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Walking Box Ranch Custodianship Quarterly Progress Report: Period ending January 10, 2013

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QUARTERLY PROGRESS REPORT

**University of Nevada, Las Vegas
Period Covering October 11, 2012 –January 10, 2013**

Financial Assistance Agreement #FAA080093

Custodianship of the Walking Box Ranch Property

Executive Summary

- UNLV provides stewardship of Walking Box Ranch (WBR) by providing a caretaker who oversees the property, facilitating use of the property by researchers and educators, developing a use and research policy for the property, and coordinating these activities with BLM and in accordance with TNC restrictions.
- UNLV currently addresses security issues for the property through the presence of the caretaker and two Metro Officers who reside on the property in two recreational vehicles.
- UNLV continues to work with BLM, supplying content for interpretation at the future Walking Box Ranch museum.
- BLM and UNLV visited the ranch on December 5th to review damage to the fencing on the 40 acre and 160 acre fencing perimeter.
- Visits to the ranch this quarter included 28 people from the UNLV Road Scholar program and 7 geologists, including visitors from China, to study the surrounding area.

Summary of Attachments

- **Open Work Orders_121912.pdf**
- **Closed Work Orders_121912.pdf**

Project Management Plan Items:

- 1. Provide stewardship of the 40-acre Headquarters Parcel of the Walking Box Ranch.***
 - a. Maintained and used in accordance with the Conservation Easements and Section 106 of the National Historic Preservation Act and***

b. Make available to researchers, educators, students, federal land management personnel, the citizens of the State of Nevada, and the general public during the time that the Walking Box Ranch Field Research and Training Center and Museum are being designed and constructed.

- UNLV provides a caretaker who lives on the premises, oversees the use of the property, and is in daily communication with the caretaker regarding activities on the property. Caretakers are primarily volunteers who are paid ~\$10/hr for about 10 hours/week for time spent conducting daily property tours.
- BLM and UNLV visited the ranch on December 5th to review damage to the fencing on the 40 acre and 160 acre fencing.
- On 10/23, a videographer hired by the British Broadcasting Corporation (BBC) visited the ranch to video for an upcoming documentary on Clara Bow's life.
- Ranch visitors this quarter included the following:
 - On October 24th, 28 UNLV Road Scholars visited the ranch for a tour.
 - From 11/5-11/9, 7 geologists including visitors from China visited the ranch and toured the geology of the area.

2. Be responsible for coordination and facilitation of site security; protection from vandalism; minor/routine repair; day-to-day upkeep of facilities and property; and protection of the 40-acre "Headquarters Parcel" of the Walking Box Ranch and Museum. The UNLV shall be responsible to ensure that the 40-acre "Headquarters Parcel" of the Walking Box Ranch property is managed in a manner consistent with the Conservation Easements on the ranch property; the BLM's management goals objectives, priorities and directives for the property; and within available funding.

- UNLV provides a caretaker who lives on the premises, and who is a key component in maintaining security on the property. (See the first item under Project Management Plan Items 1b, above, for more detail.)
- The following visits were related to minor/routine repair and day-to-day upkeep of the property:
 - On November 5th, UNLV Facilities removed the dryer from the caretaker's trailer and replaced it with the one from the main house.
 - On November 5th, UNLV Facilities located and repaired a water leak occurring in the game room of the main ranch house.

3. Report any issues of safety or concern to the BLM within a reasonable time period.

- UNLV reported to BLM this quarter about fencing issues both on the 40 acre and 160 acre perimeter.

4. ***The UNLV shall be responsible for all reasonable minor repairs to stabilize the ranch buildings and maintain a record of all repairs and costs. The UNLV threshold for single minor repairs shall not exceed \$2,500 per work-order and shall not require prior BLM approval.***
 - See item 2 above for repairs done this quarter
 - The following visits were related to minor/routine repair and day-to-day upkeep of the property:
 - On November 5th, UNLV Facilities removed the dryer from the caretaker's trailer and replaced it with the one from the main house.
 - On November 5th, UNLV Facilities located and repaired a water leak occurring in the game room of the main ranch house.
 - (See attachment: **Open Work Orders_121912.pdf**)
 - (See attachment: **Closed Work Orders_121912.pdf**)
5. ***Participate in effective and collaborative partnerships with the BLM.***
 - UNLV continues to communicate with BLM regarding all aspects related to custodianship of the property, to take all possible precautions to protect the property, and to use the property in ways that advance BLM's mission.
6. ***Participate in relevant and required community and governmental meetings, scholarly conferences and educational activities that forward the purposes of this agreement.***
 - There were no such meetings this quarter.
7. ***Assist BLM with public outreach functions regarding activities at or in relationship to Walking Box Ranch, and the need to restore and protect this historic property.***
 - There were no such functions this quarter.
8. ***Facilitate the efforts of the BLM to carry out tasks associated with any project to be performed on the Walking Box Ranch so as to in no way cause unreasonable delays or inhibit access to the BLM as required to carry out such projects.***
 - UNLV is working to assist BLM to determine the direction of the reduced scope of the WBR project and to assist in modifying plans for interpretation at the ranch.
 - UNLV continues to work with BLM interpretation team member Carolyn Shelton, to provide an interpretation plan and content for future exhibits.
9. ***Premises-use Monitoring: Create and implement process to coordinate and process requests from universities, other educational institutions, and public***

and private entities or agencies to conduct research projects on the 40-acre “Headquarters Parcel” of the Walking Box Ranch property or utilize the facilities thereon. Research requests shall be forwarded to the BLM and The Nature Conservancy for approval. Research projects outside of the 40-acre “Headquarters Parcel” of the Walking Box Ranch property are not authorized under this Agreement. The created process will be documented in a report and will include requests forms.

- UNLV has completed a draft Research Application Permit policy that will coordinate research requests and transmit these requests to BLM and TNC. The form was forwarded to BLM on 2/2/10 and is under their review.
- UNLV has received no requests for research to be conducted on the 40-acre parcel.

10. Inspections: Create and implement process to conduct visual inspections of on-site facilities and contents and document their current/ongoing condition and prepare written recommendations for the BLM regarding repair, replacement, or upgrade. The created process will be documented in a report and will include inspection forms and recommendation forms.

- UNLV has completed a draft document of standard operating procedures that include: Daily visual inspection of buildings, Daily visual inspection of property, Water tank inspections, Maintenance/repairs records, and Daily visitation and outside maintenance log. We forwarded this document to BLM on 2/11/10 and it is under their review. UNLV has responded to minor questions from BLM on the document and UNLV is awaiting final approval of the process.

SUMMARY OF PROJECT PLAN
Walking Box Ranch – Custodianship

Year One Deliverables	Percent Complete as January 10, 2013	Plan for Completion
1. Provide stewardship of the 40 acre Headquarters Parcel of the WBR	75%	Continue to provide caretaker; oversee visitation at the ranch
2. Be responsible for coordination and facilitation of site security	75%	Continue to provide caretaker; assess ranch security, formulate security plan, implement security plan.
3. Report safety or concern issues to BLM.	75%	Continue to report issues of concern to BLM
4. Be responsible for reasonable minor repairs.	75%	Make necessary repairs as the need arises
5. Participate in effective and collaborative partnerships with the BLM.	75%	Continue to work collaboratively with BLM to move project forward
6. Participate in relevant and required community and governmental meetings, scholarly conferences and educational activities.	75%	Participate in meetings whenever they occur.
7. Assist BLM with public outreach functions.	75%	Assist whenever these projects occur.
8. Facilitate BLM efforts with WBR associated projects.	75%	Facilitate whenever the projects occur
9. Premises – use monitoring: create and implement process to coordinate request to conduct research on the 40-acre Headquarters parcel.	90%	A draft Research Application Permit has been completed and is now under review by BLM.

Submitted by:

Margaret N. Rees,

01/08/13

Date

ATTACHMENTS

Walking Box Ranch Open Work Orders

<i>Requested</i>	<i>WO #</i>	<i>Closed</i>	<i>Work Description</i>	<i>Closing Comments</i>
WBRB-Barn				
1/1/2013	WO-367296		ROOF INSPECTION SERVICE- SEMIANNUAL	
WBRD-Caretaker Double Wide Trailer				
4/16/2012	WO-340623		Roof Shop- Repair rain gutter damaged in the last wind storm. Please let Kevin know when you go do so it can be coordinated.	
			Mailstop : 1048	
11/5/2012	WO-362745		ROOFER: Remove existing clothes dryer and replace with new one for caretaker's trailer. NR	Removed the existing clothing dryer and replaced with the new dryer the electrical plugs did not matchup so I removed the electric plug/cord from the old unit and wired it to the new unit and plugged into wall outlet hooked up the vent turned it on it works just fine. work order completed on 11/5/12. drf. 1/2/13.
1/1/2013	WO-367297		ROOF INSPECTION SERVICE- SEMIANNUAL	
WBRG-Guest House				
9/6/2012	WO-356387		GROUNDS: Trim tree away from the southwest corner of the guest house - tree limbs are rubbing against the house and the roof, NR	
1/1/2013	WO-367298		ROOF INSPECTION SERVICE- SEMIANNUAL	
WBRH-Ranch House				
9/15/2011	WO-319837		BILLING ACTIVITIES - QUARTERLY	
7/1/2012	WO-347125		SWITCHGEAR INSPECTION/SERVICE - ANNUAL	
11/5/2012	WO-362749		ROOFER: Locate and repair source of water leak over the bar in the main ranch house. NR	Located source of roof leak, cracks in headwall flashing on the eyebrow roof the bay-window on the southside of main ranch house, repaired with white elastomeric flashing compound. These cracks are recurring due to structural, seismic and/or thermal expansion. work is completed as of 11/5/12. drf. 1/2/13.
1/1/2013	WO-367299		ROOF INSPECTION SERVICE- SEMIANNUAL	
WBRB-Storage Bldg By Tennis Courts				
1/1/2013	WO-367300		ROOF INSPECTION SERVICE- SEMIANNUAL	
WBRW-Water Well House				
1/1/2013	WO-367301		ROOF INSPECTION SERVICE- SEMIANNUAL	

Walking Box Ranch Closed Work Orders

Requested	WO #	Closed	Work Description	Closing Comments
WBRB-Barn				
7/1/2006	WO-137175	10/30/2006	ROOF INSPECTION SERVICE- SEMIANNUAL	Tech report: Missing fascia board on south side and west side at ridge (12'), loose fascia on north side, some fasteners are backing out of the metal roof - need to re-secure or replace.
9/11/2006	WO-144832	2/15/2007	(Lock Shop) Install new hasp and lock on the barn. The old hasp was cut off. Mailstop: 1048	Take off old hasp and replace with new one. Left locks and hasp with caretaker. Completed. MC
10/17/2006	WO-148724	10/20/2006	mat f key up two locks for jeffs new door for out there in walking box Mailstop: 1048	Master key locks for walking box ranch. Completed. MC
1/1/2007	WO-154087	4/12/2007	ROOF INSPECTION SERVICE- SEMIANNUAL	<p>ROOF INSPECTION SERVICE - SEMIANNUALI.</p> <p>COORDINATE ACCESS TO ANY CHEMICAL AREA SO.(I.E. RADIATION EXHAUST, PERCHLORIC ACID) WITH SUPERVISOR AND RISK MANAGEMENT & SAFETY DEPARTMENT AS REQUIRED.2. INSPECT ROOF AREA FOR CONSTRUCTION DEFECTS, OWNER ABUSE, GENERAL DETERIORATION, AND SIGNS OF WATER INFILTRATION.3. PERFORM COMPLETE ROOF INSPECTION TO INCLUDE THE FOLLOWING: A. TYPE OF ROOF:(1) BUILT UP __, (2) FOAM __, (3) SINGLE PLY MEMBRANE __ ,(4) BALLASTED SINGLE PLY MEMBRANE __, (5) RUBBERIZED EPDM __, (6) COMPOSITION SHINGLES __, (7) OTHER METAL_ B. INSPECTION CHECKLIST: (1) ROOF ACCESS BY LADDER __, (2) PARAPET WALLS __none, (3) ROOF DRAINS __none, (4) FLASHING/COUNTER FLASHING __ok, (5) WALK PADS __none, (6) OVERHANGING BRANCHES/VEGETATION __none, (7) DEBRIS __removed, (8) TERMINATION BAR __none, (9) ROOF PENETRATIONS __ok, (10) ROOFTOP EQUIPMENT CURBS __none, (11) ROOFTOP UTILITY SERVICE LINES (IE: ELECTRICAL/NATURAL GAS/CONDENSATE/HYDRONIC __OK, (12) PITCH POCKETS __none, (13) ALIIGATORING __none, (14) BIISTERS/CRACKS __none, (15) EXPOSED FOAM __none, (16) GRAVEL STOPS __none, (17) SEAMS __none, (18) CONDITION OF FIELD __fair, (19) EXCESSIVE PONDING __at bent panels, (20) SIGNS OF LEAKAGE __none at this time, (21) OVERALL CONDITION __o.k. 4. COMPLETE WORK ORDER TIME AND MATERIALS. MANDATORY COMMENTS REQUIRED!! 5. REPORT OUTSTANDING DISCREPANCIES TO SUPERVISOR FOR CORRECTIVE ACTION. NOTE: THIS WORK ORDER IS FOR PREVENTIVE MAINTENANCE ONLY. PLEASE HAVE A SEPERATE WORK ORDER CUT FOR ANY REPAIRS THAT MAY BE NEEDED. Tech report: Fasteners are starting to back out of the metal roof.</p>
7/1/2007	WO-169289	8/9/2007	ROOF INSPECTION SERVICE- SEMIANNUAL	Loose fasteners and missing fascir. Completed. MC
10/24/2007	WO-183430	1/2/2008	NOTE: Switched back to Doors per Joe. See WO-189038 for Joe's time. NG 01/02/08NOTE: Switched from Doors to Carpenters per Joe (CA-1). NG 12/19/07Doors - On the east side of the barn, remove small white door and store in barn. Board up opening to not damage the structure. While out there, bring a replacement lock from the Lock Shop and replace one of UNLV's locks that is jammed.	Job has been done at this time. Complete NG

Walking Box Ranch Closed Work Orders

Requested	WO #	Closed	Work Description	Closing Comments
1/2/2008	WO-189038	2/8/2008	NOTE: This is Joe's copy of Doors WO-183430. No new time is needed (14 hours charged). Send in complete with comments when ready. NG 01/02/08 Doors - On the east side of the barn, remove small white door and store in barn. Board up opening to not damage the structure. While out there, bring a replacement lock from the Lock Shop and replace one of UNLV's locks that is jammed.	Close per open WO report. Completed. DB 2/8/08
1/3/2008	WO-189624	2/26/2008	ROOF INSPECTION SERVICE- SEMIANNUAL	Inspected roof and is ok. Stocked and organized roofing materials for repairs.
2/21/2008	WO-194743	2/25/2008	Cut pipes for the RV hook-ups, cut water pipes down, cut 4 metal pipes down at tennis court, sheetrock, and fire tape the pump house. DB	Did work as requested on the work order. Completed. MC
7/1/2008	WO-206442	1/6/2009	ROOF INSPECTION SERVICE- SEMIANNUAL	01/06/2009 13:08 BRPH - PM work order has not been turned in. Superseded by current PM cycle. No labor posted. 07/27/2009 12:52 BRPH - PM work order turned in w/ tech report: unable to complete on this cycle. Close D. Faulkner.
11/10/2008	WO-221109	12/4/2008	Welder - Fabricate and mount brackets and pole to secure barn doors. Also help an electrician change bulbs on a security light. Plan to go down 11/13/08.	Built barn door brackets and cross bar to secure barn doors. Work was done to enhance security. Completed. NR
1/1/2009	WO-225140	7/27/2009	ROOF INSPECTION SERVICE- SEMIANNUAL	07/27/2009 12:52 BRPH - PM work order turned in w/ tech report: unable to complete on this cycle. Close D. Faulkner.
7/1/2009	WO-241551	10/23/2009	ROOF INSPECTION SERVICE- SEMIANNUAL	A. TYPE OF ROOF: (7) OTHER_x metal___ B. INSPECTION CHECKLIST: (1) ROOF ACCESS ___visual inspection___ (2) PARAPET WALLS ___n/a___ (3) ROOF DRAINS ___n/a___ (4) FLASHING/COUNTER FLASHING ___n/a___ (5) WALK PADS ___n/a___ (6) OVERHANGING BRANCHES/VEGETATION ___n/a___ (7) DEBRIS ___n/a___ (8) TERMINATION BAR ___n/a___ (9) ROOF PENETRATIONS ___n/a___ (10) ROOF TOP EQUIPMENT CURBS ___n/a___ (11) ROOF TOP UTILITY SERVICE LINES (I.E: ELECTRICAL/NATURAL GAS/ CONDENSATE/ HYDRONIC) ___n/a___ (12) PITCH POCKETS ___n/a___ (13) ALLIGATORING ___n/a___ (14) BLISTERS/CRACKS ___n/a___ (15) EXPOSED FOAM ___n/a___ (16) GRAVEL STOPS ___n/a___ (17) SEAMS ___fair___ (18) CONDITION OF FIELD ___fair___ (19) EXCESSIVE PONDING ___no___ (20) SIGNS OF LEAKAGE ___no___ (21) OVERALL CONDITION ___fair___ Did PM roof inspection on barn. Repaired broken off fascia board on WO-

Walking Box Ranch Closed Work Orders

<i>Requested</i>	<i>WO #</i>	<i>Closed</i>	<i>Work Description</i>	<i>Closing Comments</i>
1/1/2010	WO-260501	5/27/2010	ROOF INSPECTION SERVICE- SEMIANNUAL	A. TYPE OF ROOF: (7) OTHER _x metal_ B. INSPECTION CHECKLIST: (1) ROOF ACCESS __visual/ladder__ (2) PARAPET WALLS _n/a_ (3) ROOF DRAINS __n/a__ (4) FLASHING/COUNTER FLASHING __n/a__ (5) WALK PADS __n/a__ (6) OVERHANGING BRANCHES/VEGETATION _n/a_ (7) DEBRIS __n/a__ (8) TERMINATION BAR __n/a__ (9) ROOF PENETRATIONS __n/a__ (10) ROOF TOP EQUIPMENT CURBS __n/a__ (11) ROOF TOP UTILITY SERVICE LINES (I.E: ELECTRICAL/NATURAL GAS/ CONDENSATE/ HYDRONIC)_n/a_ (12) PITCH POCKETS __n/a__ (13) ALLIGATORING __n/a__ (14) BLISTERS/CRACKS __n/a__ (15) EXPOSED FOAM __n/a__ (16) GRAVEL STOPS __n/a__ (17) SEAMS __ok__ (18) CONDITION OF FIELD __ok__ (19) EXCESSIVE PONDING __no__ (20) SIGNS OF LEAKAGE __ok__ (21) OVERALL CONDITION __ok_Did PM roof inspection.
5/11/2010	WO-272686	5/17/2010	SERVICE ALL THE FIRE EXTINGUISHERS IN THE WBR FOR THE FIRE EXTINGUISHER ANNUAL. AM	Closed.Work is done. Re certified as requested.Completed.K.U.
7/1/2010	WO-276346	10/7/2010	ROOF INSPECTION SERVICE- SEMIANNUAL	A. TYPE OF ROOF: (7) OTHER _x metal_ B. INSPECTION CHECKLIST: (1) ROOF ACCESS _ext ladder & visual_ (2) PARAPET WALLS __n/a__ (3) ROOF DRAINS __n/a__ (4) FLASHING/COUNTER FLASHING _n/a_ (5) WALK PADS _n/a_ (6) OVERHANGING BRANCHES/VEGETATION __n/a__ (7) DEBRIS __none present__ (8) TERMINATION BAR __n/a__ (9) ROOF PENETRATIONS _n/a_ (10) ROOF TOP EQUIPMENT CURBS __n/a__ (11) ROOF TOP UTILITY SERVICE LINES (I.E: ELECTRICAL/NATURAL GAS/ CONDENSATE/ HYDRONIC)_n/a_ (12) PITCH POCKETS _n/a_ (13) ALLIGATORING _n/a_ (14) BLISTERS/CRACKS __n/a__ (15) EXPOSED FOAM _n/a_ (16) GRAVEL STOPS __n/a__ (17) SEAMS __fair__ (18) CONDITION OF FIELD __fair__ (19) EXCESSIVE PONDING __no__ (20) SIGNS OF LEAKAGE __minimal, due to design criteria__ (21) OVERALL CONDITION __fair_Did PM roof inspection.

