

ATTACHMENT C

DEFERRED MAINTENANCE

The following items have been identified as Deferred Maintenance items. Use the following list to respond to Criterion 5 in your proposal package.

NPS, at its sole discretion, may also include additional improvements based on submissions from Applicants to the corresponding Request for Proposals who demonstrate in their proposals they have the experience necessary to ensure safe implementation of same.

A. Restaurant – The deficiencies in this section (A) must be addressed if restaurant area is to be occupied:

1. Outside rear permanent tent structure requires fire protection system (fire alarm and sprinkler), coverage. Or – the tent structure sides and doors will be removed before the restaurant is occupied. Once all sides and doors are removed, no fire protection system coverage is required.
2. Exit signs and emergency white lights shall be installed on front and rear of the restaurant exit doors.
3. Panic exit hardware shall be installed on the restaurant's front and rear doors and the building main hallway's front and rear doors.
4. If existent commercial kitchen will remain in place, the kitchen hood cleaning, kitchen suppression system and the K-rating portable fire extinguisher needs to be inspected, tested, and maintained according to NFPA Code.
5. As required by RM-58, before any building construction, renovation, alteration or to change the use of an existent building is performed, the fire protection systems design needs to be performed by a Fire Protection Engineer and or National Institute for Certification in Engineering Technologies (NICET), level III certification or higher. The design plans will need to be submitted to the NCR Authority Having Jurisdiction (AHJ) for review and approval before any work is to be performed.
6. An occupant load (OL) assessment and fire and life safety inspection will need to be performed by the NR AHJ staff before the restaurant becomes operable.

B. Main Building (Marina Office, Restaurant, Restrooms, Showers and Laundry)

1. Relocate Grab Bar – Relocate the grab bar in both restrooms so that the grab bar is a minimum of 12” to the centerline of the toilet on one side and a minimum of 24” on the other side and to be a minimum of 36” long as per ADAABAG Section 604.5.2 2” Diameter Stainless Steel, Grab Bar, 24” long behind the water closet in the ADA Stall in the men’s and women’s restroom.
2. Replace Urinal – Replace urinal with ADA compliant one that is a minimum of 13-1/2” deep as per ADAABAG Section 605.2 the current urinal is less than 13-1/2” deep 13”x33” Porcelain, Urinal, with Manual Handle Flush Valve, located in the men’s restroom.
3. Replace Damaged Trim – Replace damaged trim at the east side of the north entry by gutter 2 LF)1”x8” Wood, Exterior Wall Trim, Painted, belly band at top of batt and board and at the top of the wall around entire building.
4. Replace Cracked Windows – Replace cracked upper transom window on the south door (14”x 10”) 112”x 94”
5. Replace Entrance Doors – Metal, Glazed Store Front Door, with Kick Plate, self-closing hardware with electronic dead bolt with door handles 15”x 3” plate with 6” handle doors are double doors that are 84” wide with 30”x 62” 2 each and glass panel one each door with 14”x 84” side-lites and 14’x 10’ 2 each and 14”x 84” above doors double pane located on the north and south side of the building.
6. Replace Cracked and Broken Tile – Replace broken or cracked tiles 8”x 8” Tile – Ceramic, Interior Floor Covering Material, throughout the kitchen and kitchen hallway.
7. Replace Interior Floor Covering Material – Carpet, Interior Floor Covering Material, located in both dining rooms; 12”x 12” VCT, Interior Floor Covering Material, located in the mechanical room, and in the marina office on main and upper level.
8. Repair Cracked Lavatory – Repair cracked sink in men’s restroom 18”x 16” Porcelain, Lavatory, Wall Hung.
9. Repair Roof Covering – Replace missing shingles on roof Approximately 70 SF Architectural Asphalt Shingles, Roof Finish, with felt paper underlayment, with ridge vents located on all pitched roofs; Repair seam on the south end of the breezeway. EPDM, Roof Finish, with ridged insulation, with 2” metal drip edge, located over the breezeway and on other flat parts of the roof.
10. Secure Weatherproof Outlet Cover - Secure loose weatherproof outlet cover (missing screw) Push Reset, GFCI Protected Receptacle, with weatherproof cover located on the SE post
11. Replace Single Pole Switch –with Toggles, Located throughout the building.
12. Replace Damaged Window Pane - Replace broken window pane on stationary window on front wall of south lean-to, 36”x48” Aluminum, Glazed Window, Sliding, Single Pane.
13. Replace Exterior Entrance Door-.32”x 80” Metal, Exterior Entrance Door, Round Handle, Painted, going into utility room. Located on the south side of building.

