

**MISSOURI DEPARTMENT OF TRANSPORTATION
ATTACHMENT G
FACILITIES EXPECTATION FORM**

Note: This list should be used as a guide and not considered all inclusive. The offeror should use due diligence for any items not specifically addressed herein.

ASSET/ITEM- RESTROOMS	OUTCOME	EXPECTATIONS
Toilets and urinals	Clean and functional	<input type="checkbox"/> All toilets shall be clean and functional at all times. All toilet seats shall be attached and secured to the fixture. <input type="checkbox"/> Any chipped, cracked, leaking, inoperable or otherwise damaged toilets or toilet seats, flush valve, sensor or any toilet component shall be repaired or replaced. <input type="checkbox"/> All urinals shall be clean and functional at all times. At no time shall urinals be allowed to disperse water in such a manner that it spills onto the floor. Any urinal, cartridge, flush valve or sensor that is chipped, cracked or otherwise damaged shall be replaced.
Vault Toilets	Clean and functional	<input type="checkbox"/> All toilets shall be clean and functional at all times. All toilet seats shall be attached and secured to the fixture. <input type="checkbox"/> Toilet paper shall be in place at all times. <input type="checkbox"/> Vaults shall be emptied and the contents properly disposed on a regular basis so as to keep the vault toilet functional.
Sinks, counters, mirrors and chrome fixtures	Clean and functional	<input type="checkbox"/> All sinks, faucets, mirrors and countertops shall be clean and functional.
Restroom Odor Control	Odor free	<input type="checkbox"/> There shall be no objectionable odor and all air fresheners shall be functional at all times.
Stall partitions	Clean and functional	<input type="checkbox"/> All partitions shall be secure and all partition doors shall open and close properly and shall have the ability to be latched when closed. Any partition with any damage shall be repaired or replaced as applicable.
Drinking fountains	Clean and functional	<input type="checkbox"/> All water drinking fountains shall be free of defect, functional and clean.
Floors and entryways	Clean and good condition	<input type="checkbox"/> All floors shall be clean and in good condition <input type="checkbox"/> Floors shall be maintained at all times to prevent slippage between cleanings. <input type="checkbox"/> The Contractor shall provide notification and caution signs to the public denoting that the rest area floors may be "Wet or Slippery" during and after cleaning.
Toilet paper dispensers	Clean and functional	<input type="checkbox"/> All dispensers shall be clean, free of graffiti and functional at all times. <input type="checkbox"/> Toilet paper shall be in place in all stalls at all times.
Hand dryers, paper towels and hand soap	Clean and functional	<input type="checkbox"/> All hand dryers and paper towel dispensers shall be functional. <input type="checkbox"/> Soap dispensers shall not be allowed to run out of soap.
Trash containers	Clean and functional	<input type="checkbox"/> Each restroom shall have a sufficient number of trash containers so as to accommodate the volume of visitors without creating obstacles or overflow of containers. <input type="checkbox"/> Trash containers shall be kept clean and odor free.

Ceilings, vents, light fixtures and screens	Clean and good condition	<input type="checkbox"/> Ceilings shall be clean and in good condition. <input type="checkbox"/> All interior lights shall be functional and clean. <input type="checkbox"/> All emergency lighting shall be tested and functional at all times. <input type="checkbox"/> Vents shall be clean and functional. <input type="checkbox"/> Screens shall be clean and functional.
Baby changing/diaper changing stations	Clean, secure, functional, sanitary	<input type="checkbox"/> Station shall remain functional at all times <input type="checkbox"/> Straps shall be inspected and security verified <input type="checkbox"/> Shall be clean and sanitary <input type="checkbox"/> All mounting hardware shall be firmly installed <input type="checkbox"/> Bolt covers, caps, and other hardware shall be in place per manufacturer specifications <input type="checkbox"/> Station shall not be used for other than intended purpose.
ASSET/ITEM-BUILDING	OUTCOME	EXPECTATIONS
Doors and windows	Functional and in good repair	<input type="checkbox"/> All doors and windows shall be fully functional, able to open freely and easily, shall close tightly and securely and when closed shall remain flush to the frame. <input type="checkbox"/> All doors and windows shall be painted as necessary to maintain a uniform and consistent color, shade and cleanliness without broken glass, rust, chipped or peeling paint or hazard. <input type="checkbox"/> All doors and windows shall be without defect. <input type="checkbox"/> All windows shall be clean and streak free.
Plumbing	Inspected, functioning and compliant with current Building Code	<input type="checkbox"/> The plumbing system, to include all water and sewer lines owned and maintained by MoDOT outside and within buildings, shall be functional with no leaks at all times. <input type="checkbox"/> Water heaters temperature shall be set not greater than 120 degrees and functioning at all times.
Exterior walls	Clean and good condition	<input type="checkbox"/> All exterior walls shall be clean and in good condition. <input type="checkbox"/> All walls shall be painted as necessary to maintain a uniform and consistent color, shade and cleanliness.
Interior walls	Clean and good condition	<input type="checkbox"/> All walls shall be clean and in good condition <input type="checkbox"/> All walls shall be painted as necessary to maintain a uniform and consistent color, shade and cleanliness.
Gutters, downspouts and roof	Clear and good condition	<input type="checkbox"/> All roofs, roof drains, roof appurtenances, and gutters shall be clear of debris and functional as designed at all times.
Lights	Clean and good condition	<input type="checkbox"/> All lights shall be functional and clean. <input type="checkbox"/> All emergency lighting shall be tested and functional at all times.
Emergency generator	Inspected and functional	<input type="checkbox"/> The emergency generator shall be well maintained, regularly inspected and tested in accordance with the generators Operation and Maintenance Manual. <input type="checkbox"/> The emergency generator shall contain adequate fuel at all times to function as designed in case of an emergency power outage for an extended period of time.
Electrical system	Inspected, functioning and compliant with current Building Code	<input type="checkbox"/> The electrical system including the main power panel, distribution lines, individual switches and photocells, all fixtures and outlets shall be fully functional and safe at all times.

