

EXHIBIT H
GLACIER BAY LODGE AND TOURS
MAINTENANCE PLAN

Revised June 17, 2013

INTRODUCTION2

1) DEFINITIONS AND ABBREVIATIONS..... 2

 A) DEFINITIONS..... 2

 B) ACRONYMS 3

2) CONCESSIONER RESPONSIBILITIES 4

 A) GENERAL..... 4

 B) PLANS AND INSPECTIONS..... 4

 C) FACILITY MAINTENANCE 5

 D) FURNITURE AND REMOVABLE EQUIPMENT 8

 E) JANITORIAL/HOUSEKEEPING/STORAGE 8

 F) UTILITIES 8

 G) MECHANICAL PLANT AND ASSIGNED EQUIPMENT 11

 H) SIGNS 11

 I) ENVIRONMENTAL MANAGEMENT..... 11

 J) GROUNDS AND LANDSCAPING MANAGEMENT 19

 K) ROADS, TRAILS, PARKING AREAS AND WALKWAYS 20

 L) VESSEL DOCK(S) 20

 M) TOUR BOAT AND OTHER VESSELS..... 20

3) REPORTING REQUIREMENTS 21

 A) ANNUAL ROUTINE MAINTENANCE REPORT..... 21

 B) REPAIR AND MAINTENANCE RESERVE PLAN..... 21

 C) DEFERRED MAINTENANCE REPORT..... 22

 D) PESTICIDE USE LOG..... 22

4) ATTACHMENTS 21

 A) Attachment A - LODGE HEATING SYSTEMS MAINTENANCE PROCEDURES 24

INTRODUCTION

This Maintenance Plan between Glacier Bay National Park and Preserve Concessions, LLC (hereinafter referred to as the "Concessioner") and Glacier Bay Park & Preserve and the National Park Service (hereinafter referred to as the "Service") shall serve as a supplement to Concession Contract CC-GLBA001-04 (hereinafter referred to as the "CONTRACT"). It sets forth the maintenance responsibilities of the Concessioner and the Service with regard to those lands and facilities within Glacier Bay Park & Preserve (hereinafter referred to as the "Area"), which are assigned to the Concessioner for the purposes authorized by the CONTRACT.

In the event of any conflict between the terms of the CONTRACT and this Maintenance Plan, the terms of the CONTRACT, including its designations and amendments, shall prevail.

This plan shall remain in effect until superceded or amended. It will be reviewed annually by the Superintendent in consultation with the Concessioner and revised as determined necessary by the Superintendent of Glacier Bay Park & Preserve. Revisions may not be inconsistent with the main body of this CONTRACT. Revisions must be reasonable and in furtherance of the purposes of the CONTRACT.

Definitions and Abbreviations

Definitions

In addition to all defined terms contained in the CONTRACT, Exhibit A, through G and I, the following definitions apply to this Maintenance Plan:

- "Affirmative Acquisition" refers to the donating, buying, or purchasing preference of a product over a similar produce because of certain characteristics or properties.
- "Energy Star" refers to a joint US Environmental Protection Agency and Department of Energy program that helps businesses and individuals protect the environment through superior energy efficiency.
- "Environmental Purchasing" refers to the affirmative acquisition of environmentally preferable products.
- "Environmentally Preferable" refers to products or services that have a lesser or reduced effect on human health and the environmental when compared with competing products or services that serve the same purpose. This comparison may consider raw materials acquisition, production, manufacturing, packaging, distribution, reuse, operations, maintenance, or disposal of the product or service.
- "Exterior" refers to structures, the foundations, exterior walls and surfaces, roofs, porches, stairways, and other structural attachments. This includes all the equipment, sidewalks, walkways, parking lots, landscaping, utilities, and related components within the Concessioner's land assignment.
- "Hazardous Chemical" refers to any chemical which is a physical or health hazard, as defined by the US Occupational Safety and Health Administration.
- "Hazardous Material" refers to a substance or material that the Secretary of Transportation has determined is capable of posing an unreasonable risk to health, safety, and property when transported in commerce, and has been designated as hazardous under section 5103 of Federal hazardous materials transportation law (49 USC 5103), as defined by the US Department of Transportation in 49 CFR 171.
- "Hazardous Substance" refers to any hazardous waste, hazardous chemical or hazardous material.
- "Hazardous Waste" refers to the definition of hazardous waste as defined by the US Environmental Protection Agency in 40 CFR 261.

“Interior” refers to the area of structures inside the external walls and under the roof, including doors and window frames. This also includes all equipment, appurtenances, and utility systems that penetrate the walls, roof, or foundation.

“Pollution Prevention” refers to “source reduction,” as defined in the Pollution Prevention Act of 1990, and other practices that reduce or eliminate the creation of pollutants through increased efficiency in the use of raw materials, energy, water, or other resources; or protection of natural resources by conservation.

“Post-consumer Material” refers to a material or finished product that has served its intended use and has been diverted or received from waste destined for disposal.

“Recycling” refers to the act of producing new products or materials from previously used and collected materials.

“Universal Waste” refers to the definition of universal waste as defined by the US Environmental Protection Agency in 40 CFR 261.

“Waste Composition Study” refers to any number of strategies employed to determine the materials that make up the solid waste stream.

“Waste Prevention” refers to any change in the design, manufacturing, purchase, or use of materials or products (including packaging) to reduce their amount or toxicity before they are discarded. Waste prevention also refers to the reuse of products or materials.

“Waste Reduction” refers to preventing or decreasing the amount of waste being generated through waste prevention, recycling, or purchasing recycled and environmentally preferable products.

Acronyms

BMP: Best Management Practice

CESQG: Conditionally Exempt Small Quantity Generator

CFR: Code of Federal Regulations

CMMS: Computer Maintenance Management System

EAP

EPA: Environmental Protection Agency

ERP

FF&E: Furniture, Fixtures, and Equipment

GPF: Gallons per Flush

GPM: Gallons per Minute

HAZWOPER: Hazardous Waste Operations and Emergency Response

IPM: Integrated Pest Management

IPMC: International Property Maintenance Code

LED: Light Emitting Diode

MSD: Marine Sanitation Device

NFPA: National Fire Protection Association

NPS: National Park Service

ODS: Ozone Depleting Substance

OSHA: Occupational Safety and Health Administration

PM: Preventive Maintenance
SOP: Standard Operating Procedure
SPCC: Spill Prevention Control and Countermeasures
SQG: Small Quantity Generator
VOC: Volatile Organic Content

Concessioner Responsibilities

A) General

These general maintenance standards and requirements apply to all concession service types and any work performed by Concessioner contractors, as applicable.

Responsibilities. See Contract, Section 10.