Walking Box Ranch Closed Work Orders

<i>Requested</i>	<i>WO #</i>	<i>Closed</i>	<i>Work Description</i>	<i>Closing Comments</i>
1/1/2011	WO-294127	2/7/2011	ROOF INSPECTION SERVICE- SEMIANNUAL	A. TYPE OF ROOF: (7) OTHER _x metal_ B. INSPECTION CHECKLIST: (1) ROOF ACCESS ___ladder___ (2) PARAPET WALLS ___n/a___ (3) ROOF DRAINS ___ok___ (4) FLASHING/COUNTER FLASHING ___ok___ (5) WALK PADS ___n/a___ (6) OVERHANGING BRANCHES/VEGETATION ___no___ (7) DEBRIS ___no___ (8) TERMINATION BAR ___n/a___ (9) ROOF PENETRATIONS ___n/a___ (10) ROOF TOP EQUIPMENT CURBS ___n/a___ (11) ROOF TOP UTILITY SERVICE LINES (I.E: ELECTRICAL/NATURAL GAS/ CONDENSATE/ HYDRONIC) ___n/a___ (12) PITCH POCKETS ___n/a___ (13) ALLIGATORING ___n/a___ (14) BLISTERS/CRACKS ___n/a___ (15) EXPOSED FOAM ___n/a___ (16) GRAVEL STOPS ___n/a___ (17) SEAMS ___ok___ (18) CONDITION OF FIELD ___ok___ (19) EXCESSIVE PONDING ___no___ (20) SIGNS OF LEAKAGE ___no___ (21) OVERALL CONDITION ___ok___ Did PM roof inspection.
7/1/2011	WO-310681	1/10/2012	ROOF INSPECTION SERVICE- SEMIANNUAL	01/10/2012 10:03 KIDA - Labor has not posted and PM work order was not turned in. Superseded by current PM cycle.
10/7/2011	WO-323051	10/13/2011	Vic Welbourne - Facilitate the move of some items to the Barn at WBR on Wednesday 10/12/11. Please call Paula Garrett the night before at 321-4575. Items will be moved from Rex Bell s house by UMC to the ranch. Talk to Paula for directions or where to meet and what time on Wednesday morning. Mailstop : 1048	Moved boxes to walking box ranch. Complete. DMJ
1/1/2012	WO-329605	12/18/2012	ROOF INSPECTION SERVICE- SEMIANNUAL	12/18/2012 12:26 BRPH - Closed per open PM work order report. Labor has posted. Superceded by current PM cycle.
1/26/2012	WO-333026	2/3/2012	There is a bad smell in bathroom. DMJ	Replaced studdard vent can inside vent. Complete. TM
3/29/2012	WO-339555	4/2/2012	Annual recertification of fire extinguisher.K.U.	Work is done, re certified as requested. Complete. DMJ

Walking Box Ranch Closed Work Orders

Requested	WO #	Closed	Work Description	Closing Comments
7/1/2012	WO-347263	9/10/2012	ROOF INSPECTION SERVICE- SEMIANNUAL	<p>ROO-S - ROOF INSPECTION SERVICE- SEMIANNUAL: ROOF INSPECTION SERVICE - SEMIANNUAL1. COORDINATE ACCESS TO ANY CRITICAL AREAS (I.E. RADIATION EXHAUST, PERCHLORIC ACID) WITH SUPERVISOR AND RISK MANAGEMENT & SAFETY DEPARTMENT AS REQUIRED.2. INSPECT ROOF AREA FOR CONSTRUCTION DEFECTS, OWNER ABUSE, GENERAL DETERIORATION, AND SIGNS OF WATER INFILTRATION.3. PERFORM COMPLETE ROOF INSPECTION TO INCLUDE THE FOLLOWING: A. TYPE OF ROOF: (1) BUILT UP ___ (2) FOAM ___ (3) SINGLE PLY MEMBRANE ___ (4) BALLASTED SINGLE PLY MEMBRANE ___ (5) RUBBERIZED EPDM ___ (6) COMPOSITION SHINGLES ___ (7) OTHER <u>x</u> B. INSPECTION CHECKLIST: (1) ROOF ACCESS ___ Ladder ___ (2) PARAPET WALLS ___ N/a ___ (3) ROOF DRAINS ___ N/a ___ (4) FLASHING/COUNTER FLASHING ___ N/a ___ (5) WALK PADS ___ N/a ___ (6) OVERHANGING BRANCHES/VEGETATION ___ N/a ___ (7) DEBRIS ___ Removed ___ (8) TERMINATION BAR ___ N/a ___ (9) ROOF PENETRATIONS ___ Ok ___ (10) ROOF TOP EQUIPMENT CURBS ___ N/a ___ (11) ROOF TOP UTILITY SERVICE LINES (I.E: ELECTRICAL/NATURAL GAS/ CONDENSATE/ HYDRONIC) ___ N/a ___ (12) PITCH POCKETS ___ N/a ___ (13) ALLIGATORING ___ N/a ___ (14) BLISTERS/CRACKS ___ N/a ___ (15) EXPOSED FOAM ___ N/a ___ (16) GRAVEL STOPS ___ N/a ___ (17) SEAMS ___ Fair ___ (18) CONDITION OF FIELD ___ Fair ___ (19) EXCESSIVE PONDING ___ No ___ (20) SIGNS OF LEAKAGE ___ Performs as designed ___ (21) OVERALL CONDITION ___ Classic ___ 4. COMPLETE WORK ORDER TIME AND MATERIALS. MANDATORY COMMENTS REQUIRED!!5. REPORT OUTSTANDING DISCREPANCIES TO SUPERVISOR FOR CORRECTIVE ACTION.NOTE: THIS WORK ORDER IS FOR PREVENTIVE MAINTENANCE ONLY. PLEASE HAVE A SEPERATE WORK ORDER CUT FOR ANY REPAIRS THAT MAY BE NEEDED.Tech report: Did PM roof inspection and removed debris.</p>
7/6/2012	WO-348582	9/21/2012	Vic Welbourne - Purchase two red engraved signs that state No Storage Within 3 Feet and install on the panel in the barn and the panel in the courtyard. Mailstop : 1048	<p>Purchased two signs and installed as requested. Complete. DMJ</p>

Walking Box Ranch Closed Work Orders

<i>Requested</i>	<i>WO #</i>	<i>Closed</i>	<i>Work Description</i>	<i>Closing Comments</i>
7/6/2012	WO-348584	9/21/2012	<p>Fire Extinguisher Tech</p> <p>1. Check and service all fire extinguishers on the property. The one in the barn is needing service.</p> <p>2. Mount the fire extinguisher on the wall in the bunkhouse.</p> <p>3. Come up with an inspection card so the caretaker can inspect them monthly. Also include an a date with how many years of life it has (BLM request).</p> <p>Mailstop : 1048</p>	Extinguisher recharged, F.E. mounted, inspection tags explained to caretaker. Complete. DMJ
7/6/2012	WO-348585	9/7/2012	<p>Electricians:</p> <p>1. Fix the latch on the circuit panel in the barn.</p> <p>2. The GFCI in the Bunkhouse above the stove is not working. Also look at the feasibility of tying in the other outlets in the kitchen to the GFCI and discuss with Kevin.</p> <p>3. Check all the smoke detectors in all buildings, replace batteries and change as necessary.</p> <p>Mailstop : 1048</p>	Job complete, repaired all issues, replaced GFCI in bunkhouse. Duplex kitchen counter outlets are tied into GFCI outlet making them GFCI protected. Stove taken, maintained batteries in smoke detector. Repaired additional outlet problem in DW and included time for
7/6/2012	WO-348591	10/2/2012	<p>Lock Shop - The hinge and the lock on the well needs to be fixed. Other trades are going out (Electricians and Fire Extinguisher tech) so maybe they can take care of this. Please see photo in email.</p> <p>Mailstop : 1048</p>	Removed hinge and straightened out. Put back on with 3" screws downward and one inch lid. Lubed and worked back and forth. Did the best I could with the old wood. Complete. AMJ
<i>WBRC-Corrals</i>				
9/11/2006	WO-144837	2/15/2007	<p>(Lock Shop) Please install lock on the back gate of the corral. Bring a chain and or hasp in case there is not means to secure with a lock. See Cathy at ex 55165 for any questions. Mailstop: 1048</p>	Take off old hasp and replace with new one. Left lock and hasp to caretaker. Completed. MC
2/5/2009	WO-229942	3/20/2009	<p>Lock Shop - Purchase a combination lock for the WBR gate. Provide the lock to Cathy Willey and the combination to both Cathy and Kevin Raschko.</p>	Done. Close per open work order report 03/16/09. MC
<i>WBRD-Caretaker Double Wide Trailer</i>				
1/30/2006	WO-124081	2/6/2006	<p>(Electricians) GFCI outlet in the caretakers trailer keeps tripping. Please coordinate visit with Cecilia Harmer (one of the caretakers) through Kevin Raschko. Mailstop: 1048</p>	Replaced GFCI outlet receptacle, replaced breakers and rewired fixture. Complete NG.
5/2/2006	WO-132217	2/11/2008	<p>(Bill Quinn) ESTIMATE: Please provide estimate for RV hook ups off the double wide trailer. This will include power, water, and septic. No natural gas. Roger Harrison has knowledge of this through Bill Wood. Also utilize Vic Welbourne since the plumbers would be doing a portion of the work. Please email estimate to Kevin Raschko. Mailstop: 1048</p>	Cancel this- work was done on WO-185466. Completed. DB

Walking Box Ranch Closed Work Orders

<i>Requested</i>	<i>WO #</i>	<i>Closed</i>	<i>Work Description</i>	<i>Closing Comments</i>
7/1/2006	WO-137167	11/3/2006	AIR CONDITIONING UNIT INSPECTION SERVICE - ANNUAL	Washed out coils, replaced burned wiring PM pe task list changed filters.
7/1/2006	WO-137176	10/30/2006	ROOF INSPECTION SERVICE- SEMIANNUAL	Tech report: There are a few curled shingles on the west side of the roof. The roof has been coated with a white acrylic coating.
8/11/2006	WO-141011	8/17/2006	(Plumber) On the next trip to WBR, please check the toilet in the double wide trailer. There was a report the toilet makes excessive noise.Mailstop: 1048	Replace flapper + check other toilet. Left extra parts there for future use. Complete NG.
8/24/2006	WO-142510	10/5/2006	Repair skirting on the trailer. SP	Installed new skirting on the trailer and repaired as needed. Complete NG.
8/31/2006	WO-143729	10/20/2006	replace condenser fan motor. SP	Close per HVAC shop. 10/20/06 NG.
9/26/2006	WO-146839	12/15/2006	Paint the sheet metal skirting around the trailer (Mary's trailer). Contact Jeff Blaase (Doors 1) for more details. KD	Gave paint to Jeff Blaase for the WBRD. Cancelled. MC
10/11/2006	WO-148226	11/17/2006	Replace door to the caretaker's trailer. MC	Installed the new door + windows as needed. Complete NG.
10/17/2006	WO-148704	10/20/2006	repin lock. SP	Repin two lock. Completed. MC
11/16/2006	WO-151249	12/22/2006	The light fixture in the restroom need to be replaced is touching the wall causing a fire hazard. Kh.	Cancel, work was completed on W0-153155. Cancelled. DB
11/20/2006	WO-151443	12/22/2006	Three light fixtures need attention. SP	Cancel, work was completed under WO-153155. Cancelled. DB
12/11/2006	WO-153155	12/22/2006	(Electricians) Please look at the following issues on the next scheduled trip: light fixtures needing fluorescent bulbs (in entry way, west side) no light cover on the light in the Master bathroom loose electrical socket near the toaster in the kitchenMailstop: 1048	Job complete. Repaired as W.O. requested. Completed. DB
12/11/2006	WO-153156	2/2/2007	(Lock Shop) Re-key the west/front door to the double wide. Under a separate system - not to correspond with the 'Master' key. Provide copies for Cathy Willey herself and the new caretaker.Mailstop: 1048	Accompanied PLI personnel to purchase locks, set up locks under one key, seperate from existing master key system, gave locks to doors dept to install. Completed. SP

Walking Box Ranch Closed Work Orders

Requested	WO #	Closed	Work Description	Closing Comments
1/1/2007	WO-154088	4/12/2007	ROOF INSPECTION SERVICE- SEMIANNUAL	<p>ROOF INSPECTION SERVICE - SEMIANNUAL1. COORDINATE ACCESS TO ANY CRITICAL AREAS (I.E. RADIATION EXHAUST, PERCHLORIC ACID) WITH SUPERVISOR AND RISK MANAGEMENT & SAFETY DEPARTMENT AS REQUIRED.2. INSPECT ROOF AREA FOR CONSTRUCTION DEFECTS, OWNER ABUSE, GENERAL DETERIORATION, AND SIGNS OF WATER INFILTRATION.3. PERFORM COMPLETE ROOF INSPECTION TO INCLUDE THE FOLLOWING: A. TYPE OF ROOF: (1) BUILT UP ____ (2) FOAM ____ (3) SINGLE PLY MEMBRANE ____ (4) BALLASTED SINGLE PLY MEMBRANE ____ (5) RUBBERIZED EPDM ____ (6) COMPOSITION SHINGLES _x_ (7) OTHER ____ B. INSPECTION CHECKLIST: (1) ROOF ACCESS ____ by ladder ____ (2) PARAPET WALLS ____ none ____ (3) ROOF DRAINS ____ none ____ (4) FLASHING/COUNTER FLASHING ____ ok ____ (5) WALK PADS ____ none ____ (6) OVERHANGING BRANCHES/VEGETATION ____ ok ____ (7) DEBRIS ____ removed ____ (8) TERMINATION BAR ____ none ____ (9) ROOF PENETRATIONS ____ ok ____ (10) ROOF TOP EQUIPMENT CURBS ____ none ____ (11) ROOF TOP UTILITY SERVICE LINES (I.E: ELECTRICAL/NATURAL GAS/ CONDENSATE/ HYDRONIC) ____ none ____ (12) PITCH POCKETS ____ none ____ (13) ALLIGATORING ____ n/a ____ (14) BLISTERS/CRACKS ____ none ____ (15) EXPOSED FOAM ____ n/a ____ (16) GRAVEL STOPS ____ none ____ (17) SEAMS ____ ok ____ (18) CONDITION OF FIELD ____ ok ____ (19) EXCESSIVE PONDING ____ none at this time ____ (20) SIGNS OF LEAKAGE ____ none at this time ____ (21) OVERALL CONDITION ____ ok ____ 4. COMPLETE WORK ORDER TIME AND MATERIALS. MANDATORY COMMENTS REQUIRED!!5. REPORT OUTSTANDING DISCREPANCIES TO SUPERVISOR FOR CORRECTIVE ACTION.NOTE: THIS WORK ORDER IS FOR PREVENTIVE MAINTENANCE ONLY. PLEASE HAVE A SEPERATE WORK ORDER CUT FOR ANY REPAIRS THAT MAY BE NEEDED.</p>
1/23/2007	WO-156282	1/24/2007	washing machine valves leaking. SP	Replaced valves on washing machine. Completed. DB
1/29/2007	WO-157300	2/9/2007	(Electricians) Please replace three way switch and possibly a breaker. Contact the caretaker Donald Davidson at 202-744-3647 for specifics before going there.Mailstop: 1048	Breaker in the panel was bad - replaced. Completed. MCWork Order reopened by Bill Quinn. Repair 3-way switch - had to be rewired. Completed. MC
2/1/2007	WO-157657	2/7/2007	There is a leak in the laundry room, and the vent for the dryer is deteriorating. Kh.	Repair leak on washing machine. (Washing machine is falling apart, will leak again) Need to be replaced. Completed. DB
7/1/2007	WO-169290	8/9/2007	ROOF INSPECTION SERVICE- SEMIANNUAL	Roof is in fairly good condition. Completed. MC

Walking Box Ranch Closed Work Orders

<i>Requested</i>	<i>WO #</i>	<i>Closed</i>	<i>Work Description</i>	<i>Closing Comments</i>
7/1/2007	WO-169302	2/15/2008	AIR CONDITIONING UNIT INSPECTION SERVICE - ANNUAL	Service done.
8/2/2007	WO-173347	11/15/2007	Plumbers: Need to determine filter size for reverse osmosis system [under the kitchen sink in the caretakers/doublewide]. Filter numbers to be replaced are 'Omnipure' T33/CL10R0 (1/8" or 1/4") and CL 10PF5 (1/8", 1/4" or 3/8"); [Changing of these filters can be done annually or as recommended by manufacturer] (2) Inspect and repair plumbing/pipe issue in front bathroom of doublewide. Strong urine odor is prevelant. Possible wax seals? Mailstop: 1048	Work to be done on work order # 183367. Completed. NR
8/8/2007	WO-173884	10/3/2007	Electricians- Replace a faulty breaker on the double wide trailer at WBR. The following information was provided- Manufacturer is GE 15 amp CF22 is one number on the breaker, along with GFCI circuit breaker There is a 'push to test' red button on/at the breaker area 3 wires are coming off the breaker itself. If you have any questions please contact Cathy Wiley at 55165. Also let her know when you plan a visit, this is not an emergency but needs to be replaced. Mailstop : 1048	Job complete. Replaced defective GFCI breaker. Ordered 1 spare breaker and left it with the caretaker. Checked receptacles and looked for any other problems. Removed outside welding plug off of barn. Box was broken and a shock hazard. Completed. NER
8/30/2007	WO-177530	9/28/2007	Plumbers: Repair the reported leak in bathroom of the double wide trailer. Contact Cathy at ex 55165 for severity. Also take replacement tire and rim for WBR golf cart with you from motor pool, the caretaker will install this.	This was done on WO-173542. Cancelled NG
12/3/2007	WO-187348	4/11/2008	Roofers - Doublewide has a roof leak, leaking in kitchen (discovered in storm over weekend)	Close per OWR for 4/4/08. DB 4/11/08 9:51am
12/7/2007	WO-187765	12/13/2007	Plumbers- Replace reverse osmosis in the double wide trailer. Also wrap pipes with insulation to help prevent freezing.	Remove old RO systems and install new RO system. Wrap water lines to protect from freezing. Completed. MC
12/18/2007	WO-188553	1/10/2008	Plumbers - 1) The first bathroom sink in the Doublewide is now dripping constantly repair or replace. 2) The faucet in the kitchen sink in the Bunkhouse has always been backwards and leaks.	Duplicate of WO-188615 and WO-189124. Cancelled. MC
12/20/2007	WO-188616	12/20/2007	repair leak on hot water line under trailer Mailstop : 1048	Crawled under trailer and repaired hot water line. Completed. AB
1/2/2008	WO-189022	1/11/2008	Plumbers- The washer in the doublewide fills up with water but does not stop filling automatically. Repair or replace as necessary. Primary Account # : 2221-216-1511-30-M4 Backup Account # :	Repeat of WO-189124. Completed. dB

Walking Box Ranch Closed Work Orders

<i>Requested</i>	<i>WO #</i>	<i>Closed</i>	<i>Work Description</i>	<i>Closing Comments</i>
1/3/2008	WO-189116	4/22/2008	NOTE: Plumbers also received a WO for these things, WO-189124. Kevin wants whichever shop that goes out first to look at them, or perhaps both shops to go together. NG 01/03/07Carpenter - Inspect the stairs to the double wide trailer to see if they need to be centered under the door, or if they were built incorrectly. Move or rebuild as necessary. Also inspect the washing machine in the double wide as the fill does not shut off. See if it can be repaired or if the machine needs to be replaced. Primary Account # : 2221-216-1511-30-M4 Backup Account # :	Closed per OWOR. NG 04/22/08
1/3/2008	WO-189124	1/11/2008	NOTE: Carpenters also received a WO for items #3 and #4, WO-189116. Kevin wants whichever shop that goes out first to look at those two things, or perhaps both shops to go together. NG 01/03/07Plumbers - Plan a trip to WBR for the following: 1.Front bathroom faucet in double wide still drips 2. 2 water lines on the east side of the barn have frozen up (currently in use by officer living on property without hookups), need insulation tape. 3. See why washing machine in the double wide won't quit filling. Repair or replace if necessary. 4. Inspect the stairs to the double wide to see if they can be moved to be centered under the door, or if they were built incorrectly. Primary Account # : 2221-216-1511-30-M4 Backup Account # :	Replaced faucet in trailer. Also put signs on. Shut off valves. Replaced washing machine. Completed. dB
1/3/2008	WO-189625	2/26/2008	ROOF INSPECTION SERVICE- SEMIANNUAL	Inspected roof and located leaks. This roof is in very poor condition and requires immediate attention, work orders has been generated.
1/10/2008	WO-190269	1/14/2008	Investigate propane leak on heater tank. NG	Duplicate work order, WO-190395. Completed, KD
1/14/2008	WO-190395	1/14/2008	Gas leak in the trailer. KD	Gas leak near propane tank, fixed the leak. Tested with air, all pipe, no other leaks. Completed, KD
1/14/2008	WO-190427	1/25/2008	Repair duct work on caretaker's trailer. NR	Repair duct work under trailer. Done. Completed. AB.
3/25/2008	WO-198135	5/2/2008	Build set of stairs and platform for trailer house. MC	Build metal stairs and install. Completed. AB
4/7/2008	WO-199068	3/20/2008	3/20/08, clean WBR trailer. NR	Completed. NR
4/7/2008	WO-199077	4/14/2008	Need plywood spacers made. AN	Build 3 spacers. Completed. AN
4/28/2008	WO-201050	4/29/2008	CARPENTERS: Build two 37" x 37" x 40" wind covers for evaporative coolers on WBR doublewide trailer. NR	Build one 37"x37"x40" box for covers. Completed. AN
7/1/2008	WO-206443	1/6/2009	ROOF INSPECTION SERVICE- SEMIANNUAL	01/06/2009 13:08 BRPH - PM work order has not been turned in. Superceded by current PM cycle. No labor posted.07/27/2009 12:52 BRPH - PM work order turned in w/ tech report: unable to complete on this cycle. Close D. Faulkner.

