



OPEN MEETING

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

**Wednesday, June 14, 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](https://us06web.zoom.us/j/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 April 12, 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 Preventive Maintenance Reports

Items for Discussion and Consideration:

11. Bench Relocation Project (as requested by Chair)
12. Broadband HVAC Update
13. Equestrian Security Gate Update
14. Golf Driving Range Update
15. Pool Equipment Update
16. Welding Shop Update

17. RFP for Clubhouse 1 Renovation
18. Clubhouse 1 Archery Building Beam Repair

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:

19. Committee Member Comments
20. Date of Next Meeting: Wednesday, August 9, 2023 at 9:30 a.m.
21. 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, April 12, 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, Jim Cook, Ralph Engdahl, Lenny Ross, Mary Simon, Sue Stephens

MEMBERS ABSENT: Egon Garthoffner

OTHERS PRESENT: **GRF:** Bunny Carpenter, Juanita Skillman
Third: Andy Ginocchio
Advisors Ajit Gidwani, Carl Randazzo, 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, Laurie Chavarria – Senior Management Analyst, Heather Ziemba – Projects Division Administrative Coordinator, Sandra Spencer – Administrative Assistant

1. Call to Order

Chair Karimi called the meeting to order at 9:38 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 Reports

a. December 1, 2022 – Special Open Session

- b. December 12, 2022 – Special Open Session**
- c. December 14, 2022 – Regular Open Session**

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

5. Chair's Remarks

Chair Karimi noted the full meeting agenda. Mr. Karimi also delivered the news that GRF Director Don Tibbetts recently passed away and offered his condolences to Mr. Tibbetts' family.

6. Member Comments

None

7. Department Head Update

Mr. West introduced Heather Ziemba to the Committee. Mr. West also reported that the swamp coolers in the archery range have been repaired and are functioning as intended.

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.

The ChargePoint summary was pulled for discussion. Mr. Mejia answered questions from the committee regarding the ChargePoint usage and revenue. Director Stephens requested information related to resident versus non-resident users. The committee suggested the Finance Department provide a report to the GRF Finance Committee of the breakdown of pricing from ChargePoint and address whether users are being charged appropriate prices to cover the cost of charging; to consider using Time of Use rates; and consider putting the charging stations on a separate meter. Staff will research the cost and feasibility of rewiring the existing panel for the charging stations, submetering the existing meter, and present the findings at a future committee meeting.

The Clubhouse Preventative Maintenance Inspection Report was pulled for discussion. Mr. Gomez introduced the report requested by the Board for quarterly inspection of the clubhouses. Mr. Barnette answered questions from the committee regarding the level of detail provided in the report. Staff will work together to incorporate further detail into the report and bring it back to a future meeting for additional feedback.

- 8. Project Log**
- 9. ChargePoint Summary**
- 10. Clubhouse Preventive Maintenance Inspection Report**

The consent calendar was approved unanimously.

Items for Discussion and Consideration:

11. 2023 Asphalt Seal Coat Program

Mr. West presented the item via a PowerPoint presentation and answered questions from the committee regarding the seal coating process. Staff will present a recommendation for this item in closed session.

12. Priority Projects Presentation

Mr. West presented an overview of the priority projects via PowerPoint and answered questions from the committee. A comment was heard from a member regarding the number and type of batteries that will be used for landscaping equipment.

13. Temporary Office Lease Update

Mr. Gomez reported that the staff from Building E has been relocated to the new temporary office space in the building across the parking lot as of Monday, April 10. Building E is now uninhabited.

14. Space Study Update

Mr. Gomez reported that this study is on schedule to be completed by the end of April. A special meeting will be held for the consultant to present the results to the GRF M&C Committee, the GRF Finance Committee and the GRF CAC in early May.

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 Preventative Maintenance Schedule
- Dedicated Meter for EV Charging Stations


Concluding Business:

15. Committee Member Comments

- Advisor Randazzo commented on the EV charging rates.
- Director Mukhopadhyay commented on the space planning study.
- Director Cook requested that information about metering be added to future agenda items.
- Advisor Gidwani thanked the committee and staff for their work for the community with the resourced that are available.

