA	2026
43203	Cedar Pass Campground	PM	Service the drinking fountain/water spigot units on Agate Loop annually to ensure proper function and appearance.	7	EA	2026
43203	Cedar Pass Campground	PM	Service the drinking fountain/water spigot units on the Group Loop annually to ensure proper function and appearance.	3	EA	2026
43203	Cedar Pass Campground	PM	Service the potable water connection pipe and hose annually by inspecting the pipe, hose and all connections. Clean, paint and replace parts as needed for proper function and appearance.	1	EA	2026
43203	Cedar Pass Campground	PM	Service the non-potable water connection pipe and hose annually by inspecting the pipe, hose and all connections. Clean, paint and replace parts as needed for proper function and appearance.	1	EA	2026
43203	Cedar Pass Campground	PM	Service the utility pedestals at the Butte Loop campsites annually to ensure proper function and appearance.	15	EA	2026
43203	Cedar Pass Campground	PM	Service the utility pedestals at the Agate Loop campsites annually to ensure proper function and appearance.	10	EA	2026
43203	Cedar Pass Campground	PM	Service and inspect the RV sanitary dumping connection point annually to ensure proper function.	1	LF	2026
43351	CP Lodge Propane Fuel System	PM	Service and inspect the propane piping annually to ensure proper function. Ensure piping is free of corrosion and connections are tight.	1628	LF	2026
43351	CP Lodge Propane Fuel System	PM	Service and inspect the 18,000 gallon propane tank annually to ensure proper function.	1	EA	2026

Asset Code	Asset Description	Work Subtype	Work Order Description	Quantity	Unit of Measure	Priority Year
61753	Cedar Pass Cabins Loop Road (Gravel) - RT 206	PM	Resurface - Gravel and grade road surface - Aggregate, wearing surface, 5572 S.Y., Cabin loop	50145	SF	2026
61754	Cedar Pass Lodge Service Road (Gravel) - RT 408	PM	Resurface - Gravel and grade road surface - Aggregate, wearing surface, 2022 S.Y., Lodge service road	18200	SF	2026
97053	Grease House	PM	Maintain roof covering by performing minor finish repairs every 5 years (approximately 2% of total roof area). Roof Covering - Preformed Metal - Metal Panel, 170 SF, Roof over the tank enclosure.	4	SF	2026
236139	#230 Cedar Pass Lodge Cabin #101-102-Duplex	PM	Maintain roof covering by performing minor finish repairs every 5 years (approximately 2% of total roof area). Roof Covering - Preformed Metal - Metal Panel, 1360 SF, Throughout the roof.	28	SF	2026
236139	#230 Cedar Pass Lodge Cabin #101-102-Duplex	PM	Service the point of service tankless water heaters annually to ensure proper function.	1	LF	2026
236139	#230 Cedar Pass Lodge Cabin #101-102-Duplex	PM	Service the submersible sump pump as needed (likely multiple times per year) to ensure proper function.	1	EA	2026
236139	#230 Cedar Pass Lodge Cabin #101-102-Duplex	PM	Service the 1 ton split system AC units with air-cooled condensers annually to ensure proper function.	2	EA	2026
236139	#230 Cedar Pass Lodge Cabin #101-102-Duplex	PM	Service the electric space heaters in the bathrooms annually to ensure proper function.	3	EA	2026
236139	#230 Cedar Pass Lodge Cabin #101-102-Duplex	PM	Service the wet-pipe fire sprinkler system (1152 SF) annually to ensure proper function.	1	EA	2026