Standards of Performance for Maintenance

All maintenance shall be conducted in compliance with applicable codes, including but not limited to the National Fire Protection Association (“NFPA”), the Occupational Safety & Health Administration (“OSHA”) and the manufacturer’s specifications.

All maintenance activities, both on the buildings and the Lodge grounds, will be in compliance with provisions of the National Historic Preservation Act and will adhere to the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings

Any changes to facilities, including color schemes and functional layout, must have prior approval of the Superintendent. All alterations or extensions of buildings, structures, or associated components, which would change or alter the size, configuration or use, will require prior written approval of the Service in accordance with Exhibit F.

Environmental and Cultural Protection in Maintenance. The concessioner shall incorporate Best Management Practices (“BMPs”) related to natural (environmental) and cultural resource protection in its maintenance activities. Key goals in conducting these activities are pollution prevention, energy and water conservation, sustainable design and environmental purchasing.

Pollution Prevention and Waste Reduction. The concessioner will utilize construction and maintenance practices that prevent pollution and employ waste reduction strategies where economically and technically feasible and appropriate.

Energy and Water Conservation. The Concessioner will consider energy efficiency and water conservation in all maintenance practices and integrate energy and water conserving measures whenever economically and technically feasible and appropriate.

Sustainable Design. Concessioner maintenance practices shall incorporate sustainable design practices to the maximum extent practical.

Environmental Purchasing. The concessioner will consider the use of environmentally preferable products and services in its maintenance activities.

Preventive Maintenance. The Concessioner shall implement a preventive maintenance program that tracks scheduled and unscheduled maintenance items.

Plans and Inspections

Annual Routine Maintenance Plan. The Concessioner is to provide the Service with an updated "Annual Maintenance Plan" that covers all concession facilities and property. The Plan shall be delivered to the Superintendent, Glacier Bay National Park & Preserve on or before October 1. The Superintendent shall provide written response within 30 days from receipt.

Deferred Maintenance. Within 60 days of commencement of the CONTRACT, an initial list of all maintenance and items of deferred maintenance will be formulated and documented by the Service and reviewed with the Concessioner. Within 45 days of this review, the Concessioner will develop a program to address all such items, including a timeline and cost to cure.

Annual Inspection. Subsequent to the aforementioned initial inspection and ongoing thereafter, the Park and the Concessioner will conduct an annual joint inspection and review of the assigned Concession facilities to determine what maintenance is needed, and if the facilities comply with all Applicable Laws. This annual review shall occur on a schedule to be established by the Park in consultation with the Concessioner. Based upon the identified needs, the Park and the Concessioner will develop a timeline to cure the deficiencies. In general, deficiencies identified at the end of one season of operation shall be corrected prior to the beginning of the following season of operation.

During the first season of operation, the Concessioner will evaluate current energy conservation practices at Glacier Bay and develop a Plan which identifies goals and milestones for each specific task. The Concessioner will provide the Superintendent a copy of the Plan by January 1, 2005 for review and, if mutually acceptable, implementation [Proposal ref. SSF1 SF1 page 1].

Facility Maintenance

Exterior Maintenance

The exterior of the buildings and other outdoor appurtenances must be in good physical condition, well painted or otherwise treated to protect against deterioration and kept clean and in good repair.

Roofs. Roofs shall be inspected on an annual basis to assure that roofing material(s) are intact and free of deterioration that would affect the structural qualities and are not jeopardized by adjacent vegetation or overhanging tree limbs. Specifically, roofing will be cleared of moss and debris on a two-year cycle (every odd year).

Repair. Repairs shall be made using the same type, style, and color of existing roofing material(s). Alternative materials may be used with the approval of the Service. Any roof repairs made to the Lodge buildings will require written approval by the Service.

Gutters, Downspouts, and Roof Drains. Shall remain attached to each of the buildings, be inspected and cleaned on an annual basis or as necessary to maintain the system free of obstructions and to assure all openings are clear and operational.

Doors and Windows. Shall be routinely inspected and shall be maintained to prevent water or moisture from entering the building and causing deterioration of materials or structural damage to the building. Door and window replacement shall conform

to existing size, style, and appearance or as otherwise may be approved in writing by the Superintendent.

Siding. Shall be routinely inspected and maintained to prevent water and moisture from entering the building or causing deterioration of the siding material, paint, structural damage or building appearance.

Exterior staining (with exception of the south side of buildings) may be required to be completed on a five-year cycle (stain in 2006 & 2011) with touch up as needed in between based upon Park evaluation.

Exterior staining on the south side of buildings may be required to be completed on a two-year cycle (every even year) due to the enhanced damage caused by exposure to the sun based upon Park evaluation.

Shall be free of encroaching vegetative growth.

Shall be repaired using the same size, style, type and grade of material as exists on the building or structure.

Repaired or replaced siding shall be painted with a minimum of one coat of primer and two coats of paint to match existing color and type of paint.

Paint and thinning products: Shall be stored in fireproof cabinets and managed according to all Applicable Laws.

Structural Ventilation. Shall be inspected on an annual basis and maintained to permit air circulation as designed. Wire screen, metal or wooden louvers shall be intact to prevent the entering of birds, bees, rodents and other wildlife.

Foundations and Exterior Walls. Shall be inspected by a qualified entity on an annual basis to assure they are structurally sound and support the superimposed loading.

Shall be maintained to prevent differential settlement or lateral, vertical or longitudinal displacement. Major repair or replacement shall only be done with National Park Service written approval.

Exterior Lighting. Installations shall be done by a licensed electrician and shall be designed to minimize energy consumption.

All lights must be shielded to cast light downward, to protect night skies and minimize light dispersion to surrounding areas. All lighting must be approved by the National Park Service.

A lighting plan should be developed to ensure that the lighting systems are providing the minimum necessary lighting necessary for security and nighttime walking. The plan should incorporate state-of-the-art technology and energy efficient fixtures where economically and technically feasible and appropriate.

Elevator Lift Maintenance. The NPS is responsible for maintenance of the lift providing handicapped access to the upper level of the lodge building (including any necessary inspections) until such time as the Concessioner is assigned space upstairs. The Concessioner is responsible for facilitating use of the elevator through key security and assistance to users during the lodge operating season.

Interior Maintenance.

All interior spaces shall be clean, properly illuminated and well maintained. Floors must be clean, free of litter and stains. Vinyl floor coverings must be clean, waxed, or buffed, free of cracks, chips and worn places. Masonry or flagstone grouting must be in good

repair and clean. Wood floors are to be kept clean and waxed or otherwise sealed. Carpeting must be clean, reasonably free of stains and be in good repair. Walls and ceilings are to be free of breaks and stains and have a fresh appearance. Windows must be clean and free of breaks.