Walking Box Ranch Closed Work Orders

Requested	WO #	Closed	Work Description	Closing Comments
7/1/2008	WO-206513	10/23/2008	AIR CONDITIONING UNIT INSPECTION SERVICE - ANNUAL	10/23/2008 15:02 BRPH - Turned in by HVAC supervisor as inspected/complete.10/27/2008 09:51 BRPH - Copy of PM work order turned in w/ comments: Service unit done.
11/10/2008	WO-221126	11/17/2008	Carpenter - Plan to send a carpenter down to WBR on 11/13 as an electrician and welder are making a trip. Plan to fix the following items: 1) Repair a hole in the double wide trailer where mice are coming in. 2) Repair woodpecker holes in the bunkhouse. 3) Re-tape a small damaged piece of the sheetrock ceiling on the bunkhouse porch. 4) Several of the latches on the bunkhouse windows are missing. Possibly screw the windows shut. Work with Ron the caretaker on this.	Repaired the drywall on the porch and the holes in the outside wall. Sealed behind the washer and dryer as needed and also fixed the door on the barn. Complete. KM.
1/1/2009	WO-225141	7/27/2009	ROOF INSPECTION SERVICE- SEMIANNUAL	07/27/2009 12:52 BRPH - PM work order turned in w/ tech report: unable to complete on this cycle. Close D. Faulkner.
5/4/2009	WO-237591	6/8/2009	HVAC - Blower motor for the trailer seems to have gone out. Plumbing will also be going out so please coordinate the visit if possible.	Replaced fan motor done. Completed. SG
5/4/2009	WO-237592	5/19/2009	Plumbing - The Shower seems to be leaking, however it may be the door seals. Also inspect the abandoned tank in the pump house for a replacement of missing tank supports (pipe with clamps). Plumbing will also be going out so please coordinate the visit if possible.	Shower was not leaking. It was the people getting out of the shower that caused the water to get on the floor. No leaks. Complete. TB
7/1/2009	WO-241552	10/23/2009	ROOF INSPECTION SERVICE- SEMIANNUAL	3. PERFORM COMPLETE ROOF INSPECTION TO INCLUDE THE FOLLOWING: A. TYPE OF ROOF: (6) COMPOSITION SHINGLES __x with white elastic coating__ B. INSPECTION CHECKLIST: (1) ROOF ACCESS __extension ladder__ (2) PARAPET WALLS __n/a__ (3) ROOF DRAINS __clean & clear__ (4) FLASHING/COUNTER FLASHING __ok__ (5) WALK PADS __n/a__ (6) OVERHANGING BRANCHES/VEGETATION __n/a__ (7) DEBRIS __n/a__ (8) TERMINATION BAR __n/a__ (9) ROOF PENETRATIONS __fair__ (10) ROOF TOP EQUIPMENT CURBS __n/a__ (11) ROOF TOP UTILITY SERVICE LINES (I.E: ELECTRICAL/NATURAL GAS/ CONDENSATE/ HYDRONIC)_n/a_ (12) PITCH POCKETS __n/a__ (13) ALLIGATORING __yes__ (14) BLISTERS/CRACKS __yes__ (15) EXPOSED FOAM __n/a__ (16) GRAVEL STOPS __n/a__ (17) SEAMS __ok__ (18) CONDITION OF FIELD __poor, needs reroof__ (19) EXCESSIVE PONDING __no__ (20) SIGNS OF LEAKAGE __no__ (21) OVERALL CONDITION __poor coating is temporarily keeping water out Did PM roof inspection. This roof is in very poor condition the shingles are severely degraded from aging and exposure to the elements, last year we applied an elastomeric coating to surface the shingles. The roof system is failing fast and need to be replaced. The coating was temp fixed and will not last much longer.
7/1/2009	WO-242065	10/13/2009	AIR CONDITIONING UNIT INSPECTION SERVICE - ANNUAL	Service unit done.
9/1/2009	WO-249848	9/2/2009	Both toilets are running. MC	Rebuilt two toilets. Everything works great now. Completed. NR

Walking Box Ranch Closed Work Orders

Requested	WO #	Closed	Work Description	Closing Comments
10/6/2009	WO-253604	10/27/2009	The heater in the double wide trailer is not working. We are requesting that this issue be repaired asap. Mailstop : 2040 Primary Account # : 2221-248-3276 Backup Account # :	Relight pilot and serviced vent. Completed DS
1/1/2010	WO-260502	5/27/2010	ROOF INSPECTION SERVICE- SEMIANNUAL	A. TYPE OF ROOF: (6) COMPOSITION SHINGLES _x_ plus solorguard coating__ B. INSPECTION CHECKLIST: (1) ROOF ACCESS __ladder__ (2) PARAPET WALLS __n/a__ (3) ROOF DRAINS __clean & clear__ (4) FLASHING/COUNTER FLASHING __ok__ (5) WALK PADS __n/a__ (6) OVERHANGING BRANCHES/VEGETATION __n/a__ (7) DEBRIS __removed__ (8) TERMINATION BAR __n/a__ (9) ROOF PENETRATIONS __ok__ (10) ROOF TOP EQUIPMENT CURBS __n/a__ (11) ROOF TOP UTILITY SERVICE LINES (I.E: ELECTRICAL/NATURAL GAS/ CONDENSATE/ HYDRONIC) __ok__ (12) PITCH POCKETS __n/a__ (13) ALLIGATORING __n/a__ (14) BLISTERS/CRACKS __n/a__ (15) EXPOSED FOAM __n/a__ (16) GRAVEL STOPS __n/a__ (17) SEAMS __ok__ (18) CONDITION OF FIELD __ok__ (19) EXCESSIVE PONDING __no__ (20) SIGNS OF LEAKAGE __no__ (21) OVERALL CONDITION __ok__ Did PM roof inspection.
4/5/2010	WO-269688	4/22/2010	04/07/2010 15:08 NARU - Per Joe Cothrun, revise trade from carpenter to door technician. Carpenters- Repair the supports to the car port on the trailer at WBR.	Repaired the car port as needed. Completed DS
4/22/2010	WO-270875	4/22/2010	Repair the supports to the car port on the trailer at WBR. Reference WO-269688. MC	Repaired support on trailer. Completed DS
7/1/2010	WO-276347	10/7/2010	ROOF INSPECTION SERVICE- SEMIANNUAL	A. TYPE OF ROOF: (6) COMPOSITION SHINGLES __x_ (7) OTHER __x_ snow coat__ B. INSPECTION CHECKLIST: (1) ROOF ACCESS __ext ladder & visual__ (2) PARAPET WALLS __n/a__ (3) ROOF DRAINS __n/a__ (4) FLASHING/COUNTER FLASHING __ok__ (5) WALK PADS __n/a__ (6) OVERHANGING BRANCHES/VEGETATION __ok__ (7) DEBRIS __ok__ (8) TERMINATION BAR __n/a__ (9) ROOF PENETRATIONS __ok__ (10) ROOF TOP EQUIPMENT CURBS __n/a__ (11) ROOF TOP UTILITY SERVICE LINES (I.E: ELECTRICAL/NATURAL GAS/ CONDENSATE/ HYDRONIC) __n/a__ (12) PITCH POCKETS __n/a__ (13) ALLIGATORING __n/a__ (14) BLISTERS/CRACKS __n/a__ (15) EXPOSED FOAM __n/a__ (16) GRAVEL STOPS __n/a__ (17) SEAMS __ok__ (18) CONDITION OF FIELD __ok__ (19) EXCESSIVE PONDING __no__ (20) SIGNS OF LEAKAGE __no__ (21) OVERALL CONDITION __good__ Did PM roof inspection.
7/1/2010	WO-276634	9/1/2010	AIR CONDITIONING UNIT INSPECTION SERVICE - ANNUAL	Service unit per task, done.

Walking Box Ranch Closed Work Orders

Requested	WO #	Closed	Work Description	Closing Comments
1/1/2011	WO-294128	2/7/2011	ROOF INSPECTION SERVICE- SEMIANNUAL	A. TYPE OF ROOF: (6) COMPOSITION SHINGLES _x Ctg.____ B. INSPECTION CHECKLIST: (1) ROOF ACCESS _ladder____ (2) PARAPET WALLS _n/a____ (3) ROOF DRAINS _clean & clear____ (4) FLASHING/COUNTER FLASHING _ok____ (5) WALK PADS _n/a____ (6) OVERHANGING BRANCHES/VEGETATION _no____ (7) DEBRIS _ok____ (8) TERMINATION BAR _n/a____ (9) ROOF PENETRATIONS _ok____ (10) ROOF TOP EQUIPMENT CURBS _n/a____ (11) ROOF TOP UTILITY SERVICE LINES (I.E: ELECTRICAL/NATURAL GAS/ CONDENSATE/ HYDRONIC)_n/a____ (12) PITCH POCKETS _n/a____ (13) ALLIGATORING _no____ (14) BLISTERS/CRACKS _no____ (15) EXPOSED FOAM _n/a____ (16) GRAVEL STOPS _n/a____ (17) SEAMS _ok____ (18) CONDITION OF FIELD _ok____ (19) EXCESSIVE PONDING _no____ (20) SIGNS OF LEAKAGE _n/a____ (21) OVERALL CONDITION _ok____Did roof PM inspection.
4/18/2011	WO-304833	5/2/2011	Plumbers - Please check the doublewide for propane smell, install a hose bib in the pumphouse, and move items from the tanners shed to the barn that would need the truck and lift gate to move. Mailstop : 1048	The gas leak was coming from the range, we replaced it with a new one, we moved all we could to the barn, the rest of the stuff was to heavy to move, we added a hose bib in pump house. Complete. DMJ
6/13/2011	WO-309553	6/24/2011	Plumbers - Install new garbage disposal, possibly haul off blown down metal shed to recycling. Mailstop : 1048	Replaced garbage disposal, job complete.Completed.K.U.
7/1/2011	WO-310682	1/10/2012	ROOF INSPECTION SERVICE- SEMIANNUAL	01/10/2012 10:07 KIDA - Labor has not posted and PM work order was not turned in. Superseded by current PM cycle.
7/1/2011	WO-311138	11/8/2011	AIR CONDITIONING UNIT INSPECTION SERVICE - ANNUAL	Service per task done.
10/6/2011	WO-322910	10/14/2011	Heater pilot not lighting. Mailstop : 1048	Removed burner assembly, adjusted pilot flame. Complete. TM
1/1/2012	WO-329606	12/18/2012	ROOF INSPECTION SERVICE- SEMIANNUAL	12/18/2012 12:26 BRPH - Closed per open PM work order report. Labor has posted. Superseded by current PM cycle.
1/9/2012	WO-331167	1/11/2012	Plumbers - Please send out a crew to investigate a smell issue with the double wide trailer. Also bring a carpenter or some plywood and a circular saw to install plywood over a part of the deck on the south side that has rotted. This only needs to last a few months. Mailstop : 1048	Patched hole in porch, and found odor under trailer.Completed.K.U.
1/10/2012	WO-331327	1/11/2012	Repair plywood landing on the caretakers house. Mailstop : 1048	Replaced plywood. Completed. AJ

Walking Box Ranch Closed Work Orders

<i>Requested</i>	<i>WO #</i>	<i>Closed</i>	<i>Work Description</i>	<i>Closing Comments</i>
2/23/2012	WO-335749	4/6/2012	Roof Shop - Change kitchen faucet in trailer when going down Monday 2/27 for water damage meeting with BLM. Mailstop : 1048	04/06/2012 12:43 NARU - COMPLETED** * TECHNICIAN'S COMMENTS: * *PICKED UP NEW KITCHEN FAUCET FROM VIC WELBOURNE AND TOOK IT DOWN TO THE RANCH. AFTER THE MEETING WITH BLM, I WENT TO THE DOUBLEWIDE TRAILER TO SWAP OUT THE OLD KITCHEN SINK FAUCET FOR THE NEW ONE. I FIRST CHECKED OUT THE EXISTING FAUCET AND DISCOVERED THAT THERE WAS NOTHING AT ALL WRONG WITH IT. IT WORKED PERFECTLY AND DID NOT LEAK OR DRIP WATER WHEN VALVES WERE TURNED OFF. NO NEED TO REPLACE A PERFECTLY GOOD FAUCET. THIS WORK ORDER IS COMPLETE. 4-2-12. DRF.
3/16/2012	WO-337985	4/2/2012	Plumber - Toilet in the Trailer takes multiple flushes to remove solid waste and is filling slow. Can wait until a trip can be made for multiple items. Mailstop : 1048	Replaced fluid master and flapper on toilet, works great. Complete. DMJ
5/15/2012	WO-343154	5/17/2012	Plumbers - the hall bathroom supply sink has a busted supply line. Please bring a wet vac and a blower also. Mailstop : 1048	Installed new pex piping on the sink to repair the water leak. Cleaned and regreased the faucet. Complete. TM
7/1/2012	WO-346805	9/10/2012	AIR CONDITIONING UNIT INSPECTION SERVICE - ANNUAL	Service unit, done.

Walking Box Ranch Closed Work Orders

Requested	WO #	Closed	Work Description	Closing Comments
7/1/2012	WO-347264	9/10/2012	ROOF INSPECTION SERVICE- SEMIANNUAL	<p>ROO-S - ROOF INSPECTION SERVICE- SEMIANNUAL: ROOF INSPECTION SERVICE - SEMIANNUAL1. COORDINATE ACCESS TO ANY CRITICAL AREAS (I.E. RADIATION EXHAUST, PERCHLORIC ACID) WITH SUPERVISOR AND RISK MANAGEMENT & SAFETY DEPARTMENT AS REQUIRED.2. INSPECT ROOF AREA FOR CONSTRUCTION DEFECTS, OWNER ABUSE, GENERAL DETERIORATION, AND SIGNS OF WATER INFILTRATION.3. PERFORM COMPLETE ROOF INSPECTION TO INCLUDE THE FOLLOWING: A. TYPE OF ROOF: (1) BUILT UP ___ (2) FOAM ___ (3) SINGLE PLY MEMBRANE ___ (4) BALLASTED SINGLE PLY MEMBRANE ___ (5) RUBBERIZED EPDM ___ (6) COMPOSITION SHINGLES ___W/elasto snow coat ___ (7) OTHER ___ B. INSPECTION CHECKLIST: (1) ROOF ACCESS ___ Ladder ___ (2) PARAPET WALLS ___ N/a ___ (3) ROOF DRAINS ___ Clean/clear ___ (4) FLASHING/COUNTER FLASHING ___ Ok ___ (5) WALK PADS ___ N/a ___ (6) OVERHANGING BRANCHES/VEGETATION ___ Ok ___ (7) DEBRIS ___ Removed ___ (8) TERMINATION BAR ___ N/a ___ (9) ROOF PENETRATIONS ___ Ok ___ (10) ROOF TOP EQUIPMENT CURBS ___ Ok ___ (11) ROOF TOP UTILITY SERVICE LINES (I.E: ELECTRICAL/NATURAL GAS/ CONDENSATE/ HYDRONIC) ___ Fair ___ (12) PITCH POCKETS ___ N/a ___ (13) ALLIGATORING ___ Ok ___ (14) BLISTERS/CRACKS ___ Ok ___ (15) EXPOSED FOAM ___ N/a ___ (16) GRAVEL STOPS ___ Ok ___ (17) SEAMS ___ Ok ___ (18) CONDITION OF FIELD ___ Ok ___ (19) EXCESSIVE PONDING ___ No ___ (20) SIGNS OF LEAKAGE ___ No ___ (21) OVERALL CONDITION ___ Ok ___ 4. COMPLETE WORK ORDER TIME AND MATERIALS. MANDATORY COMMENTS REQUIRED!!5. REPORT OUTSTANDING DISCREPANCIES TO SUPERVISOR FOR CORRECTIVE ACTION.NOTE: THIS WORK ORDER IS FOR PREVENTIVE MAINTENANCE ONLY. PLEASE HAVE A SEPERATE WORK ORDER CUT FOR ANY REPAIRS THAT MAY BE NEEDED.Tech report: Did PM roof inspecion and removed debris.</p>
7/10/2012	WO-348841	10/22/2012	HVACR- Please check the unit on the doublewide trailer. The caretaker Don reported it sounds like a misaligned fan or possibly a bearing. Don can be reached at 702-557-7417 Mailstop : 1048	<p>10/23/2012 13:06 NARU - additional comments, "We contacted Don and he stated that the noise went away and everything is working fine as of now."10/22/2012 14:12 NARU - Completed - Close per comments on OWOR dated 10/01/12.</p>

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8/29/2012	WO-355337	9/21/2012	Plumbers - Change the RO filters in the trailer. Coordinate trip with HVAC and Lock Shop. Mailstop : 1048	Filters changed as requested. Complete. DMJ
9/6/2012	WO-356268	11/28/2012	Alarm Shop: Replace stand alone smoke detectors. See Harry Electric 7 for specifics. Mailstop : 1048	Tested all smokes, replaced batteries. Complete. DMJ
<i>WBRF-Fire Water Tank</i>				
3/17/2006	WO-127993	5/8/2006	(Plumbers) Install air separation for the fill on the fire water tank to comply with backflow regulations. See Kevin for a schedule when the site will be vacant.Mailstop: 1048	Rerun fill line along side tank ladder to above tank to provide air seperation. AS
8/17/2006	WO-141585	9/8/2006	(Lock Shop) Change the dead bolt and lock set to the pump house after the door has been repaired. It is still a residential lock set (2 3/8 back set). Also re-key to the new key system in place.Mailstop: 1048	key one knob to master only. Jeff B will install it. Completed. SP
3/2/2007	WO-160358	3/13/2007	Install bird netting on top of the fire water tank. MC	Installed the bird netting on the fire water tanks as instructed to do. Completed. DB
8/2/2007	WO-173380	11/4/2008	Develop scope for the new permanent cover to the fire water tank and get quotes from outside contractors. MC	Closed per 9/26/08 OWOR. Completed. 11/04/2008 15:13 NARU -
11/9/2007	WO-185261	4/10/2008	Create a sign for Joe. KD	4/23/08, technician's reply, "Joe's sign was a ranch information sign." NR4/21/08 - what type of sign? Sent WO back to shop for tech's answer. NRCompleted. NR
<i>WBRG-Guest House</i>				
12/16/2005	WO-120005	1/9/2006	Clean Bunk house, and Trailer behind the bunk house and please provide basic supplies and correct toilet from having a constant water flow. Mailstop: 2040	Cleaning work was completed. Kh.
1/5/2006	WO-121265	1/13/2006	(HVAC) Replace the bad t-stat in the bunk house.Mailstop: 1048	Replace t-stat. Complete NG.
1/12/2006	WO-121879	1/27/2006	(Plumbers) Purchase and install replacement dishwasher for the Walking Box Ranch Bunk House. This needs to be a very basic dishwasher, and can be installed on the next planned vist to the ranch.Mailstop: 1048	Replace dishwasher. Complete NG.
1/17/2006	WO-122114	3/24/2006	(Carpenter Shop) Please build fire extinguisher boxes per Jeff Smeltzer.Mailstop: 1048	Build fire extinguisher boxes out of oak hardwood. Complete NG.
1/17/2006	WO-122115	3/3/2006	(Paint) Please finish fire extinguisher boxer per Jeff Smeltzer.Mailstop: 1048	Stain and lacquer dark oak. Completed. SP
1/26/2006	WO-123237	2/3/2006	Pest control start-up services. Kh.	Start-up complete. Will proceed with monthly services as contracted.
2/1/2006	WO-124312	7/19/2006	Perform weed control on WBR. Go out there on Friday per Karl. Kh.	Close per open work order report. 07/19/06. Completed. SP
2/16/2006	WO-125505	3/22/2006	(Lock Shop) Please order new door hardware for the guest house bedroom doors. Please key these off the master system in place for the building. No work can be done until March 11, 2006 as the guest house is occupied until then.Mailstop: 1048	Ordered locks, master keyed per request, drove to Walking Box, installed the locks on the three bedrooms, drove back to campus. Locks are non-stock. Should have been changed by Eric B in warehouse already. Completed, KD