14. Replace Hangar Door - . 25'x18' Metal, Hangar Door, Factory Finish, double door 2 x 4 inch at 30" O.C. with aluminum siding. Located on the west side of main building.
(Doesn't appear to be in use)
15. Replace Interior Wall Covering Material - ; Mineral Fiber, Interior Wall Covering Material, Factory Finish, 1/8" thick covering all the walls of the interior of main building.
16. Replace Gypsum Wall Covering - Replace gypsum wall covering that contains mold. Gypsum Board, Interior Wall Covering Material, 5/8" gypsum board located along walls of north lean-to.
17. Replace Damaged Wall Covering - Replace damaged wall covering material in offices in south lean-to. Masonite Paneling, Interior Wall Covering Material, Stained.
18. Repaint Baseboard Trim, Wall Trim, Window and Door Trim and
19. Walls - Remove any loose or deteriorating paint, caulk all joints and cracks, patch minor damage then replace with primer and finish coat.
20. Replace Interior Ceiling Covering Material - 4'x 8' Mineral Fiber Panel, Interior Ceiling Covering Material, Factory Finished, 1/8" thick metal paneling attached to the wood rafters on the ceiling of the main building.
21. Replace Interior Ceiling Covering Material - Gypsum Board, Interior Ceiling Covering Material, 5/8" thick gypsum board. Located in the north lean-to. Covers the ceiling.
22. Replace Ceiling Tiles - Replace ceiling where ceiling tiles are missing. 12"x 12" Mineral Fiber Panel, Interior Ceiling Covering Material, Painted, 12 x 12 inch fiber board tiles that sites on top of drywall located in the east side of the south lean-to.
23. Replace Interior Ceiling Covering Material - Paneling, Interior Ceiling Covering Material, Unfinished, located in the Mechanical room on the south side of the building.
24. Replace all Interior Doors
25. Replace Roof Finish - Metal Panel, Roof Finish, Factory Finish, corrugated metal roofing with 8 4' x 8' fiberglass panels for lighting.
26. Repaint all Exterior Doors - Remove any loose or deteriorating paint, patch any minor damage then replace with primer and finish coat.
27. Replace Bar Sink - 15"x 14" Stainless Steel, Bar Sink, single basin, located in break room of marina office
28. Replace Faucet - Dual Handle - Chrome Finish, Faucet - Dual Handle, 12" wide located above service (mop) sink in custodial room off of men's restroom.
29. Replace Thermostat - 5"x3" Digital controlled, Thermostat, Located on the south side of the boat shop.
30. Replace Interior Wall Covering Material - Masonite Paneling, Interior Wall Covering Material, Painted, located in the south lean-to with inside corner trim.
31. Repaint Exterior Siding Material - Remove any loose or deteriorating paint, caulk cracks and joints and patch minor damage then replace with primer and finish coat. Batt and Board, Exterior Siding Material, Painted, 1/2" plywood with 1"x2"batts 90" tall located around main building.