Asset Code	Asset Description	Work Subtype	Work Order Description	Quantity	Unit of Measure	Priority Year
236139	#230 Cedar Pass Lodge Cabin #101-102-Duplex	PM	Service the electrical panels annually to ensure proper function.	2	EA	2026
236142	#231 Cedar Pass Lodge Cabin #103	CR	Replace Fittings - ADA shower seat, 1 Ea., ADA Shower Seat	1	SF	2026
236142	#231 Cedar Pass Lodge Cabin #103	PM	Maintain roof covering by performing minor finish repairs every 5 years (approximately 2% of total roof area). Roof Covering - Preformed Metal - Metal Panel, 738 SF, Throughout the roof.	15	SF	2026
236142	#231 Cedar Pass Lodge Cabin #103	PM	Service the point of service tankless water heater annually to ensure proper function.	1	LF	2026
236142	#231 Cedar Pass Lodge Cabin #103	PM	Service the submersible sump pump as needed (likely multiple times per year) to ensure proper function.	1	EA	2026
236142	#231 Cedar Pass Lodge Cabin #103	PM	Service the electric space heaters in the bathroom annually to ensure proper function.	2	EA	2026
236142	#231 Cedar Pass Lodge Cabin #103	PM	Service the 1 ton split system AC unit with air-cooled condenser annually to ensure proper function.	1	EA	2026
236142	#231 Cedar Pass Lodge Cabin #103	PM	Service the wet-pipe fire sprinkler system (576 SF) annually to ensure proper function.	1	EA	2026
236142	#231 Cedar Pass Lodge Cabin #103	PM	Service the 150 amp electrical panel annually to ensure proper function.	1	EA	2026
236143	#232 Cedar Pass Lodge Cabin #104-105-Duplex	PM	Maintain roof covering by performing minor finish repairs every 5 years (approximately 2% of total roof area). Roof Covering - Preformed Metal - Metal Panel, 1360 SF, Throughout the roof.	28	SF	2026
236143	#232 Cedar Pass Lodge Cabin	PM	Service the point of service tankless water heaters annually to ensure proper function.	1	LF	2026

Asset Code	Asset Description	Work Subtype	Work Order Description	Quantity	Unit of Measure	Priority Year
	#104-105-Duplex					
236143	#232 Cedar Pass Lodge Cabin #104-105-Duplex	PM	Service the submersible sump pump as needed (likely multiple times per year) to ensure proper function.	1	EA	2026
236143	#232 Cedar Pass Lodge Cabin #104-105-Duplex	PM	Service the electric space heaters in the bathrooms annually to ensure proper function.	2	EA	2026
236143	#232 Cedar Pass Lodge Cabin #104-105-Duplex	PM	Service the 1 ton split system AC units with air-cooled condensers annually to ensure proper function.	2	EA	2026
236143	#232 Cedar Pass Lodge Cabin #104-105-Duplex	PM	Service the wet pipe sprinkler system throughout the building (1152 SF) annually to ensure proper function.	1	EA	2026
236143	#232 Cedar Pass Lodge Cabin #104-105-Duplex	PM	Service the electrical panels annually to ensure proper function.	2	EA	2026
236144	#233 Cedar Pass Lodge Cabin #106-107-Duplex	PM	Maintain roof covering by performing minor finish repairs every 5 years (approximately 2% of total roof area). Roof Covering - Preformed Metal - Metal Panel, 1360 SF, Throughout the roof.	28	SF	2026
236144	#233 Cedar Pass Lodge Cabin #106-107-Duplex	PM	Service the point of service tankless water heaters annually to ensure proper function.	1	LF	2026
236144	#233 Cedar Pass Lodge Cabin #106-107-Duplex	PM	Service the submersible sump pump as needed (likely multiple times per year) to ensure proper function.	1	EA	2026
236144	#233 Cedar Pass Lodge Cabin #106-107-Duplex	PM	Service the electric space heaters in the bathrooms annually to ensure proper function.	2	EA	2026

Asset Code	Asset Description	Work Subtype	Work Order Description	Quantity	Unit of Measure	Priority Year
236144	#233 Cedar Pass Lodge Cabin #106-107-Duplex	PM	Service the 1 ton split system AC units with air-cooled condensers annually to ensure proper function.	2	EA	2026
236144	#233 Cedar Pass Lodge Cabin #106-107-Duplex	PM	Service the wet pipe sprinkler system throughout the building (1152 SF) annually to ensure proper function.	1	EA	2026
236144	#233 Cedar Pass Lodge Cabin #106-107-Duplex	PM	Service the electrical panels annually to ensure proper function.	2	EA	2026
236145	#234 Cedar Pass Lodge Cabin #108	PM	Maintain roof covering by performing minor finish repairs every 5 years (approximately 2% of total roof area). Roof Covering - Preformed Metal - Metal Panel, 738 SF, Throughout the roof.	15	SF	2026
236145	#234 Cedar Pass Lodge Cabin #108	PM	Service the point of service tankless water heater annually to ensure proper function.	1	LF	2026
236145	#234 Cedar Pass Lodge Cabin #108	PM	Service the submersible sump pump as needed (likely multiple times per year) to ensure proper function.	1	EA	2026
236145	#234 Cedar Pass Lodge Cabin #108	PM	Service the electric space heaters in the bathroom annually to ensure proper function.	2	EA	2026
236145	#234 Cedar Pass Lodge Cabin #108	PM	Service the 1 ton split system AC unit with air-cooled condenser annually to ensure proper function.	1	EA	2026
236145	#234 Cedar Pass Lodge Cabin #108	PM	Service the wet-pipe fire sprinkler system (576 SF) annually to ensure proper function.	1	EA	2026
236145	#234 Cedar Pass Lodge Cabin #108	PM	Service the 150 amp electrical panel annually to ensure proper function.	1	EA	2026
236146	#235 Cedar Pass Lodge Cabin #109	PM	Maintain roof covering by performing minor finish repairs every 5 years (approximately 2% of total roof area). Roof Covering - Preformed	15	SF	2026