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3/10/2006	WO-127608	5/12/2006	(Doors) There is a wooden door on the East side of the bunk-house that needs to have a large opening at the bottom of the door closed off. Someone from Grounds and Custodial will be going out the week of March 13-17 while there are no guests in the bunk house. Please coordinate with Phil Shealy and Robert Lynn.Mailstop: 1048	Repaired the doors, installed weather seals, installed new corners for the doors. Completed. SP
3/10/2006	WO-127609	3/26/2007	(Grounds) BUNKHOUSE: Tree limbs should be cut back away from the structure's roof top (cut back should be at least 3ft). MANSION 1) The land area around the A/C units on the West side of the building should be filled in and packed tightly to prevent further "digging" out of this area. This area has been excavated by animals OTHER than rats. Further erosion of this area may have a negative impact on the foundation. 2) Trees should be cut back away from the structure and excessive vegetation removed from courtyard area. Someone from Custodial and the Door Shop will be going out the week of March 13-17 while there are no guests in the bunk house. Please coordinate with Phil Shealy and Robert Lynn.Mailstop: 1048	This was given to Ray. Closed per grounds shop. NG 03/26/07
3/10/2006	WO-127610	6/8/2006	(Custodial) The interior of the mansion and the bunk house should be either swept or vacuumed of ALL insect and rodent evidence in order to accurately monitor insect and/or rodent activity. Someone from Grounds and the Door Shop will be going out the week of March 13-17 while there are no guests in the bunk house. Please coordinate with Phil Shealy and Robert Lynn.Mailstop: 1048	Close per open work order. Cancelled. 06-08-06. SP
4/13/2006	WO-130357	5/15/2006	(Movers) Please pick up and deliver the following items to Walking Box Ranch in Searchlight: folding chairs, a folding chair rack, and bunkbeds. This will include assembly of the bunkbeds and the delivery will need to be coordinated.Mailstop: 1048	Done. SP
7/1/2006	WO-137169	9/29/2006	CONDENSING UNIT INSPECTION/SERVICE - ANNUAL	Service and inspect unit. Done. SLS.
7/1/2006	WO-137170	9/29/2006	FAN COIL UNIT INSPECTION/SERVICE - ANNUAL	Service and inspect unit. Done. SLS.
7/1/2006	WO-137177	10/30/2006	ROOF INSPECTION SERVICE- SEMIANNUAL	Tech report: Birdstop on rake ends missing, rake tile on SW corner slide down, tree on SW corner needs cut back, water damaged plywood at several locations tile courses are set at 15", maximum per manufacturer is 13.75".
7/19/2006	WO-138699	8/17/2006	(HVAC) Please check the cooling on the guest house. It only blows hot air.Mailstop: 1048	Close per open work order report. 08/16/06 NG.
8/11/2006	WO-141010	8/25/2006	(Door) Bunkhouse door that enters directly into the living room sticks and is coming apart at the hinge. Repair as necessary. Also look at the pump house to see if a door or siding has come apart to allow skunks to enter the structure. Repair as necessary depending on findings.Mailstop: 1048	Cut the bottom of the doors off and reset the screens on all the windows. Completed. MC
8/25/2006	WO-142616	9/26/2006	order and install new screens on windows. kh.	Installed new screens and repaired as needed. Completed. SP
9/11/2006	WO-144833	9/29/2006	(Lock Shop) Please key each of the bedrooms separate in the bunkhouse for private use. See Cahty for any details at ex. 55165Mailstop: 1048	Repin the bedrooms as requested. Complete NG.

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11/16/2006	WO-151251	3/23/2007	Repair leaks in roof. Kh.	Replaced 4 broken tiles on the bunk house, the damage is due to people adjusting the TV antenna. Completed. DB
1/1/2007	WO-154089	4/12/2007	ROOF INSPECTION SERVICE- SEMIANNUAL	<p>ROOF INSPECTION SERVICE - SEMIANNUAL1. COORDINATE ACCESS TO ANY CRITICAL AREAS (I.E. RADIATION EXHAUST, PERCHLORIC ACID) WITH SUPERVISOR AND RISK MANAGEMENT & SAFETY DEPARTMENT AS REQUIRED.2. INSPECT ROOF AREA FOR CONSTRUCTION DEFECTS, OWNER ABUSE, GENERAL DETERIORATION, AND SIGNS OF WATER INFILTRATION.3. PERFORM COMPLETE ROOF INSPECTION TO INCLUDE THE FOLLOWING: A. TYPE OF ROOF: (1) BUILT UP ____ (2) FOAM ____ (3) SINGLE PLY MEMBRANE ____ (4) BALLASTED SINGLE PLY MEMBRANE ____ (5) RUBBERIZED EPDM ____ (6) COMPOSITION SHINGLES ____ (7) OTHER _x clay tile_ B. INSPECTION CHECKLIST: (1) ROOF ACCESS ____by ladder____ (2) PARAPET WALLS _____none _____ (3) ROOF DRAINS _____none_____ (4) FLASHING/COUNTER FLASHING ____ok_____ (5) WALK PADS _____none_____ (6) OVERHANGING BRANCHES/VEGETATION ____on sw corner of bldg_____ (7) DEBRIS _____removed_____ (8) TERMINATION BAR _____none_____ (9) ROOF PENETRATIONS ____ok_____ (10) ROOF TOP EQUIPMENT CURBS _____none_____ (11) ROOF TOP UTILITY SERVICE LINES (I.E: ELECTRICAL/NATURAL GAS/ CONDENSATE/ HYDRONIC)_____none_____ (12) PITCH POCKETS _____none_____ (13) ALLIGATORING _____n/a_____ (14) BLISTERS/CRACKS _____n/a_____ (15) EXPOSED FOAM _____n/a_____ (16) GRAVEL STOPS _____none_____ (17) SEAMS _____ok_____ (18) CONDITION OF FIELD ____ok_____ (19) EXCESSIVE PONDING _____none at this time_____ (20) SIGNS OF LEAKAGE _____1 leak in the dining roof_____ (21) OVERALL CONDITION ____ok_____ 4. COMPLETE WORK ORDER TIME AND MATERIALS. MANDATORY COMMENTS REQUIRED!!5. REPORT OUTSTANDING DISCREPANCIES TO SUPERVISOR FOR CORRECTIVE ACTION.NOTE: THIS WORK ORDER IS FOR PREVENTIVE MAINTENANCE ONLY. PLEASE HAVE A SEPERATE WORK ORDER CUT FOR ANY REPAIRS THAT MAY BE NEEDED.</p>
2/12/2007	WO-158520	2/12/2007	Feb 9, 2007: (2) Custodians at Walking Box Ranch. KD	Cleaning services provided. Completed, KD
7/1/2007	WO-169291	8/13/2007	ROOF INSPECTION SERVICE- SEMIANNUAL	Missing a soft tack at the TV antenna. Tree on SW corner needs to be trimmed back. Completed. MC
7/1/2007	WO-169330	2/15/2008	CONDENSING UNIT INSPECTION/SERVICE - ANNUAL	Service done.

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7/1/2007	WO-169388	2/15/2008	FAN COIL UNIT INSPECTION/SERVICE - ANNUAL	Labor posted elsewhere.
8/2/2007	WO-173350	11/4/2008	Roofers: roof leak in Bunkhouse, above refrigerator in kitchen, some mold has formed. Mailstop: 1048	Closed per 9/26/08 OWOR. Completed. (Per Ken Hughes, labor for repair was applied and combined with labor on WO-183368.) 11/04/2008 15:11 NARU -
8/2/2007	WO-173361	9/24/2007	Doors: Bunkhouse: Need weather sealing/weather stripping around 3 exterior doors, east side. Doublewide: Review weather stripping on doublewide front and back doors. If needed, please replace/repair/add Mailstop: 1048	Removed the refrigerator and repaired the water pump. completed.dB
12/3/2007	WO-187349	12/13/2007	Plumbers- Bathroom faucet in Bunkhouse (at end of hallway) leaks (more than a passive drip)	Remove old faucet, install new faucet and supply lines. Completed. MC
12/20/2007	WO-188615	1/10/2008	replace kitchen faucet Mailstop : 1048	Replace faucet in bunk house. Completed. MC
1/3/2008	WO-189626	2/26/2008	ROOF INSPECTION SERVICE- SEMIANNUAL	Inspected roof, some minor repairs to be made. Work orders has been generated, work in progress.
5/14/2008	WO-202306	5/20/2008	Lights - Provide a dozen 60 watt incandescent style light bulbs to Cathy Willey before 5/16 for WBR. Cathy is in RAJ 277S ex. 55165. Primary Account # : 2101-216-1510 Backup Account # :	Delivered 20-60 watt lamps. Completed. AB
7/1/2008	WO-206444	1/6/2009	ROOF INSPECTION SERVICE- SEMIANNUAL	01/06/2009 13:08 BRPH - PM work order has not been turned in. Superceded by current PM cycle. No labor posted.07/27/2009 12:52 BRPH - PM work order turned in w/ tech report: unable to complete on this cycle. Close D. Faulkner.
7/1/2008	WO-206540	10/23/2008	CONDENSING UNIT INSPECTION/SERVICE - ANNUAL	10/23/2008 15:02 BRPH - Turned in by HVAC supervisor as inspected/complete.10/27/2008 09:51 BRPH - Copy of PM work order turned in w/ comments: Service unit done.
7/1/2008	WO-206600	10/23/2008	FAN COIL UNIT INSPECTION/SERVICE - ANNUAL	10/23/2008 15:02 BRPH - Turned in by HVAC supervisor as inspected/complete.10/27/2008 09:51 BRPH - Copy of PM work order turned in w/ comments: Service unit done.
12/8/2008	WO-223727	12/15/2008	Doors- Please secure any window in the bunkhouse that the top pane can fall down. Coordinate with the Electric shop as an electrician will be going there as well.	Screwed the windows closed and repaired the yard lights as needed. Completed. DB
12/22/2008	WO-225695	1/9/2009	HVAC - The condensing unit on the bunkhouse is covered in ice and snow, please check and correct as the defrost may not be working.	Replace defrost board. Completed. MC
1/1/2009	WO-225142	7/27/2009	ROOF INSPECTION SERVICE- SEMIANNUAL	07/27/2009 12:52 BRPH - PM work order turned in w/ tech report: unable to complete on this cycle. Close D. Faulkner.
4/2/2009	WO-235052	4/13/2009	Plumbers - Re-tighten or replace the loose faucet in the bunkhouse before April 23. Also replace the gas petcocks.	Repaired faucet. Check out complete house. PM. Complete. TB

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7/1/2009	WO-241553	10/23/2009	ROOF INSPECTION SERVICE- SEMIANNUAL	A. TYPE OF ROOF: (7) OTHER <input checked="" type="checkbox"/> spanish tile___ B. INSPECTION CHECKLIST: (1) ROOF ACCESS ___extension ladder___ (2) PARAPET WALLS ___n/a___ (3) ROOF DRAINS ___n/a___ (4) FLASHING/COUNTER FLASHING ___ok___ (5) WALK PADS ___n/a___ (6) OVERHANGING BRANCHES/VEGETATION ___yes trees need trimmed on SW corner___ (7) DEBRIS ___removed___ (8) TERMINATION BAR ___n/a___ (9) ROOF PENETRATIONS ___ok___ (10) ROOF TOP EQUIPMENT CURBS ___n/a___ (11) ROOF TOP UTILITY SERVICE LINES (I.E: ELECTRICAL/NATURAL GAS/ CONDENSATE/ HYDRONIC)___removed tv antenna___ (12) PITCH POCKETS ___n/a___ (13) ALLIGATORING ___n/a___ (14) BLISTERS/CRACKS ___n/a___ (15) EXPOSED FOAM ___n/a___ (16) GRAVEL STOPS ___n/a___ (17) SEAMS ___n/a___ (18) CONDITION OF FIELD ___ok___ (19) EXCESSIVE PONDING ___no___ (20) SIGNS OF LEAKAGE ___no___ (21) OVERALL CONDITION ___ok___ Did PM roof inspection. Removed TV antenna per WO-253609, Kevin Raschko.
7/1/2009	WO-242121	10/13/2009	CONDENSING UNIT INSPECTION/SERVICE - ANNUAL	Service unit done.
7/1/2009	WO-242225	10/13/2009	FAN COIL UNIT INSPECTION/SERVICE - ANNUAL	Service unit done.
12/16/2009	WO-259707	12/18/2008	Roof Shop - Replace the battery operated smoke detector in the bunkhouse on your next trip to WBR. Please bring extra batteries.	Replaced smoke detector. Completed NR
1/1/2010	WO-260503	5/27/2010	ROOF INSPECTION SERVICE- SEMIANNUAL	A. TYPE OF ROOF: (7) OTHER <input checked="" type="checkbox"/> tile___ B. INSPECTION CHECKLIST: (1) ROOF ACCESS ___ladder___ (2) PARAPET WALLS ___n/a___ (3) ROOF DRAINS ___clean & clear___ (4) FLASHING/COUNTER FLASHING ___ok___ (5) WALK PADS ___n/a___ (6) OVERHANGING BRANCHES/VEGETATION ___tree on the southwest corner needs to be trimmed back off the roof please___ (7) DEBRIS ___removed___ (8) TERMINATION BAR ___n/a___ (9) ROOF PENETRATIONS ___ok___ (10) ROOF TOP EQUIPMENT CURBS ___n/a___ (11) ROOF TOP UTILITY SERVICE LINES (I.E: ELECTRICAL/NATURAL GAS/ CONDENSATE/ HYDRONIC)___n/a___ (12) PITCH POCKETS ___n/a___ (13) ALLIGATORING ___n/a___ (14) BLISTERS/CRACKS ___n/a___ (15) EXPOSED FOAM ___n/a___ (16) GRAVEL STOPS ___n/a___ (17) SEAMS ___ok___ (18) CONDITION OF FIELD ___ok___ (19) EXCESSIVE PONDING ___no___ (20) SIGNS OF LEAKAGE ___no___ (21) OVERALL CONDITION ___ok___ Did PM roof inspection.
2/3/2010	WO-264333	2/9/2010	ALARM SHOP: Locate a replacement smoke detector and give to Don Faulkner for WBR. NR	Ordered new detector from TRI-ED. Completed. DB

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7/1/2010	WO-276348	10/7/2010	ROOF INSPECTION SERVICE- SEMIANNUAL	A. TYPE OF ROOF: (7) OTHER _x clay tile___ B. INSPECTION CHECKLIST: (1) ROOF ACCESS __ext ladder__ (2) PARAPET WALLS __n/a__ (3) ROOF DRAINS __n/a__ (4) FLASHING/COUNTER FLASHING __good_ (5) WALK PADS __n/a__ (6) OVERHANGING BRANCHES/VEGETATION yes, see notes (7) DEBRIS __removed__ (8) TERMINATION BAR __n/a__ (9) ROOF PENETRATIONS __ok__ (10) ROOF TOP EQUIPMENT CURBS __n/a__ (11) ROOF TOP UTILITY SERVICE LINES (I.E: ELECTRICAL/NATURAL GAS/ CONDENSATE/ HYDRONIC) __n/a__ (12) PITCH POCKETS __n/a__ (13) ALLIGATORING __n/a__ (14) BLISTERS/CRACKS __n/a__ (15) EXPOSED FOAM __n/a__ (16) GRAVEL STOPS __n/a__ (17) SEAMS __ok__ (18) CONDITION OF FIELD __ok__ (19) EXCESSIVE PONDING __no__ (20) SIGNS OF LEAKAGE __no__ (21) OVERALL CONDITION __good_ The tree on the south west corner, needs to be pruned, back away from building and roof.
7/1/2010	WO-276692	9/1/2010	CONDENSING UNIT INSPECTION/SERVICE - ANNUAL	Service unit per task, done.
7/1/2010	WO-276829	9/1/2010	FAN COIL UNIT INSPECTION/SERVICE - ANNUAL	Service unit per task, done.
9/20/2010	WO-285682	10/6/2010	Repair wind damaged concrete tiles on WBR guest house roof. NR	Repaired wind damaged tile, two complete rows of tile at the north end of west-facing slope we blown off from the eve to the ridge and some tiles skipped across the roof breaking other field tiles. Approximately 25-30 pieces of clay tiles were replaced with new tiles. Complete. TM
1/1/2011	WO-294129	2/7/2011	ROOF INSPECTION SERVICE- SEMIANNUAL	A. TYPE OF ROOF: (7) OTHER _x spanish clay roof___ B. INSPECTION CHECKLIST: (1) ROOF ACCESS __ladder__ (2) PARAPET WALLS __n/a__ (3) ROOF DRAINS __n/a__ (4) FLASHING/COUNTER FLASHING __ok__ (5) WALK PADS __n/a__ (6) OVERHANGING BRANCHES/VEGETATION __yes, tree on sw corner___ (7) DEBRIS __removed__ (8) TERMINATION BAR __n/a__ (9) ROOF PENETRATIONS __ok__ (10) ROOF TOP EQUIPMENT CURBS __n/a__ (11) ROOF TOP UTILITY SERVICE LINES (I.E: ELECTRICAL/NATURAL GAS/ CONDENSATE/ HYDRONIC) __n/a__ (12) PITCH POCKETS __n/a__ (13) ALLIGATORING __n/a__ (14) BLISTERS/CRACKS __n/a__ (15) EXPOSED FOAM __n/a__ (16) GRAVEL STOPS __n/a__ (17) SEAMS __ok__ (18) CONDITION OF FIELD __ok__ (19) EXCESSIVE PONDING __no__ (20) SIGNS OF LEAKAGE __no__ (21) OVERALL CONDITION __ok_ Did PM roof inspection, removed debris.
1/4/2011	WO-295199	1/7/2011	Replace water heater. DMJ	Replaced water heater. Complete. DMJ
7/1/2011	WO-310683	1/10/2012	ROOF INSPECTION SERVICE- SEMIANNUAL	01/10/2012 10:03 KIDA - Labor has not posted and PM work order was not turned in. Superseded by current PM cycle.
7/1/2011	WO-311156	11/8/2011	CONDENSING UNIT INSPECTION/SERVICE - ANNUAL	Service per task done.
7/1/2011	WO-311277	11/8/2011	FAN COIL UNIT INSPECTION/SERVICE - ANNUAL	Service per task done.