32. Repaint Exterior Siding Material - Remove any loose or deteriorating paint, caulk all cracks and joints, patch and repair minor damage, then replace with primer and finish coat. 40"x 54" Wood, Glazed Window, Double Hung, Double Pane, with screens and with wood grids, painted located in the north walls of kitchen and dining room.
33. Repaint Exterior Siding Material - Remove any loose or deteriorating paint, caulk all cracks and joints, patch and repair minor damage, then replace with primer and finish coat. 52"x 52" Wood, Glazed Window, Fixed, Double Pane, with aluminum clad with fixed plastic grid located on south wall of boat services office.
34. Repaint Exterior of Building (to include all trim, siding, windows, etc.) - Remove any loose or deteriorating paint, caulk all cracks and joints, patch and repair minor damage, then replace with primer and finish coat.
35. Replace Baseboard Trim - Rubber, Baseboard Trim, 4" tall located on the mechanical room walls, and in marina office break room and attic. (257 LF).
36. Repaint Soffit - Remove any loose or deteriorating paint, repair minor damage, then replace with primer and finish coats.
37. Replace Standard 3-Wire Receptacle - with Grounded, Standard 3-Wire Receptacle, located throughout the building.
38. Replace Exterior Light Fixture - Dual Bulb, Exterior Light Fixture, without cover, Flood Lights. Located on the west side of building, over the sliding doors
39. Replace Hose bib - Galvanized, knob-turn, Hose bib, 3/4" Located throughout the building.
40. Replace Electric Wall Heater - 16"x 19" , Electric Wall Heater, located in men's & women's restrooms/showers
41. Replace Package Unit - PTAC - Self-Contained, through the wall, Package Unit - PTAC, Serial # A90J00392; Serial #PTHB121GB (Non-working) located in loft area on west wall of the marina office.
42. Replace Grease Trap - 32"x22"x16" Metal, Grease Trap, 1 grease tray separator, floor mounted, includes 4" PVC pipe drain from dishwasher (6LF) located in SW corner of kitchen
43. Replace GFCI Protected Receptacle - Push Reset, GFCI Protected Receptacle, with weatherproof cover located on the SE post
44. Replace Standard Interior Door - 36"x 82" Solid Core - Wood, Standard Interior Door, Divided Light, Lockset Hardware, Painted, 4 panels with 3 true divided light panels 10 x 28" located on the top of door. Located on the south side in the middle of the west and east walls of the south end lean-to.
45. Replace Hot & Cold Water, Supply Piping - PEX Piping, Hot & Cold Water, Supply Piping, 1" Diameter, Located throughout the building. (127 total LF)
46. Replace Fascia Board - 2"x 12" Wood, Fascia Board, located around the main building. (258 total LF)

47. Replace Fascia Board - 2"x 8" Wood, Fascia Board, corrugated 8" fascia located on the south side of the south lean-to. (52 total LF)
48. Replace Pitched Roof Construction - 2"x 12" Rafters - Wood, Pitched Roof Construction, located over entire roof of the main building running east and west. (1768 total LF)
49. Replace Exterior Skirting - 1"x 4" Wood, Exterior Skirting, T & G board over foundation wall, painted located on the east and west side of the building.
50. Replace Exterior Wall Trim - 1"x 4" Wood, Exterior Wall Trim, Painted, (154 LF) located at the bottom of skirting on east and west sides of the building.
51. Replace Single Pole Switch - Toggle, Single Pole Switch, with weatherproof box located on the SE Corner of the structure
52. Replace GFCI Protected Receptacle - Push Reset, GFCI Protected Receptacle, Located in the main boat shop area.
53. Replace Interior Light Fixtures -
54. Repaint Ceiling Finish - Remove any loose or deteriorating paint, repair minor drywall damage then replace with primer and finish coat. Drywall, Interior Ceiling Covering Material, Painted, located in the restaurant office, north end on the south dining room, and on the drop soffit in kitchen, men's and women's restroom/showers, mechanical room, and maintenance closet, upper loft of marina office
55. Replace Tankless Water Heaters
56. Replace Roof Finish - 3-Tab Asphalt Shingles, Roof Finish, with felt paper underlayment, located over entire structure
57. Replace Non-Compliant Hardware - Replace non-compliant door handle with lever type handle 36"x84" Hollow Core - Metal, Standard Interior Door, with Kick Plate, Standard Door Handle, Painted, with push and pull hardware and digital lock (kick plate is 8" x 34" doors to men's and women's restrooms and to laundry room doors). Off of breezeway. Per ADAABAG Section 309.4 that states that locks are shaped that is easy to grasp with one hand on not require tight grasping, tight pinching or twisting of the wrist to operate.
58. Adjust Door Swing - Adjust the swing of the door so that is easy to open with 5 pounds of maximum force as per ADAABAG Section 309.4 36"x84" Hollow Core - Metal, Standard Interior Door, with Kick Plate, Standard Door Handle, Painted, with push and pull hardware and digital lock. (kickplate is 8" x 34" doors to men's and women's restrooms and to laundry room (doors off of breezeway).
59. Replace Drinking Fountain - Replace non-compliant drinking fountain with hi - low design and that is ADA approved. 10"x6"x36" Stainless Steel, Drinking Fountain, Single Basin, located on the south side of the exterior wall of the building. Per ADAABAG Sections 309.4, F211.2, 602.4, 602.5, and 602.3 309, that the design to have a high/low design, the spout outlet is no higher than 36" AFF; The spout is positioned 15" minimum from the vertical support and 5" maximum from the front edge of the unit, controls are positioned at the front or side mounted near the edge, and controls are operable without

