

## **54.32 REST AREA MAINTENANCE**

### **54.32.1 GENERAL**

The Work consists of maintaining Rest Area buildings and the surrounding grounds. Generally, this will include caretaking, janitorial services and groundskeeping.

### **54.32.2 MATERIALS**

The Contractor shall supply all materials associated with the maintenance activities including but not limited to cleaning products, washroom supplies, light bulbs, garbage bags, paint, varnish, lubricants for mechanical systems, flowers, grass seed and herbicides.

Major items or structures such as high-level lighting, buildings or picnic tables which need to be replaced, will be supplied by the Department.

### **54.32.3 EQUIPMENT**

The Contractor shall supply all equipment necessary to complete the Work.

### **54.32.4 PROCEDURE**

#### **54.32.4.1 General**

The Contractor shall perform general maintenance services on all Rest Area structures and grounds identified within the Contract boundaries. The type of facilities and information on expected usage will be shown in the Special Provisions.

The Contractor shall maintain records of unusually high maintenance items, chronic problem areas or acts of vandalism. Major items which have been vandalized or which need replacement or repair shall be immediately reported to the Engineer.

The Contractor shall pick up and dispose of garbage and litter on a daily basis. This material shall be disposed of at approved landfill sites.

#### **54.32.4.2 Rest Area Building**

The following maintenance tasks for the rest area buildings shall be performed:

- Building floors shall be swept and wet-mopped at least once a day. The frequency of recleaning will depend on weather conditions and usage rates. Floors shall be waxed and polished a least once per month.
- Lavatories, water closets, urinals, and mirrors shall be cleaned with soap/disinfectant and water at least twice a day. Periodic checks shall be performed to determine if additional cleaning is required.
- Toilet tissue and paper towel supplies shall be replenished as required.
- Walls and ceilings shall be spot-cleaned daily, including daily removal of graffiti from partitions and walls.

- All building systems shall be checked daily to ensure that they are functioning properly. Out of Order signs shall be installed for any non-functioning system and arrangements made with the Engineer for repair.
- Drinking fountains shall be cleaned daily with a soap/disinfectant solution. Fountains shall be treated with a small amount of drain cleaner weekly.
- Minor items such as burnt out light bulbs, leaky faucets and water valves, malfunctioning light switches, etc., shall be repaired or replaced as required.
- All furniture and wood shall be dusted and polished weekly.
- Windows (inside and out) shall be washed on a monthly basis.
- Periodic inspections of all mechanical systems shall be performed to detect malfunctions or other problems. Necessary lubrication of motors, pumps and compressors shall be performed as per the manufacturer's specifications. All meters shall be monitored on a daily basis to detect problems.
- An on-site inventory of janitorial supplies (cleaners, disinfectants, toilet tissue, paper towels, etc.) shall be maintained.
- Drinking water shall be sampled and tested at least once a year. The results of the tests shall be provided to the Engineer.
- The mechanical room within the building, storage areas and any non-public use areas shall be locked at all times.
- All activities by users which do not conform to the normal use of a "Rest Area" facility shall be recorded and immediately reported to the Engineer.

#### **54.32.4.3 Grounds and Outdoor Infrastructure**

The following maintenance tasks for the grounds and outdoor infrastructure shall be performed:

- Grass shall be cut on a regular basis to maintain it at a height not greater than 100 mm. Neat trimming, around sign posts, poles, trees, delineators, curbs and other objects shall be performed after each cutting.
- Minor pruning of trees, cultivating flower beds, maintaining shrubs, spot seeding, weed treatment and irrigating shall be performed as required.
- Sidewalks and paths shall be maintained in a clean and serviceable condition including periodic sweeping and washing. Any standing water shall be broomed off. During winter, sidewalks shall be kept clear of snow and ice.
- Proper drainage shall be provided to alleviate ponding.
- Low hanging branches which overhang any sidewalks or paths shall be removed and vegetation in the cracks of paths and paved areas shall be controlled through the application of an appropriate herbicide.

- Burnt out light bulbs shall be replaced. High level lights that requiring servicing shall be brought to the attention of the Engineer.
- Signs shall be washed in the spring and fall and as required.
- Outside drinking fountains shall be maintained the same as indoor fountains. In addition, outdoor fountains shall be drained for winter shutdown and all lines shall be winterized.
- Potable water shall be supplied.
- Oil deposits and antifreeze spills shall be cleaned up as required.
- Drainage gates and drop inlets shall be checked and maintained periodically to ensure they are unblocked, clean and functioning.
- All minor repairs to picnic tables and benches shall be performed as required.

#### **54.32.5 MEASUREMENT AND PAYMENT**

Measurement will be in months for each facility for the time the maintenance facility is maintained.

Payment will be made at the unit price bid per site per month for "Rest Area Maintenance". This payment will be full compensation for performing the specified maintenance activities and all labour, materials, equipment, tools and incidentals necessary to complete the Work.

#### **54.32.6 WARRANTY**

There is no warranty period for this Work.