

# FACILITY COMMITTEE ANNUAL REPORT

February 16 2010

## Committee members

Jerry Bray Chairman	961	Jim Larson Secretary	359
Wes Crook	995	Pat Cavanaugh	163
Allen Hettinger	301	Royal Johnson	934
Ron Ward	454		

The annual inspection was performed during the week of January 11 thru January 22, 2010.

On January 29, 2010 the Facility Committee met with Dell McKinney Golden Vista Manager and Jim Brannan Board Liaison to the Facility Committee to review the inspection report for the Annual Building and Safety Inspection.

Each Board member was to receive a copy of this years inspection from Jim Brannan.

Over the years the Facility Committee along with the Manager and the Board have come along way in bring Golden Vista Facilities safe and up to code for our owners and visitors.

Because of the background of committee members we have been ask to act as resource to other organizations having questions related to buildings.

A Draft of the new Facilities Committee Charter was present to Jim Brannan and we are waiting for the final copy of the Charter and Duties.

A list of Suggestion for improvements to update our buildings and for the safety of each of us was given to the Planning and Development for their review.

Respectfully Submitted  
Jerry Bray Chairman

FACILITY COMMITTEE SUGGESTIONS TO BE  
PRESENTED TO THE PLANNING AND DEVELOPMENT  
COMMITTEE.

Install a Fire Sprinkler System for Building (E)

Bathroom and Showers in South End of Main Laundry Building  
are in need of an overhaul; water leaking in behind tiles (tiles  
broken or missing and ceiling is also in need of repaired).

Alarm System for New Maintenance Building.

Repair or Replace exhaust fans for all bathrooms in the Main  
Complex.

Ballroom ceiling is in need of repair or replacement.

Install Economizers on all Air Conditioning Units. Economizers  
will provide a better Air movement and save on Air Conditioning  
operating cost.

Replace South Entrance and Exit Gates (Baseline).

Respectively Submitted,

Facilities Committee 2010

To: Golden Vista Board of Directors and Manager Dell McKinney

Subject: Facilities Comm. Annual Inspection Report Year 2010

**Facilities Committee Members:**

Jerry Bray, Chairman	Lot 961
Jim Larson, Secretary	Lot 359
Wes Crook	Lot 995
Royal Johnson	Lot 934
Ron Ward	Lot 454
Pat Cavanaugh	Lot 163
Allen Hettinger	Lot 301

**Building "A-1"**

Main Office, Arc Office, Real Estate Office, Rest Rooms, Lobby  
Inspected and appear OK.

**Building B** *3 rooms / 1 way*

Roof flashing for restroom vent pipes need to be re-sealed.  
Roof curbs for all Air Conditioners need to be sealed at high side  
of curb.  
Loose shingles on South Side of Ball Room roof.

**HOPI ROOM**

Ceiling Grill hanging loose-needs repair,

**STORAGE ROOM BEHIND BREAK AREA**

Mount fire extinguisher by lighting panel. - *screw on*

**POSTAL PICK UP ROOM**

Loose ceiling tile by light fixture, needs door stop  
*slightly down*

**TELEPHONE ROOM**

Appears OK at this time

## MAIL ROOM

No access

## KITCHEN

Outlet outside Kitchen needs weatherproof cover replaced  
Ceiling openings in storage room off kitchen need covers.

## STORAGE ROOM OFF PATIO *Pantry*

Holes in ceiling tiles need to be plugged where conduits were removed. Boxes too close to ceiling. *with Spacers 19" + 24"*

## ACTIVITIES OFFICE

Need more electrical outlets and telephone receptacles not fastened to wall. *wood of office*

Temperature thermostat was moved to China Painting Room which still presents a problem with adjusting temperature in the activities Room. *needs an insulation system - Exhaust Fan Possible expansion*

## CHINA PAINTING

Flex ducts should be replaced with solid exhaust material (flex Material not rated for 1200 degree temperature from kilns)  
Extension cords need to be replaced with permanent outlets.

## CERAMICS

- (1). Replace receptacle by sink with a GFCI receptacle.
- (2). Vent hole in ceiling needs a grille over it.
- (3). New exhaust system is not large enough to handle the extreme heat from 3 kilns (room temp 120 degrees).
- (4). Conduit needs to be fastened and ceiling tile replaced.
- (5). Anchor plug strips. *- into KILN ROOM*
- (6). Flex ducts should be replaced with solid exhaust material (Flex Material not rated for 1200 degrees temperature from kilns).
- (7). Light fixture must be anchored to ceiling (just as you enter kiln room.)

*we have no spec on manual*

## BILLIARDS

*SKI - working on this*

**Having trouble controlling temperature for heating and cooling. There is no outside air drawn into the room should be at least 10 percent makeup air .(waiting for parts on one Air Conditioning Unit ).**

## EXERCISE ROOM

**Add wall outlets for all fans and cords should be protected to prevent tripping on them.** *7 loose strips*

## CARD ROOM

**Roof leaks above East doorway (inside).** *will be fixed*

## CENTER HALL

### Men's Rest Room

**Exhaust Fan not working. Bathroom smell is apparent in Navaho Room.**

### Women's Rest Room

**Exhaust fan not working**

**Drinking Fountain not working** *(take out?)*

## COVERED PATIO

**New roof is leaking above entrance to Card Room.**

## NAVAHO ROOM

**Room appears to be in good shape.**

**Smell from Restrooms is apparent in this room.** *(Roof Hole for Fan there)*

## BALLROOM

**1.) Popcorn storage room has damage to walls.**

**Check all Exit and Emergency lights in the stage area not all are working.**

**Emergency lighting needed on both ends of rear entrance to stage area** *for stairway*

New electrical panels, behind stage area breakers must be identified.