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1/1/2012	WO-329607	12/18/2012	ROOF INSPECTION SERVICE- SEMIANNUAL	12/18/2012 12:26 BRPH - Closed per open PM work order report. Labor has posted. Superseded by current PM cycle.
1/25/2012	WO-332840	1/30/2012	Electricians - There is a light in the restroom that is not functioning. The roofers are going down Monday January 30th if that works with your schedule.	Re lamp lighting fixture in various locations throughout ranch. Complete. DMJ
5/14/2012	WO-343027	6/5/2012	Mailstop : 1048 HVAC - The AC on the Bunkhouse is not keeping the building cool as the day gets warmer. Please let Kevin know when a crew is going out so it can be coordinated.	Found leak in both high and low side schrader valves. High side schrader valve broke in port. Had to remove before it could be replaced. pumped down unit. Changed both schrader valves. Evacuate system. Check for leaks. Charged unit, found no other leaks. Complete. DMJ
7/1/2012	WO-346867	9/10/2012	Mailstop : 1048 CONDENSING UNIT INSPECTION/SERVICE - ANNUAL	Service unit, done.
7/1/2012	WO-346986	9/10/2012	FAN COIL UNIT INSPECTION/SERVICE - ANNUAL	Service unit, done.

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Requested	WO #	Closed	Work Description	Closing Comments
7/1/2012	WO-347265	9/10/2012	ROOF INSPECTION SERVICE- SEMIANNUAL	<p>ROO-S - ROOF INSPECTION SERVICE- SEMIANNUAL: ROOF INSPECTION SERVICE - SEMIANNUAL1. COORDINATE ACCESS TO ANY CRITICAL AREAS (I.E. RADIATION EXHAUST, PERCHLORIC ACID) WITH SUPERVISOR AND RISK MANAGEMENT & SAFETY DEPARTMENT AS REQUIRED.2. INSPECT ROOF AREA FOR CONSTRUCTION DEFECTS, OWNER ABUSE, GENERAL DETERIORATION, AND SIGNS OF WATER INFILTRATION.3. PERFORM COMPLETE ROOF INSPECTION TO INCLUDE THE FOLLOWING: A. TYPE OF ROOF: (1) BUILT UP ___ (2) FOAM ___ (3) SINGLE PLY MEMBRANE ___ (4) BALLASTED SINGLE PLY MEMBRANE ___ (5) RUBBERIZED EPDM ___ (6) COMPOSITION SHINGLES ___ (7) OTHER ___Tile___ B. INSPECTION CHECKLIST: (1) ROOF ACCESS ___ Ladder ___ (2) PARAPET WALLS ___ N/a ___ (3) ROOF DRAINS ___ Clean & clear ___ (4) FLASHING/COUNTER FLASHING ___ Ok ___ (5) WALK PADS ___ N/a ___ (6) OVERHANGING BRANCHES/VEGETATION ___ Yes ___ (7) DEBRIS ___ Remove ___ (8) TERMINATION BAR ___ N/a ___ (9) ROOF PENETRATIONS ___ Ok ___ (10) ROOF TOP EQUIPMENT CURBS ___ N/a ___ (11) ROOF TOP UTILITY SERVICE LINES (I.E: ELECTRICAL/NATURAL GAS/ CONDENSATE/ HYDRONIC) ___ N/a ___ (12) PITCH POCKETS ___ N/a ___ (13) ALLIGATORING ___ N/a ___ (14) BLISTERS/CRACKS ___ Ok ___ (15) EXPOSED FOAM ___ No ___ (16) GRAVEL STOPS ___ Ok ___ (17) SEAMS ___ Ok ___ (18) CONDITION OF FIELD ___ Good ___ (19) EXCESSIVE PONDING ___ No ___ (20) SIGNS OF LEAKAGE ___ No ___ (21) OVERALL CONDITION ___ Good ___ 4. COMPLETE WORK ORDER TIME AND MATERIALS. MANDATORY COMMENTS REQUIRED!!5. REPORT OUTSTANDING DISCREPANCIES TO SUPERVISOR FOR CORRECTIVE ACTION.NOTE: THIS WORK ORDER IS FOR PREVENTIVE MAINTENANCE ONLY. PLEASE HAVE A SEPERATE WORK ORDER CUT FOR ANY REPAIRS THAT MAY BE NEEDED.Tech report: Did PM roof inspection and removed debris.</p>
8/29/2012	WO-355338	9/7/2012	HVAC - Adjust the thermostat in the bunk house. It has been reported running hot and the filter change message keeps flashing. Coordinate this trip with plumbers and locks for other jobs.	Reprogrammed t-stat, running okay. Complete. DMJ
			Mailstop : 1048	
9/20/2012	WO-357794	9/24/2012	Repair wall at the guest house. DMJ	Repaired wall. Completed. AJ

Walking Box Ranch Closed Work Orders

<i>Requested</i>	<i>WO #</i>	<i>Closed</i>	<i>Work Description</i>	<i>Closing Comments</i>
9/21/2012	WO-357897	9/24/2012	Repair leak on water line. Mailstop : 1048	Repaired leak on water line. Completed. AJ
WBRH-Ranch House				
11/18/2005	WO-117785	1/5/2006	Re-Key exterior Locks only on Ranch House, Guest House, Tennis Court Trailer and change all building padlocks to UNLV standard Do NOT change locks on double wide. Please comple work as soon as possible AFTER December 1, 2005.Mailstop: 2040Other shops going out to WBRH please coordinate with these other work orders so there are not multiple trips taken. Thank you: Grounds #117787, & Plumbers #117786. Kh.	Master key all buildings, install padlocks on property. WF
11/18/2005	WO-117786	12/27/2005	Test water and repair water distribution system for all structures.Mailstop: 2040Other shops going out to WBRH please coordinate with these other work orders so there are not multiple trips taken. Thank you: Locks #117785, & Grounds #117787. Kh.	Walked property, familiarized ourselves with plumbing system to include fixtures (type and location) valve location, took required notes. Made repairs to bunk house including leak in kitchen sink, replaced fill valves on toilets, repaired bathroom faucet and checked all other fixtures for proper operation. AS
11/18/2005	WO-117787	2/8/2006	General grounds clean up per inspection by Robert Lynn TO be completed as soon as possible AFTER December 1, 2005Mailstop: 2040Other shops going out to WBRH please coordinate with these other work orders so there are not multiple trips taken. Thank you: Locks #117785, & Plumbers #117786. Kh.	Cancelled, work completed on another work order. WF
12/5/2005	AD-5741	1/23/2006	Pick up Golf Cart for repairs. Fix charger, change out batteries and perform any necessary maintenance. Mailstop: 2040	WBR 001:Replace motor bearing & brushes, mount new charger. Replace tires, brakes and batteries, batt cables. Replace key switch, seat & backs, front COWL. Normal service, wash & wax, & transport from and to Walkingbox Ranch. Completed, KD
12/9/2005	WO-120004	3/28/2006	Service all fire extinguishers located in all buildings on the property.Mailstop: 2040Coordinate with Kevin to see when to go out there. Kh.	Installed f.e.'s throughout ranch buildings.
12/19/2005	WO-120064	1/11/2006	(Electricians) Plan to visit Walking Box Ranch and assess the electric utilities. A group will be going on 12/22 at 8:00. See Ray in the Plumbing shop for any details. Also plan to bring the thermal camera to assess the panels.Mailstop: 1048	Went to the Walking box Ranch to assess the property for future PM work. Completed. SP
12/21/2005	WO-120587	1/5/2006	Cut 3 boards - reference to AD-5741. SP	Cut boards for electric cart. Complete NG.
12/29/2005	WO-120916	1/9/2006	Inventory AC equipment. AS	Checked equipment and PM air handler and condenser and wall mount unit. Completed. SP
2/8/2006	WO-124777	2/28/2006	In the caretaker area, replace defective circuit breakers. WF	Replaced breaker and rebuilt light fixture. Complete NG.
2/23/2006	WO-125908	6/12/2006	Inspect swamp coolers. KD	Checked swamp coolers for info. Complete. SLS.
3/3/2006	WO-127066	3/21/2006	Key request for Jean Cline:Need 4 keys for WBRH bunkhouse bedroom 1.Need 4 keys for WBRH bunkhouse bedroom 2.Need 4 keys for WBRH bunkhouse bedroom 3.Need 11 keys for WBRH bunkhouse main door.Need 11 keys for WBRH bunkhouse drive gate.Need 11 keys for WBRH bunkhouse storage.Please deliver to Jean at LFG.NG.	Closed - group closing - 3-21-06 BK

Walking Box Ranch Closed Work Orders

<i>Requested</i>	<i>WO #</i>	<i>Closed</i>	<i>Work Description</i>	<i>Closing Comments</i>
3/3/2006	WO-127067	3/21/2006	Key request for Jean Cline:Need 4 keys for WBRH bunkhouse bedroom 1.Need 4 keys for WBRH bunkhouse bedroom 2.Need 4 keys for WBRH bunkhouse bedroom 3.Need 11 keys for WBRH bunkhouse main door.Need 11 keys for WBRH bunkhouse drive gate.Need 11 keys for WBRH bunkhouse storage.Please deliver to Jeff Vollman at LFG.NG.	Closed - group closing - 3-21-06 BK
3/15/2006	WO-127838	4/5/2006	Please issue a complete set of spare keys for Walking Box Ranch facilities to Frank Lucas in CSB-132A. Keys are to be checked-out by technicians send to perform work at the Ranch. AS	Completed - group closing 4/5/06 BK
4/10/2006	WO-130068	5/8/2006	Install fire extinguishers cabinets and floor boxes. KD	Installed cabinets and floor boxes throughout ranch buildings. AS
5/11/2006	WO-132853	5/23/2006	Clean up exterior. SP	Work was performed on 5/11/06. Completed. SP
5/12/2006	WO-132927	5/16/2006	In the bunkhouse, check no water to bunk house & double wide trailer also overflow fire tank check toilet in bunk house where flapper is sticking. Kh.	Repair pressure switch on portable water line, restore water to all buildings, install flapper and adjust water pressure. CCompleted. SP
6/5/2006	WO-134873	6/7/2006	Remediate the bees nest located in the walls on the first and second floors of the Ranch House at Walking Box Ranch.	Completed. Kh.
6/13/2006	WO-135595	7/19/2006	Clean up around walk box. Kh.	Close per open work order report. 07/19/06. Completed. SP
6/28/2006	WO-136990	1/26/2007	(Roof Shop) Plan a trip with the Plumbers or Movers to WBR to take measurements on the chimneys for the main house. Once we hear from the historic society about requirements, purchase/fabricate chimney caps.Mailstop: 1048	Measured fire tank and the chimney for covers. Completed. DB
7/1/2006	WO-137162	11/3/2006	AIR CONDITIONING UNIT INSPECTION SERVICE - ANNUAL	PM per task list.
7/1/2006	WO-137163	11/7/2006	AIR CONDITIONING UNIT INSPECTION SERVICE - ANNUAL	PM per task list.
7/1/2006	WO-137164	11/7/2006	AIR CONDITIONING UNIT INSPECTION SERVICE - ANNUAL	PM per task list.
7/1/2006	WO-137165	11/7/2006	AIR CONDITIONING UNIT INSPECTION SERVICE - ANNUAL	PM per task list.
7/1/2006	WO-137166	11/7/2006	AIR CONDITIONING UNIT INSPECTION SERVICE - ANNUAL	PM per task list.11/07/2006 11:42 BRPH - Labor posted elsewhere.
7/1/2006	WO-137171	3/7/2007	SWITCHGEAR INSPECTION/SERVICE - ANNUAL	Job complete, thermal heat traced equipment. Completed. dB
7/1/2006	WO-137178	10/30/2006	ROOF INSPECTION SERVICE- SEMIANNUAL	Tech report: Nails on trim backing out, missing birdstop on NW corner & Nside fireplace piece of rake starter loose S of fireplace on the addition.
8/23/2006	WO-142326	8/25/2006	(Doors) 2 large holes at the foundation behind the cooler in the NE area of the Main House (by pool), these need to be closed offMailstop: 1048	Cut ply wood to fit in the holes as needed. Completed. MC
9/11/2006	WO-144834	10/13/2006	(Custodial) Please clean up minor rat droppings in the main house if proper training has been done. Also inspect the pump house to see if this could be done by in house custodial. There is animal mess in the pump house.Mailstop: 1048	Close per custodial shop. 10/13/06 Cancelled NG.
9/22/2006	WO-146182	11/15/2006	Build cover for chimney. Kh.	Build cover for chimney and cover broken window and add metal siding on trailer. Completed. DB
10/1/2006	WO-146447	3/13/2007	EVAPORATIVE COOLER FALL SHUTDOWN - ANNUAL	Shutdown cooler, done. Completed. dB

Walking Box Ranch Closed Work Orders

Requested	WO #	Closed	Work Description	Closing Comments
10/1/2006	WO-146448	3/13/2007	EVAPORATIVE COOLER FALL SHUTDOWN - ANNUAL	Shutdown cooler, done. Completed. dB
11/13/2006	WO-150917	12/19/2006	PM fire extinguishers. KD	Serviced & replaced f.e.'s and assisted plumer 2 & doors 1.
11/16/2006	WO-151221	11/27/2006	repair leak at tree. SP	Replace broken 1/2 inch nipple on irrigation line and assist Jeff (Doors-1) with his work. Completed. MC
11/30/2006	WO-152403	12/4/2006	WBR outside line: a pipe is broken and flooding. Informed Kevin at 8:35 A.M. NG.	Repair broken 3/4 in. PVC water line and restore water to structures. Completed. MC
1/1/2007	WO-154090	4/12/2007	ROOF INSPECTION SERVICE- SEMIANNUAL	<p>ROOF INSPECTION SERVICE - SEMIANNUAL.1. COORDINATE ACCESS TO ANY CRITICAL AREAS (I.E. RADIATION EXHAUST, PERCHLORIC ACID) WITH SUPERVISOR AND RISK MANAGEMENT & SAFETY DEPARTMENT AS REQUIRED.2. INSPECT ROOF AREA FOR CONSTRUCTION DEFECTS, OWNER ABUSE, GENERAL DETERIORATION, AND SIGNS OF WATER INFILTRATION.3. PERFORM COMPLETE ROOF INSPECTION TO INCLUDE THE FOLLOWING: A. TYPE OF ROOF: (1) BUILT UP (2) FOAM (3) SINGLE PLY MEMBRANE (4) BALLASTED SINGLE PLY MEMBRANE (5) RUBBERIZED EPDM (6) COMPOSITION SHINGLES (7) OTHER _x clay tile_ B. INSPECTION CHECKLIST: (1) ROOF ACCESS _____by ladder_____ (2) PARAPET WALLS _____ none _____ (3) ROOF DRAINS _____ none _____ (4) FLASHING/COUNTER FLASHING _____ ok _____ (5) WALK PADS _____ none _____ (6) OVERHANGING BRANCHES/VEGETATION _____ ok _____ (7) DEBRIS _____ removed _____ (8) TERMINATION BAR _____ none _____ (9) ROOF PENETRATIONS _____ ok _____ (10) ROOF TOP EQUIPMENT CURBS _____ none _____ (11) ROOF TOP UTILITY SERVICE LINES (I.E: ELECTRICAL/NATURAL GAS/ CONDENSATE/ HYDRONIC) _____ none _____ (12) PITCH POCKETS _____ n/a _____ (13) ALLIGATORING _____ n/a _____ (14) BLISTERS/CRACKS _____ n/a _____ (15) EXPOSED FOAM _____ n/a _____ (16) GRAVEL STOPS _____ none _____ (17) SEAMS _____ ok _____ (18) CONDITION OF FIELD _____ ok _____ (19) EXCESSIVE PONDING _____ none at this time _____ (20) SIGNS OF LEAKAGE _____ none at this time _____ (21) OVERALL CONDITION _____ ok _____ 4. COMPLETE WORK ORDER TIME AND MATERIALS. MANDATORY COMMENTS REQUIRED!!5. REPORT OUTSTANDING DISCREPANCIES TO SUPERVISOR FOR CORRECTIVE ACTION.NOTE: THIS WORK ORDER IS FOR PREVENTIVE MAINTENANCE ONLY. PLEASE HAVE A SEPERATE WORK ORDER CUT FOR ANY REPAIRS THAT MAY BE NEEDED.Tech report: 3 loose rake tiles 16 broken field tiles on main house.</p>

Walking Box Ranch Closed Work Orders

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1/25/2007	WO-156570	1/25/2007	Propane deliveries to Walking Box Ranch fro FY06.	Closed out FY06 WBR propane charges.
1/25/2007	WO-156571	6/30/2007	Propane deliveries to Walking Box Ranch for FY07.	Closed due to end of FY.
2/1/2007	WO-156902	9/25/2007	EVAPORATIVE COOLER SPRING START-UP - ANNUAL	Swamp cooler is not in service at this time.
2/1/2007	WO-156903	9/25/2007	EVAPORATIVE COOLER SPRING START-UP - ANNUAL	Swamp cooler are not in service at this time.
3/1/2007	WO-158899	4/3/2008	BOILER INSPECTION/SERVICE - ANNUAL	04/03/2008 16:06 BRPH - This PM work order has not been turned in. No labor posted. Suceeded by current PM cycle.
3/15/2007	WO-161288	3/23/2007	Repair broken clay tiles. SP	Replaced the broken tiles on the main house at WBR.Completed. DB
5/14/2007	WO-166054	5/18/2007	There is a bee swarm at the Walking Box Ranch. Not sure if they are inside in the attic. Contact the care giver for more details and exact location. There is an event which takes place on Wednesday. Called PREMIER on 5-14-07 at 10:08 am. KD	Did this on 05/14/07. Complete NG.
7/1/2007	WO-169229	10/2/2007	SWITCHGEAR INSPECTION/SERVICE - ANNUAL	10/02/2007 10:22 BRPH - Labor posted elsewhere. Tech report as follows: Job complete. Heat traced equipment.
7/1/2007	WO-169292	8/13/2007	ROOF INSPECTION SERVICE- SEMIANNUAL	Two broken tiles on the east first story roof. Could not fix at the moment due to the rain. Completed. MC
7/1/2007	WO-169297	2/15/2008	AIR CONDITIONING UNIT INSPECTION SERVICE - ANNUAL	Service done.
7/1/2007	WO-169298	2/15/2008	AIR CONDITIONING UNIT INSPECTION SERVICE - ANNUAL	Service done.
7/1/2007	WO-169299	2/15/2008	AIR CONDITIONING UNIT INSPECTION SERVICE - ANNUAL	Service done.
7/1/2007	WO-169300	2/15/2008	AIR CONDITIONING UNIT INSPECTION SERVICE - ANNUAL	Service done.
7/1/2007	WO-169301	2/15/2008	AIR CONDITIONING UNIT INSPECTION SERVICE - ANNUAL	Service done.
7/9/2007	AD-8144	4/3/2009	Suburban Propane. Walking box ranch gas, 12 month service. \$1,700.00. SP	Closed per open work order report for 03-16-09. MC
7/20/2007	WO-171908	8/20/2007	Please perform maintenance service on golf cart for Walking Box Ranch. Battery cables need cleaning and general cleaning of the cart itself. Front driver's side tire deflates, please check. Peg Rees will bring to campus. Last maint done 12/2005Mailstop: 2040Account #: 2221-248-3299 60-13	WBR-001 / NORMAL SERVICE, LUBE, REPAIR (4) FLAT TIRES, REPAIR-REPLACE BATTERY CABLES AS NEEDED, SERVICE BATTERIES, AND WASH. MM
7/31/2007	WO-173111	8/20/2007	install cover on fire water tank on August 1, 2007. SP Made negative material charges n/c - rs	Install a blue tarp over the top of the fire water tank to keep the birds from getting into the tank. Recovered the bird netting ad brought it back to campus. Had to make a new cable for attachment because the previous one had been cut. Completed, KD
8/2/2007	WO-173349	11/4/2008	Roofers: Leak in Ranch House, master bedroom, interior stucco around vent (west wall), obvious leak around with stucco crumbling down inside room. Could leak prevention be done from the outside since replastering is not an option at this time, given the historic issues of interior repairs [further consultation with ARG will be needed to address these issues] Mailstop: 1048	Closed per 9/26/08 OWOR. Completed. (Per Ken Hughes, labor for repair was applied and combined with labor on WO-183368.) 11/04/2008 15:06 NARU -