Painting. Painted surfaces may be required to be painted on a regular cycle of not more than five (5) years based upon Park evaluation.

Painted surfaces shall be maintained in an acceptable manner free of peeling, blistering, and excessive wear. Repair or remove peeling, chipping, flaking or abraded paint prior to repainting.

Paint products shall be of a "best quality" from a major manufacturer and a type and color, which is readily available on the open market. Any changes to paint colors from the color range provided by the Superintendent must be approved by the Superintendent. When economically and technically feasible and appropriate, the Concessioner shall utilize reprocessed, low volatile organic content ("VOC"), latex coatings. When oil based paints are used, the concessioner shall minimize solvent use by means of thinner settling and reuse whenever possible.

Heating, Ventilating, Refrigeration and Air Conditioning Units. Shall be inspected annually and be kept clean, maintained and operated in strict accordance with manufacturer's instructions. Heating system maintenance procedures will be done in accordance with the "Lodge Heating Systems Glycol Procedures" (Attachment A).

New installation(s) and repairs shall be performed by licensed HVAC repairpersons.

New equipment shall be [ENERGY STAR](#)[®] labeled or designated to be in the upper 25% of energy efficiency in its' class in accordance with Federal Energy Management Standards ("FEMP").

Adjacent areas shall be free of litter, dirt accumulation and unnecessary items.

Fire Protection Systems

The Concessioner will provide a copy of all inspection reports to the NPS, within 10 days of the inspection as required by the Operating Plan.

The Service will maintain all fire hydrants located outside, but not attached to, the structures. Fire suppression equipment attached to the water system within or attached to the structures shall be maintained by the Concessioner and will be subject to additional inspections by Service safety personnel. The Service will maintain the water distribution system to the nearest shutoff/drain valve(s) located outside the structures, including the valves. The Service will be responsible for installation and repair of all water meters.

The Concessioner will test battery powered fire alarms and smoke detectors monthly and replace batteries annually.

The Concessioner will maintain, service, repair, and test per manufacturer's recommendations and replace as necessary, interior safety devices, including fire suppression and detection systems, fire fighting equipment, and appurtenances. The Concessioner will insure that all safety equipment acquired will be compatible with all Applicable Laws, including but not limited to NFPA and OSHA. The Concessioner will insure that all fire detection and suppressant systems will be installed and maintained by certified technicians in accordance with all Applicable Laws.

The Concessioner is responsible for daily sprinkler riser inspections when the Lodge is in operation and weekly sprinkler riser inspections the rest of the year, except that daily sprinkler riser inspections are required when temperatures below 32 degrees F. are forecasted.

Fire Escapes and Exits. The Concessioner is responsible for insuring that all fire escapes and exits meet NFPA requirements. Installations of fire escapes and emergency exit hardware and signs shall receive prior written approval from the Superintendent.

The Concessioner shall post a fire or emergency exit plan on each floor and guest room door showing escape routes and emergency exit doors.

Floors and Floor Coverings. The Concessioner is responsible for maintaining floors and floor coverings in accordance with manufacturers' recommendations and to be free of objectionable deterioration, evidence of vandalism, excessive wear, deflection and displacement.

The Concessioner is responsible for replacing at least every 7 years or earlier if the area is a high visitor impact area based upon Park evaluation. The Concessioner may request an extension beyond 7 years in cases where carpets have show no wear or staining. Carpet and carpet backing with recycled content and low VOC carpet mastic shall be used where economically and technically feasible and appropriate.

Furniture and Removable Equipment

The Concessioner will replace furniture and removable equipment at the end of its useful life or when the item presents a quality, safety, or environmental issue.

All Concessioner-operated appliances, machinery, and equipment, including parts, supplies, and related materials will be maintained, serviced, and repaired by the Concessioner per the manufacturer's recommendations, and replaced as necessary. As a minimum, the Concessioner will:

Annually clean and inspect active chimneys and exhaust ducts.

Inspect range/grill hoods daily and clean as required.

Inspect, clean, and tune boilers annually or more often, as condition warrants.

Janitorial/Housekeeping/Storage

General

The Concessioner is responsible for all janitorial services in assigned areas and structures.

The Concessioner will provide cleaning and janitorial service to the entire Lodge, including the decks, and the Visitor Center in the upper level of the Lodge. This includes dusting, vacuuming, general cleaning and trash removal. The Visitor Center will be cleaned a minimum of three times per week, with a daily walk-through to insure the area is clean and presentable."

The Service will be responsible for maintenance and cleaning of Service exhibits in the Visitor Center.

Utilities

Water lines and related components

The Concessioner is responsible for the operation and maintenance of the water distribution system from the nearest water shut-off/drain valve(s) located outside the buildings. This will include all underground pipe from the shut off/drain valves to the buildings, all piping located beneath the buildings and walkways, and all internal piping within the structures. This includes all piping, valves, faucets, supply lines, etc., used or required to provide domestic water and hot water heat to assigned structures.

The Concessioner is responsible for winterizing all assigned structures and equipment. The Concessioner is responsible for re-charging all lines and placing all structures back into service at the beginning of each operating season. All repairs and replacements, resulting from normal use, freeze damage, or other causes, shall be the Concessioner's responsibility year round. Concessioner must provide 24 hr. minimum notice when opening or closing water mains or performing any non-routine repairs or operations of any part of this system.

Service approved potable water antifreeze (i.e., propylene glycol type) must be used for the winterization of water lines, sewer system, and related components.

Water lines and related components will not be extended or altered without prior written approval of the Service.

The Service will maintain all fire hydrants located outside, but not attached to, the structures. Fire suppression equipment attached to the water system within or attached to the structures shall be maintained by the Concessioner and will be subject to additional inspections by Service safety personnel. The Service will maintain the water distribution system to the nearest shutoff/drain valve(s) located outside the structures, including the valves. The Service will be responsible for installation and repair of all water meters.

Backflow prevention devices will be maintained by the Concessioner in accordance with the Park's Policy for Backflow-Cross Connections, provided in the Appendices.

Sewage

The Concessioner shall operate, inspect and maintain all sewage disposal equipment, components, grease-traps and lines within the system to the nearest manhole located outside the assigned buildings or structure on a regular basis.

The Concessioner shall abide by the following required procedures for grease trap maintenance:

Grease traps must be inspected at least once a week.

Each inspection must be documented including the following information: time, date, inspector, grease thickness in both tanks, effluent condition. These inspection records must be available for Service inspection.

Grease traps shall be cleaned every two weeks unless grease thickness is greater than 4" or there is grease in the effluent. If either of these conditions exists, the trap must be cleaned immediately and the sewage treatment plant operator notified (697-2630 - leave a message if no one answers). The grease trap will then be inspected every other day until there has been 14 days without cleaning being needed.

