

MAINTENANCE PLAN FOR STATION CAFE, ENTRANCE, BEAR RAVINE AND ADJACENT KIOSK

REF 1877 | Dudley Zoological Gardens

Bear Ravine & Kiosk

Fortnightly cleaning

- Bear Ravine structure surfaces and kiosk counter to be cleaned of any debris.
- All leaves to be removed from surfaces and floor brushed.
- Drainage outlets on upper balcony to be cleaned out.
- Any standing water to be brushed to nearest drainage outlet.

Monthly cleaning

(in addition to above)

- Concrete surfaces are to be cleaned with soft bristle brushes to remove any organic growth. In extreme cases or where this method does not yield results Keim Algicide is to be used to aid the process.
- The surfaces can be washed using a hose or a jet wash but this must be on a low setting with a wide fan nozzle.
- Top of kiosk roof to be cleared of any leaves and or debris.
- Glazed viewing screens into pits below to be cleaned and any condensation on the underside to be removed.
- Kiosk windows and frames to be cleaned.

Annual Inspection

(proposed in spring)

- Concrete surfaces to be inspected for any cracks that are either greater than 0.3mm wide or are seeping moisture. These are to be noted on a schedule of necessary repairs ready for a summer programme of repairs.
- Accidental damage should either be repaired at the time or noted on a schedule of necessary repairs ready for the next programme of repairs.
- Areas of any spawning concrete should be identified and noted on a schedule of necessary repairs.
- Particular attention should be paid to the underside of the upper balcony and kiosk roof for any loose concrete.

Station Cafe

Fortnightly cleaning

- Area adjacent to building, front benches and area behind to be cleaned of any debris or leaves.
- Windows and frames to be cleaned externally and internally.
- Cobwebs are to be removed internally from corners.

Monthly cleaning

(in addition to above)

- Concrete surfaces are to be cleaned with soft bristle brushes to remove any organic growth. In extreme cases or where this method does not yield sufficient results Keim Algicide is to be used to aid the process.
- The surfaces can be washed using a hose or a jet wash but this must be on a low setting with a wide fan nozzle.
- High level glazing is to be cleaned externally and internally.

Annual Inspection

(proposed in spring)

- Concrete surfaces to be inspected for any cracks that are either greater than 0.3mm wide or are seeping moisture. These are to be noted on a schedule of necessary repairs ready for a summer programme of repairs.
- Accidental damage should either be repaired at the time or noted on a schedule of necessary repairs ready for the next programme of repairs.
- Areas of any spawning concrete should be identified and noted on a schedule of necessary repairs.
- Outlets on the roof are to be inspected and if necessary cleaned out.

Entrance

Fortnightly cleaning

- Area between to kiosks, front benches and area behind to be cleaned of any debris or leaves.
- Windows and frames to be cleaned externally and internally.
- Timber frames and 'ZOO' lettering to be wiped cleaned.
- Cobwebs are to be removed internally from corners.

Monthly cleaning

(in addition to above)

- Concrete surfaces are to be cleaned with soft bristle brushes to remove any organic growth. In extreme cases or where this method does not yield sufficient results Keim Algicide is to be used to aid the process.
- The surfaces can be washed using a hose or a jet wash but this must be on a low setting with a wide fan nozzle.
- Planting beds to be maintained. Brick surface in front of planting beds to be cleaned.
- Gates to be cleaned using stiff brush and hose or a jet wash but this must be on a low setting with a wide fan nozzle.

Annual Inspection

(proposed in spring)

- Concrete surfaces to be inspected for any cracks that are either greater than 0.3mm wide or are seeping moisture. These are to be noted on a schedule of necessary repairs ready for a summer programme of repairs.
- Accidental damage should either be repaired at the time or noted on a schedule of necessary repairs ready for the next programme of repairs.
- Areas of any spalling concrete should be identified and noted on a schedule of necessary repairs.
- Particular attention should be paid to the underside of the canopy roofs for any loose concrete.
- Brickwork to be cleaned down, any areas of necessary repointing to be addressed using appropriate lime mortar.
- Outlets on the roof are to be inspected and if necessary cleaned out. Top of kiosk roofs to be inspected and cleaned if necessary.