Walking Box Ranch Closed Work Orders

<i>Requested</i>	<i>WO #</i>	<i>Closed</i>	<i>Work Description</i>	<i>Closing Comments</i>
8/31/2007	WO-177553	9/18/2007	Golf cart tire at WBR keeps going flat due to bent rim. Please provide us with a replacement tire and rim set. Please deliver that to the Plumb shop so they can deliver it on their next visit. Thank you Mailstop : 2040 Account # : 2221-248-3299-60-13	WBR001 - SPARE TIRE/RIM SET. MM
10/1/2007	WO-180150	10/31/2007	EVAPORATIVE COOLER FALL SHUTDOWN - ANNUAL	Shut down coolers done.
10/1/2007	WO-180151	10/31/2007	EVAPORATIVE COOLER FALL SHUTDOWN - ANNUAL	Shut down coolers done.
10/29/2007	WO-184003	10/31/2007	Service fire extinguishers at Walking Box Ranch. MC	Serviced FEs for ranch. Complete NG
11/30/2007	WO-187201	12/14/2007	Electrician - When at WBR, please check the golf cart. It was cleaned out with a hose and won't run now. If it's more than minor repairs, let Kevin know.	Couldn't get it to go. Complete NG
1/3/2008	WO-189627	4/17/2008	ROOF INSPECTION SERVICE- SEMIANNUAL	Inspected roof and leaks areas. Inside south side eyebrow roof. Work order has been generated for repairs.
1/3/2008	WO-189648	1/24/2008	Golf cart at WBR in need of repairs. Upon review by electricians it needs to be repaired on campus. After charging it still will not run. Mailstop : 2040 Primary Account # : 2221-248-3299-30-58 Backup Account # :	NO GO - REPLACE SOLENOID - NORMAL SERVICE - LUBE - BATTERIES - TIRES - REPLACE TO WORN TIRES. MM
1/30/2008	WO-192714	3/19/2008	The pump house at WBR, Install new shingle roof. AB	Installed new shingle roof. Completed. NR
2/1/2008	WO-192142	8/11/2008	EVAPORATIVE COOLER SPRING START-UP - ANNUAL	08/11/2008 14:38 BRPH - Superceded by current PM cycle. No labor posted.
2/1/2008	WO-192143	8/11/2008	EVAPORATIVE COOLER SPRING START-UP - ANNUAL	08/11/2008 14:38 BRPH - Superceded by current PM cycle. No labor posted.
2/6/2008	WO-193464	6/24/2008	Doors - Caulk windows and door jambs where the wood has contracted away from the stucco allowing water to enter. Use a caulk that is both paintable and close in color to the stucco. Primary Account # : 2101-216-1510 Backup Account # :	Sealed the windows as needed. Completed. MC
3/1/2008	WO-195860	9/16/2008	BOILER INSPECTION/SERVICE - ANNUAL	This boiler is out of service. Please remove from the list. Job completed.
3/11/2008	WO-196665	12/3/2008	Build aluminum or metal stairs for Walking Box Ranch, by Searchlight property. AN	Built stairs. Completed. NR
4/23/2008	WO-200368	10/13/2008	Roof Shop - Plesse fabricate two swamp cooler covers out of roof membrane 37 X 37 X 40 inches high. Deliver to the Carpenters to be installed on their trip the week of April 28. Primary Account # : 2101-216-1510 Backup Account # :	Fabricated two swamp cooler covers from thermo plastic roofing membrane and delivered to Joe-carpenter shop supervisor. Complete. TB
4/25/2008	WO-200516	5/5/2008	Paint Board. AN	Painted board. Completed. NR

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7/1/2008	AD-8410	10/5/2010	FY09 Open End PO for propane at Walking Box Ranch. 12 month service estimated at \$3,000.00. Filled on an as-needed basis.	10/05/2010 13:20 NARU - Closed from OWOR dated 9/30/10.
7/1/2008	WO-206365	8/28/2009	SWITCHGEAR INSPECTION/SERVICE - ANNUAL	08/28/2009 08:46 KIDA - Superseded by current PM cycle. No labor posted. No completed paperwork turned in.
7/1/2008	WO-206445	1/6/2009	ROOF INSPECTION SERVICE- SEMIANNUAL	01/06/2009 13:08 BRPH - PM work order has not been turned in. Superseded by current PM cycle. No labor posted.07/27/2009 12:52 BRPH - PM work order turned in w/ tech report: unable to complete on this cycle. Close D. Faulkner.
7/1/2008	WO-206508	10/23/2008	AIR CONDITIONING UNIT INSPECTION SERVICE - ANNUAL	10/23/2008 15:02 BRPH - Turned in by HVAC supervisor as inspected/complete.10/27/2008 09:51 BRPH - Copy of PM work order turned in w/ comments: Service unit done.
7/1/2008	WO-206509	10/23/2008	AIR CONDITIONING UNIT INSPECTION SERVICE - ANNUAL	10/23/2008 15:02 BRPH - Turned in by HVAC supervisor as inspected/complete.10/27/2008 09:51 BRPH - Copy of PM work order turned in w/ comments: Service unit done.
7/1/2008	WO-206510	10/23/2008	AIR CONDITIONING UNIT INSPECTION SERVICE - ANNUAL	10/23/2008 15:02 BRPH - Turned in by HVAC supervisor as inspected/complete.10/27/2008 09:51 BRPH - Copy of PM work order turned in w/ comments: Service unit done.
7/1/2008	WO-206511	10/23/2008	AIR CONDITIONING UNIT INSPECTION SERVICE - ANNUAL	10/23/2008 15:02 BRPH - Turned in by HVAC supervisor as inspected/complete.10/27/2008 09:51 BRPH - Copy of PM work order turned in w/ comments: Service unit done.
7/1/2008	WO-206512	10/23/2008	AIR CONDITIONING UNIT INSPECTION SERVICE - ANNUAL	10/23/2008 15:02 BRPH - Turned in by HVAC supervisor as inspected/complete.10/27/2008 09:51 BRPH - Copy of PM work order turned in w/ comments: Service unit done.
1/1/2009	WO-225143	7/27/2009	ROOF INSPECTION SERVICE- SEMIANNUAL	07/27/2009 12:52 BRPH - PM work order turned in w/ tech report: unable to complete on this cycle. Close D. Faulkner.
2/9/2009	WO-230211	2/18/2009	Weed whip and apply snapshot pre-emergent herbicide around main house and bunk house. Coordinate with plumbers & electricians. Going out to Walking Box Ranch 2/11/09 Mailstop : 1065 Primary Account # : 2101-216-1572 Backup Account # : New Location : walking box ranch grounds	Snapshot applied around main house. Did not have enough for bunk house. Weeds line trimmed. Complete. MKC

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7/1/2009	WO-241554	10/23/2009	ROOF INSPECTION SERVICE- SEMIANNUAL	A. TYPE OF ROOF: (7) OTHER _x spanish tile____ B. INSPECTION CHECKLIST: (1) ROOF ACCESS _extension ladder____ (2) PARAPET WALLS _n/a____ (3) ROOF DRAINS _n/a____ (4) FLASHING/COUNTER FLASHING _ok____ (5) WALK PADS _n/a____ (6) OVERHANGING BRANCHES/VEGETATION _n/a____ (7) DEBRIS _removed____ (8) TERMINATION BAR _n/a____ (9) ROOF PENETRATIONS _ok____ (10) ROOF TOP EQUIPMENT CURBS _n/a____ (11) ROOF TOP UTILITY SERVICE LINES (I.E: ELECTRICAL/NATURAL GAS/ CONDENSATE/ HYDRONIC)_n/a____ (12) PITCH POCKETS _n/a____ (13) ALLIGATORING _n/a____ (14) BLISTERS/CRACKS _n/a____ (15) EXPOSED FOAM _n/a____ (16) GRAVEL STOPS _n/a____ (17) SEAMS _n/a____ (18) CONDITION OF FIELD _ok____ (19) EXCESSIVE PONDING _no____ (20) SIGNS OF LEAKAGE _no____ (21) OVERALL CONDITION _ok____ Did PM roof inspection. Replaced missing/broken bird stops and rake trim on tile roof and taped cracked window per Kevin Raschkp request WO0253609.
7/1/2009	WO-241568	7/13/2009	SWITCHGEAR INSPECTION/SERVICE - ANNUAL	Checked electrical.
7/1/2009	WO-242060	10/13/2009	AIR CONDITIONING UNIT INSPECTION SERVICE - ANNUAL	Service unit done.
7/1/2009	WO-242061	10/13/2009	AIR CONDITIONING UNIT INSPECTION SERVICE - ANNUAL	Service unit done.
7/1/2009	WO-242062	10/13/2009	AIR CONDITIONING UNIT INSPECTION SERVICE - ANNUAL	Service unit done.
7/1/2009	WO-242063	10/13/2009	AIR CONDITIONING UNIT INSPECTION SERVICE - ANNUAL	Service unit done.
7/1/2009	WO-242064	10/13/2009	AIR CONDITIONING UNIT INSPECTION SERVICE - ANNUAL	Service unit done.
9/8/2009	WO-250505	9/8/2009	BILLING ACTIVITIES - QUARTERLY	Message relayed to Rick Storlie.
10/6/2009	WO-253609	10/22/2009	Repair broken tile end cap on the main house and a cracked window. Please also repair the section of the barn where a piece of wood has come free. Mailstop : 2040 Primary Account # : 2221-248-3276 Backup Account # :	Broken or missing tile end caps, one piece tile rake trim and one cracked field tile were repaired. Resecured or replaced. The cracked window was repaired temporarily with 2" wide clear packing tape. The 2x6 wood fascia board that came loose and adjacent piece which was about to fall off have been re-secured. Completed. MC
12/14/2009	WO-259528	4/13/2010	Roof Shop - Repair wind damage to main house roof tiles, tape second floor window bedroom window off the bathroom, inspect and repair if necessary the water tank that s reported leaking, and repair an irrigation line that is broken. See emails for pictures and coordinate with Kevin.	Close per open work order report dated 03/05/10. Completed. MC
12/16/2009	WO-259684	12/31/2009	BILLING ACTIVITIES - QUARTERLY	This was a reminder only. Billing was done by Rick Storlie.

Walking Box Ranch Closed Work Orders

Requested	WO #	Closed	Work Description	Closing Comments
1/1/2010	WO-260504	5/27/2010	ROOF INSPECTION SERVICE- SEMIANNUAL	A. TYPE OF ROOF: (7) OTHER _x tile_ B. INSPECTION CHECKLIST: (1) ROOF ACCESS __ladder_ (2) PARAPET WALLS __n/a_ (3) ROOF DRAINS __n/a_ (4) FLASHING/COUNTER FLASHING __ok_ (5) WALK PADS __n/a_ (6) OVERHANGING BRANCHES/VEGETATION __n/a_ (7) DEBRIS __n/a_ (8) TERMINATION BAR __n/a_ (9) ROOF PENETRATIONS __ok_ (10) ROOF TOP EQUIPMENT CURBS __n/a_ (11) ROOF TOP UTILITY SERVICE LINES (I.E: ELECTRICAL/NATURAL GAS/ CONDENSATE/ HYDRONIC) __n/a_ (12) PITCH POCKETS __n/a_ (13) ALLIGATORING __n/a_ (14) BLISTERS/CRACKS __n/a_ (15) EXPOSED FOAM __n/a_ (16) GRAVEL STOPS __n/a_ (17) SEAMS __ok_ (18) CONDITION OF FIELD __ok_ (19) EXCESSIVE PONDING __no_ (20) SIGNS OF LEAKAGE __no_ (21) OVERALL CONDITION __ok_ Did PM roof inspection.
3/22/2010	WO-268151	3/22/2010	BILLING ACTIVITIES - QUARTERLY	Rick has been informed to process the quarterly billing for Walking Box Ranch.
4/19/2010	WO-270657	4/30/2010	Please repair the tires on both of the golf carts at Walking Box Ranch. Mailstop : 2040 Primary Account # : 2360-248-677B Backup Account # :	04/19 - EDUHOY - R&R (1) ONE TIRE- REINFLATE (1) ONE TIRE. DJ COMPLETE
6/8/2010	WO-274932	6/11/2010	Remove two bees hives, one from balcony area of the Ranch House and one from Police trailer water spigot area. Premier will attend to this request on Wednesday, June 9.	Treated on 6/9/10. Completed NR
6/15/2010	WO-275306	6/15/2010	BILLING ACTIVITIES - QUARTERLY	Work order routed to Rick for action.
7/1/2010	WO-276266	2/18/2011	SWITCHGEAR INSPECTION/SERVICE - ANNUAL	All is ok, no problems visible.
7/1/2010	WO-276349	10/7/2010	ROOF INSPECTION SERVICE- SEMIANNUAL	ROO-S - ROOF INSPECTION SERVICE- SEMIANNUAL: ROOF INSPECTION SERVICE - SEMIANNUAL. TYPE OF ROOF: (7) OTHER _x clay tile_ B. INSPECTION CHECKLIST: (1) ROOF ACCESS __ext ladder_ (2) PARAPET WALLS __n/a_ (3) ROOF DRAINS __n/a_ (4) FLASHING/COUNTER FLASHING __ok_ (5) WALK PADS __n/a_ (6) OVERHANGING BRANCHES/VEGETATION __n/a_ (7) DEBRIS __none_ (8) TERMINATION BAR __n/a_ (9) ROOF PENETRATIONS __ok_ (10) ROOF TOP EQUIPMENT CURBS __n/a_
7/1/2010	WO-276629	9/1/2010	AIR CONDITIONING UNIT INSPECTION SERVICE - ANNUAL	Service unit per task, done.
7/1/2010	WO-276630	9/1/2010	AIR CONDITIONING UNIT INSPECTION SERVICE - ANNUAL	Service unit per task, done.
7/1/2010	WO-276631	9/1/2010	AIR CONDITIONING UNIT INSPECTION SERVICE - ANNUAL	Service unit per task, done.
7/1/2010	WO-276632	9/1/2010	AIR CONDITIONING UNIT INSPECTION SERVICE - ANNUAL	Service unit per task, done.
7/1/2010	WO-276633	9/1/2010	AIR CONDITIONING UNIT INSPECTION SERVICE - ANNUAL	Service unit per task, done.

Walking Box Ranch Closed Work Orders

<i>Requested</i>	<i>WO #</i>	<i>Closed</i>	<i>Work Description</i>	<i>Closing Comments</i>
8/27/2010	WO-283373	9/3/2010	Repair road ways and fencing. DMJ	Graded roadways and repaired fencing. Completed NR
9/1/2010	WO-284222	9/2/2010	Please help doors technician install drip caps on doors and various other tasks. DT	Helped out door technician install drip caps on doors and various other tasks. Complete. KP
9/15/2010	WO-284817	9/27/2010	BILLING ACTIVITIES - QUARTERLY	Work order presented to Rick for performing action.
12/13/2010	WO-293540	12/13/2010	BILLING ACTIVITIES - QUARTERLY	Message forwarded to Rick for billing.
1/1/2011	WO-294130	2/8/2011	ROOF INSPECTION SERVICE- SEMIANNUAL	A. TYPE OF ROOF: (7) OTHER_x Spanish tile__ B. INSPECTION CHECKLIST: (1) ROOF ACCESS __ladder__ (2) PARAPET WALLS __n/a__ (3) ROOF DRAINS __ok__ (4) FLASHING/COUNTER FLASHING __ok__ (5) WALK PADS __n/a__ (6) OVERHANGING BRANCHES/VEGETATION __no__ (7) DEBRIS __ok__ (8) TERMINATION BAR __n/a__ (9) ROOF PENETRATIONS __ok__ (10) ROOF TOP EQUIPMENT CURBS __n/a__ (11) ROOF TOP UTILITY SERVICE LINES (I.E: ELECTRICAL/NATURAL GAS/ CONDENSATE/HYDRONIC)__n/a__ (12) PITCH POCKETS __n/a__ (13) ALLIGATORING __n/a__ (14) BLISTERS/CRACKS __n/a__ (15) EXPOSED FOAM __n/a__ (16) GRAVEL STOPS __n/a__ (17) SEAMS __ok__ (18) CONDITION OF FIELD __ok__ (19) EXCESSIVE PONDING __no__ (20) SIGNS OF LEAKAGE __no__ (21) OVERALL CONDITION __ok__ Did PM roof inspection.
1/31/2011	WO-298130	2/4/2011	Patch and repair exterior masonry walls on ranch house. NR	Patch and repair exterior walls to prevent leaks. Complete. DMJ
2/2/2011	WO-298425	4/25/2011	Doors- Caulk and seal the doors and windows that Don Faulkner found recently Mailstop : 1048	This is over the cost of \$2500 for the job to be done. Complete. KP
3/10/2011	WO-301602	3/10/2011	BILLING ACTIVITIES - QUARTERLY	Reminder forwarded to Rick.
3/28/2011	WO-302784	3/31/2011	Perform annual service on all fire extinguishers at WBR. NR	Recertified as requested. Complete. TM
4/18/2011	WO-304793	5/19/2011	I see bee activity increasing again at Walking Box Ranch but no real sign of a hive. Would like to have the bee guys come out and inspect to be safe. I just dont want to let them get out of control again.	Treated. Completed. DT REOPENED- Pest control will let help desk know status after they look at WBR. DT 5/12/11 8:30am04/21/2011 15:40 NARU - Will try to get out to WBR for inspections. Completed
5/25/2011	WO-308322	5/26/2011	Request pest control as soon as possible for bees. Found a hive located in the courtyard of the main house under the southwest corner of the patio by the doors going into the sitting room with the big fire place. Looks like they're accessing the attic or interior wall area. They are aggressive.Note: Premier will be at WBR between 10:00 and 10:30AM on 5/26. FVL	Treated for bees. Completed. DT
6/1/2011	WO-308679	6/1/2011	BILLING ACTIVITIES - QUARTERLY	Rick notified. FVL
6/3/2011	WO-308827	6/6/2011	Change water filters, furnace filters, and reposition tank cover. DT	Replaced filters, cleaned debris. Complete. DMJ
6/3/2011	WO-308828	6/3/2011	Assist plumbers with changing water filters, furnace filters, and reposition tank cover. DT	Assist plumbers at walking box ranch. Complete. DMJ

Walking Box Ranch Closed Work Orders

<i>Requested</i>	<i>WO #</i>	<i>Closed</i>	<i>Work Description</i>	<i>Closing Comments</i>
6/15/2011	WO-309726	6/17/2011	Bees in attic. KP	Treated for bees. Completed. DT
6/15/2011	WO-309747	6/15/2011	Roofs - Install window screen in the attic vents of the main house and replace a missing tile on th bunkhouse, northwest side. The plumbers are going down soon, please coordinate if possible. (See Kevin for details on the window screen)	02/24/2012 12:22 NARU - Cancelled per OWOR dated 02/01/12. Tech comments: New WO-330903.
			Mailstop : 1048	
7/1/2011	WO-310601	1/31/2012	SWITCHGEAR INSPECTION/SERVICE - ANNUAL	Job complete, heat traced equipment listed, include temp reading in report.SWG 0205 - 63°
7/1/2011	WO-310684	1/10/2012	ROOF INSPECTION SERVICE- SEMIANNUAL	01/10/2012 10:08 KIDA - Labor has not posted and PM work order was not turned in. Superseded by current PM cycle.
7/1/2011	WO-311133	11/8/2011	AIR CONDITIONING UNIT INSPECTION SERVICE - ANNUAL	Serviced unit per task done.
7/1/2011	WO-311134	11/8/2011	AIR CONDITIONING UNIT INSPECTION SERVICE - ANNUAL	Serviced unit per task done.
7/1/2011	WO-311135	11/8/2011	AIR CONDITIONING UNIT INSPECTION SERVICE - ANNUAL	Serviced unit per task done.
7/1/2011	WO-311136	11/8/2011	AIR CONDITIONING UNIT INSPECTION SERVICE - ANNUAL	Service per task done.
7/1/2011	WO-311137	11/8/2011	AIR CONDITIONING UNIT INSPECTION SERVICE - ANNUAL	Service per task done.
7/26/2011	WO-314309	8/2/2011	WBR - Ranch house: Shore up exterior crawl space under building. NR	Purchased material, attended confined space entry program, obtained permit, completed work as drawn, in conflict with order form-turned permit to Ben Fauset insured safety personal were modified. Complete. DMJ
8/30/2011	WO-318642	5/14/2012	Install condenser pads on bunkhouse. DMJ	Installed condenser pads.Completed.K.U.
9/20/2011	WO-320774	12/21/2011	Roof Shop - Replace missing tile on the Bunkhouse. See email from 9/20/11 with attached picture.	Replaced roof tiles. Completed NR
			Mailstop : 1048	
11/17/2011	WO-326738	12/19/2011	HVAC - Provide portable heater to the main house at WBR to heat the main room with the fireplace and the game room to the south. There is an event with Senator Reid on 12/9, please provide the heaters no later than 12/8.	Heaters were returned by Paula. All five heaters are stored in the AC shop. Completed. AJ
			Mailstop : 1048	
12/7/2011	WO-328485	12/7/2011	BILLING ACTIVITIES - QUARTERLY	Information passed onto Rick.
1/1/2012	WO-329608	12/18/2012	ROOF INSPECTION SERVICE- SEMIANNUAL	12/18/2012 12:26 BRPH - Closed per open PM work order report. Labor has posted. Superceded by current PM cycle.
1/4/2012	WO-330826	1/13/2012	Please remove a nest in the attic on top of some wiring in the main house at Walking Box Ranch. Please let Frank or Kevin know the day and time you plan to go out there so I can make proper notifications.	Inspected and called frank on this. Completed. DT 1/5/12: Nest not removed pending determination by Federal Wildlife biologist. FL1/9/12: Federal Wildlife biologist determined it was a pack rat nest. Premier should plan another trip to set traps. Also, meet with Kevin from UNLV prior to trip to coordinate the installation of mesh in place of cloth in the attic vents to keep out rats and bees.