Grease can either be skimmed manually or pumped to holding container.

Grease traps are to be cleaned prior to opening the Lodge each season and after lodge closing each year, no later than September 30.

The Service will operate and maintain the sewer system and components from, and including, the nearest manhole outside the structures, including all sewage lift stations. Concessioner shall notify the Service at 697-2630 of any non-routine materials discharged or excessive flow rates that may occur.

Electrical

The primary electrical distribution system will be operated and maintained by the Service. This will include all transformers, service entrance lines, conduits connecting to and including electrical use meters.

The Concessioner shall maintain the electrical system from the point it leaves the service meter to and throughout the facility being served; all components of the service panels and wiring, components, conduits, etc. inside the structures, including all exterior and perimeter lighting and related components. The Service will maintain area lighting fixtures on the second floor of the Lodge, including the audiovisual room and exhibit area.

Additions and/or alterations to any portion of the electrical system require prior written approval of the Service and must meet all current applicable codes and directives.

The Concessioner shall repair or replace any damage to the electrical system within the assigned areas.

All electrical work of existing facilities must be completed at the Concessioner's expense by a licensed electrician, and meet applicable code.

Areas with electrical equipment will be maintained in an orderly manner. All electrical distribution boxes in buildings must be unobstructed and have unobstructed access.

Telephone

The Concessioner shall repair and maintain on-premises telephone equipment and wiring on the user side of the connections and panels.

Fuel

General. The Concessioner is responsible for the operation and maintenance of all heating oil tanks and associated fuel distribution systems within concession facilities area including aboveground diesel fuel and propane tanks, fuel lines, valves and other equipment in accordance with all Applicable Laws.

Fuel Delivery and Distribution

The Concessioner and the Service will coordinate all bulk fuel deliveries, i.e. gasoline and diesel according to the delivery schedule developed by the Service in cooperation with the Concessioner prior to the operating season with the goal of minimizing the number of fuel deliveries required and reducing associated costs.

The Service will be responsible for gasoline and diesel ship-to-shore fuel transfers.

The Concessioner will be responsible for propane deliveries to their facilities.

The Service will provide a fuel truck and driver to deliver the Concessioner's diesel from the fuel farm to the point of use on a regular schedule of every 2 weeks during the operating season. The Concessioner will notify the Service at least 72 hours in advance of the need for special deliveries. Deliveries will be limited to normal working hours, Monday through Friday.

Costs to the Service associated with all fuel related services will be recovered through the Service utility rate program.

The Concessioner will require all employees operating fuel systems to undergo training provided by the Service which as a minimum provides knowledge of the Park's standard fueling procedures, valve locations for switching tanks and procedures to follow in case of fire, spills, or other problems. The Service will be responsible for switching tanks.

Mechanical Plant and Assigned Equipment

General

The Concessioner shall be responsible for the operation and maintenance of assigned fixed equipment and attached components. These include, but are not limited to, kitchen equipment, laundry equipment, heating systems (including tanks, supply and return lines), lock system, fire suppression systems, etc. All equipment will be operated and maintained in accordance to manufacturer's specifications or Service recommendations (e.g. boilers). The Concessioner will keep the boilers and heating distribution systems charged with an appropriate mixture of Dow-Therm (antifreeze) and water to protect them from freezing to -14° F. Responsibilities for maintenance of heating, piping and components are the same as those in section for water lines and related components.

Signs

The Concessioner will be responsible for the installation, maintenance, and replacement of all interior and exterior signs relating to its operations and services within concession facilities. Examples of this responsibility are signs identifying the location of functions (when attached to concessioner-operated buildings or on grounds assigned to the Concessioner), signs identifying operating services and hours, and signs identifying the Concessioner's rules or policies.

The Concessioner is responsible for ensuring that its signs are compatible with standards as determined by the Superintendent, Glacier Bay National Park & Preserve. All new sign installations shall be approved in advance by the Superintendent. No handwritten or typed signs shall be permitted within the Concessioner's assigned area(s).

Signs for which the Concessioner is responsible must be appropriately located, accurate, attractive, and well maintained. Signs of a permanent nature shall be prepared in a professional manner, consistent with Service standards, and appropriate for the purpose they serve.

Environmental Management

Air Quality Management

General. The concessioner will minimize air emissions and impacts to air quality from its operations and maintenance activities.

Air Emission Sources

Concessioner is responsible for the maintenance of all air emission sources within their assigned areas.

The Concessioner is responsible for registration and permitting (for new construction and operation) of air emission sources (e.g., boilers, fuel storage tanks) within their assigned areas in accordance with all Applicable Laws.

The Concessioner will purchase low sulfur diesel fuel (no more than 500 ppm sulfur) if available [Proposal ref. PSF2 page 13].

The Concessioner will transition to California Air resources Board (CARB) certified vehicles whenever technically and economically feasible. The Concessioner will provide a schedule for the transition by 12/31/2005 [Proposal ref. PSF2 page 13].

Ozone Depleting Substances (“ODSs”)

Halon fire suppression systems will only be used in locations where alternative systems are not technically feasible.

The concessioner will maintain ODS records including a list of ODS containing equipment (e.g., air conditioning and refrigeration equipment) including the ODS charge, ODS service technician certifications for in-house and contracted service technicians, and logs of ODS equipment servicing and ODS capture and recycling.

The concessioner will establish a maintenance program for ODS-containing equipment that includes the phase-out of any Class I ODSs and the maximum use of safe alternatives for ODSs for any repair and replacement of new equipment.

Asbestos

The Concessioner is responsible for maintaining environmental, health and safety standards in the presence of asbestos in all assigned buildings and areas, and for developing an asbestos management plan similar to that provided in the Appendices. [Note: The NPS believes that nearly all asbestos has been removed from the Concessioner facilities, with some minor exceptions of limited exposure potential (e.g. a non-friable heat shield behind the bakery ovens). The NPS is preparing a report detailing the status of asbestos in these facilities. This information will be provided as soon as it is available].

Any disturbance, repair, or replacement of asbestos containing surfaces will be performed by the Concessioner using trained personnel in accordance with Applicable Laws and with the written approval of the Superintendent.

Energy and Water Conservation

General. The Concessioner will implement water and energy conservation measures for each of its operations. As new technologies are developed, the Concessioner will explore the possibility of integrating them into existing operations where there is potential for increased efficiency, reduced water or energy consumption, or reduced impacts on the environment. The Concessioner will actively pursue *Green Seal Certification* for the lodging facility and will make every effort to achieve certification by 6/1/2005 [Proposal ref. SSF1 SF3, B1-B12].

