



## Yard Rules for Customers and Contractors

**Introduction:** The purpose of the facility is to provide our customers with an efficient and user-friendly location for servicing and storing vessels while still maintaining cleanliness, environmental quality, and safety. Whenever this endeavor is undertaken, it is important to provide rules of conduct so that everyone participating in the effort can work together efficiently, effectively, and harmoniously to achieve their own goals without interfering with those of another.

**About Indiantown Marine Center:** IMC provides dockage, workspace, storage space, and other services which are billed to the Customer according to the schedule of rates described in the Estimates provided and governed by the terms and conditions of the Dockage and Service Agreement and supporting documents that may be applicable to their purposes.

- Additional yard services that may be required can be provided by the Yard Service Personnel and are billed using Service Tickets, which are written at the time of the service being provided and billed according to the labor rate, service rate, and materials needed as described on the written ticket.
- Customers that require marine service work are directed to contract with third parties (Contractors) to engage the required services and management needed for their vessel and are encouraged to make sure third parties conform to the yard rules so that the Company can continue to provide a quality location for their service needs.

**Documentation:** Customers and Contractors must provide the required documentation prior to arrival at the facility and follow any requirements that are contained within those documents, including the Dockage and Service Agreement, Customer Insurance Requirements, Payment Information, and Credit Card Authorization, Crew, Guest, and Contractor List, and other documents that may apply.

**Facility Access:** Access to the facility is limited and no unauthorized person is allowed to enter the facility.

- All persons intending to enter Indiantown Marine Center must be pre-approved and check in at the office prior to entering these areas.
- Owners, Captains, Crew, Guests, Contractors, Subcontractors, and all other third parties that enter the yard must agree to follow the direction of IMC Management and Staff including access approval or revocation of access permission, parking, equipment storage, intoxication or prohibited alcohol use, possession of illegal substances or materials, feeding or enticing alligators, or any other behavior that is deemed detrimental to the operation of the facility or is deemed to be a nuisance.
- Anyone entering the facility to work, paid or unpaid, must be covered by an insurance policy. Contractors must provide their insurance certificate and be pre-approved prior to commencement of work. Owners and Crew must be covered by the Protection and Indemnity portion of the Vessel's insurance policy. Guests of the owner are allowed to accompany the owner in the facility, but are not allowed enter when the policy holder is not present. Dayworkers are prohibited from entry. Brokers, Surveyors, or Inspectors, and related marine professionals must provide proof of general liability insurance that indicates coverage is in place as needed for their party.

**Restricted Work:** Customers are not allowed to perform restricted work, and Contractors must be pre-approved specifically for this work to perform that service with the facility. Restricted work includes painting,





blasting, tenting, scaffolding, welding, crane operations, tank cleaning, confined space entry, and fueling. Customers and Contractors are not allowed to operate any IMC equipment including forklifts, telehandlers, pressure washers, vehicles, carts, trailers, manlifts, boat hoists, or power tools.

**Approved Contractor List:** A list of approved Contractors is available for distribution at the Main Office.

**Contractor Rules:** Contractors and Subcontractors must complete a Contractor Agreement with IMC prior to commencement of work, and must ensure that they have met all insurance and other requirements for entry and continue to update their registration profile to include any changes or updates to their insurance certificates or employee and vehicle lists. Failure to meet this requirement can result in the removal of the vessel from the facility and may bar the Owner, Contractor, or Subcontractor from future entry.

- All Approved Contractors must sign in at the office prior to commencement of work and follow all directives as relates to their employees, vehicles, insurance coverage, and related information.
- All Contractors are responsible for adhering to any applicable government regulations that may be required according to the nature of their work, including OSHA regulations, CFR's, and FDEP Clean Marina Best Management Practices for Marine Facilities.
- All blasting, paint and fiberglass related work is permitted by IMC approved Contractors only and requires equipment and enclosures be utilized to ensure that all dust, paint chips, overspray, fiberglass, or any other debris is contained and not allowed to drop onto the ground or into the open air. Disposal of all tenting and containment materials must be in the approved disposal area.
- Contractors are required to maintain a clean work area and must remove any waste, garbage, or debris daily to the approved disposal area.
- All Yard Rules apply to Contractor's and their employees.

**Dockage:** Alongside dockage is billed daily based on the length of the vessel, and the per foot rate is provided in the estimate. A minimum dockage rate is applicable. Customers are responsible to ensure that the lines, fenders, and all other mooring and service lines are properly secured and that the vessel's watertight integrity is maintained during the entire dockage period. Vessels that are hauled out of the water for short-term periods but are not doing work are charged Dockage daily.

**Monthly Dockage:** Long-term alongside dockage is billed monthly and must be paid in advance. Monthly dockage does not override a designated dock space that may be required for another Vessel in the event of a hurricane unless that Vessel has engaged that space with its own Hurricane Agreement.

**Work Dockage:** A Surcharge is applied for dockage days when a Contractor is working on the Vessel while alongside the dock. A minimum rate is applicable.

**Haul, block, and launch:** Haul, block, and launch is billed by the length of the Vessel and requires an approved Haulout Checklist and Agreement prior to the vessel being hauled. If it is determined that additional blocking, chine blocking, higher than normal blocking height, or any other additional blocking is needed, then this shall be billed in addition to the per foot rate.