Walking Box Ranch Closed Work Orders

<i>Requested</i>	<i>WO #</i>	<i>Closed</i>	<i>Work Description</i>	<i>Closing Comments</i>
1/5/2012	WO-330903	2/24/2012	Roof Shop - Replace rags in the building vents with screen mesh to keep bees out but allow airflow. Also perform any building PM s at this time. Please call the caretaker the day before going to coordinate your visit (556-7417). Mailstop : 1048	Completed NR* * ROOF TECHNICIAN'S COMMENTS: * *REMOVED RAGS FROM DORMER TYPE ATTIC VENTS AND REPLACE WITH METAL SCREEN TO MAINTAIN UNRESTRICTED AIR FLOW ALLOWING FOR CONTINUED VENTILATION WHILE RESTRICTING ACCESS OF BEES AND OTHER INSECTS, RODENTS OR BIRDS.CUSTOM SCREENS WERE FIELD FABRICATED AND INSTALLED ONSITE DUE TO INCONSISTENTCIES IN THE DIMENSIONS FROM VENT TO VENT. SCREENS WERE FABRICATED USING GALVANIZED 22GA. SHEET METAL AND ALUMINUM WINDOW SCREEN AND SECURED WITH RIVETS AND SILICONE. PICTURES ARE ON THE "S" DRIVE. THIS WO IS NOW COMPLETE AND MAY BE CLOSED. 2-21-12 DRF.
2/29/2012	WO-336744	7/18/2012	NOTE: Per Kevin Raschko - This work order is a multitrade work order. DT 5/22/12 2:16pmWBR-Ranch House: Meet with representatives from BLM and Public Lands Institute to walk exterior of structure and discuss water damage and weatherproofing the exterior shell. NR	07/18/2012 13:48 NARU - COMPLETED* * ROOF TECHNICIAN'S COMMENTS: * *7/5/12 Attended meeting on site and inspected the windows and their condition and developed an estimate as requested to seal up windows that leak. This work order is complete. DRF 7/5/12.
4/10/2012	WO-340218	4/19/2012	ESTIMATE: Please determine costs to seal windows at Walking Box Ranch - main ranch house. NR	Gave estimate, \$5013.40. Complete. DMJ
5/1/2012	WO-342291	7/18/2012	05/14/2012 08:17 NARU - Per V. Welbourne, approved for Multi-Trade labor.Roof Shop - Proceed with sealing the windows and doors on the ranch house, doing the worst ones first. Keep Kevin advised of your progress as we will only complete up to \$2,500 worth of repairs. Also apprise Kevin of the schedule so it can be coordinated. Mailstop : 1048	08/08/2012 10:37 MOMA - Per Kevins request on email dated 08/06/12. Adjustments made to charge labor to account #2360-248-677B,07/18/2012 13:35 NARU - COMPLETED * * ROOF TECHNICIAN'S COMMENTS: * *All windows that have visual signs of leakage have been sealed up with plexiglass and silicone sealant. Work is complete. DRF 7/5/12.05/14/2012 08:17 NARU - Per V. Welbourne, approved for Multi-Trade labor.
7/1/2012	WO-346800	9/10/2012	AIR CONDITIONING UNIT INSPECTION SERVICE - ANNUAL	09/10/2012 15:38 KIDA - Labor posted elsewhere. TECH REPORT: Service unit, done.
7/1/2012	WO-346801	9/10/2012	AIR CONDITIONING UNIT INSPECTION SERVICE - ANNUAL	Service unit done.
7/1/2012	WO-346802	9/10/2012	AIR CONDITIONING UNIT INSPECTION SERVICE - ANNUAL	Service unit, done.
7/1/2012	WO-346803	9/10/2012	AIR CONDITIONING UNIT INSPECTION SERVICE - ANNUAL	Service unit, done.
7/1/2012	WO-346804	9/10/2012	AIR CONDITIONING UNIT INSPECTION SERVICE - ANNUAL	Service unit, done.

Walking Box Ranch Closed Work Orders

Requested	WO #	Closed	Work Description	Closing Comments
7/1/2012	WO-347266	9/10/2012	ROOF INSPECTION SERVICE- SEMIANNUAL	<p>ROO-S - ROOF INSPECTION SERVICE- SEMIANNUAL: ROOF INSPECTION SERVICE - SEMIANNUAL1. COORDINATE ACCESS TO ANY CRITICAL AREAS (I.E. RADIATION EXHAUST, PERCHLORIC ACID) WITH SUPERVISOR AND RISK MANAGEMENT & SAFETY DEPARTMENT AS REQUIRED.2. INSPECT ROOF AREA FOR CONSTRUCTION DEFECTS, OWNER ABUSE, GENERAL DETERIORATION, AND SIGNS OF WATER INFILTRATION.3. PERFORM COMPLETE ROOF INSPECTION TO INCLUDE THE FOLLOWING: A. TYPE OF ROOF: (1) BUILT UP ___ (2) FOAM ___ (3) SINGLE PLY MEMBRANE ___ (4) BALLASTED SINGLE PLY MEMBRANE ___ (5) RUBBERIZED EPDM ___ (6) COMPOSITION SHINGLES ___ (7) OTHER ___Tile___ B. INSPECTION CHECKLIST: (1) ROOF ACCESS ___ Ladder ___ (2) PARAPET WALLS ___ Fair ___ (3) ROOF DRAINS ___ Ok ___ (4) FLASHING/COUNTER FLASHING ___Ok___ (5) WALK PADS ___ N/a ___ (6) OVERHANGING BRANCHES/VEGETATION ___Ok___ (7) DEBRIS ___ Removed ___ (8) TERMINATION BAR ___ N/a ___ (9) ROOF PENETRATIONS ___ Ok ___ (10) ROOF TOP EQUIPMENT CURBS ___ N/a ___ (11) ROOF TOP UTILITY SERVICE LINES (I.E: ELECTRICAL/NATURAL GAS/ CONDENSATE/ HYDRONIC) ___ N/a ___ (12) PITCH POCKETS ___ N/a ___ (13) ALLIGATORING ___ N/a ___ (14) BLISTERS/CRACKS ___ Ok ___ (15) EXPOSED FOAM ___ N/a ___ (16) GRAVEL STOPS ___ Ok ___ (17) SEAMS ___ Ok ___ (18) CONDITION OF FIELD ___ Good ___ (19) EXCESSIVE PONDING ___ No ___ (20) SIGNS OF LEAKAGE ___ No ___ (21) OVERALL CONDITION ___ Good ___ 4. COMPLETE WORK ORDER TIME AND MATERIALS. MANDATORY COMMENTS REQUIRED!!5. REPORT OUTSTANDING DISCREPANCIES TO SUPERVISOR FOR CORRECTIVE ACTION.NOTE: THIS WORK ORDER IS FOR PREVENTIVE MAINTENANCE ONLY. PLEASE HAVE A SEPERATE WORK ORDER CUT FOR ANY REPAIRS THAT MAY BE NEEDED.Tech report: Did PM roof inspection and removed debris. Complete/closed.</p>
7/3/2012	WO-348393	7/12/2012	Roof Shop - Reinstall tiles over Rex Bell s bathroom that blew out of place but are on the roof. Fix the rain gutter on the trailer, and bring light bulbs and air filters needed for the property. Mailstop : 1048	<p>Reinstalled roof tiles on second floor roof at south side and repaired and reinstalled rain gutter on double wide trailer. Delivered dust mops, light bulbs, and 9v batteries for smoke detectors. Complete. DMJ</p>

Walking Box Ranch Closed Work Orders

<i>Requested</i>	<i>WO #</i>	<i>Closed</i>	<i>Work Description</i>	<i>Closing Comments</i>
8/29/2012	WO-355339	10/2/2012	Lock Shop - Lubricate and PM the dead bolts on the patio doors off the great room. Coordinate visit with HVAC and Plumbers for other small work. Mailstop : 1048	Lubed key way and bolt. Complete. AMJ
<i>WBR-Storage Bldg By Tennis Courts</i>				
7/1/2006	WO-137168	9/29/2006	AIR CONDITIONING UNIT INSPECTION SERVICE - ANNUAL	Service and inspect unit. Done. SLS.
7/1/2006	WO-137179	10/30/2006	ROOF INSPECTION SERVICE- SEMIANNUAL	Tech report: Loose fastners on the leading edge & ridge caps. Ring shank galvanized fasteners on field tile & ridge caps are screwed.

Walking Box Ranch Closed Work Orders

Requested	WO #	Closed	Work Description	Closing Comments
1/1/2007	WO-154091	4/12/2007	ROOF INSPECTION SERVICE- SEMIANNUAL	<p>ROOF INSPECTION SERVICE - SEMIANNUAL1. COORDINATE ACCESS TO ANY CRITICAL AREAS (I.E. RADIATION EXHAUST, PERCHLORIC ACID) WITH SUPERVISOR AND RISK MANAGEMENT & SAFETY DEPARTMENT AS REQUIRED.2. INSPECT ROOF AREA FOR CONSTRUCTION DEFECTS, OWNER ABUSE, GENERAL DETERIORATION, AND SIGNS OF WATER INFILTRATION.3. PERFORM COMPLETE ROOF INSPECTION TO INCLUDE THE FOLLOWING: A. TYPE OF ROOF: (1) BUILT UP ____ (2) FOAM ____ (3) SINGLE PLY MEMBRANE ____ (4) BALLASTED SINGLE PLY MEMBRANE ____ (5) RUBBERIZED EPDM ____ (6) COMPOSITION SHINGLES ____ (7) OTHER __x maxi tile__ B. INSPECTION CHECKLIST: (1) ROOF ACCESS _____ by ladder _____ (2) PARAPET WALLS _____ none _____ (3) ROOF DRAINS _____ none _____ (4) FLASHING/COUNTER FLASHING _____ ok _____ (5) WALK PADS _____ none _____ (6) OVERHANGING BRANCHES/VEGETATION _____ none _____ (7) DEBRIS _____ removed _____ (8) TERMINATION BAR _____ none _____ (9) ROOF PENETRATIONS _____ ok _____ (10) ROOF TOP EQUIPMENT CURBS _____ none _____ (11) ROOF TOP UTILITY SERVICE LINES (I.E: ELECTRICAL/NATURAL GAS/ CONDENSATE/ HYDRONIC) _____ none _____ (12) PITCH POCKETS _____ none _____ (13) ALLIGATORING _____ n/a _____ (14) BLISTERS/CRACKS _____ none _____ (15) EXPOSED FOAM _____ n/a _____ (16) GRAVEL STOPS _____ n/a _____ (17) SEAMS _____ ok _____ (18) CONDITION OF FIELD _____ ok _____ (19) EXCESSIVE PONDING _____ none at this time _____ (20) SIGNS OF LEAKAGE _____ none at this time _____ (21) OVERALL CONDITION _____ ok _____ 4. COMPLETE WORK ORDER TIME AND MATERIALS. MANDATORY COMMENTS REQUIRED!!5. REPORT OUTSTANDING DISCREPANCIES TO SUPERVISOR FOR CORRECTIVE ACTION.NOTE: THIS WORK ORDER IS FOR PREVENTIVE MAINTENANCE ONLY. PLEASE HAVE A SEPERATE WORK ORDER CUT FOR ANY REPAIRS THAT MAY BE NEEDED.Tech report: This roof is in good condition.</p>
7/1/2007	WO-169293	8/13/2007	ROOF INSPECTION SERVICE- SEMIANNUAL	Some high nail in the ridge caps. Completed. MC
7/1/2007	WO-169303	2/15/2008	AIR CONDITIONING UNIT INSPECTION SERVICE - ANNUAL	Service done.
1/3/2008	WO-189628	4/17/2008	ROOF INSPECTION SERVICE- SEMIANNUAL	Inspected roof. It is in excellent condition.
7/1/2008	WO-206446	1/6/2009	ROOF INSPECTION SERVICE- SEMIANNUAL	01/06/2009 13:08 BRPH - PM work order has not been turned in. Superceded by current PM cycle. No labor posted.07/27/2009 12:52 BRPH - PM work order turned in w/ tech report: unable to complete on this cycle. Close D. Faulkner.

Walking Box Ranch Closed Work Orders

Requested	WO #	Closed	Work Description	Closing Comments
7/1/2008	WO-206514	10/23/2008	AIR CONDITIONING UNIT INSPECTION SERVICE - ANNUAL	10/23/2008 15:02 BRPH - Turned in by HVAC supervisor as inspected/complete.10/27/2008 09:51 BRPH - Copy of PM work order turned in w/ comments: Service unit done.
1/1/2009	WO-225144	7/27/2009	ROOF INSPECTION SERVICE- SEMIANNUAL	07/27/2009 12:52 BRPH - PM work order turned in w/ tech report: unable to complete on this cycle. Close D. Faulkner.
7/1/2009	WO-241555	10/23/2009	ROOF INSPECTION SERVICE- SEMIANNUAL	A. TYPE OF ROOF: (7) OTHER_x tile___ B. INSPECTION CHECKLIST: (1) ROOF ACCESS__ext ladder__ (2) PARAPET WALLS__n/a__ (3) ROOF DRAINS__n/a__ (4) FLASHING/COUNTER FLASHING__ok__ (5) WALK PADS__n/a__ (6) OVERHANGING BRANCHES/VEGETATION__n/a__ (7) DEBRIS__n/a__ (8) TERMINATION BAR__n/a__ (9) ROOF PENETRATIONS__ok__ (10) ROOF TOP EQUIPMENT CURBS__n/a__ (11) ROOF TOP UTILITY SERVICE LINES (I.E: ELECTRICAL/NATURAL GAS/ CONDENSATE/ HYDRONIC)__n/a__ (12) PITCH POCKETS__n/a__ (13) ALLIGATORING__n/a__ (14) BLISTERS/CRACKS__n/a__ (15) EXPOSED FOAM__n/a__ (16) GRAVEL STOPS__n/a__ (17) SEAMS__n/a__ (18) CONDITION OF FIELD__ok__ (19) EXCESSIVE PONDING__no__ (20) SIGNS OF LEAKAGE__no__ (21) OVERALL CONDITION__ok__ Did PM roof inspection.
7/1/2009	WO-242066	10/13/2009	AIR CONDITIONING UNIT INSPECTION SERVICE - ANNUAL	Service unit done.
1/1/2010	WO-260505	5/27/2010	ROOF INSPECTION SERVICE- SEMIANNUAL	A. TYPE OF ROOF: (7) OTHER__x tile (i.e. maxitile)___ B. INSPECTION CHECKLIST: (1) ROOF ACCESS__ladder__ (2) PARAPET WALLS__n/a__ (3) ROOF DRAINS__n/a__ (4) FLASHING/COUNTER FLASHING__ok__ (5) WALK PADS__n/a__ (6) OVERHANGING BRANCHES/VEGETATION__n/a__ (7) DEBRIS__n/a__ (8) TERMINATION BAR__n/a__ (9) ROOF PENETRATIONS__ok__ (10) ROOF TOP EQUIPMENT CURBS__n/a__ (11) ROOF TOP UTILITY SERVICE LINES (I.E: ELECTRICAL/NATURAL GAS/ CONDENSATE/ HYDRONIC)__n/a__ (12) PITCH POCKETS__n/a__ (13) ALLIGATORING__n/a__ (14) BLISTERS/CRACKS__n/a__ (15) EXPOSED FOAM__n/a__ (16) GRAVEL STOPS__n/a__ (17) SEAMS__ok__ (18) CONDITION OF FIELD__ok__ (19) EXCESSIVE PONDING__no__ (20) SIGNS OF LEAKAGE__no__ (21) OVERALL CONDITION__ok__ Did PM roof inspection.

Walking Box Ranch Closed Work Orders

Requested	WO #	Closed	Work Description	Closing Comments
7/1/2010	WO-276350	10/7/2010	ROOF INSPECTION SERVICE- SEMIANNUAL	A. TYPE OF ROOF: (7) OTHER _x composite roof tile panels_ B. INSPECTION CHECKLIST: (1) ROOF ACCESS __ext ladder__ (2) PARAPET WALLS __n/a__ (3) ROOF DRAINS __n/a__ (4) FLASHING/COUNTER FLASHING __n/a__ (5) WALK PADS __n/a__ (6) OVERHANGING BRANCHES/VEGETATION __n/a__ (7) DEBRIS __none__ (8) TERMINATION BAR __n/a__ (9) ROOF PENETRATIONS __ok__ (10) ROOF TOP EQUIPMENT CURBS __n/a__ (11) ROOF TOP UTILITY SERVICE LINES (I.E: ELECTRICAL/NATURAL GAS/ CONDENSATE/ HYDRONIC)__n/a__ (12) PITCH POCKETS __n/a__ (13) ALLIGATORING __n/a__ (14) BLISTERS/CRACKS __n/a__ (15) EXPOSED FOAM __n/a__ (16) GRAVEL STOPS __n/a__ (17) SEAMS __ok__ (18) CONDITION OF FIELD __ok__ (19) EXCESSIVE PONDING __no__ (20) SIGNS OF LEAKAGE __no__ (21) OVERALL CONDITION __ok__ Did PM roof inspection, roof looks to be in very good condition.
7/1/2010	WO-276635	9/1/2010	AIR CONDITIONING UNIT INSPECTION SERVICE - ANNUAL	Service unit per task, done.
1/1/2011	WO-294131	2/8/2011	ROOF INSPECTION SERVICE- SEMIANNUAL	A. TYPE OF ROOF: (7) OTHER _x tile_ B. INSPECTION CHECKLIST: (1) ROOF ACCESS __ladder__ (2) PARAPET WALLS __n/a__ (3) ROOF DRAINS __ok__ (4) FLASHING/COUNTER FLASHING __ok__ (5) WALK PADS __n/a__ (6) OVERHANGING BRANCHES/VEGETATION __no__ (7) DEBRIS __ok__ (8) TERMINATION BAR __no__ (9) ROOF PENETRATIONS __ok__ (10) ROOF TOP EQUIPMENT CURBS __ok__ (11) ROOF TOP UTILITY SERVICE LINES (I.E: ELECTRICAL/NATURAL GAS/ CONDENSATE/ HYDRONIC)__n/a__ (12) PITCH POCKETS __n/a__ (13) ALLIGATORING __n/a__ (14) BLISTERS/CRACKS __n/a__ (15) EXPOSED FOAM __n/a__ (16) GRAVEL STOPS __n/a__ (17) SEAMS __ok__ (18) CONDITION OF FIELD __ok__ (19) EXCESSIVE PONDING __no__ (20) SIGNS OF LEAKAGE __no__ (21) OVERALL CONDITION __ok__ Did PM roof inspection.
7/1/2011	WO-310685	1/10/2012	ROOF INSPECTION SERVICE- SEMIANNUAL	01/10/2012 10:08 KIDA - Labor has not posted and PM work order was not turned in. Superseded by current PM cycle.
7/1/2011	WO-311139	11/8/2011	AIR CONDITIONING UNIT INSPECTION SERVICE - ANNUAL	Service per task done.
1/1/2012	WO-329609	12/18/2012	ROOF INSPECTION SERVICE- SEMIANNUAL	12/18/2012 12:26 BRPH - Closed per open PM work order report. Labor has posted. Superceded by current PM cycle.
7/1/2012	WO-346806	9/10/2012	AIR CONDITIONING UNIT INSPECTION SERVICE - ANNUAL	Service unit, done.