Energy Conservation

Electrical Lighting. Where economically and technically feasible and appropriate, the Concessioner will replace incandescent light fixtures with energy conserving fluorescent fixtures and incandescent exit lighting with light emitting diode

(“LED”) fixtures. Where economically and technically feasible and appropriate, the concessioner will install photo sensors and motion sensors for lighting systems.

Alternative Energy Sources. The concessioner is encouraged to utilize photovoltaic technologies and other alternative energy sources where economically and technically feasible and appropriate.

All new equipment shall be [ENERGY STAR](#)[®] labeled or designated to be in the upper 25% of energy efficiency in its class in accordance with Federal Energy Management Standards (FEMP), if economically and technically feasible and appropriate.

Water Conservation. The Concessioner will implement water conservation measures where economically and technically feasible and appropriate.

When equipment is replaced, the Concessioner will install low-flow and water conserving fixtures, including aerators on all sink faucets, low-flow showerheads, and low-flow toilets. All new construction will have low-flow fixtures installed. At a minimum, toilets will be 1.6 gallons per flush (“gpf”), urinals will be 1.0 gpf, showerheads will be 2.2 gallons per minute (“gpm”) and faucets will be 2.0 gpm.

Due to the increasing costs of providing drinking water and treating wastewater, it is important to find means to implement water-conserving measures in grounds and landscaping activities. The Concessioner will institute water conserving measures and equipment in all new construction and when existing systems.

Environmental Purchasing

General. Where practical, the Concessioner will use environmentally preferable products and services in its maintenance and operations. Environmentally preferable products and services are those that have a lesser or reduced effect on human health and the environment when compared with competing products or services that serve the same purpose. Typical characteristics of environmentally preferable products include, but are not limited, to: products made from pre-consumer and/or post-consumer material; products that are less toxic than conventional alternatives; products that are recycled in the area where the concessioner is located; products that are manufactured locally; products that are packaged with less materials, and/or products that are taken back by suppliers/manufacturers once they are used.

Reusable and recyclable products are preferred over “throwaways.” Polystyrene plastics (e.g., #6 plastics) shall be minimized/prohibited. If Polystyrene is used, only types with no chlorofluorocarbons will be used. Where disposable products are needed, products will be used which have the least impact on the environment.

The use of halogenated solvents at concessioner facilities is prohibited.

Environmentally Preferable Products. In addition to products and equipment specified in other sections of this Maintenance Plan, the Concessioner will purchase the following if economically and technically feasible and appropriate:

- Re-refined motor oil as an alternative to virgin oil;
- Biobased lubricants as an alternative to petroleum based lubricants;
- Retread tires;

Propylene glycol antifreeze as an alternative to ethylene glycol antifreeze for vehicle coolant;

Products with recycled and/or organic content (e.g., plastic bags and food wrap, composite lumber, paper products, retail clothing);

Alternative fuel vehicles.

The following list of products will be purchased and used exclusively [Proposal ref. SSF1-SF3 page 4]:

- Non-toxic cleaning products
- Bulk amenities
- Energy “STAR” appliances, fixtures and lighting
- Waterless urinals
- Office paper with 30% post-consumer content
- Toilet tissue with 20% post-consumer content
- Paper towels with 40% post-consumer content
- Facial tissue with 10% post-consumer content
- Paints with low VOC potentials: interior flat: 50 g/l; interior non-flat: 150 g/l; exterior flat: 200g/l; inti-corrosive: 250 g/l.

Fuel Storage Tank Management

Fuel Storage Tank System Monitoring. The concessioner will conduct visual inspections and other associated leak detection actions for assigned fuel storage tank systems in accordance with responsibilities and procedures outlined in the Park Spill Prevention, Control and Countermeasure (“SPCC”) Plan, Facility Response Plan (FRP) and Fuel Transfer Plan.

Hazardous Substance Management

General. The Concessioner will implement hazardous chemical reduction strategies to minimize the use of hazardous chemicals in their operations. Hazardous substances will be stored and handled in accordance with all Applicable Laws including but not limited to OSHA requirements, 29 CFR 1910 and 1926, and NFPA codes, NFPA 30, NFPA 30A, and NFPA 302. All storage areas will be maintained in a neat and orderly manner. Adequate access or access avenues will be maintained at all times.

Hazardous Substance Containers. Hazardous substances must be stored in approved, properly labeled containers. Containers will be in good condition and will be closed when not in use. Incompatible materials will be stored separately.

Flammable and Combustible Materials Storage. Where technically feasible and appropriate, no more than 10 gallons of flammable or combustible material will be stored inside a building unless in a flammable storage cabinet, inside storage room or building as defined in NFPA 30.

Designated Storage Areas. No hazardous substance storage will be allowed in the lodge electrical distribution room. Storage in mechanical rooms (furnace rooms) and electrical rooms will be restricted to furnace repair components and related equipment only. This type of storage will be allowed only if repair components are stored in a flammable storage cabinet with a latching door. Bulk storage of

flammable and combustible materials shall be restricted to room #2 in the oil house at the fuel farm. Waste materials may not be stored in the oil house.

Proper labeling of storage areas and cabinets and associated Material Safety Data Sheets ("MSDS") must be clearly posted and current at each storage location.

Secondary Containment. The Concessioner will provide secondary containment will be provided for the storage of hazardous substances where there is the reasonable potential for discharge due to a spill or leak. Locations with reasonable potential for discharge include, but are not limited, to outside storage areas and interior storage areas in the proximity of doorways or floor drain or storage areas on docks or on vessels. Secondary containment spill pallets will be provided by the Concessioner for all bulk combustible and flammable materials storage in the oil storage building.

Hazardous Materials Management Plan. The Concessioner will prepare a Service approved Hazardous Materials Management Plan specifically addressing, at a minimum:

- How use and procurement of hazardous materials will be minimized;
- How hazardous materials will be tracked;
- How hazardous materials will be used and stored;
- Employee training in hazardous materials safety.
- How old and unused hazardous materials will be disposed.

Hazardous Substance Releases

The Concessioner will contract qualified professionals to properly clean, mitigate, and remediate all discharges of hazardous waste or non-hazardous chemical and biological products.

Response shall comply with Applicable Laws and the Concessioner's Hazardous Materials Management Plan, the Emergency Response Plan and Emergency Action Plan.

When a spill, leak, or other release occurs, the Concessioner shall notify the Service's Communications Center immediately.

Hazardous, Universal and Miscellaneous Maintenance Waste Management

General. The concessioner will implement pollution prevention practices to minimize the production of hazardous, universal and miscellaneous maintenance wastes from concessioner operations. The Concessioner will label, and remove from the Park regularly all hazardous waste, universal waste and miscellaneous maintenance wastes including but not limited to: waste oil, solvents, antifreeze, paints, stains, bilge waste and batteries with the final cleanup completed prior to September 30th of each year.

