

ENCLOSURE 2

TAB A

MAINTENANCE OF BUILDINGS, STRUCTURES, FACILITIES, TRAILS, MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS

Statement of Work: The Government shall provide all labor, supplies, materials, equipment, and any other items necessary to complete inspection, operation, maintenance, modification, and repair of facilities at Olde Federal Campground.

Building, structure, and facility maintenance, repair, and renovation include, but are not limited to, bathhouses, washhouses, gatehouses, toilets, fencing, sanitary disposal systems, launching ramps, playground equipment, bulletin boards, game courts, water and electrical distribution systems, telephone lines, fire and security systems, and campsites at Old Federal Campground. Maintenance, repair and/or replacement include, but are not limited to the following: carpentry, masonry, painting (including parking lots and centerlines), chipping, caulking, sealing, tightening, resetting and welding. Maintenance, repair, and/or replacement is applicable to the following: walls, ceilings, floors, metal or wood sash, blinds, shutters, ventilators, louvers, vents, lights, light bulbs, doors, stoops, walkways, ramps, hatches, partitions, furniture, ladders, building hardware, rough framing, finished framing, wooden trim, sheet rock, ceiling, wall, and floor tile, flooring, decking, bracing, concrete, wooden and metal posts, bumper blocks, metal and wooden signs, bulletin boards, guardrails, roofs, sheet metal, playground equipment, security systems (electrical, mechanical, fencing, floating structures, etc.) and other items that are considered to be a part of buildings, structures, and facilities at Old Federal Campground. Also included is periodic pumping of septic tanks and vault type holding tanks.

HVAC systems are located in certain buildings in Old Federal Campground. These systems are to be maintained and kept in working order at all times. Other facilities to be maintained are, gate attendant houses, picnic and camping sites, camper washhouses, washers/dryers, toilets, water tanks and other structures within the limits of the park.

The buildings and structures will be maintained and kept in a neat and attractive condition. The systems covered by this contract are to be maintained in a safe and efficient operating condition. These services include, but are not limited to, tests, inspections, adjustments, repairs, cleaning, and/or replacement. Examples of the various types of services required are:

- a. Building Operation and Maintenance: Adjusting and lubricating door hardware, repairing loose hinges locks, floor and wall tile, carpeting and trim; refitting or replacing doors, hardware, floor covering, wall board, ceiling boards and tile; painting as required; repair of roofing; repair of sheet metal work; repair of concrete floors and walkways; replacing broken glass; repair of fencing; repair of playground equipment; winterizing and reactivating water and electrical systems.
 - i. Periodic replacement of entire structures and small operational buildings may be required in order to maintain these structures and buildings in a safe and operable condition.
- b. Electrical Systems: Repairing or replacing damaged or burned out light fixtures, ballasts, switches, outlets, wiring, breakers, fuses, bulbs, ground fault interrupters,

overhead and underground wiring, and security systems.

- c. Plumbing Systems: Repairing or replacing water heaters, faucets, pumps, tanks, sewer lines, flush meters, pipes, valves, fittings, clearing stopped drains, repairing water coolers, electrical and hand pumps, including water piping direct buried and/or encased. Water line materials include galvanized steel, copper, cast iron, and PVC. Also included is closing and opening water systems in designated areas.
- d. Heating, Air Conditioning, Ventilating, and Compressed Air Systems: All equipment will be maintained in accordance with manufacturer's recommendations including lubricating pumps and motors; adjusting belts, pulleys, temperature and electric/electronic controls; cleaning and/or replacing filters, painting equipment as required and otherwise maintaining equipment in a neat and clean operating condition.
- e. Minor Repairs: The services required for minor repairs to the buildings, structures, and systems are estimated to be equal to or less than \$2,500 (including materials, labor, and tax). This work includes, but is not limited to, repairs of buildings, structures, piping, tubing, valves, pumps, motors, electric and pneumatic controls, induction units and other components of the system.

Minor Repairs and general maintenance work will be accomplished as a routine part of this specification and will be done during the scheduled work hours.

- f. Major Repairs: Major repairs are those estimated to cost more than \$2,500 (including materials, labor, and tax). If the Government determines that any major repairs are required, consideration must be given to the authorized budget and a decision must be rendered by the OPM to make the repair or remove the facility/item from service.
- g. Emergency Repairs: Services required for necessary repairs to buildings, structures and systems to eliminate any immediate hazard, protect life, Government property, restore essential services or prevent further damage to Government property are outlined as emergency repairs.