Heating, ventilation and cooling system	Inspected, functioning and compliant with current Operation and Maintenance Manuals	<input type="checkbox"/> The HVAC systems shall be functional at all times and maintained and operated in strict accordance with the equipment specific system's Operations and Maintenance Manuals. <input type="checkbox"/> All filters shall be specific to each system design requirement and shall be replaced as specified in system's Operations and Maintenance Manuals. <input type="checkbox"/> Supply and return vents shall be kept clean of dust and grime at all times.
Janitorial closet	Clean and good condition	<input type="checkbox"/> Closet and storage area shall be kept clean and orderly at all times.
Signs	Clean and good condition	<input type="checkbox"/> All signs shall be clean and legible at all times.
Graffiti	Site free of graffiti	<input type="checkbox"/> Shall remain free of graffiti. <input type="checkbox"/> Any obscene, vulgar or otherwise offensive graffiti shall be corrected or made non-visible immediately.
ASSET/ITEM-GROUNDS	OUTCOME	EXPECTATIONS
Picnic tables, slabs, play areas, and shelters	Clean and good condition	<input type="checkbox"/> All picnic tables, play areas, and shelters shall be clean, well maintained, and free of any defect.
Litter and vegetative debris	Site free of litter and vegetative debris	<input type="checkbox"/> Site shall remain free of any visible litter, vegetative debris and pet waste.
Trash and recycle containers	Available, functional, safe and secure	<input type="checkbox"/> Provide a sufficient number of trash containers and recycle bins so as to accommodate the volume of visitors without creating obstructions or overflow. <input type="checkbox"/> Trash containers and recycle bins shall be kept clean and odor free.
Informational boards	Neat, clean and up to date	<input type="checkbox"/> Informational boards shall be kept clean, neat, orderly in appearance and functional. <input type="checkbox"/> Time and/or date related information shall be kept up to date or removed when no longer needed. <input type="checkbox"/> Current and legible Missouri state maps shall be posted on these boards. <input type="checkbox"/> Only traveler related material is to be posted.
Sidewalks	Structurally sound	<input type="checkbox"/> The sidewalks shall be clean, safe and functional with no obstructions. <input type="checkbox"/> No separation in walking surface of 1/4 inch or greater. No unsealed cracks greater than 1/2 inch. <input type="checkbox"/> The contractor shall immediately make safe any deficiency that may endanger the public. <input type="checkbox"/> Repairs to sidewalks shall meet current Americans with Disabilities Act (ADA) design standards.
Fences	Secure and Unbroken	<input type="checkbox"/> All fencing along or within the rest area right of way, including fencing around lagoons, shall be functional and secure. <input type="checkbox"/> Gates shall be kept closed and locked at all times except when entering or leaving the rest area.
Vending area	Secure, clean and good condition	<input type="checkbox"/> Vending area shall be clean.
Trees and shrubs	Well maintained, pruned	<input type="checkbox"/> Overall appearance is neat and well-maintained. Ornamentals and shrubs pruned for optimal survival. <input type="checkbox"/> Trees shall be pruned in accordance with accepted standards. <input type="checkbox"/> Hazardous or dead trees shall be removed and or replaced after evaluation with MoDOT
Turf management	Well maintained, mowed, no bare ground	<input type="checkbox"/> All pedestrian grassed areas shall be attractive, prevent erosion, managed to survive, uniform in height (maintained between 2.5" to 5"). <input type="checkbox"/> No bare ground areas greater than 5 square feet. <input type="checkbox"/> No invasive or noxious weeds present. <input type="checkbox"/> Native grass areas shall be mowed once per year.
Landscaping	Well maintained, decorative, weed	<input type="checkbox"/> All flower beds and landscaping areas shall be kept free of invasive or noxious weeds. <input type="checkbox"/> Mulch as required to prevent weed growth.

