

B.C. MINISTRY OF TRANSPORTATION

SA07 - Local Area Specification #5

REST AREA MAINTENANCE

1. OBJECTIVE

To provide safe, clean and sanitary toilet and picnic facilities for Highway Users, specifically at the Bradner and Cole Road Rest Areas and sani stations.

2. GENERAL PERFORMANCE SPECIFICATIONS

2.1 Routine Maintenance Services

All services for this Local Area Specification are Routine.

The Contractor must perform Rest Area maintenance at the two Rest Areas in accordance with the Maintenance Specification for *Rest Area and Roadside Facility Maintenance* and in accordance with this Local Area Specification. In case of a conflict between the two specifications, this Local Area Specification will apply.

2.2 Quantified Maintenance Services

Not applicable to this Local Area Specification.

3. DETAILED PERFORMANCE SPECIFICATIONS

3.1 Routine Maintenance Services

At the Bradner and Cole Road Rest Areas, in addition to the services listed in the Maintenance Specification for *Rest Area and Roadside Facility Maintenance*, the Contractor must:

- a) check to ensure that plumbing fixtures including exterior surfaces of structures are clean;
- b) check to ensure that toiletry receptacles are clean and have adequate stock;
- c) check to ensure that floors including wall bases, drains and traps are clean;
- d) check to ensure that interior surfaces of partitions, seats, walls including the enamel surfaces, piping and toilet seat hinges are clean;
- e) check to ensure that there is no litter in the area surrounding the building, or above walkways;

- f) check to ensure that interior walls are clean;
- g) monitor sewage level of disposal systems and ensure proper functioning; and
- h) check to ensure that concrete terrazzo picnic table tops are clean.

3.1.1 Performance Time Frames

At the Bradner and Cole Road Rest Areas, in addition to the Performance Time Frames listed in the Maintenance Specification for *Rest Area and Roadside Facility Maintenance*, the Contractor must perform maintenance on the facilities within the minimum frequencies indicated in the following table between 0800 and 2000 hours daily:

Facilities Maintenance		April 1 to Oct. 14 of each year (inclusive)
i)	check plumbing fixtures including exterior surfaces of structures; and clean as required	every 2 hours
ii)	check that toiletry receptacles are clean and have adequate stock; clean and replenish stock as required;	every 2 hours
iii)	check floors including wall bases, drains and traps; and clean as required	every 2 hours
iv)	check interior surfaces of partitions, seats, walls including the enamel surfaces, piping and toilet seat hinges; and clean as required	every 2 hours
v)	check that interior surfaces of partitions, seats, walls including the enamel surfaces, piping and toilet seat hinges are clean; clean as required	daily or more often if required
vi)	check that there is no litter in the area surrounding the building, or above walkways; pick up litter as required	every 2 hours
vii)	check interior walls; and clean as required	every 2 hours
viii)	check that interior walls are clean; and clean as required	weekly or more often if required
ix)	check that ceiling areas and light fixtures are clean; and clean if required	daily or more often if required
x)	monitor sewage level of disposal systems (at sani station storage tanks and septic tanks) and ensure proper functioning; and if not functioning, take corrective action as required	daily or more often if required
xi)	check that concrete terrazzo picnic table tops are clean; and clean as required	every 2 hours

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

Refer to Section B of the Introduction to the Maintenance Specifications.

4. WARRANTY

Not applicable to this Local Area Specification.