When emergency minor repairs are necessary, the Government shall immediately accomplish such repairs. Upon notification, the Government shall have such personnel as may be required to make necessary repairs present within two (3) hours.

Emergency major repairs will not be undertaken without prior approval of the OPM unless the nature of the repairs requires immediate action to preserve life or property.

Responsibility for Work and Deficiencies: Determination of work required to keep buildings, facilities and structures in a neat and attractive condition, and all systems in a safe, efficient operating condition is the responsibility of the Government. The Government should take necessary action to maintain facilities in acceptable condition to avoid such deficiencies.

Trail Maintenance: The Government shall maintain trails and amenities in a safe and

acceptable condition. This work includes replacing bark chips on the trail, repair or replacement of signs, maintenance of steps, footbridges, benches, fences, and overlook structures, repair of washed out or eroded areas, and any other work necessary to keep the trail in a safe and acceptable condition. Some areas of the trails are too narrow for access by vehicle; consequently materials must be carried by hand or wheelbarrow.

The Government shall frequently check the condition of trails in the park will perform work necessary to prevent erosion or deterioration and keep trails safe for public use.

MAINTENANCE OF SIGNS, BARRICADES, BUMPER BLOCKS, POSTS, GUARDRAILS, GATES, FENCING, FIRE EXTINGUISHERS, AND TRAFFIC COUNTERS

The Government shall provide labor, equipment, materials, supplies, and anything else necessary to replace and maintain as required guardrails, gates, electric barrier gates, signs, barricades, fences, bumper blocks and posts in Old Federal Campground. New barricades will be installed as necessary.

The Government shall frequently check the condition of all guardrails, barricades, etc. and will realign, paint, repaint and/or replace as required.

Fire Extinguishers: Fire extinguishers will be checked once each month at approximately 30 day intervals in the gatehouse to verify that they are in operating condition and fully charged. The results will be recorded on an approved tag affixed to the fire extinguisher and recorded in a logbook. When an extinguisher is found to be discharged or defective, it will be replaced with a fully charged extinguisher of the same type. Dry chemical will be checked according to manufacturer to assure contents have not solidified.

Maintenance of Traffic counters: The work will consist of providing labor, materials, and supplies as required for the repair and/or replacement of the traffic counter. Repairs and/or replacements will be made as needed to keep the counter operational. The Government shall provide routine traffic counter maintenance, replace or repair counters' solar panel, electrical wires, batteries, posts, etc. Repairs may require cutting across asphalt roads and the replacement of underground wires, etc. The Government shall frequently check the condition and performance of the counter.

Signs and Sign Posts: Install, replace, or repair all signs and/or sign posts within the park in accordance with the U. S. Army Corps of Engineers Sign Standards Manual, EP 310-1 6a and EP 310-1 6b. Fabrication and installation of temporary signs may be necessary; however, all permanent sign fabrication will be by a sign supplier.

BEACH MAINTENANCE

Statement of Work: The Government shall furnish all labor, materials, and supplies necessary to maintain the projects beach areas and buoys.

Beach Maintenance: Beaches at designated swimming areas will be shaped and graded prior to the lake reaching its summer level and as frequently thereafter as necessary to prevent a buildup or ponding of runoff. Limbs, rocks, debris, and other foreign material will be removed from the sand during grading operations. Fluctuating lake levels could necessitate moving swim lines in or out to maintain proper depth of swimming area. Beaches will be graded as necessary to redistribute sand, fill holes and eroded areas, and spread replacement sand. The beach area will be cleaned and graded for a minimum of 20 feet outside the buoy line. The Government shall frequently check the condition of beaches, depth markers, swim lines, signage, and buoy lines and will make repairs or adjustments necessary to ensure the area is safe for public use. Damaged buoys will be replaced and beaches will be graded, as needed, to keep them in acceptable condition.

NATURAL RESOURCE MANAGEMENT AND PEST CONTROL

Statement of Work: The Government shall institute a pest control program for eradication or control of plant and animal pests using appropriate chemical and physical means.