Asset Code	Asset Description	Work Subtype	Work Order Description	Quantity	Unit of Measure	Priority Year
			Metal - Metal Panel, 738 SF, Throughout the roof.			
236146	#235 Cedar Pass Lodge Cabin #109	PM	Service the point of service tankless water heater annually to ensure proper function.	1	LF	2026
236146	#235 Cedar Pass Lodge Cabin #109	PM	Service the submersible sump pump as needed (likely multiple times per year) to ensure proper function.	1	EA	2026
236146	#235 Cedar Pass Lodge Cabin #109	PM	Service the electric space heaters in the bathroom annually to ensure proper function.	2	EA	2026
236146	#235 Cedar Pass Lodge Cabin #109	PM	Service the 1 ton split system AC unit with air-cooled condenser annually to ensure proper function.	1	EA	2026
236146	#235 Cedar Pass Lodge Cabin #109	PM	Service the wet-pipe fire sprinkler system (576 SF) annually to ensure proper function.	1	EA	2026
236146	#235 Cedar Pass Lodge Cabin #109	PM	Service the 150 amp electrical panel annually to ensure proper function.	1	EA	2026
236147	#236 Cedar Pass Lodge Cabin #110	PM	Maintain roof covering by performing minor finish repairs every 5 years (approximately 2% of total roof area). Roof Covering - Preformed Metal - Metal Panel, 738 SF, Throughout the roof.	15	SF	2026
236147	#236 Cedar Pass Lodge Cabin #110	PM	Service the point of service tankless water heater annually to ensure proper function.	1	LF	2026
236147	#236 Cedar Pass Lodge Cabin #110	PM	Service the submersible sump pump as needed (likely multiple times per year) to ensure proper function..	1	EA	2026
236147	#236 Cedar Pass Lodge Cabin #110	PM	Service the electric space heaters in the bathroom annually to ensure proper function.	2	EA	2026
236147	#236 Cedar Pass Lodge Cabin #110	PM	Service the 1 ton split system AC unit with air-cooled condenser annually to ensure proper function.	1	EA	2026

Asset Code	Asset Description	Work Subtype	Work Order Description	Quantity	Unit of Measure	Priority Year
236147	#236 Cedar Pass Lodge Cabin #110	PM	Service the wet-pipe fire sprinkler system (576 SF) annually to ensure proper function.	1	EA	2026
236147	#236 Cedar Pass Lodge Cabin #110	PM	Service the 150 amp electrical panel annually to ensure proper function.	1	EA	2026
236148	#237 Cedar Pass Lodge Cabin #111	PM	Maintain roof covering by performing minor finish repairs every 5 years (approximately 2% of total roof area). Roof Covering - Preformed Metal - Metal Panel, 738 SF, Throughout the roof.	15	SF	2026
236148	#237 Cedar Pass Lodge Cabin #111	PM	Service the point of service tankless water heater annually to ensure proper function.	1	LF	2026
236148	#237 Cedar Pass Lodge Cabin #111	PM	Service the submersible sump pump as needed (likely multiple times per year) to ensure proper function.	1	EA	2026
236148	#237 Cedar Pass Lodge Cabin #111	PM	Service the electric space heaters in the bathroom annually to ensure proper function.	2	EA	2026
236148	#237 Cedar Pass Lodge Cabin #111	PM	Service the 1 ton split system AC unit with air-cooled condenser annually to ensure proper function.	1	EA	2026
236148	#237 Cedar Pass Lodge Cabin #111	PM	Service the wet-pipe fire sprinkler system (576 SF) annually to ensure proper function.	1	EA	2026
236148	#237 Cedar Pass Lodge Cabin #111	PM	Service the 150 amp electrical panel annually to ensure proper function.	1	EA	2026
236149	#238 Cedar Pass Lodge Cabin #112	PM	Maintain roof covering by performing minor finish repairs every 5 years (approximately 2% of total roof area). Roof Covering - Preformed Metal - Metal Panel, 738 SF, Throughout the roof.	15	SF	2026
236149	#238 Cedar Pass Lodge Cabin #112	PM	Service the point of service tankless water heater annually to ensure proper function.	1	LF	2026

