



OPEN MEETING

REGULAR MEETING OF THE GOLDEN RAIN FOUNDATION MAINTENANCE AND CONSTRUCTION COMMITTEE*

**Wednesday, October 11, 2023 – 9:30 a.m.
24351 El Toro Road, Laguna Woods, CA 92637
Board Room and Virtual with Zoom**

At this time, Laguna Woods Village owners/residents are welcome to participate in all open committee meetings virtually. To submit comments or questions virtually for committee meetings, please use one of the following two options:

1. Join the committee meeting via a Zoom link at: <https://us06web.zoom.us/j/99465596924> or by calling 669-900-6833 Access Code: 99465596924
2. Via email to meeting@vmsinc.org any time before the meeting is scheduled to begin or during the meeting. Please use the name of the committee in the subject line of the email. Your name and unit number must be included.

NOTICE AND AGENDA *This Meeting May Be Recorded*

1. Call to Order
2. Acknowledgement of Media
3. Approval of the Agenda
4. Approval of Meeting Report from August 9, 2023
5. Chair's Remarks
6. Member Comments
7. Department Head Update

Consent:

All matters listed under the Consent Calendar are considered routine and will be enacted by the committee by one motion. In the event that an item is removed from the Consent Calendar by members of the committee, such item(s) shall be the subject of further discussion and action by the committee.

8. Project Log
9. ChargePoint Summary
10. Clubhouse Inspection Report (3rd Quarter)

Items for Discussion and Consideration:

11. Shepherd's Crook
12. Repair Shop Electrical
13. Welding Shop
14. Equestrian Center Arena Lighting
15. Golf Driving Range

Future Agenda Items: *All matters listed under Future Agenda Items are items for a future committee meeting. No action will be taken by the committee on these agenda items at this meeting.*

- EMS Status Update
- MelRok Energy Management System
- Clubhouse 2 Pool Deck Paver Option

Concluding Business:

16. Committee Member Comments
17. Date of Next Meeting: Wednesday, December 13, 2023 at 9:30 a.m.
18. Recess - At this time, the meeting will recess for a short break and reconvene to Closed Session to discuss the following matters:

Closed Session Agenda

Approval of the Agenda

Chair's Remarks

Discuss and Consider Contractual Matters

Adjournment

*A quorum of the GRF Board or more may also be present at the meeting.



OPEN MEETING

**REPORT OF THE REGULAR MEETING OF THE
GOLDEN RAIN FOUNDATION
MAINTENANCE AND CONSTRUCTION COMMITTEE**

**Wednesday, August 9, 2023 – 9:30 a.m.
24351 El Toro Road, Laguna Woods, CA 92637
Board Room and Virtual with Zoom**

REPORT

MEMBERS PRESENT: Reza Karimi - Chair, Gan Mukhopadhyay – Co-Chair, Andy Ginocchio (for Jim Cook/Third), Ralph Engdahl, Lenny Ross, Sue Stephens

MEMBERS ABSENT: Jim Cook

OTHERS PRESENT: **GRF:** Egon Garthoffner, Bunny Carpenter, Yvonne Horton, Juanita Skillman
THIRD: S.K. Park
UNITED: Alison Bok
Advisors: Carl Randazzo, Ajit Gidwani, Bill Walsh

STAFF PRESENT: Guy West – Staff Officer & Projects Division Manager, Manuel Gomez – Maintenance & Construction Director, Bart Mejia – Maintenance & Construction Assistant Director, Ian Barnette – Maintenance & Construction Assistant Director, Heather Ziemba – Projects Administrative Coordinator, Sandra Spencer – Administrative Assistant

1. Call to Order

Chair Karimi called the meeting to order at 9:31 a.m.

2. Acknowledgement of Media

Chair Karimi noted that no media was present.

3. Approval of the Agenda

Hearing no objection, the agenda was approved as written.

4. Approval of Meeting Report from April 12, 2023

Hearing no objection, the meeting minutes were approved by unanimous consent.

5. Chair's Remarks

Chair Karimi noted that the infrastructure in the community is aging and emphasized the necessity of preventative maintenance in order to keep the buildings and facilities in good working order.

6. Member Comments

- A member commented on the seepage project in Gate 11 as well as the aging paint on red curbs throughout the community.

7. Department Head Update

Mr. West updated the committee on the Clubhouse 1 Archery Room beam issue. A load calculation study will be performed by an engineering consultant. Mr. Gomez noted that there have been safety concerns discussed in previous meetings. The committee directed staff to move forward with the study.

