

FMSS Location Code	Location Description	Work Subtype	Work Order Title	Work Order Long Description	Qty	Qty UoM	Priority Year	Critical, Serious, or Minor	Frequency (occurrence every #' years)
2593	Five Brooks Stables (FM)	RM - Recurring Maintenance	Maintain Ground Cover	Maintain corrals by adding fill (sand) to restore and maintain the ground heights in the corrals, annually. Ground cover in Corral 1, soil, approximately 6 in deep throughout, 10084 SF (LF measurement is sum of fencing around Corrals)	439	LF	2026	1 - Minor	1
2593	Five Brooks Stables (FM)	RM - Recurring Maintenance	Maintain Ground Cover	Maintain corrals by adding fill (sand) to restore and maintain the ground heights in the corrals, annually. Ground cover in Corral 2, soil, approximately 6 in deep throughout (LF measurement is sum of fencing around Corrals)	348	LF	2026	1 - Minor	1
2593	Five Brooks Stables (FM)	RM - Recurring Maintenance	Maintain Ground Cover	Maintain corrals by adding fill (sand) to restore and maintain the ground heights in the corrals, annually. Ground cover in Corral 3, soil, approximately 6 in deep throughout (LF measurement is sum of fencing around Corrals)	465	LF	2026	1 - Minor	1
2593	Five Brooks Stables (FM)	RM - Recurring Maintenance	Maintain Ground Cover	Maintain corrals by adding fill (sand) to restore and maintain the ground heights in the corrals, annually. Ground cover in Corral 4, soil, approximately 6 in deep throughout (LF measurement is sum of fencing around Corrals)	141	LF	2026	1 - Minor	1
87520	Five Brooks Barn (FM)	LMAC - Legis Mandate Accessibility	Provide Compliant Signage	Provide compliant ADA signage to the wall left of the entrance door	1	SF	2026	1 - Minor	N/A
87520	Five Brooks Barn (FM)	LMAC - Legis Mandate Accessibility	Provide Compliant Door	Provide a compliant entrance door to the facility. At least 60% of all entrances must be accessible	1	EA	2026	5 - Serious	N/A
87520	Five Brooks Barn (FM)	LMAC - Legis Mandate Accessibility	Provide Compliant Threshold	Provide a compliant threshold that is raised a maximum of 1/2" at accessible doors and beveled with a slope no greater than 1:2	1	EA	2026	5 - Serious	N/A
87520	Five Brooks Barn (FM)	LMAC - Legis Mandate Accessibility	Provide Compliant Door Hardware	Provide compliant door hardware at the entrance. The hardware should be easy to grasp and should not require twisting of the wrist	1	EA	2026	5 - Serious	N/A
87520	Five Brooks Barn (FM)	PM - Preventive Maintenance	Maintain Backflow Preventer	Maintain backflow preventer annually by inspecting/checking for proper function, located along office SE exterior, 3/4" pipe, Watts, M#009-MR QT, S# A09391 RP	1	EA	2026	1 - Minor	1
87520	Five Brooks Barn (FM)	PM - Preventive Maintenance	Maintain Above Ground Water Storage Tank	Maintain water pump annually by inspecting/checking pump for proper function, checking motor operation, applying lube and checking alignment. Centrifugal Water Pump, 1 HP, located in mechanical room. A.O. Smith, M#C48A95A06, S#SF05	1	EA	2026	1 - Minor	1
87520	Five Brooks Barn (FM)	PM - Preventive Maintenance	Maintain Centrifugal Water Pump	Maintain water pump annually by inspecting/checking pump for proper function, checking motor operation, applying lube and checking alignment Water System Pressure Tank, 81 gallon, located in mechanical room. Amtral, M#WX255, 125 PSI	1	EA	2026	1 - Minor	1
87520	Five Brooks Barn (FM)	PM - Preventive Maintenance	Maintain Water Pressure Expansion Tank	Inspect, check operation, and refill expansion tank annually. Water system pressure expansion tank, 81 gallon, located in pump house. Amtral, M#WX255, 125 PSI	1	EA	2026	1 - Minor	1