16. Date of Next Meeting: Wednesday, June 14, 2023 at 9:30 a.m.

17. Recess – The meeting was recessed at 10:58 a.m.



Reza Karimi, Chair

Reza Karimi, Chair
Guy West, Staff Officer
Telephone: 949-268-2380

GRF Project Log May 2023 (Prepared June 1)						
	Type	Name	Description	Status	Estimated Completion	Budget
1	920 Projects	PAC Renovation Maintenance Upgrades	Funding for this project is allocated for maintenance and safety upgrades at the Performing Arts Center. The board approved a budget allocation in the amount of \$1,000,000.	The interior design for the lobby restrooms is on hold pending Clubhouse 1 design completion.	September 2023	Budget: \$1,000,000 Exp: \$835,303 Balance: \$164,697
2	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.	A contract has been prepared and work will begin pending contract execution.	August 2023	Budget: \$150,000 Exp: \$0 Balance: \$150,000
3	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 range is scheduled to be closed until November for proper lawn growth.	November 2023	Budget: \$638,000 Exp: \$92,706 Balance: \$545,294
4	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. The remaining equipment delivery is scheduled to be delivered and installed in October 2023.	November 2023	Budget: \$300,000 Exp: \$10,000 Balance: \$280,000
5	922 Projects	Replace Welding Shop	Funding for this project is allocated to replace the existing Welding Shop with a pre-engineered metal building.	The RFP is scheduled to be advertised for competitive contractor bids on Tuesday, June 13.	September 2023	Budget: \$275,000 Exp: \$0 Balance: \$275,000
6	920 Projects	Building E Design Development and Construction	Funding for this project is allocated for the design development and construction for Building E.	In February, the GRF Board awarded a contract for space planning services to document current space utilization and potential changes to benefit VMS operations and recreational programming. The Austin Co was hired to study the facilities and present solutions. A report was presented to the board members. The report is scheduled to be presented to the boards in late June.	TBD	Budget: \$750,000 Exp: \$115,601 Balance: \$634,399
7	920 Projects	Equestrian Center Arena Lighting System	Funding for this project is allocated for a lighting system to provide lighting for arenas and pathways.	An RFP is scheduled to be advertised by the end of July.	September 2023	Budget: \$100,000 Exp: \$0 Balance: \$100,000

	Type	Name	Description	Status	Estimated Completion	Budget
8	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.	A recommendation to award a contract will be presented at the June 14 GRF M&C Committee meeting.	October 2023	Budget: \$75,000 Exp: \$0 Balance: \$75,000
9	920 Projects	Equestrian Center Trim and Stall Door Painting	Funding for this project is allocated for Equestrian Center wood trim and stall door painting.	A Contract has been fully executed. Work is scheduled to begin on June 19 and is expected to be completed by early September. A supplemental appropriation was approved by the GRF Board in May for Equestrian Center Trim and Stall Door Painting.	September 2023	Budget: \$25,000 Supplemental: \$8,216 Exp: \$0 Balance: \$30,216
10	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.	At the March 15 Clubhouse Ad Hoc Committee meeting, the committee selected the interior design color palette and directed staff to prepare an RFP for review. The interior design firm is preparing the final working drawings and deliverables to be incorporated into the scope of work. The RFP is tentatively scheduled to be advertised in June 2023.	2024	Budget: \$1,250,000 Exp: \$38,889 Balance: \$1,211,111
11	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.	September 2023	Budget: \$25,000 Exp: \$0 Balance: \$25,000
12	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.	August 2023	Budget: \$20,000 Exp: \$0 Balance: \$20,000
13	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.	This work is scheduled to take place in November during the annual closure for pool maintenance.	November 2023	Budget: \$100,000 Exp: \$0 Balance: \$100,000
14	920 Projects	Clubhouse 2 Pool Deck Resurfacing	Funding for this project is allocated to resurface the Clubhouse 2 pool deck.	The RFP is scheduled to be advertised for competitive bids in July.	December 2023	Budget: \$25,000 Exp: \$0 Balance: \$25,000
15	920 Projects	Repair Shop Electrical Upgrade	Funding for this project is allocated to upgrade the repair shop electrical system to support battery equipment.	The electrical engineering consultant is preparing the electrical drawings and specifications.	August 2023	Budget: \$30,000 Exp: \$0 Balance: \$30,000
16	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 is scheduled to begin in July.	August 2023	Budget: \$534,048 Exp: \$0 Balance: \$534,048