Mr. West updated the committee on the Performing Arts Center. An electrical engineer will be hired to create an electrical diagram for the facility in order to find the source of recent electrical issues.

Mr. West updated the committee on the golf driving range turf growth. Discussion ensued regarding the extended timeline of this project and possible solutions to the concerns about the project's progress.

Consent: *All matters listed under the Consent Calendar are considered routine and will be enacted by the committee by one motion. In the event that an item is removed from the Consent Calendar by members of the committee, such item(s) shall be the subject of further discussion and action by the committee.*

8. Project Log

9. ChargePoint Summary

10. Clubhouse Preventative Maintenance Inspection Report

The consent calendar was approved unanimously.

Director Ross left the meeting at 10:27 a.m.

Items for Discussion and Consideration:

11. Paving Project Update

Mr. West provided an update via PowerPoint to show photos of the work completed.

12. Equestrian Center Stable Door Paint Update

Mr. West provided an update via PowerPoint to show photos of the work completed.

13. Equestrian Gate Update

Mr. West gave a verbal update on this project, which is scheduled to start September 5.

14. Shepherd's Crook Project Update

Mr. West gave a verbal update and provided a map of the current area of work.

15. Vehicle Maintenance Facility Generator Replacement

Mr. West opened discussion on the RFP that was provided for this project. Discussion ensued regarding what fuel the generator will use, storage for the fuel, wattage options for a generator, and where exactly the generator will provide power. The committee directed staff to move forward with advertising the RFP for bids.

Future Agenda Items: *All matters listed under Future Agenda Items are items for a future committee meeting. No action will be taken by the committee on these agenda items at this meeting.*

- EMS Status Update
- MelRok Energy Management System
- Separate Metering for Community Center Vehicle Charging Stations


Concluding Business:

16. Committee Member Comments

- Director Mukhopadhyay requested staff provide an update on the driving range turf project at the next meeting.
- Director Stephens commented on future agenda items.

17. Date of Next Meeting: Wednesday, October 11, 2023 at 9:30 a.m.

18. Recess – The meeting was recessed at 11:12 a.m.



Reza Karimi, Chair

Reza Karimi, Chair
Gan Mukhopadhyay, Co-Chair
Guy West, Staff Officer
Telephone: 949-597-4625

GRF Project Log September (Prepared October 2)						
	Type	Name	Description	Status	Estimated Completion	Budget
1	922 Projects	Broadband HVAC System	Funding for this project is allocated to the installation of five new HVAC units to replace the existing 17 year-old HVAC system at the Broadband Building Data Center.	One rooftop unit was installed on May 8th and is functioning as designed. The remaining equipment is scheduled to be delivered and installed end of October.	November 2023	Budget: \$300,000 Exp: \$10,000 Balance: \$290,000
2	920 Projects	Building E Design Development and Construction	Funding for this project is allocated for the design development and construction for Building E.	On October 3, the GRF Board formed an Ad Hoc Advisory Committee to work with the board on the on next steps.	TBD	Budget: \$750,000 Exp: \$241,631 Balance: \$508,369
3	920 Projects	Clubhouse 1 Fountain Re-plaster and Tile	Funding for this project is allocated to replace the deteriorated plaster and tile surface coating for the Clubhouse 1 fountain.	This project is being evaluated for scope of work.	February 2024	Budget: \$25,000 Exp: \$0 Balance: \$25,000
4	920 Projects	Clubhouse 1 Mounted Projector - Ballroom	Funding for this project is allocated to install a new mounted projector in the Ballroom at Clubhouse 1.	The project scope of work has been included in the clubhouse beautification work.	2024	Budget: \$20,000 Exp: \$0 Balance: \$20,000
5	920 Projects	Clubhouse 1 Pool Re-plastering	Funding for this project is allocated to replace the deteriorated plaster surface coating for the Clubhouse 1 pool.	The RFP was advertised for competitive contractor bids in August. Staff will present a recommendation to award a contract at the scheduled October 11 M&C Committee meeting.	November 2023	Budget: \$100,000 Exp: \$0 Balance: \$100,000
6	920 Projects	Clubhouse 1 Renovation	Funding for this project is allocated for Year 1 of a multi-year project to assess and renovate Clubhouse 1.	The RFP was advertised and bids were received. Staff will present a recommendation to award a contract at a special GRF M&C Committee meeting anticipated to take place end of October.	2024	Budget: \$1,250,000 Exp: \$50,764 Balance: \$1,199,236
7	920 Projects	Clubhouse 2 Pool Deck Resurfacing	Funding for this project is allocated to resurface the Clubhouse 2 pool deck.	The RFP was advertised and bids were received. The M&C Committee directed staff to investigate an alternate scope of work.	December 2023	Budget: \$25,000 Exp: \$0 Balance: \$25,000
8	920 Projects	Equestrian Center Arena Lighting System	Funding for this project is allocated for a lighting system to provide lighting for arenas and pathways.	Staff is preparing a scope of work for the RFP. The RFP is tentatively scheduled to be advertised in November.	December 2023	Budget: \$100,000 Exp: \$0 Balance: \$100,000
9	920 Projects	Equestrian Center Security Fencing and Gate	Funding for this project is allocated for construction and installation of new security fencing and gate to properly secure the facility.	Project start date pending on the permit issuance. Some modifications to the existing plan are required for larger vehicle access. The tentative start date is first week of November.	December 2023	Budget: \$75,000 Supplemental: \$14,776 Exp: \$0 Balance: \$89,776