87520	Five Brooks Barn (FM)	PM - Preventive Maintenance	Inspect Electrical Circuit Breaker	Inspect, clean, and check operation of circuit breaker annually, 20 A, 120/240 V, located in mechanical room	1	EA	2026	1 - Minor	1
87520	Five Brooks Barn (FM)	PM - Preventive Maintenance	Inspect Smoke Detectors	Inspect all alarm equipment and perform operational testing annually and replace batteries if necessary. Wired smoke detector mounted on ceiling near door entrance, throughout NE side of barn	3	EA	2026	1 - Minor	1
2593	Five Brooks Stables (FM)	RM - Recurring Maintenance	Inspect and Repair Horse Troughs	Inspect and repair horse troughs as needed every 4 years. Horse troughs along Corral 2 fencing, plywood and 2" x 4" framing construction	45	LF	2026	1 - Minor	4
87520	Five Brooks Barn (FM)	RM - Recurring Maintenance	Stain Exterior Wood Door	Stain the unfinished wood door, constructed on site with 1" x 6" plywood, solid wood frame, 80 IN, 48 IN, to store room	1	EA	2026	1 - Minor	5
87520	Five Brooks Barn (FM)	RM - Recurring Maintenance	Stain Wood Sheet Siding	Stain the exposed wood surface every 5 years. Wood sheet siding, unfinished, located within main building below loft along tack room	504	SF	2026	1 - Minor	5
87520	Five Brooks Barn (FM)	RM - Recurring Maintenance	Refinish Exterior Door	Prepare and refinish the exterior door every 5 years. This is the exterior wood door, solid wood, 76x33 in.	1	EA	2026	1 - Minor	5
87520	Five Brooks Barn (FM)	RM - Recurring Maintenance	Stain Exterior Plywood Siding	Stain the exposed plywood surface every 5 years. Plywood siding, unpainted, located along the west building exterior	80	SF	2026	1 - Minor	5
87520	Five Brooks Barn (FM)	RM - Recurring Maintenance	Stain Wood Interior Walls	Stain the exposed wood surface every 5 years. Unfinished stall walls consist of 2' x 6' boards with 6" openings between boards up to 4'	755	SF	2026	1 - Minor	5
87520	Five Brooks Barn (FM)	RM - Recurring Maintenance	Stain Stall Doors	Stain the exposed wood surface every 5 years. Stall doors, constructed of unfinished 2x6' boards, 4' x 6', throughout interior stalls	5	EA	2026	1 - Minor	5
87520	Five Brooks Barn (FM)	RM - Recurring Maintenance	Stain Folding Ladder To Loft	Stain the exposed wood ladder surface every 5 years. Folding wood ladder, unfinished, along first level leading to loft	12	SF	2026	1 - Minor	5
87520	Five Brooks Barn (FM)	RM - Recurring Maintenance	Stain Plywood Flooring	Stain the exposed plywood surface every 5 years. Plywood flooring, unfinished, located in tack room and tool shop	385	SF	2026	1 - Minor	5
87520	Five Brooks Barn (FM)	RM - Recurring Maintenance	Stain Plywood Flooring	Stain the exposed plywood surface every 5 years. Plywood sheet flooring along east edge of building covering all of loft, unpainted, unsealed	705	SF	2026	1 - Minor	5
100939	Five Brooks Horse Camp	RM - Recurring Maintenance	Inspect Electrical Panel	Inspect, clean, and check operation of electrical panel annually	1	EA	2026	1-Minor	1
100939	Five Brooks Horse Camp	RM - Recurring Maintenance	Maintain Roof Surface	Maintain roof covering of the shower house every 5 years by repairing/replacing damaged areas, approximately 2%.	506	SF	2027	1 - Minor	5

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	Five Brooks Horse Camp	RM - Recurring Maintenance	Inspect and Repair Fence	Inspect and repair fence as needed every 10 years. Total repair is estimated at 10% replacement of total fence. Wire mesh fencing along both sides of the horse path, 5 FT high, supported by metal and wood posts	80	LF	2027	1 - Minor	10
87520	Five Brooks Barn (FM)	RM - Recurring Maintenance	Maintain Aluminum Gutter	Maintain and repair as needed annually. Prefinished aluminum gutter, 5' trough type located around upper story of building (65 LF)	27	SF	2028	1 - Minor	3
