Urich Maintenance Facility Improvement Description:

Fee owned structural improvements consist of the main maintenance building, a salt storage shed, two concrete containment structures (one with fuel equipment), and a small metal shed. There are also site improvements which are detailed below.

Maintenance Building: The main portion of the building is steel frame construction with metal roof and siding, and concrete floor. The smaller portion of the building is frame construction with brick veneer exterior, and metal covered roof. Gutters and downspouts are metal. Soffits, fascia, and door framings are metal. The structure has both metal sliding windows with screens and casement windows. There are exterior mounted lights. Total square footage of the building is 6,360 square feet.

The size of the larger portion of the building is 150' x 40' for an overall base square footage of 6,000 square feet. The interior of this portion consists of garage/shop area (appx. 5,520 sf) and two partitioned room areas (appx. total 480 sf). These partitioned rooms are located in the northeast corner and northwest corner of this portion of the building. The office area in the northeast corner is frame construction with painted drywall walls and ceiling. It has a window, a door and a ceiling fan with light. The former break room area in the northwest corner is frame construction with painted drywall walls and ceiling, and exterior walls of siding with shingle trim. It has several windows, a door, vinyl tile flooring, some lighting, and some wiring for lights. There is a water heater and furnace unit located above the former break room. There are a couple balcony areas totaling 408 square feet. The balconies are located in the northeast corner, and in the northeast corner of the western section of this portion of the building. The balconies are for storage and have minimal finish. This entire portion of the building has a height of 16' 10" to roof line according to old plans.

The garage/shop area has 5 overhead doors with 14' heights, 3 of which are 14' wide and 2 of which are 24' wide. All of the doors have electric openers. There are two partitioned walls running from front to back of the building, creating three sections. Ceilings are open to the framing but have blanket type insulation. There are various wall coverings within this portion of the building which include drywall, wood or plywood, and metal. There are lights throughout. There are 4 hanging gas-fired heaters, 5 ceiling fans and an exhaust fan through an outside wall. The partitioned area in the northwest corner was a former break room and is served by a separate heat pump system. Other items include a deep sink, water hydrant, work bench cabinets, and built in bins for storage.

The size of the smaller portion of the building is 15' x 24' for an overall base square footage of 360 square feet. This area is separated into two rooms and a rest room. This portion of the building has height of 10' 5" to roof line according to old plans. Floor finish throughout this area is vinyl tile. Wall coverings for this area are wood paneling in the office areas and fiberglass panels in the rest room. This area has primarily wood stained trim and wooden hollow core doors. There are dropped acoustic tile ceilings and fluorescent lighting. Heat and air for this section is by wall units. Restroom fixtures include a toilet, urinal and sink.

Salt Storage Shed: The salt storage shed measures 50' by 46' for a total of 2,300 square

feet. There are 3 bays and they are open to the southerly direction with curtain coverings. Construction is concrete partial walls with wood frame above. The exterior of the wood framed portion is covered with metal siding. The shed style roof is covered with metal. There is electricity to the building and light.

Empty Concrete Containment Structure: This structure measures 24' x 24' for a total of 576 square feet and has 3' high walls that are 8" thick.

Concrete Containment Structure with Fuel Equipment: This structure measures 29' x 11' for a total of 319 square feet and has 2' high walls that are 8" thick. There is an additional 4' of chain link fencing on top of the concrete walls. This structure is used for the fueling system containment. There is one 1,000 gallon diesel tank and a diesel pump/dispenser located in the area. There are a total of 23 concrete posts located around the perimeter of this containment area which measure 4 feet high and 7" in diameter.

Small Metal Shed: This structure measures 9' x 9' for a total of 81 square feet. The structure is frame construction with metal siding and roof. It has a wood floor, no electricity, and one door.

Site Improvements: Site improvements include paved and graveled areas, spreader bed racks, 2 propane tanks and a poled light near the entrance, and septic system.

Looking easterly from entrance

Northwest corner of property, and propane tank

Eastern portion of property

North side of main building

South and east ends of main building

Western end and north side of main building

racks

West and south sides of salt building

North and east sides of salt building and concrete containment structure

South and east sides of concrete containment structure

North and east sides of fuel containment area

South and west sides of fuel containment area, propane tank in distance

North and west sides of metal storage shed

South and east sides of metal storage shed

Western portion of shop area

Office area

bathroom

Former break area

Outside break area

Middle portion of shop area

Eastern portion of shop area