**Blocked Vessels:** Owner, Crew, Contractors, Guests, nor anyone other than IMC Staff are allowed to remove or relocate jackstands, blocks, chains, or other related equipment and are requested to contact an IMC employee to report a problem with blocking equipment. Vessels are not allowed to fuel, de-fuel, or shift fuel while the Vessel is blocked up. Shifting of heavy weights, tenders, or removal of structural components of the Vessel are not allowed unless pre approval is given by IMC Management.





**Workspace:** Workspace is billed daily as a Work Day and is based on the square foot area provided in the estimate, and all service operations must be contained within that area including equipment, parking, scaffolding, tenting, and all other service operations. Customers may request to purchase additional daily space, but this cannot be guaranteed to be available at their established location. Liveaboard is allowed in the Work Area.

**Long Term (Vessel) Storage:** Storage space is billed monthly and is based on the area represented by the length and beam of the vessel. No work can be completed while in the storage area other than normal cleaning and light maintenance. No Contractors are allowed in the storage area without permission. No liveaboard is allowed in the storage area. No water connection to the Vessel is allowed while in storage.

**Electrical Distribution and Shore Power:** Electricity is billed according to the size of the electrical cable (Volts and Amps) being used, and the quantity of the electrical lines used by the Vessel, its crew, contractors, or any other electrical consumption that is for that particular Vessel's account. A fee for connection to the electrical distribution system is charged per line upon connection. Vessel representatives must request permission from the IMC Office to connect to power in order to consume electricity, and must notify them when being disconnected.

**Storage Area Shore Power:** Shore power in the storage area is billed monthly in advance. Systems allowed for use during the storage period includes battery chargers, 110V dehumidifiers or fans, security systems and wifi equipment, and bilge pumps on float switches. While on board daily in the storage area, owners may use lights and low voltage outlets, water pumps, and nav/com electronics. Systems restricted for use in the storage area include washers, dryers, gray/black water pumps, stoves, ovens, microwaves, air cooled air conditioners, inverters, radars, or any 3 phase systems.

**Shift:** If the vessel is required to be shifted to or from the storage or work area, then a charge for this shift is applied based on the estimate provided. A shift is one way only, and a return shift back to another area is billed at the same rate. Launching the vessel is not considered a shift.

**Service Fees:** All service fees are billed based on the space that the Vessel occupies and includes disposal of normal household garbage, potable water, non-potable water, environmental maintenance, and security.

**Waste Disposal:** Customers, Crew, Guests, Contractors, Subcontractors, and all other approved persons that are allowed to enter the facility are requested to maintain good housekeeping of their assigned spaces and common areas by throwing all garbage into designated receptacles. Failure to maintain clean storage, work, or dockside area will result in clean-up charges being applied.

**Bulk Garbage:** Bulk garbage disposal is billed by the cube according to the current rate. Disposal of hazardous materials, oil, oily water, and any contaminated materials that may require special handling such as flares, batteries, mercury-containing devices, antifreeze, paint and solvent waste, or scrap metal are to be disposed of per the Florida Clean Marina Best Management Practices. Contact the IMC Management to arrange disposal of any of these materials and for more information related to the materials that require special disposal handling. Mishandling of any waste materials or disposal of prohibited waste into a household garbage receptacle will result in significantly increased disposal fees and potentially may lead to penalties according to any applicable regulatory requirements.





**Florida Statute 372.667:** This statute prohibits the intentional feeding or enticing with feed any wild American Alligator which any person who violates this section commits a Level Two Violation under s.372.83. Feeding alligators is dangerous and can lead to a nuisance situation that will result in the capture and euthanizing of an animal. Any Customer, Captain, Crew, Guest, Contractor, Subcontractor, or any other person that is identified by a Company representative to be feeding alligators, disposing of food waste into the canal or retention pond, or fishing in such a way as to entice an alligator will be evicted from the facility and barred from re-entry.

**Black and Gray Water:** Pump out of sewage and gray water is billed by the gallon per the current price per gallon. Overboard discharges of sewage, gray water, bilge water, or any other waste liquid that may cause contamination of the facility or surrounding waterways are prohibited.

**Storage Containers:** Containers for storage space are available in designated locations and are billed monthly based on the size of the container or compartment. Outside containers can be brought into the working yard for use by Owners, Contractors, and Subcontractors provided that prior permission is given and the current rate for this service is applied to the Vessels account.

**Parking:** Vehicle access is limited, and parked vehicles must not interfere with yard operations or the space of other customers. Parking passes may be required in order to enter the facility. No long-term parking is available.

**Stairways and Ladders:** Ladders from the Company are loaned temporarily, and require acknowledgement that the use of the ladder will be per the manufacturer's requirements only. Customers are requested to bring their own ladder where necessary.

**Tenders, PWC's, trailered boats, empty trailers, recreational vehicles:** Customers who require additional space for storage of vehicles or equipment must make arrangements in the office and will be billed the current per square foot storage rate. COI, dockage contract, and payment information must be in place.

**Fire, Ambulance, and Law Enforcement:** Anyone with an emergency is to contact emergency services on 911, and must report their call to the Main Office as soon as possible. All vehicles, equipment, and materials should be kept clear of fire equipment and extinguishers.

For further clarification of the above listed Yard Rules, please refer to the Company document that makes provisions for that policy, or contact the Company Management in the Main office during regular business hours.

**Form Bank:**

Dockage and Service Agreement	Credit Card Authorization	Guest and Contractor List
Company Estimate	Payment Information	Customer Insurance Requirements
Customer and Vessel Information	Haulout Checklist and Agreement	Contractor Agreement
Contractor Insurance Requirements	Approved Contractor List	Hurricane Agreement