87520	Five Brooks Barn (FM)	RM - Recurring Maintenance	Paint Interior Walls	Prepare and paint the interior walls every 6 years. Wood interior walls along south and east walls of tool shop and south, east, and west walls of boarder's tack room; wood interior walls to north, east, and west wall of storage unit and north and east walls of pump house; partial interior walls on the second floor.	472	SF	2028	1 - Minor	6
2593	Five Brooks Stables (FM)	RM - Recurring Maintenance	Maintain Surface Covering	Maintain surface covering by replacing displaced gravel every 5 years. Estimated at 10% of total SF. Gravel surface covering of parking lots near Corrals 1 and 2 (449 SF)	1	LF	2029	1 - Minor	5
2593	Five Brooks Stables (FM)	RM - Recurring Maintenance	Inspect and Repair Fence	Inspect and repair fence as needed every 10 years. Total repair is estimated at 10% replacement of total fence. Wire mesh fencing along both sides of the horse path, 5 FT high, supported by metal and wood posts	90	LF	2029	1 - Minor	10
2593	Five Brooks Stables (FM)	RM - Recurring Maintenance	Inspect and Repair Fence	Inspect and repair fence as needed every 10 years. Total repair is estimated at 10% replacement of total fence. Wire mesh fencing around the perimeter of Pasture A, 5 FT high, supported by metal and wood posts	102	LF	2029	1 - Minor	10
2593	Five Brooks Stables (FM)	RM - Recurring Maintenance	Inspect and Repair Fence	Inspect and repair fence as needed every 10 years. Total repair is estimated at 10% replacement of total fence. Wire mesh fencing around the perimeter of Pasture B, 5 FT high, supported by metal and wood posts	87	LF	2029	1 - Minor	10
2593	Five Brooks Stables (FM)	RM - Recurring Maintenance	Inspect and Repair Fence	Inspect and repair fence as needed every 10 years. Total repair is estimated at 10% replacement of total fence. Metal gate at entrance to pastures, north end of Pastures, between B and C (1 EA)	1	LF	2029	1 - Minor	10
	Five Brooks Barn (FM)	RM - Recurring Maintenance	Caulk Windows	Prepare and caulk the windows every 20 years. The windows are a combination fixed panels with one horizontal slider, casement, aluminum	2	EA	2030	1 - Minor	20
	Five Brooks Barn (FM)	RM - Recurring Maintenance	Caulk Windows	Prepare and caulk the windows every 20 years. Exterior window, aluminum, 36 IN x 56 IN, located in loft area	1	EA	2030	1 - Minor	20
87520	Five Brooks Barn (FM)	RM - Recurring Maintenance	Stain Exterior Metal Panel	Paint the metal panel surface every 5 years. Corrugated metal panels, exposed fasteners, located throughout building exterior	1,464	SF	2030	1 - Minor	5
87520	Five Brooks Barn (FM)	RM - Recurring Maintenance	Repair and Repaint Door	Repair and paint the wood door every 5 years. Painted wood door, constructed on site from OSB pressboard with wood 2x4 frame and cross brace, 80 IN, 52 IN, to tack room	1	EA	2030	1 - Minor	5
87520	Five Brooks Barn (FM)	RM - Recurring Maintenance	Stain Exterior Wood Door	Stain the exposed wood door surface every 5 years. Unfinished, six-panel, solid wood, broken with parts missing; not hung in opening, 80 IN, 35 IN, store room	1	EA	2030	1 - Minor	5
87520	Five Brooks Barn (FM)	RM - Recurring Maintenance	Maintain Roof Surface	Maintain roof covering every 5 years by repairing/replacing damaged areas, approximately 2%. This includes the corrugated metal panel over the entire barn	88	SF	2030	1 - Minor	5
87520	Five Brooks Barn (FM)	RM - Recurring Maintenance	Repaint OSB Siding	Repair and paint the OSB siding every 5 years. OSB pressboard with exposed fasteners, painted, located along the west building exterior.	200	SF	2030	1 - Minor	5