Asset Code	Asset Description	Work Subtype	Work Order Description	Quantity	Unit of Measure	Priority Year
236149	#238 Cedar Pass Lodge Cabin #112	PM	Service the submersible sump pump as needed (likely multiple times per year) to ensure proper function.	1	EA	2026
236149	#238 Cedar Pass Lodge Cabin #112	PM	Service the electric space heaters in the bathroom annually to ensure proper function.	2	EA	2026
236149	#238 Cedar Pass Lodge Cabin #112	PM	Service the 1 ton split system AC unit with air-cooled condenser annually to ensure proper function.	1	EA	2026
236149	#238 Cedar Pass Lodge Cabin #112	PM	Service the wet-pipe fire sprinkler system (576 SF) annually to ensure proper function.	1	EA	2026
236149	#238 Cedar Pass Lodge Cabin #112	PM	Service the 150 amp electrical panel annually to ensure proper function.	1	EA	2026
236150	#239 Cedar Pass Lodge Cabin #113	PM	Maintain roof covering by performing minor finish repairs every 5 years (approximately 2% of total roof area). Roof Covering - Preformed Metal - Metal Panel, 738 SF, Throughout the roof.	15	SF	2026
236150	#239 Cedar Pass Lodge Cabin #113	PM	Service the point of service tankless water heater annually to ensure proper function.	1	LF	2026
236150	#239 Cedar Pass Lodge Cabin #113	PM	Service the submersible sump pump as needed (likely multiple times per year) to ensure proper function.	1	EA	2026
236150	#239 Cedar Pass Lodge Cabin #113	PM	Service the electric space heaters in the bathroom annually to ensure proper function.	2	EA	2026
236150	#239 Cedar Pass Lodge Cabin #113	PM	Service the 1 ton split system AC unit with air-cooled condenser annually to ensure proper function.	1	EA	2026
236150	#239 Cedar Pass Lodge Cabin #113	PM	Service the wet-pipe fire sprinkler system (576 SF) annually to ensure proper function.	1	EA	2026

Asset Code	Asset Description	Work Subtype	Work Order Description	Quantity	Unit of Measure	Priority Year
236150	#239 Cedar Pass Lodge Cabin #113	PM	Service the 150 amp electrical panel annually to ensure proper function.	1	EA	2026
236151	#240 Cedar Pass Lodge Cabin #114	PM	Maintain roof covering by performing minor finish repairs every 5 years (approximately 2% of total roof area). Roof Covering - Preformed Metal - Metal Panel, 738 SF, Throughout the roof.	15	SF	2026
236151	#240 Cedar Pass Lodge Cabin #114	PM	Service the point of service tankless water heater annually to ensure proper function.	1	LF	2026
236151	#240 Cedar Pass Lodge Cabin #114	PM	Service the submersible sump pump as needed (likely multiple times per year) to ensure proper function.	1	EA	2026
236151	#240 Cedar Pass Lodge Cabin #114	PM	Service the electric space heaters in the bathroom annually to ensure proper function.	2	EA	2026
236151	#240 Cedar Pass Lodge Cabin #114	PM	Service the 1 ton split system AC unit with air-cooled condenser annually to ensure proper function.	1	EA	2026
236151	#240 Cedar Pass Lodge Cabin #114	PM	Service the wet-pipe fire sprinkler system (576 SF) annually to ensure proper function.	1	EA	2026
236151	#240 Cedar Pass Lodge Cabin #114	PM	Service the 150 amp electrical panel annually to ensure proper function.	1	EA	2026
236152	#241 Cedar Pass Lodge Cabin #115	CR	Replace Fittings - ADA shower seat, 1 Ea., ADA Shower Seat	1	SF	2026
236152	#241 Cedar Pass Lodge Cabin #115	PM	Maintain roof covering by performing minor finish repairs every 5 years (approximately 2% of total roof area). Roof Covering - Preformed Metal - Metal Panel, 738 SF, Throughout the roof.	15	SF	2026
236152	#241 Cedar Pass Lodge Cabin #115	PM	Service the point of service tankless water heater annually to ensure proper function.	1	LF	2026

