

## **Appendix 12**

Sample  
Holder Maintenance, Reconditioning, Renovation (MRR)

And

Government Maintenance, Reconditioning, Renovation and  
Improvement Plan (MRRI)

**Holder Maintenance, Reconditioning, or  
Renovation Plan  
(MRR)**

The holder, at his/her expense, is required to perform holder maintenance and reconditioning according to this MRR Plan. This MRR Plan will be incorporated into the Annual Operating Plan.

Holder maintenance and reconditioning are 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. Examples include, but are not limited to, interior decorating, interior painting, repair of broken windows, light bulb replacement, cleaning, unplugging drains, drive belt replacement, preventive maintenance, lubrication of motors, greasing, servicing, inspecting, oiling, adjusting, tightening, aligning, watering, weeding, sweeping, waxing, refinishing picnic tables, routine housekeeping, grading of interior roads, cleaning of ditches, water system repairs, etc.

The holder shall obtain any licenses and certified inspections required by regulatory agencies and follow federal, state, and local laws, regulations, and ordinances, industry standards, or codes applicable to the permitted operation.

The permit holder's responsibility to perform unforeseen major repairs or replacement of facilities will be limited to a maximum of \$1,000 per occurrence. Costs over this amount can be charged to government M&R (however, they must be submitted to the FS for approval prior to implementing). This limitation does not apply to events attributed to permit holder actions or negligence; under these conditions, the permit holder will be fully responsible for repair/replacement costs.

**Holder MRR Plan**

<b><u>Maintenance Requirement</u></b>	<b><u>Frequency</u></b>	<b><u>Remarks</u></b>
Safety and maintenance inspection completed and documented at all sites.	Annually, prior to season opening.	Use forms developed in coordination with FS
Graffiti is removed or sanded/painted over.	Within 48 hours of discovery or notification	FS must approve materials
Repair vandalism	Within 1 week of discovery or notification	FS must approve materials
Remove visitor-made fire rings, other unapproved user constructed improvements.	Prior to opening, and within 48 hours of discovery thereafter.	
Nails, ropes, wires, other hazards removed.	Prior to opening, and as discovered thereafter	
Straighten/replace broken/ Missing barriers, site marker signs, and posts.	Within 1 week of discovery or notification.	FS must approve materials
Inspect, repair, and paint all bulletin boards. Remove old nails and staples.	1-2 times per year.	FS must approve materials
Inspect, repair, and paint all fee station signs.	Prior to season opening.	FS must approve materials

<b><u>Maintenance Requirement</u></b>	<b><u>Frequency</u></b>	<b><u>Remarks</u></b>
Inspect, repair, and paint all recreation signs on sites.	Prior to season opening, as needed thereafter.	FS must approve materials
Post posters and paper signs, inspect/replace for damage/weathering.	At season opening, as needed thereafter (when damaged/weathered)	FS must approve all signs.
Pump all vault toilets.	When $\frac{3}{4}$ full, and at end of season.	
Inspect, repair, &/or replace toilet roofs, light fixtures, vents/screens	Prior to season opening, as needed thereafter.	FS must approve materials
Inspect, repair, &/or replace all toilet door locks	Prior to opening and after closing	
Inspect, repair and/or replace all toilet seats, leaking plumbing fixtures, and bathroom fixtures.	Prior to season opening, as needed thereafter.	FS must approve materials
Paint exterior/interior/floors of toilet buildings	Every 2-3 years, or as needed.	FS must approve materials
Operate composting toilets.	Refer to FS provided operations manual.	FS to provide operations manual.
Stir compost in composting toilets.	Minimum 1 time a day during operating season	
Level compost in composting toilets.	Minimum 1 time a day, as needed.	
Clean toilets, campgrounds	Checked twice a day; Cleaned At least twice a day, mid-morning/late afternoon	
Clean toilets, day use sites	Once a week, or as needed.	
Odor control	Before odors become objectionable	Use product specified in Operating Plan, or equivalent.
Grade interior campground roads, walkways and pathways, clean culverts and ditches	1 time per year.	To FS maintenance specifications.
Grade, level, rake and clear debris/obstructions from walkways/pathways	Prior to opening and upon discovery or notification thereafter throughout season.	
Fill in potholes in campground and picnic area roads/walkways	Prior to opening and upon discovery or notification thereafter through season	To FS maintenance specifications.
Brush or mow around facilities, pathways, walkways, traffic barriers, etc.	Prior to season opening and as needed thereafter.	
Inspect, repair, and/or replace fences surrounding and within sites.	Prior to opening, and as needed thereafter.	FS must approve materials
Inspect all vehicle gates, repair bent sections, and paint	Prior to opening, and as needed thereafter.	FS must approve materials

