

APPENDIX "E"

FERRY FACILITY MAINTENANCE

Big Bar

1. OBJECTIVE

To provide a safe, clean and well maintained Ferry Facility.

2. GENERAL PERFORMANCE SPECIFICATIONS

2.1 Routine Maintenance Services

The Contractor must clean and maintain all grounds, structures, fixtures and appliances at the Ferry Facility.

2.2 Quantified Maintenance Services

Not applicable to this Local Area Specification.

3. DETAILED PERFORMANCE SPECIFICATIONS

3.1 Routine Maintenance Services

The Contractor must:

- a) maintain a regular program of redecoration and refurbishment of the ferry buildings including interior and exterior walls, roof, doors, ceiling and floors to ensure the aesthetic and structural integrity of the buildings is maintained;
- b) clean and disinfect all plumbing fixtures, mirrors, washroom sanitary and waste receptacles, floors, wall bases and dispensers of supplies located in public washrooms;
- c) clean, maintain, repair and/or replace all walls, ceilings, windows, drapes, blinds, cupboards, fixtures, furniture and appliances;
- d) complete general house keeping of buildings;
- e) maintain and stock all toiletry receptacles and dispensers with supplies located in public washrooms;
- f) ensure that drains and traps are operational;
- g) clean, refinish or re-paint all building surfaces damaged by graffiti;

- h) maintain, repair or replace all fencing;
- i) maintain and repair all fuel storage systems;
- j) remove snow and ice from the outer entrance doors, floor areas and walkways;
- k) install interior winter vent covers before first snowfall (by October 15 of each year) and remove the covers by April 1 of each year;
- l) clean, varnish and seal as required picnic table tops and seats, wood seats and base ends;
- m) remove all Debris from areas surrounding the building and clean concrete, asphalt and gravel walkways;
- n) ensure that septic and holding tanks, septic fields are operating properly at all times;
- o) maintain, repair and/or replace as required all heating systems, water systems, electrical systems, well pumps, walkways, fixtures and appliances;
- p) maintain or replace smoke detectors, fire extinguishers and emergency lighting ;
- q) ensure potable water source is free of contaminates by testing in accordance with the Safe Drinking Water Regulation and maintain records for reference;
- r) not allow vegetation to exceed 8 cm in height;
- s) remove noxious weeds;
- t) provide sanitary storage and disposal of all refuse;
- u) provide rodent and pest control;
- v) report acts of vandalism and misuse of the Ferry Facility to the police and the Province;

- w) complete Initial and Final Condition Surveys of the Ferry Facility by a qualified building inspector approved in writing by the Province;
- x) return the Ferry Facility to the Province at the end of the Term in substantially the same condition as at the Commencement Date as documented in the Initial Condition survey.

Note: If it is estimated by the Contractor and confirmed by the Province, that at any particular time for a Ferry Facility, the costs to repair or replace a structure, heating system, water system, sewer system, fixture or appliance, exceeds \$10,000, refer to Section G of the Introduction to these Maintenance Specifications.

3.1.1 Performance Time Frames

The Contractor must:

- a) perform maintenance on the Ferry Facility within the minimum frequencies indicated on the following table:

Ferry Facility Maintenance		Response Times
i)	maintain a regular program of redecoration and refurbishment of the ferry buildings including interior and exterior walls, roof, doors, ceiling and floors;	annually
ii)	clean and disinfect all plumbing fixtures, mirrors, washroom sanitary and waste receptacles, floors, wall bases and dispensers of supplies in public washrooms;	daily
iii)	maintain, repair and/or replace all walls, ceilings, windows, drapes, blinds, cupboards, fixtures and appliances	within 7 days upon detection of deficiency
iv)	thorough cleaning of all walls, floors, ceilings, windows, drapes, blinds, cupboards, fixtures, furniture and appliances	monthly
v)	general housekeeping of buildings	daily

Ferry Facility Maintenance		Response Times
vi)	maintain and stock all toiletry receptacles and dispensers with supplies located in public washrooms;	daily
vii)	ensure that drains and traps are operational;	immediately upon detection of deficiency
viii)	clean, refinish or re-paint all building surfaces damaged by graffiti;	within 2 days upon detection of deficiency
ix)	maintain, repair or replace all fencing;	within ten days upon detection of deficiency
x)	maintain and repair all fuel storage systems;	immediately upon detection
xi)	remove snow and ice from the outer entrance doors, floor areas and walkways;	daily as required
xii)	install and remove interior winter vent covers	before October 15 of each year and remove the covers by April 1 of each year;
xiii)	clean, varnish and seal as required picnic table tops and seats, wood seats and base ends;	annually in the spring
xiv)	remove all Debris from areas surrounding the building and clean concrete, asphalt and gravel walkways;	daily as required
xv)	ensure that septic and holding tanks, septic fields are operating properly at all times;	monthly as required

Ferry Facility Maintenance	Response Times
xvi) maintain, repair and/or replace as required all heating systems, water systems, electrical systems, well pumps, walkways, fixtures and appliances;	immediately upon detection of deficiency
xvii) inspect, maintain or replace smoke detectors, fire extinguishers and emergency lighting;	inspect monthly and maintain or replace immediately upon detection of deficiency
xviii) ensure potable water source is free of contaminates	test as per Safe Drinking Water Regulations
xix) vegetation control	not to exceed 8 cm in height
xx) remove noxious weeds;	immediately upon detection
xxi) provide sanitary storage and disposal of all refuse	storage daily and disposal weekly
xxii) provide rodent and pest control	immediately upon detection
xxiii) report acts of vandalism and misuse of the Ferry Facility to the police and the Province	immediately upon detection
xxiv) complete Initial Condition survey of the Ferry Facility	within 30 days after the Commencement Date
xxv) complete Final Condition Survey of the Ferry Facility	within 30 days prior to the end of the Term

3.2 Quantified Maintenance Services

Not applicable to this Local Area Specification.

3.2.1 Performance Time Frames

Not applicable to this Local Area Specification.

3.3 Materials

The Contractor must supply all materials required to clean, maintain and repair the Ferry Facility including the supply of electricity and fuel as required for the purposes of lighting, heating and providing a power source.

4. WARRANTY

Not applicable to this Local Area Specification.