Asset Code	Asset Description	Work Subtype	Work Order Description	Quantity	Unit of Measure	Priority Year
236152	#241 Cedar Pass Lodge Cabin #115	PM	Service the submersible sump pump as needed (likely multiple times per year) to ensure proper function.	1	EA	2026
236152	#241 Cedar Pass Lodge Cabin #115	PM	Service the electric space heaters in the bathroom annually to ensure proper function.	2	EA	2026
236152	#241 Cedar Pass Lodge Cabin #115	PM	Service the 1 ton split system AC unit with air-cooled condenser annually to ensure proper function.	1	EA	2026
236152	#241 Cedar Pass Lodge Cabin #115	PM	Service the wet-pipe fire sprinkler system (576 SF) annually to ensure proper function.	1	EA	2026
236152	#241 Cedar Pass Lodge Cabin #115	PM	Service the 150 amp electrical panel annually to ensure proper function.	1	EA	2026
236153	#242 Cedar Pass Lodge Cabin #116	PM	Maintain roof covering by performing minor finish repairs every 5 years (approximately 2% of total roof area). Roof Covering - Preformed Metal - Metal Panel, 615 SF, Throughout the roof.	13	SF	2026
236153	#242 Cedar Pass Lodge Cabin #116	PM	Service the point of service tankless water heater annually to ensure proper function.	1	LF	2026
236153	#242 Cedar Pass Lodge Cabin #116	PM	Service the submersible sump pump as needed (likely multiple times per year) to ensure proper function.	1	EA	2026
236153	#242 Cedar Pass Lodge Cabin #116	PM	Service the electric space heaters in the bathroom annually to ensure proper function.	2	EA	2026
236153	#242 Cedar Pass Lodge Cabin #116	PM	Service the 1 ton split system AC unit with air-cooled condenser annually to ensure proper function.	1	EA	2026
236153	#242 Cedar Pass Lodge Cabin #116	PM	Service the wet-pipe fire sprinkler system (576 SF) annually to ensure proper function.	1	EA	2026

Asset Code	Asset Description	Work Subtype	Work Order Description	Quantity	Unit of Measure	Priority Year
236153	#242 Cedar Pass Lodge Cabin #116	PM	Service the 150 amp electrical panel annually to ensure proper function.	1	EA	2026
236154	#243 Cedar Pass Lodge Cabin #117	PM	Maintain roof covering by performing minor finish repairs every 5 years (approximately 2% of total roof area). Roof Covering - Preformed Metal - Metal Panel, 615 SF, Throughout the roof.	13	SF	2026
236154	#243 Cedar Pass Lodge Cabin #117	PM	Service the point of service tankless water heater annually to ensure proper function.	1	LF	2026
236154	#243 Cedar Pass Lodge Cabin #117	PM	Service the submersible sump pump as needed (likely multiple times per year) to ensure proper function.	1	EA	2026
236154	#243 Cedar Pass Lodge Cabin #117	PM	Service the electric space heaters in the bathroom annually to ensure proper function.	2	EA	2026
236154	#243 Cedar Pass Lodge Cabin #117	PM	Service the 1 ton split system AC unit with air-cooled condenser annually to ensure proper function.	1	EA	2026
236154	#243 Cedar Pass Lodge Cabin #117	PM	Service the wet-pipe fire sprinkler system (576 SF) annually to ensure proper function.	1	EA	2026
236154	#243 Cedar Pass Lodge Cabin #117	PM	Service the 150 amp electrical panel annually to ensure proper function.	1	EA	2026
236155	#244 Cedar Pass Lodge Cabin #118	PM	Maintain roof covering by performing minor finish repairs every 5 years (approximately 2% of total roof area). Roof Covering - Preformed Metal - Metal Panel, 615 SF, Throughout the roof.	13	SF	2026
236155	#244 Cedar Pass Lodge Cabin #118	PM	Service the point of service tankless water heater annually to ensure proper function.	1	LF	2026
236155	#244 Cedar Pass Lodge Cabin #118	PM	Service the submersible sump pump as needed (likely multiple times per year) to ensure proper function.	1	EA	2026