Storage Locations. Hazardous waste, universal waste and miscellaneous maintenance waste collection and storage facility locations and design will be approved by the Service.

Hazardous Waste Management. The concessioner will adhere to Applicable Laws for managing hazardous waste. In addition, if the concessioner is a conditionally exempt small quantity generator ("CESQG") as defined in federal regulations, the concessioner will follow all Applicable Laws including without limitation federal regulatory requirements for small quantity generators ("SQGs") contained in 40 CFR 262 to ensure sound environmental management unless more stringent Applicable

Laws apply (e.g., being a large quantity generator (“LQG”), more stringent state and/or local requirements). Specifically, the CESQG concessioner will follow SQG regulations related to container labeling, storage, accumulation times, waste manifesting, use of designated disposal facilities, contingency planning, training, and recordkeeping,

Universal Wastes. Spent fluorescent lamps, nickel-cadmium batteries, sealed lead-acid batteries, mercury containing thermostats and waste pesticides will be managed in accordance with all Applicable Laws including but not limited to the USEPA Universal Waste Rule 40 CFR 273 and associated state and local requirements.

Miscellaneous Maintenance Wastes. Lead-acid batteries and used oil will be managed in accordance with all Applicable Laws including but not limited to 40 CFR 266 and 279, respectively.

Recycling. In addition to the requirements above, hazardous wastes, universal wastes and miscellaneous maintenance wastes including, but not limited to alkaline batteries and used antifreeze, will be recycled if economically and technically feasible and appropriate.

Integrated Pest Management

General. The control of pests by chemicals and other means is subject to approval by the Superintendent. Procedures are outlined in the Park’s Vegetation Management Plan and NPS 77 – Natural Resources Management Guidelines.

Solid Waste Management

General. The term “solid waste,” as used in this Maintenance Plan, refers to discarded household and business items such as product packaging, grass clippings, furniture, clothing, bottles, food scraps, newspapers, appliances, paint, and batteries. It is more commonly referred to as trash, garbage, litter, or rubbish. The term “solid waste,” as used in this Maintenance Plan, does not include sewage, septic sludge, and hazardous waste. Solid waste will be managed in accordance with Applicable Laws including but not limited to 40 CFR 243 and 36 CFR 6. The concessioner will maximize solid waste reduction where economically and technically feasible and appropriate.

Solid Waste Collection and Disposal

The Concessioner shall be responsible for the collection and disposal at an approved landfill, of all solid waste within the assigned areas as identified on the map at Exhibit D including that generated by its facilities as well as the garbage generated by the general public within those concession facilities.

The Concessioner may contract to provide solid waste collection services with the approval of the Superintendent.

In areas where trash/garbage pick-up noise may disturb guests, collection is restricted to pick-ups between 8:00 a.m. and 5:00 p.m.

The Concessioner is responsible for emptying all solid waste containers as needed, picking up any solid waste that should fall from solid waste containers being emptied, and maintaining the cleanliness of the solid waste containers to minimize the attraction of insects and wildlife.

Litter Control. The Concessioner is responsible for cleanup of all litter and debris within the land assignment. The Concessioner is also responsible for clean-up of any solid wastes generated by concessioner operations regardless of location.

The assigned areas shall be kept free of litter, garbage, abandoned cable and equipment, vehicles, furniture and fixtures. The Concessioner shall also be responsible for keeping the assigned areas free and clear at all times of safety hazards (broken glass, sharp objects, etc.).

The Concessioner shall be responsible for the placing and daily cleaning of cigarette receptacles in the assigned areas.

Solid Waste Inventory. The Concessioner will conduct a solid waste inventory during the peak season within the first year after the award of the CONTRACT using one of the methods described in the NPS Solid Waste Management Handbook. The solid waste inventory will identify the type and amount of solid waste generated at Concession facilities. The Concessioner will use the solid waste inventory to determine solid waste management options and identify materials that should be targeted for recycling. Results of the solid waste inventory and identified solid waste and recycling management options will be submitted to the Park for review and approval prior to implementation by the Concessioner.

Solid Waste Containers

Park approved solid waste containers (e.g., large solid waste containers such as Dumpsters™ and individual solid waste containers such as cans and receptacles) will be conveniently located within Concessioner facilities in sufficient quantity to handle the needs of the assigned area.

Solid waste containers shall be waterproof, vermin-proof, and covered with working lids. The sites where they are located shall be free of spills, waste and litter. The solid waste containers shall be emptied promptly when full.

The Concessioner will be responsible for the daily checking and cleaning of cigarette receptacles within the assigned areas.

The Concessioner shall be responsible for keeping the assigned areas free and clear at all times of safety hazards (broken glass, sharp objects, etc.).

All large solid waste containers should be screened from public view by an enclosure or other means as approved by the Service.

To prevent pest attraction and breeding, all garbage will be adequately bagged and tied.

Individual solid waste containers, such as cans and receptacles, will be clearly marked with multilingual labels and/or graphics to distinguish them from recycling containers.

Solid Waste Reports. The Concessioner will maintain records on the amount, by weight, of solid waste generated on an annual basis.

Recycling

Recycling Program. The Concessioner will develop, promote and implement a recycling program that fully supports the Park recycling program. Materials to be recycled will be identified as a result of the Concessioner's solid waste inventory. Prior to completing its solid waste inventory, the Concessioner will recycle, at a minimum, materials currently being recycled by the Park. Potential materials to be recycled include, but are not limited to: paper, newsprint, cardboard, bimetals, plastics, aluminum, and glass.

Field Code Changed

Recycling Collection Locations. The concessioner will provide recycling collection facilities for all public areas including at the lodge and at employee housing areas. The concessioner will also provide recycling in lodging rooms and on vessels.

Recycling Containers

Park approved recycling containers (e.g., large recycling containers such as Dumpsters™, individual recycling containers such as cans and receptacles) will be conveniently located within Concessioner facilities in sufficient quantity to handle the needs of the assigned area.

Recycling containers will be waterproof, vermin-proof and covered with working lids as necessary to maintain the quality of the recyclables for market and to prevent vermin from being attracted to the recycling containers. Lids should be provided with openings (e.g., holes) sized to limit the types of materials deposited and minimize contamination in recycling containers.

Visual screening is required for large recycling containers.

All recycling containers will be kept clean, well maintained, and serviceable.

Recycling containers will be provided in close proximity to trash containers to encourage recycling.

Recyclables Collection and Removal Practices

The Concessioner will provide a site for collection of recyclable materials. Collection site will be free of spills, waste, and odors. Recyclables must not accumulate in recycling containers to the point of overflowing.

