

Appendix 12 – Potential Government Maintenance, Reconditioning, Renovation, and Improvement Projects
2016 Tofte Campground Prospectus

General Requirements

All job standards, as a minimum, will conform to the Forest Service publication "Cleaning Recreation Sites (December, 1995).

All materials, supplies and paint colors used by the concessionaire will be approved by the Forest Service before use, and maintenance will be performed according to Forest Service standards and approved Site Development Plans in order to be acceptable.

Types of M&R Work

Maintenance and reconditioning work is a condition of the special use permit. Holder maintenance and reconditioning includes activities that neither materially add to the value of the property nor appreciably prolong its life. The work serves only to keep the facility in an ordinary, efficient operating condition. The concessionaire is required to perform Holder Maintenance and Reconditioning (Holder M&R) at the concessionaire's expense.

Government M&R generally includes activities that arrest deterioration and appreciably prolong the life of the improvements. All Government M&R is performed at the sole discretion of the Authorized Officer. The Holder will be required to accomplish Government Maintenance and Reconditioning work (Government M&R), either for offset of the special use permit fee, or as a cooperator by agreeing to allow the Forest Service to use the permit fee to accomplish the work.

Maintenance and Reconditioning work includes both scheduled and unscheduled work. Scheduled maintenance and reconditioning will be defined for each recreation site through Holder M&R plans which will be prepared by the Forest Service and included in the final approved Annual Operating Plan. The following narrative provides an overview of the types of work that will be included in Holder M&R plans, as well as those M&R activities that will be the responsibility of the Government.

Scheduled M&R Work

The following examples define Holder and Government M&R responsibilities:

WATER SYSTEM:

Government:

The Government is responsible for the following items:

- Operation and maintenance of entire water system.
- Repairing broken water lines (including underground lines),
- Repairing or replacing valves or hydrants,
- Cleaning small storage tanks,
- All other general maintenance and minor repair.

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- Water testing, monitoring and treatment.
- Capital replacement of water systems.

ROADS, PARKING AREAS, WALKWAYS, CAMP UNIT SPURS, DOCKS

Holder:

The Holder is responsible for:

- Maintain campground parking pads, camping spurs and turnouts, paths, trails, handrails, stairs, gates and footbridges within campgrounds by filling in holes, patching, raking, brushing, and otherwise repairing as damage occurs.
- Monitoring and identifying hazard trees. After securing FS approval the permit holder is required to remove hazard trees and associated slash.
- Removal of other vegetative debris from recreation site roads, trails, bridges, campsites, and parking lots.
- Cleaning and maintaining culverts.

Government:

The Government is responsible for:

- Maintain the running surface and make subsurface structural repairs to roads and parking lots (excluding camping spurs and turnouts).
- Maintain dock, put it in the water at beginning of season, pull out at the end of season.

DEVELOPED SITES

Holder:

The Holder is responsible for:

- Maintain sites that are free of litter and domestic waste
- Number of visitors and vehicles are kept at or below site capacity.
- High risk site conditions which develop during the use season, are corrected immediately, or identified to protect the public, or the site is closed.

SEWAGE SYSTEMS

Holder:

The Holder is responsible for:

- Pumping and disposal of vaults and septic tanks.
- Controlling objectionable odors at toilets.

Government:

The Government is responsible for:

- Replacement of collapsed vaults, etc.

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BUILDINGS

Holder:

The Holder is responsible for:

- Interior painting of approximately 1/3 of existing buildings within the Campgrounds per year, as determined by the Forest Service.
- Exterior staining of approximately 1/3 of existing buildings within the Campgrounds per year, as determined by the Forest Service.
- Repair and replace fixtures, door locks, broken windows and doors as discovered.
- Repair interior walls and ceilings.
- Repair roofs, interior & exterior walls as damage is discovered.
- Graffiti is removed within 48 hours of discovery or notification.
- Vandalism is corrected or mitigated within one week of discovery or notification.

Government:

The Government is responsible for:

- Restore and replace buildings as funding becomes available with buildings that meet accessibility standards and odor-free requirements.
- Perform major structural repairs.
- Re-roof buildings and replace exterior siding as funding becomes available.

BARRIERS, SIGNPOSTS, CAMPSITE POSTS

Holder:

The Holder is responsible for:

- Responsible for installation and replacement as needed.
- Keep all sign and site posts straight and replace as necessary.

TABLES, FIRE RINGS, AND STOVES

Holder:

The Holder is responsible for:

- Sand and refinish tabletops and benches,
- Remove carvings into tabletops,
- Replace broken planks as necessary.
- Install replacement fire rings/stoves,
- Repair tables and fire rings as needed.

Government:

The Government is responsible for:

- Provide replacement fire rings / tables as necessary.

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SOLID WASTE

Holder:

The Holder is responsible for:

- Garbage removal.
- Garbage areas are free of litter and free of objectionable odors.
- Garbage does not exceed the capacity of the garbage containers.
- Repair, clean, paint or replace garbage cans and dumpsters.
- Maintain garbage can and dumpster pads.
- Assure dumpsters and cans meet bear resistant guidelines.

SIGNS AND BULLETIN BOARDS

Holder:

The Holder is responsible for:

- Install, repaint, maintain, or repair signs, including recreation site entrance signs, as needed.
- Maintain, in an uncluttered state, posters and information on bulletin boards with current seasonal information.

Government:

The Government is responsible for:

- Replace campground entrance signs and bulletin boards.
- Replace signs.

VEGETATION MANAGEMENT

Holder:

The Holder is responsible for:

- Falling and bucking hazard trees and limbs prior to opening facilities at the beginning of the season, as well as during the operating season.
- Cleanup of all vegetative debris.
- Planting of shrubs, trees, and grasses as approved by the Forest Service.
- Notify Forest Service immediately of any new hazard trees discovered during the operating season.
- Correction or preventing loss of vegetation and erosion caused by recreation use.

Government:

- Environmental review and approval of all vegetation management proposals.

Unscheduled M&R work occurs as unexpected maintenance needs arise.

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Holder Performance of Government M&R Work

The permit holder may perform Government M&R in one of two ways:

- The permit holder can agree to physically perform the work. If the permit holder performs the Government M&R, an amount equal to the value of the maintenance performed will be subtracted from the fee owed to the Government and/or refunded from fees previously paid.
- If the permit holder does not agree to physically perform the Government M&R, the permit holder and the Forest Service will enter into a collection agreement. This agreement allows the special use permit fee collected from the permit holder to be set aside. The Forest Service can then use this money to perform the Government M&R.

Specific Government M&R duties will be agreed to at the beginning of each operating season including the value of the Government M&R work. The permit holder will notify the Forest Service at that time whether he/she plans to physically do the Government M&R items, or enter into a collection agreement for the Forest Service to perform the work.