Asset Code	Asset Description	Work Subtype	Work Order Description	Quantity	Unit of Measure	Priority Year
236155	#244 Cedar Pass Lodge Cabin #118	PM	Service the electric space heaters in the bathroom annually to ensure proper function.	2	EA	2026
236155	#244 Cedar Pass Lodge Cabin #118	PM	Service the 1 ton split system AC unit with air-cooled condenser annually to ensure proper function.	1	EA	2026
236155	#244 Cedar Pass Lodge Cabin #118	PM	Service the wet-pipe fire sprinkler system (576 SF) annually to ensure proper function.	1	EA	2026
236155	#244 Cedar Pass Lodge Cabin #118	PM	Service the 150 amp electrical panel annually to ensure proper function.	1	EA	2026
236155	#244 Cedar Pass Lodge Cabin #118	PM	Service the 400 amp electrical panel annually to ensure proper function.	1	EA	2026
236155	#244 Cedar Pass Lodge Cabin #118	PM	Service the 800 amp electrical panel annually to ensure proper function.	1	EA	2026
236156	#245 Cedar Pass Lodge Cabin #119	PM	Maintain roof covering by performing minor finish repairs every 5 years (approximately 2% of total roof area). Roof Covering - Preformed Metal - Metal Panel, 615 SF, Throughout the roof.	13	SF	2026
236156	#245 Cedar Pass Lodge Cabin #119	PM	Service the point of service tankless water heater annually to ensure proper function.	1	LF	2026
236156	#245 Cedar Pass Lodge Cabin #119	PM	Service the submersible sump pump as needed (likely multiple times per year) to ensure proper function.	1	EA	2026
236156	#245 Cedar Pass Lodge Cabin #119	PM	Service the electric space heaters in the bathroom annually to ensure proper function.	2	EA	2026
236156	#245 Cedar Pass Lodge Cabin #119	PM	Service the 1 ton split system AC unit with air-cooled condenser annually to ensure proper function.	1	EA	2026

Asset Code	Asset Description	Work Subtype	Work Order Description	Quantity	Unit of Measure	Priority Year
236156	#245 Cedar Pass Lodge Cabin #119	PM	Service the wet-pipe fire sprinkler system (576 SF) annually to ensure proper function.	1	EA	2026
236156	#245 Cedar Pass Lodge Cabin #119	PM	Service the 150 amp electrical panel annually to ensure proper function.	1	EA	2026
236157	#246 Cedar Pass Lodge Cabin #120	PM	Maintain roof covering by performing minor finish repairs every 5 years (approximately 2% of total roof area). Roof Covering - Preformed Metal - Metal Panel, 615 SF, Throughout the roof.	13	SF	2026
236157	#246 Cedar Pass Lodge Cabin #120	PM	Service the point of service tankless water heater annually to ensure proper function.	1	LF	2026
236157	#246 Cedar Pass Lodge Cabin #120	PM	Service the submersible sump pump as needed (likely multiple times per year) to ensure proper function.	1	EA	2026
236157	#246 Cedar Pass Lodge Cabin #120	PM	Service the electric space heaters in the bathroom annually to ensure proper function.	2	EA	2026
236157	#246 Cedar Pass Lodge Cabin #120	PM	Service the 1 ton split system AC unit with air-cooled condenser annually to ensure proper function.	1	EA	2026
236157	#246 Cedar Pass Lodge Cabin #120	PM	Service the wet-pipe fire sprinkler system (576 SF) annually to ensure proper function.	1	EA	2026
236157	#246 Cedar Pass Lodge Cabin #120	PM	Service the 150 amp electrical panel annually to ensure proper function.	1	EA	2026
236158	#247 Cedar Pass Lodge Cabin #121	PM	Maintain roof covering by performing minor finish repairs every 5 years (approximately 2% of total roof area). Roof Covering - Preformed Metal - Metal Panel, 615 SF, Throughout the roof.	13	SF	2026
236158	#247 Cedar Pass Lodge Cabin #121	PM	Service the point of service tankless water heater annually to ensure proper function.	1	LF	2026

