

Town of Alpine

230 Elk Run

The building is approximately 2,300 square feet (52.2 x 44) consisting of eight (8) separate rooms for examination and/or office areas, along with three (3) bathrooms, a janitorial closet, mechanical room, front desk space, lobby area and a laboratory area, a room used for emergency/trauma area, an extra room (no windows) that was utilized as an x-ray room and what appears to be an employee break room.

1.	Plumbing/Toilets	Public restroom lavatory toilet is not functioning, water piping comes in from an east exterior wall, there might be a shut off valve in the crawlspace, further review is needed. Physicians and Lab lavatories toilets are functioning.
2.	Handicap Ramp (Front)	Handicap ramp is functioning, new handrails need to be installed
3.	Smoke Detectors	Total of 4 smoke detectors in building, all units are sitting on counters; New 9 "V" batteries will need to be placed in all units, units need to be installed; (Smoke detectors are not hard wired, battery operation only).
4.	Shower Door (Employee Bathroom)	Shower Door needs adjustment
5.	Soap Dispensers	There are no soap dispensers, tenant responsibility
6.	Water Heater	Water Heater is from 2009; water heater should be replaced, water is warm, but not hot. A thermal expansion tank is needed
7.	Window Latch (Employee Bathroom)	Window was pushed down; latch is now working
8.	Blinds	There are blinds, they need to be removed
9.	Back Doors	Both back doors need to be replaced, poor maintenance
10.	Handicap Ramp (Back)	Handicap ramp is functioning, new handrails need to be installed
11.	Roof	The main portion of the building has a metal roof, some of the screws need to be tightened. Entry Roof is composite shingles, appears to be in fine condition
12.	Security System	There is a "Panic System" in place, there is no operational instructions (unsure if the system is in working order)
13	Heating System	The heating system is force air propane, this needs to be serviced, with a radiant cove heater in the lobby area. There is an air conditioning system, that is connected to the heating system, the air condenser is located on the east side of the building, this would need to be serviced as well.

Additional Notes:

Inside Building:

Entire building is in need of a good cleaning;

There is locking cabinets within the building, cabinets are unlocked; however there are no keys for these locking cabinets;

Light fixture outside Exam 3 needs to be looked at, by a licensed electrician;

Unable to locate light switches for the office area;

Keys for the front door -- do not work for the back doors;

The deadbolt on the northwest back door does not work;

All Emergency lighting needs to be looked at by a licensed electrician;

Back "Exit" sign needs new batteries, (no emergency lighting);

Vent pipes in the mechanical room need to be looked at for fire safety/compliance;

Janitorial closet electrical wires (internet cables etc..) need to be corrected for fire/safety compliance;

Outside Building:

Outside spring cleaning needs to be completed;

It is apparent that no parking lot maintenance has been done;

Missing light fixture in the front soffit; with electrical conduit hanging;

Stucco patch/repairs need to be completed on the back side of the building;

Area near the back steps has open areas that need to be closed up;

Some of the river rock on the east side of the building is falling off;

Sewer connection and sewer clean out for the old urgent care facility need to be capped off;

Water connection location for the old urgent care facility needs to be looked, it is unknown if it is leaking or if the moisture is due to snow melt;

The propane tank is currently at sixty (60%) percent capacity.

Other questions identified for payment:

Water/Sewer, Wi-Fi, Electric, Propane, Trash Services, Yearly Maintenance, Parking Lot, Sign Board, Painting Exterior, Snow Removal, Security System, Cleaning