Exhaust fan in men's bathroom off main Ball Room Not working .

- 2.) Fire extinguisher near new sound booth needs to be mounted to the wall.
- 3.) Several Ceiling Tiles in center of the Ballroom are loose.
- 4.) Speaker wires need to be wired permanent and holes in the ceiling need to be plugged also holes around conduits for fire alarm system need to be sealed up.
- 5.) Storage area behind stage must be cleaned up.(props from comedy club or other acts).

**BUILDING "D"** *main Laundry*  
Chlorine Pool-Equipment Room

- 1.) Ceiling needs repair  
South exterior wall paint is bubbling Appears to be water damage.

Men's Shower Room

- 1.) Conduits over sauna area needs repair and refastened.
- 2.) Tiles missing and need repair in shower and toilet areas.

Women's Shower Room

- 1.) Water leaking in ceiling over main partition wall. 2.) loose ceramic tiles in outside shower. 3.) outside shower faucet is reversed.

2.) CRAFT SHOP

- 3.) Water heater room romex wiring needs to be installed permanent. *Fastening*

4.) MAIN LAUNDRY

- 1.) Side light glass on west entrance Door is broken.
- 2.) Emergency exit lights not working. ?
- 3.) Holes in wall by new thermostat.
- 4.) Side light glass on east entrance door is broken.
- 5.) Fluorescent light covers are hanging loose.
- 6.) Storage room has open holes in ceiling.
- 7.) Combustible items stored too close to ceiling.

- 2.) Storage room behind dryers needs to be cleaned out. (wheelbarrows and old lumber). *vent the door*

#### OLD MAINTENANCE BUILDING

- 1.) Unused openings in ceiling should be covered, (fire hazard)
- 2.) Pool equipment room is in need of a general clean up.
- 3.) Soffit and fascia on entire building in need of repair.

#### EXTERIOR MAINTENANCE BUILDING

- 1.) GFCI receptacle by small pool not working. *maybe working*
- 2.) Small Pool cover mounting bolts through the wall are too long and should be cut off and painted.
- 3.) Sauna area new gate the top concrete block is loose and possibility of falling on someone.

#### SHUFFLE BOARD AREA

- 1.) Outside receptacles need a G F C I breaker.
- 2.) Old Electrical conduit between light poles removed.
- 3.) Request light to be installed on north side of shuffle board office.

#### NORTH LAUNDRY BUILDING

- 1.) Wall behind water dispenser needs to be cleaned and repainted, flaking now.
- 2.) Light fixture loose above water dispenser, hanging down.
- 3.) Ceiling light in men's room needs repair, hanging down.
- 4.) No exit lights or emergency lights in laundry room.
- 5.) Remove or fasten wires on south gable end, wires hanging loose - *Reverse Osmosis Drain Needs Fix*

#### SOUTH LAUNDRY ROOM *mens Emergency Light not working*

- 1.) Need emergency and exit lights in laundry room. (used as an occasional classroom).
  - 2.) Mechanical room needs to be cleaned up.
  - 3.) Asphalt parking on west side of building is breaking up
  - 4.) North and south laundry room should be  tied into the new fire alarm system
  - 5.) GfCI not working and getting shock off metal parts. (working on this at this time) *- wired wrong some care for*
- BUILDING "E" *(Exhaust from Water Heater on Ceiling causing damage)*

- 1.) East and West steps to upper level should be painted same color. Present color to every other step is dangerous.

- 1.) LIBRARY –Room in fine shape.
  - A.) Men's Room – baseboard tile loose by sink needs repair.Hall Way  
Hole in ceiling from old light fixture needs to be covered. (*disposed with there*)
- 2.) Lapidary  
Appears in good shape at this time.  
Wood Shop  
Plug openings in ceiling and Ceiling tiles must be replaced
- 3.) Dust collector motor should be hard wired and cord removed safety hazard.
- 4.) Sewing Room  
EXIT sign must be wired to stay on all the time not off the light switch.
- 5.) Arts and Crafts Light covers needed and EXIT sign is on light switch must be hard wired and left on all the time.
- 6.) Game Room  
Exit light must be hard wired and removed from light switch.
- 7.) Computer Room  
Wiring in attic for recessed fixtures must be rewired. Wiring to fixtures have no box connectors to protect wires to fixtures. (code violation.) photos available.

*Does to look at this*

#### OUTSIDE WALLS AND GUARD BUILDING

- 1.) Baseline perimeter walls should be painted especially down by the retention area where paint is peeling off.
- 2.) South exit gate not lined up when closed.
- 3.) Outside perimeter walls in general appear to be in good shape.

*Elevator Gate - to be Attended to - Sq. wall*