Walking Box Ranch Closed Work Orders

Requested	WO #	Closed	Work Description	Closing Comments
7/1/2012	WO-347267	9/10/2012	ROOF INSPECTION SERVICE- SEMIANNUAL	<p>ROO-S - ROOF INSPECTION SERVICE- SEMIANNUAL: ROOF INSPECTION SERVICE - SEMIANNUAL1. COORDINATE ACCESS TO ANY CRITICAL AREAS (I.E. RADIATION EXHAUST, PERCHLORIC ACID) WITH SUPERVISOR AND RISK MANAGEMENT & SAFETY DEPARTMENT AS REQUIRED.2. INSPECT ROOF AREA FOR CONSTRUCTION DEFECTS, OWNER ABUSE, GENERAL DETERIORATION, AND SIGNS OF WATER INFILTRATION.3. PERFORM COMPLETE ROOF INSPECTION TO INCLUDE THE FOLLOWING: A. TYPE OF ROOF: (1) BUILT UP ___ (2) FOAM ___ (3) SINGLE PLY MEMBRANE ___ (4) BALLASTED SINGLE PLY MEMBRANE ___ (5) RUBBERIZED EPDM ___ (6) COMPOSITION SHINGLES ___ (7) OTHER ___Comp tile style shingle___ B. INSPECTION CHECKLIST: (1) ROOF ACCESS ___ Ladder___ (2) PARAPET WALLS ___ N/a___ (3) ROOF DRAINS ___ Ok___ (4) FLASHING/COUNTER FLASHING ___ Ok___ (5) WALK PADS ___ N/a___ (6) OVERHANGING BRANCHES/VEGETATION ___ Ok___ (7) DEBRIS ___ Removed___ (8) TERMINATION BAR ___ N/a___ (9) ROOF PENETRATIONS ___ Ok___ (10) ROOF TOP EQUIPMENT CURBS ___ N/a___ (11) ROOF TOP UTILITY SERVICE LINES (I.E: ELECTRICAL/NATURAL GAS/ CONDENSATE/ HYDRONIC) ___ N/a___ (12) PITCH POCKETS ___ N/a___ (13) ALLIGATORING ___ N/a___ (14) BLISTERS/CRACKS ___ Ok___ (15) EXPOSED FOAM ___ N/a___ (16) GRAVEL STOPS ___ Ok___ (17) SEAMS ___ Ok___ (18) CONDITION OF FIELD ___ Good___ (19) EXCESSIVE PONDING ___ No___ (20) SIGNS OF LEAKAGE ___ No___ (21) OVERALL CONDITION ___ Good___ 4. COMPLETE WORK ORDER TIME AND MATERIALS. MANDATORY COMMENTS REQUIRED!!5. REPORT OUTSTANDING DISCREPANCIES TO SUPERVISOR FOR CORRECTIVE ACTION.NOTE: THIS WORK ORDER IS FOR PREVENTIVE MAINTENANCE ONLY. PLEASE HAVE A SEPERATE WORK ORDER CUT FOR ANY REPAIRS THAT MAY BE NEEDED.Tech report: Did PM roof inspection and removed debris.</p>
WBRW-Water Well House				
5/19/2006	WO-133440	5/25/2006	(Plumbers)There is a leak in the pump house around one of the gaskets that appears to be new. Also please repair the pressure valve on the potable water system. Mailstop: 1048	Replace leaking pipes on well pump and 1/4" piping for pressure switch. CCompleted .SP
6/19/2006	WO-135913	6/20/2006	Repair water leak in pump house. SLS.	Fix leak on pump + adjust pressure. Complete NG.

Walking Box Ranch Closed Work Orders

Requested	WO #	Closed	Work Description	Closing Comments
7/1/2006	WO-137180	10/30/2006	ROOF INSPECTION SERVICE- SEMIANNUAL	Tech report: Building insulation is falling down inside the building, missing 5 shingle tabs on the east side of the building.
10/26/2006	WO-149551	10/30/2006	The water pumps are not filling the fire tank. Please check on pumps. KD	No potable water to bldg - domestic water tank empty - main valve at well head was off. Completed. MC
12/28/2006	WO-154412	1/11/2007	(Plumbers) Please check the pump at WBR as there is no water flow in the trailer. Mailstop: 1048	Pump in well was not working we had pump replaced. Completed. MC
1/1/2007	WO-154092	4/12/2007	ROOF INSPECTION SERVICE- SEMIANNUAL	<p>ROOF INSPECTION SERVICE - SEMIANNUAL1. COORDINATE ACCESS TO ANY CRITICAL AREAS (I.E. RADIATION EXHAUST, PERCHLORIC ACID) WITH SUPERVISOR AND RISK MANAGEMENT & SAFETY DEPARTMENT AS REQUIRED.2. INSPECT ROOF AREA FOR CONSTRUCTION DEFECTS, OWNER ABUSE, GENERAL DETERIORATION, AND SIGNS OF WATER INFILTRATION.3. PERFORM COMPLETE ROOF INSPECTION TO INCLUDE THE FOLLOWING: A. TYPE OF ROOF: (1) BUILT UP ____ (2) FOAM ____ (3) SINGLE PLY MEMBRANE ____ (4) BALLASTED SINGLE PLY MEMBRANE ____ (5) RUBBERIZED EPDM ____ (6) COMPOSITION SHINGLES _x_ (7) OTHER ____ B. INSPECTION CHECKLIST: (1) ROOF ACCESS ____ by ladder ____ (2) PARAPET WALLS ____ none ____ (3) ROOF DRAINS ____ none ____ (4) FLASHING/COUNTER FLASHING ____ ok ____ (5) WALK PADS ____ none ____ (6) OVERHANGING BRANCHES/VEGETATION ____ none ____ (7) DEBRIS ____ removed ____ (8) TERMINATION BAR ____ none ____ (9) ROOF PENETRATIONS ____ none ____ (10) ROOF TOP EQUIPMENT CURBS ____ none ____ (11) ROOF TOP UTILITY SERVICE LINES (I.E: ELECTRICAL/NATURAL GAS/ CONDENSATE/ HYDRONIC) ____ none ____ (12) PITCH POCKETS ____ n/a ____ (13) ALLIGATORING ____ n/a ____ (14) BLISTERS/CRACKS ____ n/a ____ (15) EXPOSED FOAM ____ n/a ____ (16) GRAVEL STOPS ____ none ____ (17) SEAMS ____ ok ____ (18) CONDITION OF FIELD ____ fair ____ (19) EXCESSIVE PONDING ____ none at this time ____ (20) SIGNS OF LEAKAGE ____ on west side of roof ____ (21) OVERALL CONDITION ____ fair/poor ____ 4. COMPLETE WORK ORDER TIME AND MATERIALS. MANDATORY COMMENTS REQUIRED!!5. REPORT OUTSTANDING DISCREPANCIES TO SUPERVISOR FOR CORRECTIVE ACTION.NOTE: THIS WORK ORDER IS FOR PREVENTIVE MAINTENANCE ONLY. PLEASE HAVE A SEPERATE WORK ORDER CUT FOR ANY REPAIRS THAT MAY BE NEEDED.</p>

Walking Box Ranch Closed Work Orders

<i>Requested</i>	<i>WO #</i>	<i>Closed</i>	<i>Work Description</i>	<i>Closing Comments</i>
1/9/2007	WO-155032	1/11/2007	The automatic shut off failed on the well and overflowed. Kh.	Pump works ok now. Replaced pump, wire and 630 feet of pipe. Also insulated hose bib lines around property and provided a heater for the pump room. The automatic switch was changed from manual fill to auto. Completed. MC
1/16/2007	WO-155409	1/19/2007	The water pump is operating but not pumping. Kh.	Took heater - extension cord and shovel and pick to WBRW. Checked water, everything was ok. Completed. SP
5/22/2007	WO-166603	7/20/2007	ESTIMATE: (Vic Welbourne) Supply Cathy Willey ex. 55165 with an estimate to replace the water meter for the well that is reportedly not working. Mailstop: 1048	Estimate \$615.20. Completed. SP
7/1/2007	WO-169294	8/13/2007	ROOF INSPECTION SERVICE- SEMIANNUAL	Shingles missing on the west side of the ridge. Completed. MC
7/11/2007	WO-171025	8/2/2007	(Carpenter) Make repairs to the pump house so rodents can't enter and reside within. Bring custodial on this trip to clean up the pump house after repairs have been made. Mailstop: 1048	Looked at job to be done. Completed SP
8/3/2007	WO-173542	9/28/2007	Plumbers: Install new water meter to replace the non functional one. Mailstop: 1048	Installed new meter and investigated leak; found no leak. Complete NG
10/9/2007	WO-182037	12/13/2007	Please create a work order for the Plumbing shop to: Check the feasibility of installing electrical heat tape w/ weather resistant jacket and thermostatic control on exterior/exposed well water system piping and any other exterior/exposed water supply lines if deemed necessary. Thanks. Mailstop : 1048 Account # : 2101-216-1512	Pipe is installed and heaters are used. Unable to install electric heat tape due to unavailability of power. There is no time on this WO. Completed. DB
12/3/2007	WO-187347	12/13/2007	Plumbers - Handle in white box next to Pumphouse is stuck (used to fill Fire Tank)	Loosened handle on the shut off valve. Completed. MC
12/20/2007	WO-188658	12/21/2007	repair leak on booster pump Mailstop : 1048	Nipple broke off in pump had to get out threads and fix. Completed. dB
1/3/2008	WO-189629	4/17/2008	ROOF INSPECTION SERVICE- SEMIANNUAL	Inspected roof, it's in very poor condition, shingles blown off. A work order has been generated to re-roof the Pump House.
7/1/2008	WO-206447	1/6/2009	ROOF INSPECTION SERVICE- SEMIANNUAL	01/06/2009 13:08 BRPH - PM work order has not been turned in. Superceded by current PM cycle. No labor posted. 07/27/2009 12:52 BRPH - PM work order turned in w/ tech report: unable to complete on this cycle. Close D. Faulkner.
1/1/2009	WO-225145	7/27/2009	ROOF INSPECTION SERVICE- SEMIANNUAL	07/27/2009 12:52 BRPH - PM work order turned in w/ tech report: unable to complete on this cycle. Close D. Faulkner.

Walking Box Ranch Closed Work Orders

Requested	WO #	Closed	Work Description	Closing Comments
7/1/2009	WO-241556	10/23/2009	ROOF INSPECTION SERVICE- SEMIANNUAL	<p>A. TYPE OF ROOF: (6) COMPOSITION SHINGLES __x__ B. INSPECTION CHECKLIST: (1) ROOF ACCESS __ext ladder__ (2) PARAPET WALLS __n/a__ (3) ROOF DRAINS __n/a__ (4) FLASHING/COUNTER FLASHING __ok__ (5) WALK PADS __n/a__ (6) OVERHANGING BRANCHES/VEGETATION __n/a__ (7) DEBRIS __n/a__ (8) TERMINATION BAR __n/a__ (9) ROOF PENETRATIONS __n/a__ (10) ROOF TOP EQUIPMENT CURBS __n/a__ (11) ROOF TOP UTILITY SERVICE LINES (I.E: ELECTRICAL/NATURAL GAS/ CONDENSATE/ HYDRONIC) __n/a__ (12) PITCH POCKETS __n/a__ (13) ALLIGATORING __n/a__ (14) BLISTERS/CRACKS __n/a__ (15) EXPOSED FOAM __n/a__ (16) GRAVEL STOPS __n/a__ (17) SEAMS __ok__ (18) CONDITION OF FIELD __ok__ (19) EXCESSIVE PONDING __no__ (20) SIGNS OF LEAKAGE __no__ (21) OVERALL CONDITION __ok__ Did PM roof inspection.</p>
1/1/2010	WO-260506	5/27/2010	ROOF INSPECTION SERVICE- SEMIANNUAL	<p>A. TYPE OF ROOF: (1) BUILT UP __x__ B. INSPECTION CHECKLIST: (1) ROOF ACCESS __ladder__ (2) PARAPET WALLS __n/a__ (3) ROOF DRAINS __n/a__ (4) FLASHING/COUNTER FLASHING __ok__ (5) WALK PADS __n/a__ (6) OVERHANGING BRANCHES/VEGETATION __n/a__ (7) DEBRIS __removed__ (8) TERMINATION BAR __n/a__ (9) ROOF PENETRATIONS __ok__ (10) ROOF TOP EQUIPMENT CURBS __n/a__ (11) ROOF TOP UTILITY SERVICE LINES (I.E: ELECTRICAL/NATURAL GAS/ CONDENSATE/ HYDRONIC) __n/a__ (12) PITCH POCKETS __n/a__ (13) ALLIGATORING __n/a__ (14) BLISTERS/CRACKS __n/a__ (15) EXPOSED FOAM __n/a__ (16) GRAVEL STOPS __ok__ (17) SEAMS __ok__ (18) CONDITION OF FIELD __ok__ (19) EXCESSIVE PONDING __no__ (20) SIGNS OF LEAKAGE __no__ (21) OVERALL CONDITION __ok__ Did PM roof inspection, removed debris.</p>

Walking Box Ranch Closed Work Orders

Requested	WO #	Closed	Work Description	Closing Comments
7/1/2010	WO-276351	10/7/2010	ROOF INSPECTION SERVICE- SEMIANNUAL	A. TYPE OF ROOF: (1) BUILT UP x flat around cylo___ (6) COMPOSITION SHINGLES _x architectural/dimensions on gable___ B. INSPECTION CHECKLIST: (1) ROOF ACCESS ___ext ladder___ (2) PARAPET WALLS ___n/a___ (3) ROOF DRAINS ___n/a___ (4) FLASHING/COUNTER FLASHING ___ok___ (5) WALK PADS ___n/a___ (6) OVERHANGING BRANCHES/VEGETATION ___no___ (7) DEBRIS ___none___ (8) TERMINATION BAR ___n/a___ (9) ROOF PENETRATIONS ___ok___ (10) ROOF TOP EQUIPMENT CURBS ___n/a___ (11) ROOF TOP UTILITY SERVICE LINES (I.E: ELECTRICAL/NATURAL GAS/ CONDENSATE/ HYDRONIC)___n/a___ (12) PITCH POCKETS ___n/a___ (13) ALLIGATORING ___n/a___ (14) BLISTERS/CRACKS ___n/a___ (15) EXPOSED FOAM ___n/a___ (16) GRAVEL STOPS ___ok___ (17) SEAMS ___ok___ (18) CONDITION OF FIELD ___ok___ (19) EXCESSIVE PONDING ___no___ (20) SIGNS OF LEAKAGE ___no___ (21) OVERALL CONDITION ___ok___ Did PM roof inspection, roof appears to be in good condition.
9/1/2010	WO-284239	2/17/2011	Electricians - The light on the pump house does not shut off. The photocell may not get any sunlight due to the fixture location. Please fix accordingly so it shuts off in the daytime. Also the light over the barn/ shed is burned out. Please replace bulb.	Moved photocell so light would shut off. Complete. TM
1/1/2011	WO-294132	2/8/2011	ROOF INSPECTION SERVICE- SEMIANNUAL	A. TYPE OF ROOF: (6) COMPOSITION SHINGLES ___x___ B. INSPECTION CHECKLIST: (1) ROOF ACCESS ___ladder___ (2) PARAPET WALLS ___no___ (3) ROOF DRAINS ___ok___ (4) FLASHING/COUNTER FLASHING ___ok___ (5) WALK PADS ___n/a___ (6) OVERHANGING BRANCHES/VEGETATION ___n/a___ (7) DEBRIS ___ok___ (8) TERMINATION BAR ___n/a___ (9) ROOF PENETRATIONS ___ok___ (10) ROOF TOP EQUIPMENT CURBS ___n/a___ (11) ROOF TOP UTILITY SERVICE LINES (I.E: ELECTRICAL/NATURAL GAS/ CONDENSATE/ HYDRONIC)___n/a___ (12) PITCH POCKETS ___n/a___ (13) ALLIGATORING ___n/a___ (14) BLISTERS/CRACKS ___n/a___ (15) EXPOSED FOAM ___n/a___ (16) GRAVEL STOPS ___ok___ (17) SEAMS ___ok___ (18) CONDITION OF FIELD ___ok___ (19) EXCESSIVE PONDING ___no___ (20) SIGNS OF LEAKAGE ___no___ (21) OVERALL CONDITION ___ok___ Did PM roof inspection.
7/1/2011	WO-310686	1/10/2012	ROOF INSPECTION SERVICE- SEMIANNUAL	01/10/2012 10:09 KIDA - Labor has not posted and PM work order was not turned in. Superseded by current PM cycle.
10/19/2011	AD-9022	11/3/2011	AD Work Order - Pay Water Well Services \$2,500 for the repair of the well pump. Total cost of bill \$3,487.90, the remainder to be paid by BLM. Mailstop : 1048	11/03/2011 11:52 NARU - Completed. Invoice from Water Well Services, Inc. posted to work order.
1/1/2012	WO-329610	12/18/2012	ROOF INSPECTION SERVICE- SEMIANNUAL	12/18/2012 12:26 BRPH - Closed per open PM work order report. Labor has posted. Superseded by current PM cycle.

Walking Box Ranch Closed Work Orders

Requested	WO #	Closed	Work Description	Closing Comments
7/1/2012	WO-347268	9/10/2012	ROOF INSPECTION SERVICE- SEMIANNUAL	<p>ROO-S - ROOF INSPECTION SERVICE- SEMIANNUAL: ROOF INSPECTION SERVICE - SEMIANNUAL1. COORDINATE ACCESS TO ANY CRITICAL AREAS (I.E. RADIATION EXHAUST, PERCHLORIC ACID) WITH SUPERVISOR AND RISK MANAGEMENT & SAFETY DEPARTMENT AS REQUIRED.2. INSPECT ROOF AREA FOR CONSTRUCTION DEFECTS, OWNER ABUSE, GENERAL DETERIORATION, AND SIGNS OF WATER INFILTRATION.3. PERFORM COMPLETE ROOF INSPECTION TO INCLUDE THE FOLLOWING: A. TYPE OF ROOF: (1) BUILT UP ___x___ (2) FOAM ___ (3) SINGLE PLY MEMBRANE ___ (4) BALLASTED SINGLE PLY MEMBRANE ___ (5) RUBBERIZED EPDM ___ (6) COMPOSITION SHINGLES ___x Dimensional___ (7) OTHER ___ B. INSPECTION CHECKLIST: (1) ROOF ACCESS ___ Ladder ___ (2) PARAPET WALLS ___ N/a ___ (3) ROOF DRAINS ___ Ok ___ (4) FLASHING/COUNTER FLASHING ___ Ok ___ (5) WALK PADS ___ N/a ___ (6) OVERHANGING BRANCHES/VEGETATION ___ N/a ___ (7) DEBRIS ___ Removed ___ (8) TERMINATION BAR ___ N/a ___ (9) ROOF PENETRATIONS ___ Ok ___ (10) ROOF TOP EQUIPMENT CURBS ___ N/a ___ (11) ROOF TOP UTILITY SERVICE LINES (I.E: ELECTRICAL/NATURAL GAS/ CONDENSATE/ HYDRONIC) ___ N/a ___ (12) PITCH POCKETS ___ N/a ___ (13) ALLIGATORING ___ No ___ (14) BLISTERS/CRACKS ___ No ___ (15) EXPOSED FOAM ___ No ___ (16) GRAVEL STOPS ___ Ok ___ (17) SEAMS ___ Ok ___ (18) CONDITION OF FIELD ___ Ok ___ (19) EXCESSIVE PONDING ___ No ___ (20) SIGNS OF LEAKAGE ___ No ___ (21) OVERALL CONDITION ___ Ok ___ 4. COMPLETE WORK ORDER TIME AND MATERIALS. MANDATORY COMMENTS REQUIRED!!5. REPORT OUTSTANDING DISCREPANCIES TO SUPERVISOR FOR CORRECTIVE ACTION.NOTE: THIS WORK ORDER IS FOR PREVENTIVE MAINTENANCE ONLY. PLEASE HAVE A SEPERATE WORK ORDER CUT FOR ANY REPAIRS THAT MAY BE NEEDED.Tech report: Did PM roof inspection and removed debris.</p>