tight grasping pinching or twisting of the wrist, and that the knee space is at least 27" high 30" wide and a maximum of 25" deep.

60. Provide Pipe Protection - Provide pipe insulation protection for water and drain pipes at the ADA sink in the women's restroom 20"x28" Porcelain, Lavatory, Wall Hung. Per ADAABAG Section 606.5
61. Replace Exterior Entrance Door - When replacing door replace with one that has the required door hardware and a minimum of 10" of smooth surface extending the full width of the bottom of the door; Per ADAABAG sections
62. 404.2.10 & Section 309.4; 72"x80" Wood, Solid Core, Exterior Entrance Door, Lockset with Key, Painted, true divided 8 lights with exterior flush bolts locking handle 1
63. Replace Interior Doors and Locksets - Replace interior door and lockset with one that has the required door hardware and a minimum of 10" of smooth surface extending the full width of the bottom of the door; Per ADAABAG sections 404.2.10 & Section 309.4; 36"x82" Solid Core -
64. Replace Damaged Roof - Repair damaged roof where it has fallen in on the north end of main building. 2"x12" Rafters - Wood, Pitched Roof Construction 50 sf.

C. Marina (Docks, Seawall, Decking, etc.)

1. Install two new floating concrete docks to replace docks which have been removed. This may require the removal of and replacement of pilings.
2. Replace Retaining Wall - 10"x 10" Railroad Ties, Retaining Wall, Stacked, (3 tiers-doubled up). Located on the north side of the southwest parking area, west of the Restaurant
3. Replace Missing Bumpers and Bumper Guards - Replace damaged or missing rub rail bumpers located in multiple locations along the seawall;
4. Replace Rub Rail - 8"x10"x40" Wood, Rub Rail, Treated, Bumpers (340 LF) located on Southside of boardwalk on 12" piles
5. Replace Bumper Guard - 2" Diameter Rubber, Bumper Guard, located on the main walkway between each finger and around each finger, on all docks
6. Repair Tripping Hazards - Repair tripping hazards of raised boards and sunken utility manhole cover located throughout the boardwalk
7. Replace Damage Decking - Replace (decking (8 LF) in the middle of the temporary finger on the west side of Dock A.
8. Replace Non-Working GFCI - Replace non-working GFCI as it is beyond its useful life; 110 GFCI with weatherproof cover plate located on the front fence to Dock B.
9. Repaint Concrete Piles - Remove all loose and deteriorated paint then replace with primer and finish coats (above water line) 12" Diameter Metal, concrete filled, Columns, Painted, with Rubber Cap, 50' long located at end of fingers on both sides of all docks.
10. Replace Missing Knock-Out - Replace missing knock out in panel at 1st breaker 3'x6' Metal Box, Control Panel, Westinghouse, PPC-2 600 Amp panel 240/120 Volt with 2 - 15 Amp breakers, 2 - 20 Amp breakers, 3 - 225 Amp breakers, 2