87520	Five Brooks Barn (FM)	RM - Recurring Maintenance	Repaint T-11 Siding	Prepare and repaint T-11 siding every 5 years. T-11 plywood siding, painted, located along the west building exterior	120	SF	2030	1 - Minor	5
87520	Five Brooks Barn (FM)	RM - Recurring Maintenance	Maintain Roof Surface	Maintain roof covering every 5 years by repairing/replacing damaged areas, approximately 2%. Shed form with sidewall, apron, rake and eave conditions; 10' x 7'. Corrugated Metal Roofing Panels	2	SF	2030	1 - Minor	5
240982	Five Brooks Horse Path	RM - Recurring Maintenance	Maintain Horse Path Trail Surface	Maintain trail with fill and graveling every 5 years (approximately 10% of total SF). Gravel surface horse path trail between the main corral and pasture fields	515	SF	2030	1 - Minor	5
2593	Five Brooks Stables (FM)	RM - Recurring Maintenance	Inspect and Repair Fence	Inspect and repair fence as needed every 10 years. Total repair is estimated at 10% replacement of total fence. Split rail fencing throughout Corral 1, about 5 FT high, 3 rail, wood	73	LF	2032	1 - Minor	10
2593	Five Brooks Stables (FM)	RM - Recurring Maintenance	Inspect and Repair Gate	Inspect and repair gate as needed every 10 years. Metal gates, throughout Corral 1, swing type, ranging from 7-10.5 feet wide, 8 EA	6	LF	2032	1 - Minor	10
2593	Five Brooks Stables (FM)	RM - Recurring Maintenance	Inspect and Repair Fence	Inspect and repair fence as needed every 10 years. Total repair is estimated at 10% replacement of total fence. Split rail fencing throughout Corral 2, about 5 FT high, 3 rail, wood	34	LF	2032	1 - Minor	10
2593	Five Brooks Stables (FM)	RM - Recurring Maintenance	Inspect and Repair Gate	Inspect and repair gate as needed every 10 years. Metal gates, throughout Corral 2, swing type, ranging from 10.5-12 feet wide, 2 EA	2	LF	2032	1 - Minor	10

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2593	Five Brooks Stables (FM)	RM - Recurring Maintenance	Inspect and Repair Gate	Inspect and repair gate as needed every 10 years. Metal gates, throughout Corral 3, swing type, ranging from 8-11 feet wide, 6 EA	7	LF	2032	1 - Minor	10
2593	Five Brooks Stables (FM)	RM - Recurring Maintenance	Inspect and Repair Fence	Inspect and repair fence as needed every 10 years. Total repair is estimated at 10% replacement of total fence. Split rail fencing throughout Corral 4, about 5 FT high, 3 rail, wood	17	LF	2032	1 - Minor	10
2593	Five Brooks Stables (FM)	RM - Recurring Maintenance	Inspect and Repair Gate	Inspect and repair gate as needed every 10 years. Metal gates, throughout Corral 4, swing type, 7 feet wide, 3 EA	2	LF	2032	1 - Minor	10
2593	Five Brooks Stables (FM)	RM - Recurring Maintenance	Inspect and Repair Fence	Inspect and repair fence as needed every 10 years. Total repair is estimated at 10% replacement of total fence. Split rail fencing around compost heap near Corrals 3 and 4, about 5 FT high, 3 rail, wood	11	LF	2032	1 - Minor	10
240982	Five Brooks Horse Path	RM - Recurring Maintenance	Maintain Fencing, Horse Path	Maintain the fence by repairing or replacing broken fencing every 10 years. Box wire fencing, single fence, located along length of horse path opposite stream side (5 FT high, approximately 10%)	67	LF	2034	1 - Minor	10
240982	Five Brooks Horse Path	RM - Recurring Maintenance	Maintain Steel Tube Gate	Maintain the gate by repairing or replacing broken fencing every 10 years. Five-rail gray powder-coated tube gate, 20-gauge 1-5/8 IN steel, 12 FT x 4 FT	12	LF	2034	1 - Minor	10
2593	Five Brooks Stables (FM)	RM - Recurring Maintenance	Inspect and Repair Fence	Inspect and repair fence as needed every 10 years. Total repair is estimated at 10% replacement of total fence. Wire mesh fencing around the perimeter of Pasture C, 5 FT high, supported by metal and wood posts	45	LF	2035	1 - Minor	10