	Type	Name	Description	Status	Estimated Completion	Budget
10	920 Projects	Gate 16 Driving Range Improvements	Funding for this project is allocated to upgrade and improve the appearance and functionality of the golf driving range and practice area.	The first phase of the lawn rehabilitation process started in March 2023. The contractor is planting sod in areas the stolens did not germinate. The range is scheduled to be closed until November.	November 2023	Budget: \$638,000 Exp: \$165,404 Balance: \$472,596
11	920 Projects	PAC Renovation Maintenance Upgrades	Funding for this project is allocated for maintenance and safety upgrades at the Performing Arts Center.	The interior design for the lobby restrooms at Clubhouse 3 is scheduled to resume in November.	2024	Budget: \$1,000,000 Exp: \$835,303 Balance: \$164,697
12	920 Projects	Repair Shop Electrical Upgrade	Funding for this project is allocated to upgrade the repair shop electrical system to support battery equipment.	Electrical engineering has been completed and the plans are approved and ready for the permit issuance. An RFP was advertised on September 13 to install the electrical system per engineer's design. Bids are due in October.	December 2023	Budget: \$30,000 Exp: \$8,919 Balance: \$21,081
13	922 Projects	Replace Welding Shop	Funding for this project is allocated to replace the existing Welding Shop with a pre-engineered metal building.	The plans are approved and ready for permit issuance. The RFP was advertised on September 11, and bids are due on in October.	December 2023	Budget: \$275,000 Exp: \$0 Balance: \$275,000
14	920 Projects	Service Center Generator (Vehicle Maintenance Building)	Funding for this project will provide back-up emergency power at the Service Center including, Transportation and fueling services to enable the provision of critical services in an emergency.	The RFP was advertised for competitive contractor bids in August. Staff will present a recommendation to award a contract at the scheduled October M&C Committee meeting.	February 2024	Budget: \$150,000 Exp: \$0 Balance: \$150,000

	Type	Name	Description	Status	Estimated Completion	Budget
COMPLETED						
	920 Projects	Equestrian Hay Barn Siding	Funding for this project is allocated to mitigate moisture intrusion at the hay barn located at the Equestrian Center.	This project was completed in January. Invoicing is complete.	January 2023	Budget: \$6,000 Exp: \$4,278 Balance: \$1,722
	920 Projects	Asphalt Replacement	Funding for this project is allocated to asphalt paving overlay on selected GRF streets and/or parking lot areas.	The asphalt pavement overlay work was completed in July. Invoicing is pending.	August 2023	Budget: \$534,048 Exp: \$519,861 Balance: \$14,187
	920 Projects	Parkway Concrete Replacement	Funding for this project is allocated to concrete repairs adjacent to the overlay and seal coat work on selected GRF streets and/or parking lot areas.	The parkway concrete replacements were completed in June. Invoicing is complete.	July 2023	Budget: \$200,000 Exp: \$200,000 Balance: \$0
	920 Projects	Equestrian Center Trim and Stall Door Painting	Funding for this project is allocated for Equestrian Center wood trim and stall door painting.	This project was completed in September. Invoicing is pending.	September 2023	Budget: \$25,000 Supplemental: \$8,216 Exp: \$0 Balance: \$33,216

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ELECTRIC VEHICLE CHARGING STATION REPORT

AUGUST 2023

(*) Activation Dates	Level II (Phase I)	May 26, 2017	LWV Registered Users /kWh	Non-Registered Users/kWh	Parking Rates
	Level II (Phase II)	August 27, 2019			
	Level III	August 27, 2019			
			\$0.17	\$0.30	\$2/hr after 4 hrs
			\$0.25	\$0.40	\$2/hr after 1 hr