11. -400 Amp breakers, and 1 - 600 Amp breaker; located west of restaurant behind storage shed. Panels for Dock C.
12. Replace Non-Working GFCI - Replace non-working GFCI as it is beyond its useful life; 110 GFCI with weatherproof cover plate located on the front fence to Dock C.
13. Replace Missing Cover Plate - Replace missing cover plate on GFCI Push button reset, GFCI Protected Outlet, with weatherproof cover plate located on the front fence to Dock D.
14. Replace Missing Covers - Replace missing phone/cable covers on the majority of Utility pedestals Plastic , Utility Pedestal, 250 Amp 3 - Wire, with 4 - 220 V outlets, and with 2 hose bibs, 42" tall Eaton - Lighthouse pedestal Model # LH 3050 Type R weatherproof enclosure, 250 Amp Max. with light cap, and with 4
15. -20 AMP breakers, 2 - 50 AMP breakers and 2 -30 AMP breakers.
16. Replace Wood Decking - Replace 1" decking wood, Deck Planking, Located over the main walkway, all fingers including the fuel fingers on Dock C.
17. Repair Fence and Gate - Replace bent and damaged fence pickets Metal, Fence and Gate, 21' long and 6' tall with a 4' wide gate with 1"x 1" pickets and 6 - 4"x 4" posts with keyed lockset with keypad entry located on the boardwalk at the beginning of all docks.
18. Replace Missing Caps - Replace missing pile caps on piles of the seawall in multiple locations 12" Diameter Rubber, Pile Caps, located on top of piles of the seawall along the boardwalk.
19. Add Pile Caps - Add Pile caps to piles to prevent further damage to piles; 12" Diameter Wood Timber, Piles, Double Pressure Treated, Salt Coated, 40 LF long (880 Total LF) Running on both sides of the Boat Launch Dock.
20. Replace GFCI Protected Outlet - Push button reset, GFCI Protected Outlet, with weatherproof cover, Located on metal fence at the beginning of Dock F at boardwalk.
21. Replace Pile Caps - 12" Diameter Rubber, Pile Caps, located on each pile where the slips would have been on Dock F.
22. Replace GFCI Protected Outlet - Push button reset, GFCI Protected Outlet, with weatherproof cover, located on light poles along the boardwalk.
23. Replace Exterior Light Fixture - 16" Diameter Standard, Exterior Light Fixture, with Glass Cover, Single Bulb, on top of a 3" Dia. Light Pole 10' tall located by the fences to each dock on the boardwalk.
24. Replace Deck Overlay - 2"x6" Wood, Deck overlay, decking over entire Boardwalk 11' wide and 1,403' long (30,866 LF of decking) located just north of the marina sitting above the seawall.
25. Replace Fence and Gate - Wood, Fence and Gate, 18 - 6" x 6" posts 30" above ground and 18" below; with 2" x 6" double rail (72 LF of Posts and 384 LF of Rails) located on east and west side of the Boat Wash.