	free	
Irrigation system	Functional and in good repair	<input type="checkbox"/> Irrigation systems, where present, shall be maintained in good working condition.
Pet comfort areas	Clean and good condition	<input type="checkbox"/> All pet comfort area signs shall be clean and legible at all times. <input type="checkbox"/> Shall be free from pet waste.
Snow removal (seasonal) (if applicable)	Removal of frozen precipitation	<input type="checkbox"/> Sidewalks, walkways, and pedestrian access points to the rest area buildings shall remain clear of snow and ice. <input type="checkbox"/> Where applicable, snow and ice shall be plowed from all driving surfaces and open parking areas within the rest area boundaries within four (4) hours after the end of the storm. Roadways and parking areas may be treated with appropriate snow removal chemicals as necessary. The use of magnesium chloride, or any product containing magnesium chloride, is not allowed. MoDOT will remove snow and ice from the entrance and exit ramps of the rest areas. <input type="checkbox"/> Snow and ice shall be removed from any areas requiring access as part of the operation of the rest area, specifically, but not limited to, dumpsters, water or utility buildings, wastewater treatment buildings or facilities.
SITE SAFETY	OUTCOME	EXPECTATIONS
MSDS sheets, emergency numbers, daily logs	Documents in place and up to date, available upon request	<input type="checkbox"/> Material Safety Data Sheets shall be posted for all necessary products and kept up to date. <input type="checkbox"/> Emergency numbers shall be posted. <input type="checkbox"/> Daily logs are to be maintained documenting work performed, items inspected and proof of personnel attendance.
ASSET/ITEM- DRIVEWAYS AND PARKING AREAS	OUTCOME	EXPECTATIONS
Pavements	Functional and in good repair	<input type="checkbox"/> All paved and gravel roadways and parking areas shall be maintained as constructed. <input type="checkbox"/> Pavements will have no more than two unrepaired potholes greater than 1.0 inch in depth and 72 square inches in area. <input type="checkbox"/> 90% of pavement shall be free of unsealed cracks greater than ¼ inch in width. <input type="checkbox"/> No areas of alligator/map cracking greater than 75 square feet. <input type="checkbox"/> Gravel parking areas shall be kept free of depressions and bumps. <input type="checkbox"/> Potholes shall be filled with approved patching material.
Lighting	Clean and functional	<input type="checkbox"/> All lighting fixtures within the rest area shall be clean and operational.
Signs/Delineators	Clean and functional	<input type="checkbox"/> All signs within the rest area right-of-way shall be functional and conform to MoDOT and MUTCD requirements. <input type="checkbox"/> All signs shall be clean and visible.
Striping/Symbols	Visible, functional and in good condition	<input type="checkbox"/> All stripings and markings shall be clearly marked and visible. <input type="checkbox"/> All curbed areas shall be striped or painted as appropriate.
Drainage	Open and functional drainage system, free of debris	<input type="checkbox"/> All drainage structures and ditches shall function as designed and be free of debris. <input type="checkbox"/> All areas exhibiting soil erosion shall be stabilized.
Shoulders	Functional and in good repair	<input type="checkbox"/> All aggregate shoulders shall be maintained as constructed, free of vegetation. <input type="checkbox"/> All paved shoulders shall be maintained free of potholes greater than 1.0 inch in depth and 72 square inches in area. <input type="checkbox"/> All paved shoulders shall have no unsealed cracks greater than ¼ inch in width.
Curbs	Functional and in good repair	<input type="checkbox"/> All curbs are in place, without defect, and intact.

ASSET/ITEM- WATER, WASTE WATER, WASTE TREATMENT SYSTEMS	OUTCOME	□ EXPECTATIONS
Water Supply Lines	Operating and functioning as intended	□ All water supply lines shall be operational and functioning as intended.
Waste Water Lines	Operating and functioning as intended	□ All waste water lines shall be operational and functioning as intended.
Waste Treatment Systems	Operating and functioning as intended	□ All waste treatment systems shall be operational and functioning as intended. □ Each system shall be 100% compliant with operating permits, Operation and Maintenance requirements, and Federal, state, and or local regulatory agency directives, orders and policies.
Lagoons	Operating and functioning as intended	□ Lagoons shall be 100% compliant with NPDES operating permit. □ The Contractor shall obtain outfall samples of all lagoon systems and have them laboratory tested for compliance with operating permit.
Lagoon and Waste Treatment System Sites	Clean and good condition	□ Lagoon and waste treatment system sites shall be mowed in accordance with NPDES operating permit. □ Animal dens shall be removed to prevent erosion of lagoon banks within 7 days of discovery or notification.
Lagoon and Waste Treatment System fences and signs	Clean and functional	□ All fencing and signs shall be clean and free of debris. □ All fencing around lagoons and waste treatment system shall be functional and secure. □ Lagoon signs shall be placed and maintained on each side of fenced area. □ Gates shall be kept closed and locked at all times.