

7. VRE will also service the oil/water separators on a biannual basis. This has no effect on the Contractor's obligations regarding the oversight of the annual cleaning of the drip pans. The Contractor shall inspect and perform additional maintenance and cleaning as required by VRE.

5.6.3 MINIMUM PERIODIC MAINTENANCE AND INSPECTIONS

- A. The Contractor shall periodically inspect all yard facilities and perform routine preventative maintenance to all buildings and building systems, such as but not limited to; lighting, HVAC servicing, crane servicing, door and lock servicing, plumbing servicing, lighting, electrical servicing (limited to resetting breakers), inspection pits, drip pans, and as otherwise indicated by these specifications.
- B. VRE will perform periodic inspections and inform the Contractor of any deficiencies. The Contractor shall perform the deficient work without delay. VRE maintains the right to perform such work on behalf of the Contractor and back charge the cost of such to the Contractor in addition to any **liquidated damages** that may be imposed by this Contract.
- C. Contractor is responsible for notifying VRE of any facility deficiencies including but not limited to; safety, security, and environmental concerns.

5.6.4 RECORD KEEPING

- A. The Contractor shall provide a monthly report summarizing maintenance and inspections performed on VRE's Facilities and Equipment.
- B. The Contractor shall provide notification within four (4) hours of any failure of VRE facility or equipment.
- C. The Contractor shall provide immediate notification of any failure of VRE facilities or equipment which would prevent or delay revenue train service.
- D. The Contractor shall log all repairs, regardless of the entity carrying them out. The record shall be maintained for the duration of the Contract.
- E. The Contractor shall maintain a record log of facility maintenance activities at the yard office and provide the log for VRE review upon request.
- F. The Contractor shall provide waste manifests and delivery tickets.

5.6.5 CLEANING AND HOUSEKEEPING

- A. Interior Spaces: The Contractor shall clean all facilities as necessary to ensure a clean and safe work environment. All cleaning shall be performed in a professional manner to industry standards. All interior spaces shall be swept to broom clean condition and trash