The Concessioner is restricted to pick-ups between 8:00 a.m. and 5:00 p.m. in areas where recyclables pick-up noise may disturb guests. The Concessioner is responsible for emptying all recycling containers as needed, picking up any recyclables that should fall from the recycling containers being emptied, and maintaining the cleanliness of the recycling containers to minimize the attraction of insects and wildlife.

Recyclables Disposal. Recyclable materials will be removed and transported to an authorized recycling center.

Independent Contractors. Contracted vendors, with the approval of the Park, may provide these recycling services. Applicable procedures under the previous sections entitled "Recycling Containers," "Recyclables Collection and Removal Practices," and "Recyclables Disposal" will be included in the contract with the independent contractor.

Electronic Equipment

Broken or unused electronic equipment such as computers, computer monitors, and televisions will be managed and disposed in accordance with all Applicable Laws.

Electronic equipment will be recycled when economically and technically feasible and appropriate.

Appliances and Other Equipment

Old appliances and equipment (e.g., refrigerators, window air conditioning units, clothes washers, and clothes dryers) will be recycled in a timely manner at the end of its useful life when economically and technically feasible and appropriate.

Appliances containing ODSs will be evacuated in accordance with all Applicable Laws prior to disposal or will be disposed via an authorized vendor that will evacuate the equipment prior to disposal. The concessioner will maintain copies of all evacuation records.

Appliances and equipment containing hazardous substances such as oil and fuel will be drained prior to disposal. These hazardous substances will be handled in accordance with Applicable Laws and this Maintenance Plan.

Green Waste Management. Slash, untreated wood and tree branches, will be disposed of as directed by the NPS at Concessioner's expense.

Waste Reduction

The Concessioner will implement a waste reduction program designed to minimize its use of disposable products in its operations. Reusable and recyclable products are preferred over "throwaways."

The Concessioner is encouraged to reuse materials where allowable under all Applicable Laws where the collection of the materials will not present public health, safety or environmental concerns. Opportunities include the reuse of retail product packaging.

Spill Prevention Control and Countermeasures Planning

Concessioner will assign employees who will be part of the Service's spill response team during the operating season. In the event of a fuel spill at the fuel dock, the fuel attendant(s) on duty shall initiate response activities and immediately report all fuel spills according to emergency notification procedures provided by the NPS. The Fuel Attendant(s) shall have a Concession frequency radio for use in case of emergency.

The concessioner will minimize the storage of unused materials or equipment such as engines and engine parts at the Concessioner facilities.

Storm Water Management

Product and waste storage areas, and equipment and other materials stored outside that have the potential to cause storm water contamination will be provided with weather protection (e.g., plastic covering, under a shed) that prevents contact with storm water.

Wastewater Treatment

Pollution Prevention. Prior to opening each year, the Concessioner shall provide a list of chemicals to be used for cleaning and disinfecting for approval by the Superintendent.

Grounds and Landscaping Management

Guidelines

All lodge landscaping activities should be done recognizing that the grounds are part of a National Historic District.

The Concessioner shall be responsible for landscaping, grounds care and improvement of the concession facilities, as defined herein and on the maps at Exhibit D. Plans for such landscaping must have the prior approval of the Service, and all plant species used in landscaping must have prior Service approval.

The Concessioner will develop a Vegetation Management Plan in accordance with the Park's *Vegetation Management Plan*. The Concessioner will submit changes to this plan to the Service for approval prior to implementing them. This plan will address procedures for all vegetative manipulation, including clearing, thinning, view-shed control, firewood gathering, etc. within the concessioner land assignment.

The Concessioner will not apply any herbicide, pesticide, or engage in any pest control unless authorized by the Park Integrated Pest Management (IPM) Coordinator or designee and in accordance with Applicable Laws, including but not limited to the NPS IPM program.

The Concessioner will not introduce any non-native species in buildings, residences, or in grounds/landscape materials.

The Concessioner shall conduct his business and daily activities in such a manner as to minimize impacts on the natural scene. This will involve protecting native vegetation and controlling erosion.

Adequate steps will be taken to prevent the introduction and importation of exotic plants and species into the Park

Roads, Trails, Parking Areas and Walkways

Guidelines

The Service will maintain all roads, trails and parking areas within the land assignment.

The Concessioner will ensure that Lodge and staff driveways, parking areas and other designated areas will be kept clear for fire lanes, utility access, and snow removal needs.

Vessel Dock(s)

Fuel Dock. The Concessioner shall be responsible for repair or replacement of any fuel dispensing equipment damaged as a result of Concessioner operations.

Dock Sewage Pump-out Station

The Concessioner will provide an employee to operate the sewage pump station on the fuel dock. The Service will provide the initial training required for operators of this system. The training will include sewage pump operation, safe handling procedures for septage, use of personnel protective equipment, spill clean-up procedures, and documentation procedures. Vaccinations are recommended, but not required. The Concessioner is responsible for providing and ensuring their employees use the proper PPE and follow training guidelines.

Tour Boat and Other Vessels*Safety Inspection & Quality Control*

The Concessioner shall be responsible for implementing and conducting a safety inspection and quality control program for all of its vessels using Best Management Practices of the marine industry.

All vessel inspection data shall be available to the NPS immediately upon request.

Pollution Prevention Equipment

Concessioner vessels shall be equipped with all pollution control equipment required by U.S. Coast Guard regulation. This equipment will be regularly inspected and maintained in good working condition.

Vessels with greywater discharge sources (e.g., sinks and showers) will be equipped with educational signage concerning acceptable materials for discharge.

Reporting Requirements**Annual Routine Maintenance Report**

The Concessioner is to provide the Park with an updated "Annual Routine Maintenance Report" that covers all Concession Facilities and personal property. The Report will be delivered to the Superintendent on or before October 1. The Superintendent will provide written response thereto within 45 days from receipt thereof. The Report will include:

- Preventative Maintenance Schedules.
- Cyclic Maintenance Schedules.
- Scheduled and Unscheduled Maintenance Items.
- Equipment Replacement Schedule
- Estimated costing for each maintenance items.

Repair and Maintenance Reserve Plan

The Concessioner is to provide the Service with an updated "Repair and Maintenance Reserve Plan" that covers all Concession Facilities. The Plan will be delivered to the Superintendent on or before October 1 of each year. The Superintendent will provide written response thereto within 30 days from receipt thereof. The plan will include:

- A forecast, by year, of projects that will use Repair and Maintenance Reserve funds over the remaining life of the CONTRACT;
- A three-year plan showing what projects are scheduled to be completed with Repair and Maintenance Reserve funds;
 - The plan will describe what year projects are scheduled to be designed (if needed) and constructed. An estimated cost will also be included in the plan.