26. Replace Boardwalk Decking - Replace decking 2"x6" Wood, Deck overlay, decking over entire Boardwalk 11' wide and 1,403' long (30,866 LF of decking) located just north of the marina sitting above the seawall.
27. Replace GFCI - 110 GFCI with weatherproof cover plate located on the front fence to Dock E.
28. Replace Deck Overlay - 2" x 6" Wood, Deck overlay, decking over temporary finger on the west side of Dock A.
29. Replace Pile Caps - Rubber, Pile Caps, on top of wood and concrete filled steel piles of all docks.
30. Replace Pile Caps - 12" Diameter Rubber, Pile Caps, Located on top of piles of the seawall along the boardwalk.
31. Replace GFCI - Replace at the end of useful life; 110 GFCI with weatherproof cover plate located on the front fence to all docks.
32. Replace Walkway - 8"x8" Wood Timbers, Walkway, with side rail borders, (LF40), 4 feet wide. From the fuel tanks to the steps NW of the Restaurant.
33. Replace Landscape Steps - Landscape Steps, with 5 rises and 4 steps with 8" rise, 8" treads, 48" width. With (4) 8"x8" Newell Posts, (24 total LF). Includes 2"x10" side rails (12 total LF). Includes 2"x6" handrails (12 total LF). Located at the end of the walkway from the fuel tanks to on the NW side of the Restaurant.
34. Replace Deck Planking - 2"x8" Wood, Deck Planking, (135 LF of Decking material) located over Boat Launch Dock.
35. Replace Deck Overlay - Hard Plastic, Deck Overlay, 1/2" thick 6'x6'x4' triangle shaped located on each side of the fingers (38 Ea.), and (19) - 38" x 26" where metal piles come up through the fingers. Located on all docks.
36. Replace Fence and Gate - Metal, Fence and Gate, 21' long and 6' tall with a 4' wide gate with 1"x 1" pickets and 6 - 4"x 4" posts with standard door knob located on the boardwalk at the entrance of all docks.
37. Replace Damaged GFCI Outlet - Replace Damaged GFCI Outlet that is inside the 22"x30"x10" Metal, Pump Control Panel, FLYST brand, (Model # F201) Serial #0521199316. Located east of the main entrance to the Park.
38. Add Missing Panel Cover - Add Missing Panel Cover to the inside of the 8"x 12" Metal, Electrical Panel, with 70 amp breaker. Located at Lift Station control panel, east of entrance to the Park.

D. Parking Lot and Landscape

1. Replace Gravel Fill Pot Holes - Grade and Replace missing or depleted gravel, and fill potholes for the entire parking area
2. (36,118 SF), Gravel, Parking Area, 3" Thick, Located over entire parking area.

3. Replace Light Poles - 4"x 4", Light Poles, 16 ft. tall, with 16" x 16" light, with single halogen light bulb. Includes 24" diameter concrete 36" deep and 23 GFCI plug's at the base of the poles with electrical conduit and box.
4. Replace Parking Stop - 8"x8" Wood Timber, Parking Stop, Located around utility islands, and throughout parking area.
5. Remove Debris and Restripe Markings - Remove accumulated debris and gravel then repaint ADA Markings; 36'x12' Concrete, Parking Area, 4" Thick, Located east of FMSS #247333 - Restaurant (For ADA parking). With (3) 8'x8' ADA concrete ramp. Per ADAABAG Section 502.3.1 & 502.3.3.
6. Replace Fencing - Wood Picket, Fencing, with 6"x 6" wood posts, (184 SF) Located around Garbage containers west of - Restaurant.
7. Replace Fencing - Wood Picket, Fencing, with 6"x 6" wood posts, Stained, (8,430 SF), Runs along King Charles Terrace road and borders on both east and west side of site.
8. Repaint Bollards - Remove any loose or deteriorating paint, repair minor damage then replace with primer and finish coat.
9. Replace missing Bollards - 6" Diameter Steel, concrete filled, Bollards, painted, 40" above ground and 20" below ground 9 ea. (45 Total LF) located on west side of building in front of compressors.
10. Replace Additional Building Sidewalk - 7'x55' Concrete, Additional Building Sidewalk, 4" thick (385 SF) located from the stairs on the west side to the outdoor dining area.
11. Replace Exterior deck - Wood, Exterior deck, The structure is 2" x 12" joists spaced at 24" O.C. over double 2" x 12" beams that are spaced @ 8' O.C. that are supported by 4"x4" posts at 8' O.C. with 2" x 6" decking; (1,414 SF) located on the south side of the building. (Lower deck).
12. Replace Rub Rail - 3"x 8" Wood, Rub Rail, Treated; running vertical on the retaining wall spaced at 16" O.C. (44 ea. aver. of 4' ea.) (176 LF) Located at the Retaining wall of the Boat Launch Dock.
13. Replace Additional Building Sidewalk - Wood, Additional Building Sidewalk, 2" X 12" joists @ 24" O.C. over double 2" x 12" spaced @ 10' O.C. beams that are supported by 4"x4" posts spaced @ 8' O.C.; 8' wide (total of 112 LF long) (1,256 total SF) located on the located on the north side of the building on the east side of the entrance (12'x30'); and the entire east side of the building and on the west side by the outdoor dining area.
14. Replace Entrance Ramp - Wood, Entrance Ramp, 2"x 12" stringers spaced @ 12" O.C. supported by double 2" x 12" beams spaced @ 10' O.C. with 4"x4" posts spaced @ 5' O.C. and with an average of 24" tall, covered by 2"x 6" composite decking that is 5' wide 56' long with a 5' x 10' landing, with a 1" x 12" skirt board. (266 SF) located on the south side of the building.
15. Replace Additional Building Sidewalk - 12'x 57' Concrete, Additional Building Sidewalk, 4" thick. (684 SF) located on the west side of the north entryway.

