
Appendix E: Maintenance and Reconditioning

General Requirements

All job standards 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 which 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 which will be included in Holder M&R plans, as well as those M&R activities which will be the responsibility of the Government.

Scheduled M&R Work

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

WATER SYSTEM:

Holder: Responsible for operation and maintenance of entire water system with the exceptions indicated below. Responsible for repairing broken water lines (including underground lines), repairing or replacing valves or hydrants, cleaning small storage tanks (not requiring ingress into confined space), and all other general maintenance and minor repair.

Government: Responsible for capital replacement of water systems. Cleaning of large water tanks requiring physical entry into confined spaces. Responsible for water testing, monitoring and treatment

ELECTRICAL DISTRIBUTION SYSTEM

Holder: Paying all electric bills, maintenance of generators, all other maintenance except wiring/electric panels in pump houses.

Government: All wiring / electrical panel maintenance at pumphouses.

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

Holder: 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. Clean up hazard trees or blowdown following falling and bucking. Removal of other vegetative debris from recreation site roads, trails, bridges, campsites, and parking lots. Sweep leaves/needles from road surfaces at the beginning of the season. Removal of needles and vegetation swept into berms and/or left alongside roads by sweeper, to facilitate proper drainage and drying of the road surface. Brush and limb along interior campground roads.

Government: Maintain the running surface and make subsurface structural repairs to roads and parking lots (excluding camping spurs and turnouts) including patching cracks and potholes. Perform routine maintenance and make structural repairs to road bridges. Buck blowdown timber for removal by Holder.

BOAT RAMPS, FLOATS, BUOYS, SWIM AREAS

Holder: Maintenance of boatramps as damage is discovered..

Government: Replacement of concrete ramps and bouys when broken and/or needed.

SEWAGE SYSTEMS

Holder: Pumping and disposal of vaults and septic tanks. Responsible for controlling objectionable odors at toilets.

Government: Maintenance and repair of

pipes, drainfields, and pumps. Replacement of collapsed vaults, septic systems, etc.

WASTE WATER COLLECTORS

Holder: Maintenance and repair, including replacement of rings and rework drainfields as necessary.

BUILDINGS

Holder: Interior painting of approximately 1/3 of existing buildings within the permit area per year, as determined by the Forest Service. Repair and replace fixtures, screens, door locks, broken windows and doors as discovered. Repair interior walls and ceilings. Repairs to roofs and exterior walls as damage is discovered.

Government: Restore and replace buildings as funding becomes available with buildings which meet accessibility standards and odor-free requirements. Perform major structural repairs. Exterior repainting of buildings. Reroof buildings and replace exterior siding as funding becomes available.

BARRIERS, SIGNPOSTS, CAMPSITE POSTS

Holder: Responsible for installation and replacement as needed. Keep all sign and site posts straight and replace.

TABLES, FIRE RINGS, AND STOVES

Holder: Sand and refinish tabletops and benches, remove carvings into table tops, replace broken planks as necessary. Install replacement fire rings/stoves, repair tables and stoves/fire rings as needed.

Government: Provide replacement stoves/fire rings/tables as necessary.

SOLID WASTE

Holder: Garbage removal. Repair, clean, paint or replace garbage cans and dumpsters. Maintain garbage can and dumpster pads and enclosure screens.

SIGNS AND BULLETIN BOARDS

Holder: Install, repaint, maintain, or repair signs, including recreation site entrance signs, as needed. Replace signs, with the exception of Forest Service signs. Maintain posters and information on bulletin boards. Furnish Forest Service posters and signs. Repaint, maintain, or repair bulletin boards as needed.

Government: Replace campground entrance signs and bulletin boards as needed.

VEGETATION MANAGEMENT

Holder: Conduct inventories to identify hazard trees and limbs. Falling and bucking hazard trees and limbs as necessary prior to opening facilities at the beginning of the season, as well as during the operating season, and for bucking blowdown. Cleanup of all vegetative debris, including cleanup of bucked hazard tree limbs and logs not marked for sale by the Forest Service. 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. Brush and limb along interior campground roads.

Government: Provide tree seedlings when available. Environmental review and approval of all vegetation management proposals.

MAINTENANCE IN CONFINED SPACES

Government: Forest Service to perform all cleaning and maintenance activities in areas meeting the OSHA definition of confined space. This will primarily apply to the cleaning of large water tanks where physical ingress into the tank is required.

Unscheduled M&R work occurs as unexpected maintenance needs arise. Table E1 provides general guidance on Holder and

Government responsibilities for unscheduled maintenance.

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 may 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.

Holder and Government Responsibilities for Unscheduled Maintenance and Reconditioning

Table E1 specifies Holder and Government

responsibilities for unscheduled M&R.

The following definitions apply to Table E1:

Routine Maintenance and Reconditioning:

Includes cleaning and repair due to any cause to keep the facility operational, neat, sanitary, and safe to use. Cost of the work may be up to 50% of the replacement cost of the facility item being repaired.

Replacement (Government): Includes repair of facilities when the cost of the work

will be greater than 50% of replacement cost, as well as total replacement. Includes repair or replacement resulting from any cause except fire and other casualty, including vandalism, when such loss is covered by the Holder's insurance (see Special Use Permit Clause III(I)2.)

Replacement (Holder): Includes repair of facilities when the cost of the work will be greater than 50% of replacement cost, as well as total replacement, regardless of cause.

TABLE E1 --- Holder and Government Unscheduled Maintenance and Replacement Responsibilities				
FACILITY	HOLDER		GOVERNMENT	
	ROUTINE MAINTENANCE	REPLACEMENT	ROUTINE MAINTENANCE	REPLACEMENT
Picnic Tables	XX			XX
Fireplaces/Devices	XX			XX
Traffic Control Devices	XX			XX
Bulletin Boards	XX			XX
Posters	XX	XX		
Signs, Posts:				
Highway	XX			XX
Directional	XX			XX
Entrance	XX			XX
Site posts	XX	XX		
Fee Collection Boxes	XX			XX
Gates	XX			XX
Locks	XX	XX		
Bridges (walking)	XX			XX
Bridges (vehicle)			XX	XX
Dumpsters	XX	XX		
Garbage Cans	XX	XX		
Fences, retaining walls	XX			XX
Tool Cache (fire)	XX	XX		
Sewage hookups	XX			XX
Grey Water Sump	XX			XX
Roads, Parking Lots	XX			XX
Camping Pads and Turnouts	XX			XX
Walkways, trails	XX			XX
Landscaping	XX			XX

TABLE E1 --- Holder and Government Unscheduled Maintenance and Replacement Responsibilities (continued)				
Electrical Systems	XX			XX
Water and Sewage Systems				
Underground and aboveground lines	XX			XX
Pumps	XX			XX
Hand Well Pumps	XX			XX
Hydrants	XX			XX
Storage Tanks	XX			XX
Catch basins	XX			XX
Faucets, valves	XX	XX		
Buildings				
Roof	XX			XX
Siding	XX			XX
Structural			XX	XX
Doors , windows	XX	XX		
Hinges, handles, hardware	XX	XX		