

Appendix 24

Example

Holder Maintenance, Reconditioning and Renovation
(MRR) Plan

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

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, additional requirements for specific sites shall be incorporated during the permit period.

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.

This is an example of a plan that consolidates Maintenance Activities into a single table. A table such as this is not required, but can help with managing the maintenance program.

MRR Plan

<u>Maintenance Requirement</u>	<u>Frequency</u>	<u>Remarks</u>
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 mat'ls
Repair vandalism.	Within 1 week of discovery or notification	FS must approve mat'ls
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	Nails, ropes, wires, other hazards removed.
Straighten/replace broken/ Missing barriers, site marker signs, and posts.	Within 1 week of discovery or notification.	FS must approve mat'ls
Inspect, repair, and paint all bulletin boards. Remove old nails and staples.	1-2 times per year.	FS must approve mat'ls
Inspect, repair, and paint all fee station signs.	Prior to season opening.	FS must approve mat'ls
Inspect, repair, and paint all recreation signs on sites.	Prior to season opening, as needed thereafter.	FS must approve mat'ls

2012 Prospectus for Campground and Related Granger-Thye Concessions, on the Grand Mesa, Uncompahgre, and Gunnison National Forests beginning January 1, 2013

<u>Maintenance Requirement</u>	<u>Frequency</u>	<u>Remarks</u>
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 vault toilets.	When <18" to bottom of riser,.	
Inspect, repair, &/or replace toilet roofs, light fixtures, vents/screens	Prior to season opening, as needed thereafter.	FS must approve mat'ls
Inspect, maintain and minor repair of toilet door locks	Prior to opening and after closing, during season.	
Inspect, repair toilet seats, leaking plumbing fixtures, and bathroom fixtures.	Prior to season opening, as needed thereafter.	FS must approve mat'ls
Paint exterior/interior/floors of toilet buildings	Every 2-3 years, or as needed.	FS must approve mat'ls
Clean toilets.	Checked twice a day; Cleaned At least once a day, mid-morning	
Odor control	Before odors become objectionable	Use product specified in Operating Plan, or equivalent.
Inspect interior campground roads, spurs walkways and pathways, clean culverts and ditches, trim vegetation for clearance.	1 time per year or as needed (storm events, unusual traffic).	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 and perform minor maintenance on fences surrounding and within sites.	Prior to opening, and as needed thereafter.	FS must approve mat'ls
Inspect all vehicle gates, repair bent sections, and paint	Prior to opening, and as needed thereafter.	FS must approve mat'ls
Maintain water systems. Inspect, repair, and/or replace leaking water system fixtures.	According to Appendix F: Operation of Federally Owned Drinking Water Systems.	FS must approve mat'ls
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.

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<u>Maintenance Requirement</u>	<u>Frequency</u>	<u>Remarks</u>
Level, rake, and clean debris/ Obstructions from tent pads, spurs and camp areas.	Prior to opening and between occupancies.	
Inspect/caulk or seal cracks in concrete tent, fire-ring, and other concrete facilities.	1 time per year.	FS must approve mat'ls
Inspect or repair all fire-rings and grills	2 times a year	FS must approve mat'ls
Remove and properly dispose of ashes from fire-rings	When 4" in depth, or ½ full	Ash must be disposed of off of NF lands.
Clean grease and food particles from fire-rings and grills.	After site is vacated.	
Seal concrete tables. Paint or stain wooden and aluminum tables.	1 time per year, unless excepted by PA.	FS must approve mat'ls
Inspect and repair picnic table or bench planks.	Prior to opening and upon discovery or notification thereafter through season.	FS must approve mat'ls
Paint or stain all benches.	Every 3 years or as needed, determined by PA.	FS must approve mat'ls
Inspect, repair, paint all garbage cans/dumpsters. Replace vendor supplied garbage cans when condition deteriorates.	Prior to opening, and as needed through season.	FS must approve mat'ls
Patrol grounds within permit area to collect, and remove litter.	2 times 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.	
Remove hazard trees.	Prior to opening, and upon discovery or notification thereafter through season	FS must review id'ed trees prior to removal.
Inspect and clean sewer dump station, septic tanks or holding tanks..	1 time per day, clean upon discovery/notification of unsanitary conditions.	