<b><u>Maintenance Requirement</u></b>	<b><u>Frequency</u></b>	<b><u>Remarks</u></b>
Maintain water systems. Inspect, repair, and/or replace leaking water system fixtures.	According to Appendix F: Operation of Federally Owned Drinking Water Systems.	To FS maintenance specifications.
Excavate and clean water faucet sumps.	Prior to season opening, as needed thereafter.	
Test potable water.	Prior to season opening, monthly thereafter.	See Appendix F.
Winterize water system, including all hydrants.	At closing.	See Appendix F.
Level, rake, and clean debris/ Obstructions from tent pads, spurs and camp areas.	Prior to opening.	
Inspect/caulk or seal cracks in concrete tent, firering, and other concrete facilities.	1 time per year.	FS must approve materials
Inspect, repair, and/or replace all firerings and grills	2 times a year	FS must approve materials
Remove and properly dispose of ashes from firerings	When 4" in depth, or ½ full	Ash must be disposed of off of NF lands.
Clean grease and food particles from firerings and grills.	After site is vacated.	
Seal concrete tables. Paint wooden and aluminum tables.	1 time per year	FS must approve materials
Inspect, repair, and replace picnic table planks.	Prior to opening and upon discovery or notification thereafter through season.	FS must approve materials
Paint all benches.	1 time per year	FS must approve materials
Inspect, repair, paint, and/or replace garbage cans.	Prior to opening, and as needed through season.	FS must approve materials
Patrol grounds within permit area to collect, and remove litter.	1 time per week minimum.	
Remove garbage and collected recycled materials.	Weekly or more frequently, as needed.	
Trash scattered by animals, people, or weather is collected and removed	Immediately upon discovery or notification through season.	
Identify and remove hazard trees.	Prior to opening, and upon discovery or notification thereafter through season	FS must review identified trees prior to removal.
Inspect and clean sewer dump station.	1 time per day, clean upon discovery/notification of unsanitary conditions.	
Winterize dump station, remove and store stand pipe	At closing.	

**Sample Government MRRI Projects**

<b><u>Project:</u></b>	<b><u>Estimated Cost:</u></b>
Replace deteriorated entrance/fee station bulletin boards and supporting structures per FS specifications (5 panels) at Smokey Bear CG.	\$1,125
Replace campground-information orientation sign at entrance/fee station with fiberglass embedded signs per FS design and specifications. FS will provide camera-ready design at Smokey Bear CG.	\$2,500
Rehabilitate trails accessing Campsites 8, 9, and 10 at Smokey Bear CG.	\$825
Install Class 6 rock rip-rap for erosion control at end of and along parking spur at Campsite 21 at Smokey Bear CG.	\$1,320
Convert Campsites 1 and 2 into a two-family, accessible campsite per FS specifications. Relocate one table and one pedestal grill. Level pad at Campsite 21. Construct accessible route to site, and sign as accessible At Smokey Bear CG.	\$1,353
Replace table, fire ring, and pedestal grill with accessible furnishings. Level campsite and construct accessible route at Smokey Bear CG.	\$1,135
Replace double gate on main road to upper loops.	\$1,500
Remove post-and-rail barrier in parking spur for Campsite 59 and rock spur.	\$250
Replace existing grills with accessible pedestal grills at Campsites 26, 29, 44, 47-53, and 58.	\$1,800
Replace rip-rap and culvert at washed-out road near Campsite 6.	\$1,000
Level ground around fire rings, pedestal grills, and table pads at 22 campsites.	\$2,400
Remove existing pit toilet and replace with single-unit, accessible SST.	\$13,000
Replace worn-out group cooking stoves and grills with group pedestal grills at Group Campsites 2 and 3.	\$2,700
Replace two pit toilets with two sealed-vault toilets, using FS SST design and specifications.	\$18,000
Weed-treat (as preparation for paving) and repave 40,000-square-foot parking lot.	\$40,000
Purchase & Install 15 REPLACEMENT - Pilot Rock, Model XT/CB-6VW/E, brown expanded metal tables to replace bad tables at Smokey Bear CG.	\$16,275
Purchase & Replace to specs, 15 - model Pilot Rock FS 30/18/PA firerings @ \$222/ea + est \$60 ea shipping for total cost \$282 ea + labor at Smokey Bear CG.	\$ 4,875

Purchase & deliver 42 tons (3 dumptruck loads) of 3/4" road base to Smokey Bear CG to replaced eroded gravels fines around living spaces	\$ 1,140
Order & Install two (2) new entrance sign at Smokey Bear CG to replace worn out signs from Wood Products in Parlin, CO (Size = RS-2 40" X 63") Purchase & install 2 Shield signs (S-10") \$49 ea and 2 NF Credit Line signs (P-56 5.5" X 56") \$92 ea	\$ 1,695
Form and pour a 172" X 6" concrete rill lip across the front of the toilet apron to keep toilet accessible. Plans for lip located at District office. Less than 1 yard concrete	\$ 200
Trappers - FS crew through collection agreement agreement: tractor & crew to haul rock & spread gravel around CGs	<u>\$ 6,400</u>