Projects that are scheduled to be complete during the next year; and,

These projects should have a detailed scope, schedule on when construction will begin and cost estimate. Written approval from the service is required before these projects may begin.

The Service reserves the right to require the Concessioner to replace any component or building system at the end of its useful life or when the item presents a quality, safety, or environmental issue.

Deferred Maintenance Report

Within 60 days of the effective date of the CONTRACT execution, an initial list of all maintenance deficiencies and items of deferred maintenance will be formulated and documented by the NPS and reviewed with the Concessioner. Within 45 days of this review, the Concessioner will develop a program to address all such items, including a timeline and cost to cure. Any costs in excess of the amount stated in accordance with the CONTRACT will only be incurred as funds become available.

Pesticide Use Log

A pesticide use log will be submitted to the Superintendent annually not later than October 1 of each year.

The following table summarizes the preceding reporting requirements and details other reports, plans, and inspections that will be the responsibility of the Concessioner per the CONTRACT and this Maintenance Plan.

SUMMARY OF REPORTING REQUIREMENTS INITIAL AND RECURRING DUE DATES		
Title	Schedule	Due Date
Deferred Maintenance Plan	Initial	Within 60 days of the effective date of contract execution
Annual Maintenance Report	Annual	On or before October 1 of each year.
Repair and Maintenance Reserve Plan	Annual	On or before October 1 of each year.
Annual Inspection Reports	Annual	To Be Determined by Concessioner and the Park
Pesticide Use Log	Annual	On or before October 1 of each year
Structural Fire Inspections	Annual	Prior to opening each season.
Grease Trap Inspections	Weekly	As arranged
Sprinkler Riser Inspections	Daily	When the Lodge is in Operation
Sprinkler Riser Inspections	Weekly	The rest of the year when the Lodge is NOT in operation, except that daily sprinkler riser inspections are required when temperatures below 35 degrees F. are forecasted.

Approved By: _____ /s/ _____ Date: _____
 Susan L. Boudreau
 Superintendent, Glacier Bay National Park & Preserve

Received By: _____ Date: _____
 Dominic Canale
 District Manager
 Glacier Bay National Park and Preserve Concessions, LLC

Attachment A

Lodge Heating System Maintenance Procedures**Methodology to Remove/Flush Ethylene Glycol, Propylene Glycol & Precipitate from Closed Hydronic Heating Systems within the Glacier Bay Lodge Facilities**

History: In 2006 the Park Service requested, following a bi-annual maintenance inspection, that the lodge concessionaire test types of glycol present and flush contaminated closed hydronic systems within the lodge and guest cabin infrastructure. The main lodge heating system* (U2) and the guest cabin heating system* (U3) were sampled in August of 2008. Testing revealed that both systems showed the presence of ethylene glycol (note: these systems were not flushed in 2008). These are two of the four closed hydronic systems, within the concessionaire's purview, that need to be flushed and recharged with inhibited propylene glycol. The others, the staff cabin heating system* (U1), the lodge administration heating system*, and the dorm complex's three (not closed) heating systems were not tested.

*Note that the four systems are "closed" with respect to boiler make-up water - eliminating the cross-connection potential by not having a make-up water system plumbed in. However, these systems have domestic water heat exchangers integral to the hydronic heating systems and these heat exchangers are a site of possible cross-connection between the boiler water and the potable water system. If it appears or becomes apparent that there is a problem with cross-connection, the Park Service will address at a later date.

Methodology to correct problem:

NOTE: The Park Service has sampled and tested the four closed boiler systems for propylene and ethylene glycol, alkalinity, pH, metals, and total dissolved solids (TDS) to develop a baseline for the condition of the existing systems. Through recommendations from a boiler water chemical vendor, a suitable inhibited propylene glycol solution will be selected for re-charging the systems and the information relayed to the concessionaire.

- Drain systems by gravity, then finish by blowing entire hydronic system out using compressed air. Retain this fluid for each individual site in labeled containers marked with site I.D. & "Initial Draining".
- Flush systems with water (systems can be filled using a contained water supply with a booster pump or reduced pressure zone (RPZ) backflow assembly tied to a potable water source). Flushing consists of filling the entire system (all zones open) and boiler to within 5 lbs. of rated system pressure; running circulation pump for 30 minutes moving water through all loops and boiler; then draining system to gravity and finish by blowing entire system out using compressed air. Procedure must be verified by NPS personnel.
- Perform repeated flushes, completely draining the system between flushes, until effluent is clear (not tinted) and shows a specific gravity of water. Test results must be verified

by NPS personnel. Retain each flushing in separate labeled containers marked with site I.D. & sequential numbering.

- The concessionaire is responsible for disposing of all waste generated. It is recommended that all retained containers of each flushing are tested for both propylene and ethylene glycol to a Minimum Recordable Level (MRL) of 25 mg/l for determining waste disposal methods. (If test come back at less than 25mg/l for ethylene glycol levels in the flush water, it can be accepted by NPS for disposal. If Initial Draining fluid is less than 25mg/l for ethylene glycol and baseline level for other contaminates is acceptable to NPS personnel, it can be accepted by NPS for disposal. NOTE: Diluting the containers to get the ethylene glycol levels below the 25 mg/l will not be allowed.) Sampling and test results must be verified by NPS personnel. All waste disposals will be per State and local requirements and must be removed from site prior to the concessionaire's 2010 end of season.
- Refill heating systems with inhibited propylene glycol for hydronic heating systems (as specified by the Park Service) and water meeting a specific gravity to allow for a minimum of -20 degrees Fahrenheit protection. (Test specific gravity after circulation pump has moved fluid through all loops for a minimum of 30 minutes.) This test and a pH test must be done annually in September just prior to freezing weather. Sampling and test results must be verified by NPS personnel. (Note: Systems can be re-charged with potable water for the 2010 season if an appropriate inhibited propylene solution is not available prior to season opening. However, during 2010 season winterization, systems must be re-charged with an inhibiting propylene glycol solution.)
- It is recommended that the three dorm complex systems be charged with inhibited propylene glycol in lieu of the current practice of using only water and then draining at the end of the season; provided that systems are protected from cross-connection.
- Label all systems with type of inhibited propylene glycol installed to ensure that the same glycol is used in the future and that there is no mixing of propylene glycol types. Under no circumstance should ethylene glycol be used.
- Labeled containers with less than 25 mg/l ethylene glycol, which the Park will accept, will be delivered and stored at the Park's Waste and Recycle Center (Depot) - inside the gate. Accepted containers which tested out at less than 25 mg/l of ethylene glycol will be disposed of by plant personnel thru the WWTP process after season closing. Emptied containers will be returned to concessionaire.