	Type	Name	Description	Status	Estimated Completion	Budget
17	920 Projects	Seal Coat	Funding for this project is allocated to sealcoat work adjacent to the overlay and concrete work on selected GRF streets and/or parking lot areas.	The asphalt pavement seal coating is scheduled to begin in August.	September 2023	Budget: \$96,342 Exp: \$0 Balance: \$96,342
18	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 have begun and will be completed during the month of June.	July 2023	Budget: \$200,000 Exp: \$0 Balance: \$200,000
19	920 Projects	Shepherd's Crook	As a part of the Conditional Use Permit 1135 with the City of Laguna Woods, the Mutual will remove and replace barbed wire on all perimeter block walls with Shepherd's Crook on a phased approach.	Fencing in the area adjacent to Gate 3 Fabrication is in process. The installation is scheduled to take place in July.	July 2023	Budget: \$105,000 Exp: \$0 Balance: \$105,000
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.	January 2023	Budget: \$6,000 Exp: \$4,278 Balance: \$1,722

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ELECTRIC VEHICLE CHARGING STATION REPORT
MAY 2023

(*) Activation Dates				
	Level II (Phase I)		May 26, 2017	
	Level II (Phase II)		August 27, 2019	
	Level III		August 27, 2019	

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CLUBHOUSE (1) MAINTENANCE INSPECTION

	Cleanliness	Condition	More Work Required
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	Good	No concerns found
OTHER			
Exterior walkways	N/A	N/A	No concerns found

Date: 4/24/2023
 Name: Gerardo G.
 Reviewed: 


CLUBHOUSE (2) MAINTENANCE INSPECTION

	Cleanliness	Condition	More Work Required
Interior Walls			
Paint	Good	Peeled/Patch	Work is scheduled week of 6/12
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	Lifted flooring	Work is scheduled for week of 6/12
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: 4/24/2023
 Name: Gerardo G.
 Reviewed: 


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	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: 4/24/2023
 Name: Gerardo G.
 Reviewed: 


CLUBHOUSE (4) 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			
Bathrooms			
Doors	Good	Good	No concerns found
Lighting	Good	Good	No concerns found
Sinks	Good	Missing stall door knob	Waiting on material
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			
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			
Ceiling			
Ceiling Tiles	Good	Good	No concerns found
Color Deterioration	Good	Good	No concerns found
AC Vent	Good	Good	No concerns found
Lighting			
OTHER			
Exterior walkways	N/A	N/A	No concerns found

Date: 4/24/2023
 Name: Gerardo G.
 Reviewed: 


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	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		Stain Ceiling tiles	Scheduled for week of 6/12
Color Deterioration	Good	Good	No concerns found
AC Vent	Good	Good	No concerns found
Lighting		Panel Lights are out	Waiting on materials
OTHER			
Exterior walkways	N/A	N/A	No concerns found

Date: 4/24/2023
 Name: Gerardo G.
 Reviewed: 


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
			No concerns found
Bathrooms			
Doors	Good	Broken Sign	Scheduled for week of 6/12
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	Reflector	Waiting on material
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			
Bar Area	N/A	Bar door	Reinstall bar door (Rec staff assigned)
Exterior walkways	N/A	N/A	N/A

Date: 4/24/2023
 Name: Gerardo G.
 Reviewed: 

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	Inoperable	Replace card room/main entrance/stage (Complete)
Bathrooms			
Doors	Good	Good	No concerns found
Lighting	Good	Inoperable	Replace bulbs women/men restroom (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	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: 4/24/2023
 Name: Gerardo G.
 Reviewed: 

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