Plant Pest: Kudzu, poisonous plants, invasive species, undesirable vegetation and other plants that may create a nuisance or undesirable condition will be removed or controlled as necessary at the discretion of the Government.

Insect and Animal Pests: Fire ants, roaches, mice, rats, stinging insects, spiders, pine bark beetles, and others that may impact visitors use of facilities will be removed or controlled as necessary at the discretion of the Government.

Removal of Undesirable Animals: The Government shall capture and remove animals within the park that prove to be pests. Animals will be captured alive by the use of traps and other approved methods. Animals will be transported to the animal shelter in the county where the animal was caught.

Seeding: Bare and eroded areas, road shoulders, grassed areas or other areas where a satisfactory stand of grass does not exist will be seeded. Seeding will normally be done between 1 March and 1 December. Seeded areas will be mulched with threshed straw such as wheat, oats, barley, rye, etc.

Mulched Beds: A pine needle or shredded bark mulch will be placed in plant beds and around individual trees and shrubs for a distance of two (2) feet and to a compacted depth of two (2) inches. Mulch will be kept out of crowns of shrubs and off buildings, sidewalks, light poles and other structures.

Limbing: The Government must keep all roadways, buildings, structures, signs, and campsites clear of overhanging limbs and obstructions that may interfere with the free and unobstructed movement of RVs and vehicles.

MAINTENANCE AND REPAIR OF PAVED ROADS, PARKING AREAS, LAUNCHING RAMPS, ROAD SHOULDERS, AND DRAINAGE STRUCTURES

Statement of Work: The Government shall provide labor, equipment, materials, and supplies to maintain and repair or make necessary improvements to existing paved roads, road shoulders, drainage structures, pullouts, parking areas, and launching ramps. This includes patching potholes, repairing curbs, overlaying or sealing existing cracks, raveled edges, sunken areas, and eroded areas on paved roads and pullouts. The Government shall check the condition of paved roads and pullouts in the park and shall make repairs to raveled edges, potholes, etc. to prevent deterioration of sound pavement and shall maintain the pavement in a smooth, safe, and sound condition. Repairs will be made as needed to maintain the roads.

Paved Roads and Parking Areas: Re-stripe all faded centerline, parking stripe and symbols. Fill and repair sunken areas, cracks, and potholes in accordance with road repair procedures. Pull road ditches as necessary to facilitate water runoff.

Drainage Structures: Clean pipes as necessary to facilitate water runoff and to prevent ponding. Maintain tail ditches to prevent erosion and movement of material. Keep concrete drainage ditches free of grass, weeds, and sediment. There may also be other drainage structures comprised of grouted concrete, concrete, or grass to control water movement that are not associated with a road system, but require inspection, repair, and maintenance.

Road Shoulders: Maintain road and parking areas shoulders. Fill low shoulders to grade, cut high areas, and plant grass. Use extra fill material to raise low areas. Perform this work as early in the growing season as practicable to provide for satisfactory establishment of grass.

Boat Launching Ramps: Keep ramps free of debris, logs, sand, silt, etc. During periods of flooding or pool draw down, drought, etc., make inspections and repairs of launching ramps as necessary to ensure ramps always remain usable and safe. The Government shall monitor lake levels and open/close ramps as necessary due to fluctuating lake levels.

DEAD/HAZARDOUS TREE AND LIMB REMOVAL

Statement of work: The Government shall provide equipment, labor, materials, and supplies to remove dead trees and limbs from the park where the trees or limbs threaten life, public safety, private or Government-owned structures or facilities. Hazardous trees along property lines adjacent to private homes or structures will be cut on a case-by-case basis as determined by the Government. The Government shall remove and dispose of the trees with a minimum of damage to private property.

Trees and limbs that are removed from the park will be cut into 18" lengths, when possible, and stockpiled for camper use. Stockpiles will be neat and well dispersed.

Smaller trees and limbs cut will be chipped for use as mulch, as needed, to the extent possible. Mulch will be stored in locations that will not interfere with visitor access, park use, or safety.

All burning will be accomplished in accordance with state and county requirements. All required permits must be secured prior to burning.

The Government shall frequently monitor access roads and recreation areas for dead trees and limbs and will remove them as necessary to ensure public safety.

Work caused by storm events and/or other acts of God will be performed contingent on available funding.