

Appendix 21: Maintenance and Reconditioning Responsibilities

Permit FS-2700-4h) Section IV.E.
Permit Fees and Accounting Records –
Granger Thye Fee Offset
1. Definitions

Maintenance and Reconditioning Responsibilities

General Requirements

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

Additional standards can be found in Appendix 19 National Quality Standards for Recreation Site Management.

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 Maintenance and Reconditioning Work

Maintenance and reconditioning work (M&R) 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.

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.

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.)

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 in accordance with the Forest Service “Water and Waste Water Operations and Maintenance Manuals” where these reference materials are applicable. Responsible for repairing broken water lines (including underground lines), repairing valves or hydrants, cleaning storage tanks, and all other general maintenance and minor repair. Responsible for water testing, monitoring and treatment.

Government: Responsible for capital replacement of water systems and water system components.

ELECTRICAL DISTRIBUTION SYSTEM

Holder: Paying all electric bills, maintenance of generators, all other maintenance.

Government: Responsible for capital replacement of electrical systems and electrical system components.

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

Holder: Maintain improved campground parking pads/sites, 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. Remove hazard trees which have been designated by the Forest Service. Removal of other vegetative debris from recreation site roads, trails, bridges, campsites, and parking lots. Cleaning and maintaining culverts and road ditches. Sweeping roads. Removal of needles and vegetation swept into berms and/or left alongside roads by the road sweeper, to facilitate proper drainage and drying of the road surface.

Government: Maintain the running surface and make subsurface structural repairs to improved roads, parking lots, camping spurs, and turnouts including patching cracks and potholes. Perform routine maintenance and make structural repairs to road bridges.

FLOATS, BUOYS, SWIM AREAS

Holder: Seasonal installation and daily maintenance of buoys, floats and swim lines. Maintenance of beach surface (drag the beach each evening or morning when the gate is closed).

Government: Replacement of floats and buoys. Major reconstruction/stabilization/nourishment of beach surface.

SEWAGE SYSTEMS

Holder: Maintenance and repair of pipes, drainfields, and effluent pumps. Pumping and disposal of vaults and septic tanks. Responsible for controlling objectionable odors at toilets. Responsible for maintaining a wastewater annual maintenance log for each campground.

Government: Replacement of collapsed vaults, septic systems, effluent pumps, and capitol replacement of system components.

WASTE WATER COLLECTORS

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

BUILDINGS

Holder: Interior painting of approximately 1/3 of existing buildings per year, as determined by the Forest Service. Repair and replace fixtures, screens, toilet vents, vent pipes, door locks, door closers, broken windows and doors when discovered. Remove graffiti within 48 hours of discovery. Repair minor damage to interior walls and ceilings. Repair minor damage to roofs and exterior walls as damage is discovered. Rake limbs and needles from roofs as needed.

Government: Restore and replace buildings as funding becomes available with buildings which meet accessibility standards and odor-free requirements. Perform major structural repairs (excluding repair work to refurbish the interior of buildings due to graffiti or vandalism). Exterior repainting of buildings. Reroof buildings and replace exterior siding as funding becomes available.

BARRIERS, SIGNPOSTS, CAMPSITE POSTS

Holder: Responsible for installation and repair as needed. Keep all signs and site posts straight and at the correct height (per EM 7100-15 Signs and Poster Guidelines for the Forest Service). When repairing signs, they must meet Forest Service standards (see campground sign plan if applicable).

Government: Responsible for purchasing replacement signs and posts, and new signs if needed to comply with changes in FS sign standards.

TABLES, FIRE RINGS, AND STOVES

Holder: Sand and refinish tabletops and benches, remove carvings in 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, and paint garbage cans and dumpsters. Maintain garbage can and dumpster pads. Assure dumpsters and cans meet bear/wildlife resistant guidelines.

Government: Replace dumpsters as necessary.

SIGNS, BULLETIN BOARDS, KIOSKS

Holder: Install, repaint, maintain, or repair signs, including recreation site entrance signs and kiosks, as needed. Replace posters in kind. Maintain posters and information on bulletin boards, with the exception of trailhead information boards as specified below.

Government: Replace campground entrance signs, kiosks, and bulletin boards. Maintain posters and information on trailhead information boards located within concessionaire managed sites. Purchase sign upgrades for holder installation.

VEGETATION MANAGEMENT

Holder: Identifying, 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. Cleanup of all vegetative debris including mechanical chipping of limbs if necessary. Maintaining shrubs, trees, and grasses. Notify Forest Service immediately of any new hazard trees discovered during the operating season. Temporarily close sites if hazards exist.

Government: Approval and marking of hazard trees and limbs (identified by holder). Environmental review and approval of all vegetation management proposals. Planting of shrubs, trees, and grasses.

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 identified by both the permittee and the Forest Service 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. If the permittee agrees to complete the Government M&R items, they will be included in and agreed to on the annual Granger Thye Agreement.