Asset Code	Asset Description	Work Subtype	Work Order Description	Quantity	Unit of Measure	Priority Year
236158	#247 Cedar Pass Lodge Cabin #121	PM	Service the submersible sump pump as needed (likely multiple times per year) to ensure proper function.	1	EA	2026
236158	#247 Cedar Pass Lodge Cabin #121	PM	Service the electric space heaters in the bathroom annually to ensure proper function.	2	EA	2026
236158	#247 Cedar Pass Lodge Cabin #121	PM	Service the 1 ton split system AC unit with air-cooled condenser annually to ensure proper function.	1	EA	2026
236158	#247 Cedar Pass Lodge Cabin #121	PM	Service the wet-pipe fire sprinkler system (576 SF) annually to ensure proper function.	1	EA	2026
236158	#247 Cedar Pass Lodge Cabin #121	PM	Service the 150 amp electrical panel annually to ensure proper function.	1	EA	2026
236159	#248 Cedar Pass Lodge Cabin #122	PM	Maintain roof covering by performing minor finish repairs every 5 years (approximately 2% of total roof area). Roof Covering - Preformed Metal - Metal Panel, 615 SF, Throughout the roof.	13	SF	2026
236159	#248 Cedar Pass Lodge Cabin #122	PM	Service the point of service tankless water heater annually to ensure proper function.	1	LF	2026
236159	#248 Cedar Pass Lodge Cabin #122	PM	Service the submersible sump pump as needed (likely multiple times per year) to ensure proper function.	1	EA	2026
236159	#248 Cedar Pass Lodge Cabin #122	PM	Service the electric space heaters in the bathroom annually to ensure proper function.	2	EA	2026
236159	#248 Cedar Pass Lodge Cabin #122	PM	Service the 1 ton split system AC unit with air-cooled condenser annually to ensure proper function.	1	EA	2026
236159	#248 Cedar Pass Lodge Cabin #122	PM	Service the wet-pipe fire sprinkler system (576 SF) annually to ensure proper function.	1	EA	2026

Asset Code	Asset Description	Work Subtype	Work Order Description	Quantity	Unit of Measure	Priority Year
236159	#248 Cedar Pass Lodge Cabin #122	PM	Service the 150 amp electrical panel annually to ensure proper function.	1	EA	2026
236160	#249 Cedar Pass Lodge Cabin #123	PM	Maintain roof covering by performing minor finish repairs every 5 years (approximately 2% of total roof area). Roof Covering - Preformed Metal - Metal Panel, 615 SF, Throughout the roof.	13	SF	2026
236160	#249 Cedar Pass Lodge Cabin #123	PM	Service the point of service tankless water heater annually to ensure proper function.	1	LF	2026
236160	#249 Cedar Pass Lodge Cabin #123	PM	Service the submersible sump pump as needed (likely multiple times per year) to ensure proper function.	1	EA	2026
236160	#249 Cedar Pass Lodge Cabin #123	PM	Service the electric space heaters in the bathroom annually to ensure proper function.	2	EA	2026
236160	#249 Cedar Pass Lodge Cabin #123	PM	Service the 1 ton split system AC unit with air-cooled condenser annually to ensure proper function.	1	EA	2026
236160	#249 Cedar Pass Lodge Cabin #123	PM	Service the wet-pipe fire sprinkler system (576 SF) annually to ensure proper function.	1	EA	2026
236160	#249 Cedar Pass Lodge Cabin #123	PM	Service the 150 amp electrical panel annually to ensure proper function.	1	EA	2026
236161	#250 Cedar Pass Lodge Cabin #124	PM	Maintain roof covering by performing minor finish repairs every 5 years (approximately 2% of total roof area). Roof Covering - Preformed Metal - Metal Panel, 615 SF, Throughout the roof.	13	SF	2026
236161	#250 Cedar Pass Lodge Cabin #124	PM	Service the point of service tankless water heater annually to ensure proper function.	1	LF	2026
236161	#250 Cedar Pass Lodge Cabin #124	PM	Service the submersible sump pump as needed (likely multiple times per year) to ensure proper function.	1	EA	2026

