

MYEC Maintenance Summary and Categorization

Operational/Preventative/Routine Maintenance Items

- Responsibility of Facility Management Entity
- Need to define operational/preventative/routine maintenance
- Need to remove items that do not meet the operational/preventative/routine maintenance definition
- Need to prioritize and determine timeline for maintenance

- Helium Tanks in Office closet
- Lockers have broken locks
- Missing ceiling tiles
- Grease and stains in kitchen
- Ice machines and coffee maker need RPZ to protect water supply
- Scoreboard requires servicing
- DJ Booth door readjusted
- Food court restroom changing table placement
- Location of trash receptacle and towel dispenser adjustment
- Replace urinal dividers and water closet dividers and clean plates (food court restroom)
- Floor tiles striped and polished (various areas)
- Bowling shoe door hinge for better operation
- Drywall repair and painting (patch)
- Storage closet shelving for gaming area
- Remounting of paper towel dispenser to wall not on shower door
- Movie area ceiling tile replacement, drywall repair/paint/patch
- Replacement of exit sign in east room
- Outdoor lighting on building need bulb replacement
- Sign graffiti removal

Code Maintenance

- Need to categorize violations as operational decision, usage of amenity beyond original scope/vision or building deficiency
- Need to determine operational modification until come into compliance
- Need to determine responsible entity for maintenance/repair
- Need to determine schedule for maintenance/repair and compliance “certification”

- Water pump for lobby fountain
- Temporary Lights with extension cords in skating area
- Water heater requires drip leg and expansion tank
- Hood for fryers
- GFI outlets in kitchen
- Stoves with no hoods
- Washer grey water drain line not to code
- Water heater new install not code compliant

Asset Management Maintenance

- Responsibility of the building owner i.e., City of Austin/Parks and Recreation Department
- Will provide estimated costs and funding sources being researched
- Need to prioritize repairs beyond roof and HVAC

- *Roof (funding in FY 2022 budget)*
- *HVAC (funding in FY 2022 budget)*
- ADA (Reception Window, lowering of sinks in skating area bathroom, water fountain heights, wall dividers in restrooms to allow path, grab bar adjustments, maintenance area unisex restroom sink height)- provided these situations were not created by facility management alterations
- Ceiling work in restrooms
- Parking lot lighting replacement/pole replacement
- Gutter attention
- Building pressure washed
- Bird Stop replacement
- Exterior door replacement

Facility Improvements/Upgrades

- While needed, the list below are enhancements that can be scheduled over time and should not impede operations but will be welcome aesthetic improvements- most if not all are the responsibility of the building owner i.e., City of Austin/Parks and Recreation Department
- Will provide estimated costs and funding sources being researched
- Need to prioritize repairs beyond roof and HVAC

- *Movie Theater/Sound/Lighting (project underway)*
- LED Lighting Lobby
- Paint (entire facility could benefit from fresh paint)
- Corner Guards to prevent chipped paint
- Carpet Replacement (Office, skating area, game area)
- Adjust sprinkler heads in skating area
- Replace laminate counter tops (skating, kitchen, bowling area)
- Automatic flush sensors on toilets
- Matching sink fixtures
- Tile behind the toilets in restrooms
- Add stainless behind/near dishwasher
- Kitchen flooring replacement
- DJ Booth replacement
- Food court cabinet replacement
- Ceiling tile replacement bowling
- New bowling ball holders
- Add outlets for games in game area
- Movie area floor tile replacement
- Exit door removable mullions (rear exit)

- Exterior lights on photocell
- Hose bib enclosure

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