

APPENDIX "E"

FERRY FACILITY MAINTENANCE

Little Fort

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, maintain, repair and/or replace all walls, floors, ceilings, windows, drapes, blinds, cupboards, fixtures and furniture;
- c) complete general housekeeping duties;
- d) clean, refinish or re-paint all building surfaces damaged by graffiti;
- e) maintain and repair all fuel storage systems;
- f) remove snow and ice from the outer entrance doors, floor areas and walkways;
- g) clean, varnish and seal as required picnic table tops and seats, wood seats and base ends;

- h) remove all Debris from areas surrounding the building and clean asphalt and gravel walkways;
- i) maintain, repair and/or replace as required all heating systems, electrical systems, walkways, fixtures and appliances;
- j) maintain or replace smoke detectors, fire extinguishers and emergency lighting ;
- k) not allow vegetation to exceed 8 cm in height;
- l) remove noxious weeds;
- m) provide sanitary storage and disposal of all refuse;
- n) provide rodent and pest control;
- o) report acts of vandalism and misuse of the Ferry Facility to the police and the Province;
- p) return the Ferry Facility to the Province at the end of the Term in substantially the same condition as at the commencement of the Term.

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 shall:

- 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) maintain, repair and/or replace all walls, ceilings, windows, drapes, blinds, cupboards, fixtures and furniture	within 7 days upon detection of deficiency
iii) clean all walls, floors, ceilings, windows, drapes, blinds, cupboards, fixtures, and furniture	monthly
iv) clean, refinish or re-paint all building surfaces damaged by graffiti;	within 2 days upon detection of deficiency
v) maintain and repair all fuel storage systems;	immediately upon detection of deficiency
vi.) remove snow and ice from the outer entrance doors, floor areas and walkways;	daily as required
vii.) clean, varnish and seal as required picnic table tops and seats, wood seats and base ends;	annually in the spring
viii.) remove all Debris from areas surrounding the building and clean concrete, asphalt and gravel walkways;	daily as required
ix.) maintain, repair and/or replace as required all heating systems, electrical systems, walkways, fixtures and appliances;	immediately upon detection of deficiency
x.) general housekeeping	daily

Ferry Facility Maintenance	Response Times
xi.) inspect, maintain or replace smoke detectors, fire extinguishers and emergency lighting;	inspect monthly and maintain or replace immediately upon detection of deficiency
xii.) vegetation control	not to exceed 8 cm in height
xiii.) remove noxious weeds;	immediately upon detection of deficiency
xiv.) provide sanitary storage and disposal of all refuse	storage daily and disposal weekly
xv.) provide rodent and pest control	immediately upon detection
xvi.) report acts of vandalism and misuse of the Ferry Facility to the police and the Province	immediately upon detection

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.