16. Replace Auxiliary Equipment Pad - 7'x27' Concrete, Auxiliary Equipment Pad, 4" thick (189 SF) located under compressors on the west side of the building.

E. Dredging – Mandatory (see Section 8.1 of Draft Lease)

1. Perform dredging Around Dock A - Perform dredging around fingers, walkway, and water ways of Dock A as the water depth is at an unsafe level, removing approximately 4' of material (10,220 CY).
2. Perform dredging Dock B - Perform dredging around fingers, walkway, and water ways of Dock B as the water depth is at an unsafe level, removing approximately 4' of material (8,957 CY).
3. Perform dredging Around Dock C - Perform dredging around fingers, walkway, and water ways of Dock C as the water depth is at an unsafe level, removing approximately 4' of material (8,004 CY).
4. Perform dredging Around Dock D - Perform dredging around fingers, walkway, and water ways of Dock D as the water depth is at an unsafe level, removing approximately 4' of material (7,108 CY).
5. Perform dredging Around Dock E - Perform dredging around fingers, walkway, and water ways of Dock E as the water depth is at an unsafe level, removing approximately 4' of material (6,218 CY)
6. Perform dredging Around Dock F - Perform dredging around fingers, walkway, and water ways of Dock F as the water depth is at an unsafe level, removing approximately 4' of material (6,689 CY).
7. Perform dredging Around Dock G - Perform dredging around fingers, walkway, and water ways of Dock G as the water depth is at an unsafe level, removing approximately 4' of material (5,185 CY).

F. Fire Alarms, Waste Water, Fuel and Building Mechanical Systems – Mandatory (see Section 8.1 of Draft Lease)

1. Five (5), fire hydrants remain out-of-service and need to be operable according to code hydrants at the end of the docks will need to be put into operation. Current water pressure is insufficient. Address fire hydrants, fire mains, valves, and valve connections operation, appropriate water volume, water pressure and meet NFPA inspection, maintenance and testing (IMT), requirements.
2. Adjust Height of Fire Alarms - Adjust the height of the Wall Mounted, Fire Alarm with Strobe that are higher than 80" AFF ADAABAG Section 702.1 states that alarms are to be max of 80", located throughout the building.
3. Replace Smoke Detector - Hard Wired, Smoke Detector, located throughout the building.
4. Replace Fire Alarm with Strobe - Wall Mounted, Fire Alarm with Strobe, located throughout the building.