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CLUBHOUSE (1) MAINTENANCE INSPECTION

	Cleanliness	Condition	More Work Required
Interior Walls			
Paint	Good	Touch-up	Touch up paint SO21849602
Cracks	Good	Good	No concerns found
Holes	Good	Good	No concerns found
Wall Outlets	Good	Good	No concerns found
Light Switches	Good	Good	No concerns found
Base Covers	Fair	Touch-up	Re-caulked base covers SO21849605(Complete)
Bathrooms			
Doors	Good	Good	No concerns found
Lighting	Good	Good	No concerns found
Basins	Good	Good	No concerns found
Stalls	Good	Good	No concerns found
Toilets	Good	Good	No concerns found
Toilet Seats	Good	Good	No concerns found
Faucets	Good	Good	No concerns found
Leaks	Good	Good	No concerns found
Mirrors	Good	Good	No concerns found
Soap Dispenser	Good	Good	No concerns found
Paper Towel Dispenser	Good	Good	No concerns found
Hallways			
Lighting	Good	Good	No concerns found
Drinking water Fountains	Good	Good	No concerns found
Doors	Good	Good	No concerns found
Floor condition	Good	Good	No concerns found
Kitchen			
Faucets	Good	Good	No concerns found
Leaks	Good	Good	No concerns found
Ice Machine	Good	Good	No concerns found
Grill	Good	Good	No concerns found
Oven	Good	Good	No concerns found
Lighting	Good	Replace	SO21849607
Ceiling			
Ceiling Tiles	Good	Replace	Ceiling Tiles in break Room SO21846908
Color Deterioration	Good	Good	No concerns found
AC Vent	Good	Good	No concerns found
Lighting	Good	Replace	Lights in mini Gym, awaiting for ordered lights to arrive SO21845226
OTHER			
Exterior walkways	N/A	N/A	No concerns found
room	Good	Replace screen	Replaced damaged screen SO21849139 (Complete)
Carpet tiles In Billiards Room	Good	Replace	Replace painted carpet tiles SO21849600
Bocce ball courts	Good	Install	GFIC behind sink (SO21849232)

Date: 09-05-23

Inspected by: K. Vargas

Reviewed by:



CLUBHOUSE (2) MAINTENANCE INSPECTION

	Cleanliness	Condition	More Work Required
Interior Walls			
Paint	Fair	Touch-up	Grevillea & Los Olivos room (SO21840773) scheduled 20th & 27th
Cracks	Good	Good	No concerns found
Holes	Good	Good	No concerns found
Wall Outlets	Good	Good	No concerns found
Light Switches	Good	Good	No concerns found
Bathrooms			
Doors	Good	Good	No concerns found
Lighting	Good	Good	No concerns found
Sinks	Good	Good	No concerns found
Stalls	Good	Good	No concerns found
Toilets	Good	Good	No concerns found
Toilet Seats	Good	Good	No concerns found
Faucets	Good	Good	No concerns found
Leaks	Good	Good	No concerns found
Mirrors	Good	Good	No concerns found
Soap Dispenser	Good	Good	No concerns found
Paper Towel Dispenser	Good	Good	No concerns found
Hallways			
Lighting	Good	Good	No concerns found
Drinking water Fountains	Good	Good	No concerns found
Doors	Good	Good	No concerns found
Floor condition	Good	Good	No concerns found
Kitchen			
Faucets	Good	Good	No concerns found
Leaks	Good	Good	No concerns found
Ice Machine	Good	Good	No concerns found
Grill	Good	Good	No concerns found
Oven	Good	Good	No concerns found
Lighting	Good	Good	No concerns found
Ceiling			
Ceiling Tiles	Good	Good	No concerns found
Color Deterioration	Good	Good	No concerns found
AC Vent	Good	Good	No concerns found
Lighting	Good	Good	No concerns found
OTHER			
Exterior walkways	N/A	N/A	No concerns found

Date: 09-05-23

Inspected by: K. Vargas

Reviewed by:



CLUBHOUSE (3) MAINTENANCE INSPECTION

	Cleanliness	Condition	More Work Needed
Interior Walls			
Paint	Good	Good	No concerns found
Cracks	Good	Good	No concerns found
Holes	Good	Good	No concerns found
Wall Outlets	Good	Good	No concerns found
Light Switches	Good	Good	No concerns found
Bathrooms			
Doors	Good	Good	No concerns found
Lighting	Good	Good	No concerns found
Sinks	Good	Good	No concerns found
Stalls	Good	Good	No concerns found
Toilets	Good	Good	No concerns found
Toilet Seats	Fair	Replace	SO21845604 Complete
Faucets	Good	Good	No concerns found
Leaks	Good	Good	No concerns found
Mirrors	Good	Good	No concerns found
Soap Dispenser	Good	Good	No concerns found
Paper Towel Dispenser	Good	Good	No concerns found
Hallways			
Lighting	Good	Good	No concerns found
Drinking water Fountains	Good	Good	No concerns found
Doors	Good	Good	No concerns found
Floor condition	Good	Good	No concerns found
Kitchen			
Faucets	Good	Good	No concerns found
Leaks	Good	Good	No concerns found
Ice Machine	Good	Good	No concerns found
Grill	Good	Good	No concerns found
Oven	Good	Good	No concerns found
Lighting	Good	Good	No concerns found
Doors	Good	Good	No concerns found
Ceiling			
Ceiling Tiles	Good	Good	No concerns found
Color Deterioration	Good	Good	No concerns found
AC Vent	Good	Good	No concerns found
Lighting	Good	Good	No concerns found
OTHER			
Exterior walkways	Good	Good	No concerns found
fire- extinguisher	Good	Re-Charge	SA21850207, Outside vendor has been contacted

Date: 09-08-23 & 09-27-23

Inspected by: K. Vargas

Reviewed by:



CLUBHOUSE (4) MAINTENANCE INSPECTION

	Cleanliness	Condition	More Work Needed
Interior Walls			
Paint	Fair	Touch-up	SO21852088 Womens golf course restroom
Cracks	Good	Good	No concerns found
Holes	Good	Good	No concerns found
Wall Outlets	Good	Good	No concerns found
Light Switches	Good	Good	No concerns found
Base vinyl	Good	Replace	SA21852268 Womens golf course restroom
Bathrooms			
Doors	Good	Good	No concerns found
Lighting	Good	Good	No concerns found
Sinks	Good	Good	No concerns found
Stalls	Good	Replace	Waiting on material SO21809283
Toilets	Good	Good	No concerns found
Toilet Seats	Good	Good	No concerns found
Faucets	Good	Good	No concerns found
Leaks	Good	Good	No concerns found
Mirrors	Good	Good	No concerns found
Soap Dispenser	Good	Good	No concerns found
Paper Towel Dispenser	Good	Good	No concerns found
Hallways			
Lighting	Good	Good	No concerns found
Drinking water Fountains	Good	Good	No concerns found
Doors	Good	Good	No concerns found
Floor condition			
Kitchen-N/A			
Faucets	Good	Good	No concerns found
Leaks	Good	Good	No concerns found
Ice Machine	Good	Good	No concerns found
Grill	Good	Good	No concerns found
Oven	Good	Good	No concerns found
Lighting	Good	Good	No concerns found
Ceiling			
Ceiling Tiles	Poor	replace tile	Photo, MAT room SO21828538(complete)
Color Deterioration	Good	Good	No concerns found
AC Vent	Good	Good	No concerns found
Lighting	Poor	Replace	No concerns found
OTHER			
Exterior walkways	N/A	N/A	No concerns found

Date: 09-27-23

Inspected by: K. Vargas

Reviewed by:



CLUBHOUSE (5) MAINTENANCE INSPECTION

	Cleanliness	Condition	More Work Needed
Interior Walls			
Paint	Good	Good	No concerns found
Cracks	Good	Good	No concerns found
Holes	Good	Good	No concerns found
Wall Outlets	Good	Good	No concerns found
Light Switches	Good	Good	No concerns found
Bathrooms			
Doors	Good	Good	No concerns found
Lighting	Good	Replace	SO21845058 Complete
Sinks	Good	Good	No concerns found
Stalls	Good	Good	No concerns found
Toilets	Good	Good	No concerns found
Toilet Seats	Good	Good	No concerns found
Faucets	Good	Good	No concerns found
Leaks	Good	Good	No concerns found
Mirrors	Good	Good	No concerns found
Soap Dispenser	Good	Good	No concerns found
Paper Towel Dispenser	Good	Good	No concerns found
Hallways			
Lighting	Good	Good	No concerns found
Drinking water Fountains	Good	Good	No concerns found
Doors	Good	Good	No concerns found
Floor condition	Good	Good	No concerns found
Kitchen			
Faucets	Good	Good	No concerns found
Leaks	Good	Good	No concerns found
Ice Machine	Good	Good	No concerns found
Grill	Good	Good	No concerns found
Oven	Good	Good	No concerns found
Lighting	Good	Replace	SO21851893
Ceiling			
Ceiling Tiles	Good	Good	No concerns found
Color Deterioration	Good	Good	No concerns found
AC Vent	Good	Good	No concerns found
Lighting	Good	replace	Lights/Diffusers in Room 1 SO21851937
OTHER			
Exterior walkways	N/A	N/A	No concerns found
Stained Carpet tile	Fair	Clean	Janitorial to clean stained carpet tiles