Asset Code	Asset Description	Work Subtype	Work Order Description	Quantity	Unit of Measure	Priority Year
236161	#250 Cedar Pass Lodge Cabin #124	PM	Service the electric space heaters in the bathroom annually to ensure proper function.	2	EA	2026
236161	#250 Cedar Pass Lodge Cabin #124	PM	Service the 1 ton split system AC unit with air-cooled condenser annually to ensure proper function.	1	EA	2026
236161	#250 Cedar Pass Lodge Cabin #124	PM	Service the wet-pipe fire sprinkler system (576 SF) annually to ensure proper function.	1	EA	2026
236161	#250 Cedar Pass Lodge Cabin #124	PM	Service the 150 amp electrical panel annually to ensure proper function.	1	EA	2026
236161	#250 Cedar Pass Lodge Cabin #124	PM	Service the 800 amp electrical panel annually to ensure proper function.	1	EA	2026
236162	#251 Cedar Pass Lodge Cabin #125	PM	Maintain roof covering by performing minor finish repairs every 5 years (approximately 2% of total roof area). Roof Covering - Preformed Metal - Metal Panel, 615 SF, Throughout the roof.	13	SF	2026
236162	#251 Cedar Pass Lodge Cabin #125	PM	Service the point of service tankless water heater annually to ensure proper function.	1	LF	2026
236162	#251 Cedar Pass Lodge Cabin #125	PM	Service the submersible sump pump as needed (likely multiple times per year) to ensure proper function.	1	EA	2026
236162	#251 Cedar Pass Lodge Cabin #125	PM	Service the electric space heaters in the bathroom annually to ensure proper function.	2	EA	2026
236162	#251 Cedar Pass Lodge Cabin #125	PM	Service the 1 ton split system AC unit with air-cooled condenser annually to ensure proper function.	1	EA	2026
236162	#251 Cedar Pass Lodge Cabin #125	PM	Service the wet-pipe fire sprinkler system (576 SF) annually to ensure proper function.	1	EA	2026

Asset Code	Asset Description	Work Subtype	Work Order Description	Quantity	Unit of Measure	Priority Year
236162	#251 Cedar Pass Lodge Cabin #125	PM	Service the 150 amp electrical panel annually to ensure proper function.	1	EA	2026
236436	#229 CP Campground Shower Building	PM	Maintain roof covering by performing minor finish repairs every 5 years (approximately 2% of total roof area). Roof Covering - Preformed Metal - Metal Panel, 708 SF, This is permanently affixed to the entire roof deck.	15	SF	2026
236436	#229 CP Campground Shower Building	PM	Service the water heater annually to ensure proper function.	1	LF	2026
236436	#229 CP Campground Shower Building	PM	Service the water heater annually to ensure proper function.	1	LF	2026
236436	#229 CP Campground Shower Building	PM	Service the water heater annually to ensure proper function.	1	LF	2026
236436	#229 CP Campground Shower Building	PM	Service the electric heaters annually to ensure proper function.	2	EA	2026
236436	#229 CP Campground Shower Building	PM	Service the electric heater annually to ensure proper function.	1	EA	2026
236436	#229 CP Campground Shower Building	PM	Service the electrical panel annually to ensure proper function.	1	EA	2026
242563	#252 Cedar Pass Lodge Cabin #126	PM	Maintain roof covering by performing minor finish repairs every 5 years (approximately 2% of total roof area). Roof Covering - Preformed Metal - Metal Panel, 615 SF, Throughout the roof.	13	SF	2026
242563	#252 Cedar Pass Lodge Cabin #126	PM	Service the point of service tankless water heater annually to ensure proper function.	1	LF	2026
242563	#252 Cedar Pass Lodge Cabin #126	PM	Service the submersible sump pump as needed (likely multiple times per year) to ensure proper function.	1	EA	2026

Asset Code	Asset Description	Work Subtype	Work Order Description	Quantity	Unit of Measure	Priority Year
242563	#252 Cedar Pass Lodge Cabin #126	PM	Service the electric space heaters in the bathroom annually to ensure proper function.	2	EA	2026
242563	#252 Cedar Pass Lodge Cabin #126	PM	Service the 1 ton split system AC unit with air-cooled condenser annually to ensure proper function.	1	EA	2026
242563	#252 Cedar Pass Lodge Cabin #126	PM	Service the wet-pipe fire sprinkler system (576 SF) annually to ensure proper function.	1	EA	2026
242563	#252 Cedar Pass Lodge Cabin #126	PM	Service the 150 amp electrical panel annually to ensure proper function.	1	EA	2026