5. Replace Fire Alarm Pull Handle - 4"x 6" Manual, Fire Alarm Pull Handle, located throughout the building.
6. Remove Old Fuel Shut-off - Remove Old (disconnected) Fuel Shut-off and signage, that is abandoned at end of dock C near fuel pumps.
7. Replace Emergency Shut-off - Emergency Shut-off, with push button, 4" x 4" Located on dock (exterior), South of Restaurant.
8. Add Emergency Shut Off Switch - Add emergency shut off push button station to shut off electrical and gas flow to the fuel dispensing station that is visible from the dispensing station no closer than 20 feet from the dispensing station but no further than 100 feet. Code reference NFPA 30A, 6.7 and approved by the Authority having jurisdiction located at end of dock C near fuel pumps.
9. Replace Fire Alarm Control Panel - 20"x20" Surface Mount, Fire Alarm Control Panel, Gamewell 8 zone panel located in break room in the marina office.
10. Replace Signal/Call Box - 15"x 15" Signal Box, Signal/Call Box, Metal, Honeywell located in break room of the marina office.
11. Replace Hose Bib - Brass, Hose Bib, 3/4" turn knob (Note there was no water to the hose bibs at the time of inspection) Located on the main walkway of Dock C at each slip next to the fingers. Replace Fire protection Water Line - 3" Diameter Galvanized , Fire protection Water Line, stand pipe, 30" above walkway; (21 LF) located on the east side of Dock C and at the fuel fingers.
12. Replace Fire protection Water Line - 4" Diameter PVC, Fire protection Water Line, (425 LF) located under main walkway to the stand pipes on the east side of the main walkway and the fuel fingers of Dock C.
13. Replace Water Supply Pipe - 3" Diameter PVC, Water Supply Pipe, water Distribution Pipe, running down each side of the main walkway to hose bibs (764 Total LF) (Note there was no water to the hose bibs at the time of inspection). Located on the main walkway of all docks.
14. Replace Hose Bib - Brass, Hose Bib, pump style handle with 1" supply pipe Located on the NW side of the Boat Wash.
15. Replace Utility Pedestal - Plastic, Utility Pedestal, 250 Amp 3 - Wire, with 4 - 220 V outlets, and with 2 hose bibs, 42" tall Eaton - Lighthouse pedestal Model # LH 3050 Type R weatherproof enclosure, 250 Amp Max. with light cap, and with 4 -20 AMP breakers, 2 - 50 AMP breakers and 2 -30 AMP breakers located between each slip of all docks.
16. Replace Waste Line Piping - Waste Line Piping, connecting lift station(s) to larger diameter piping. Located under the fingers of all docks and, connecting to the Lift Station Vault, east of the Restaurant.
17. Replace Pump-Out Station - 24"x34"x36" Sanisailor, Vacuum lift station sewage pump-out unit, coin operated, with 25' long 2" diameter hose, flexible. Located on the Dock C, at the southern end, near the fuel pumps.

18. Replace Electrical Panel - 20"x24"x8" , Electrical Panel, with 10"x10" pump control box (located inside) metal control panel (Model #62013-450-7) for lift station controls, includes 3.0 HP pump (inside buried vault) (Model #G2HX300CD) single phase, mounted to a 4'x4' metal pole, 18" tall.
19. Replace Pump Control Panel - 22"x30"x10" Metal, Pump Control Panel, FLYST brand, (Model # F201) Serial #0521199316. Includes switches, power controls, and alarm, with GFCI service outlet. Also includes 3 HP Pump (Model # CP3085). Located east of the main entrance to the Park.
20. Replace Electrical Panel - 8"x12" Metal, Electrical Panel, with 70 amp breaker. Located at Lift Station control panel, east of entrance to the Park.
21. Replace Electrical Panel - 4"x8" Metal, Electrical Panel, sitting atop the main controls at the Lift Station, Located just east of the main entrance to the Park.

G. Boat Repair Shop

1. There is the opportunity to remove and replace this structure totally or complete required work to bring this building up to all life health safety codes (all demolition and construction work will require prior approval from NPS).
2. Replace Exterior Siding Material - Galvanized Corrugated Siding, Exterior Siding Material, Painted, located around the entire building.
3. Replace Baseboard Trim - Replace Crown Molding - Replace Door & Window Trim - Replace Interior Stair Construction Assembly - Replace Upper Floor Covering - . (600 total SF for wood decking atop of the steel frame assembly).Repaint Interior Framed Material—
4. Replace Service Disconnect, Single Arm - 16"x 25" Metal Panel Box, Painted, Service Disconnect, Single Arm, Square D brand, with, 200 Amp/3 Wire System, 240 Volt. General Duty, Located on the east side of main boat shop.
5. Replace Driveway - 23'x25' Concrete, Driveway, 4" thick and located on the east side in front of the overhead door. (192 total sq. ft.)
6. Replace Overhead Door with Tracks - 16'x18' Aluminum, Overhead Door, Overhead Door with Tracks, Factory Finish, with 8 24 x 9 inch glass windows.