Date: 09-06-23 & 09-28-23

Inspected by: K. Vargas

Reviewed by:



CLUBHOUSE (6) MAINTENANCE INSPECTION

	Cleanliness	Condition	More Work Needed
Interior Walls			
Paint	Good	Good	No concerns found
Cracks	Good	Good	No concerns found
Holes	Good	Good	No concerns found
Wall Outlets	Good	Good	No concerns found
Light Switches	Good	Good	No concerns found
Bathrooms			
Doors	Good	Good	No concerns found
Lighting	Good	Good	No concerns found
Sinks	Good	Good	No concerns found
Stalls	Good	Good	No concerns found
Toilets	Good	Good	No concerns found
Toilet Seats	Good	Good	No concerns found
Faucets	Good	Good	No concerns found
Leaks	Good	Good	No concerns found
Mirrors	Good	Good	No concerns found
Soap Dispenser	Good	Good	No concerns found
Paper Towel Dispenser	Good	Good	No concerns found
Hallways			
Lighting	Good	Good	No concerns found
Drinking water Fountains	Good	Good	No concerns found
Doors	Good	Good	No concerns found
Floor condition	Good	Good	No concerns found
Kitchen			
Faucets	Good	Good	No concerns found
Leaks	Good	Good	No concerns found
Ice Machine	Good	Good	No concerns found
Grill	Good	Good	No concerns found
Oven	Good	Good	No concerns found
Lighting	Good	Good	No concerns found
Ceiling			
Ceiling Tiles	Good	Good	No concerns found
Color Deterioration	Good	Good	No concerns found
AC Vent	Good	Good	No concerns found
Lighting	Good	Replace	Replace Sconce light SO21851966
OTHER			
Bar Area Lights	Fair	Replace	Replace diffuser SO21851956

Date: 09-06-23 & 09-28-23

Inspected by: K. Vargas

Reviewed by:



CLUBHOUSE (7) MAINTENANCE INSPECTION

	Cleanliness	Condition	More Work Needed
Interior Walls			
Paint	Good	Good	No concerns found
Cracks	Good	Good	No concerns found
Holes	Good	Good	No concerns found
Wall Outlets	Good	Good	No concerns found
Light Switches	Good	Good	No concerns found
Bathrooms			
Doors	Good	Good	No concerns found
Lighting	Good	Good	No concerns found
Sinks	Good	Good	No concerns found
Stalls	Good	Good	No concerns found
Toilets	Good	Good	No concerns found
Toilet Seats	Good	Good	No concerns found
Faucets	Good	Good	No concerns found
Leaks	Good	Good	No concerns found
Mirrors	Good	Good	No concerns found
Soap Dispenser	Good	Good	No concerns found
Paper Towel Dispenser	Good	Good	No concerns found
Hallways			
Lighting	Good	Good	No concerns found
Drinking water Fountains	Good	Good	No concerns found
Doors	Good	Good	No concerns found
Floor condition	Good	Good	No concerns found
Kitchen			
Faucets	Good	Good	No concerns found
Leaks	Good	Good	No concerns found
Ice Machine	Good	Good	No concerns found
Grill	Good	Good	No concerns found
Oven	Good	Good	No concerns found
Lighting	Good	Replace	SO21852019
Ceiling			
Ceiling Tiles	Good	Adjust	Kitchen tile SO21810961(complete)
Color Deterioration	Good	Good	No concerns found
AC Vent	Good	Good	No concerns found
Lighting	Good	Replace	Replace lights in bridge room SO21842021/SO21847032
OTHER			
Exterior walkways	N/A	N/A	No concerns found
Outlets in Bridge Room	Good	Adjust	Adjust loose outlet SO21852014

Date: 09-05-23 & 10-03-23

Inspected by: K. Vargas

Reviewed by:



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