

PARK MAINTENANCE PLAN

Cadence Public Park For Fiscal Year 2019-20 To Be Submitted On February 1, 2019

Pursuant to the Owners Participation Agreement (OPA) for the Cadence Development, AMCAL Hayward LLC (AMCAL) is responsible for the maintenance of the Cadence Public Park in perpetuity or for the life of the agreement. As detailed in Section 8.12 of the OPA, AMCAL is required to submit a Park Maintenance Plan annually to the City of Hayward for review and approval by City Council as part of the annual review. The following proposed Park Maintenance Plan includes a maintenance budget, a schedule of maintenance activities, and reimbursement process specific to the Cadence Apartments.

Maintenance Budget	Total Budget
Total Costs	
Total Annual Landscaping Costs (From Table 1)	\$22,311
Total Annual Hardscape and Other Costs (From Table 2)	\$13,891
Total Annual Management Costs (From Table 3)	<u>\$12,952</u>
Total Maintenance and Servicing and Related Expenditures	\$49,154



Maintenance Budget Tables (Detailed Costs)

Table 1

Task	Quantity	Units	Annual Maintenance Rate	Annual Maintenance Costs	Annual Replacement Rate	Annual Replacement Costs	Total Costs	Replacement Years	Unit Replacement Costs
<i>Landscaping</i>									
Grass Area (Sod)	4,495	sqft	\$0.76	\$3,416.20	\$0.06	\$266.70	\$3,682.90	15	\$0.89
Landscaped Area	13,596	sqft	\$0.53	\$7,205.88	\$0.05	\$679.80	\$7,885.68	15	\$0.75
Trees	46	each	\$77.00	\$3,542.00	\$14.00	\$644.00	\$4,186.00	25	\$350.00
Chipping	1	ls	\$1,000.00	\$1,000.00	\$0.00	\$0.00	\$1,000.00	0	\$0.00
Soil	1	ls	\$1,000.00	\$1,000.00	\$0.00	\$0.00	\$1,000.00	0	\$0.00
Irrigation System	1	ls	\$2,000.00	\$2,000.00	\$2,555.95	\$2,555.95	\$4,555.95	20	\$51,119.00
Sub Totals				\$18,164.08		\$4,146.45	\$22,310.53		
Total Annual Costs							\$22,310.53		

Table 2

Task	Quantity	Units	Annual Maintenance Rate	Annual Maintenance Costs	Annual Replacement Rate	Annual Replacement Costs	Total Costs	Replacement Years	Unit Replacement Costs
<i>Paving & Lights</i>									
Concrete Walkway	3,874	sqft	\$0.06	\$232.44	\$0.02	\$77.48	\$309.92	50	\$1.00
Paving	3,349	sqft	\$0.06	\$200.94	\$0.02	\$66.98	\$267.92	50	\$1.00
Rubberized Play Sur	1,400	sqft	\$0.05	\$70.00	\$1.25	\$1,750.00	\$1,820.00	10	\$12.50
Park Lights (include	28	each	\$180.00	\$5,040.00	\$0.00	\$0.00	\$5,040.00	25	\$0.00
<i>Park Improvements</i>									
Picnic Tables	4	each	\$50.00	\$200.00	\$65.67	\$262.67	\$462.67	15	\$985.01
On-grade Benches	6	each	\$50.00	\$300.00	\$56.67	\$340.00	\$640.00	15	\$850.00
Trash Cans	15	each	\$35.00	\$525.00	\$7.50	\$112.50	\$637.50	10	\$75.00
Park Signs	2	each	\$50.00	\$100.00	\$16.67	\$33.33	\$133.33	15	\$249.98
Play Structure	1	ls	\$100.00	\$100.00	\$1,466.67	\$1,466.67	\$1,566.67	15	\$22,000.05
Play Equipment	1	ls	\$1,000.00	\$1,000.00	\$1,013.33	\$1,013.33	\$2,013.33	15	\$15,199.95
Graffiti Removal	1	ls	\$1,000.00	\$1,000.00	\$0.00	\$0.00	\$1,000.00		\$0.00
Sub Totals				\$8,768.38		\$5,122.96	\$13,891.34		
Total Annual Costs							\$13,891.34		

Table 3

Task	Quantity	Units	Annual Rate	Annual Costs	Total Costs
<i>Utilities and Administration</i>					
Water	717	HCF	\$6.21	\$4,452.22	\$4,452.22
District Manager	1	ls	\$5,000.00	\$5,000.00	\$5,000.00
Engineer's Report	1	ls	\$3,500.00	\$3,500.00	\$3,500.00
Sub Totals				\$12,952.22	\$12,952.22
Total Annual Costs					\$12,952.22

Schedule of Maintenance Activities

Projected Annual Work Frequency												
Task	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Turf												
Mowing	All	All	All	3	2	2	2	2	3	All	All	All
Edging	All	All	All	3	2	2	2	2	3	All	All	All
Chemical Edging	1	1	1	1	1	1	1	1	1	1	1	1
Vacuum/Blowing	All	All	All	All	All	All	All	All	All	All	All	All
Fertilizing		X		X	X			X		X		X
Crabgrass/Poa Pre-emergent			X						X			
Broadleaf Weed Control	Z			Z							X	
Aeration										X		
Dethatching										Extra		
Reseed Shade / Traffic Areas										Extra		
Ground Cover												
Edging/Trimming	Z	X	Z	X	Z	Z	Z	X	Z	X	Z	X
Fertilization	X								X			
Post-emergent Weed Control	1	1	1	1	1	1	1	1	1	1	1	1
Pre-emergent Weed Control			X						X			
Trees and Shrubs												
Pruning - Vines						X						
Pruning - Shrubs	Z	Z	X	Z	Z	Z	Z	Z	X	Z	Z	X
Pruning - Trees						X						
Pedestrian/ Vehicle Clearance	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
Staking and Tying	Z	Z			Z				Z	Z	Z	Z
Fertilizing - Shrubs/Vines	X								X			
Deep Root Fertilizing - Trees										Extra		
Irrigation												
Programming				X					X			X
Cleaning / Adjusting	Z	Z	Z	Z	Z	Z	X	X	Z	Z	Z	Z
All Repairs	Extra	Extra	Extra	Extra	Extra	Extra	Extra	Extra	Extra	Extra	Extra	Extra
Annual Color												
Change color planting	Extra	Z	Z	Z	Extra	Z	Z	Z	Extra	Z	Z	Z
Insect and Disease Control												
Chemical Applications		Z	Z			Z		Z	Z	Z	Z	
Debris / Hardscape												
Driveway/Sidewalks	All	All	All	All	All	All	All	All	All	All	All	All
Litter/Refuse												
Landscaped Areas	All	All	All	All	All	All	All	All	All	All	All	All
Compost												
Compost / Bark										Extra		
1-3 = times per month												
All = weekly												
X = one time application												
Z = spot treatment												

Reimbursement Process

Per a meeting with Allen Baquilar, Senior Civil Engineer, City of Hayward Development Services and the City of Hayward Park Maintenance Staff, it was decided that in-lieu of the Landscaping and Lighting Assessment District #96-1 process described in the OPA that AMCAL would hire a contractor to maintain the park to the City of Hayward’s satisfaction. AMCAL has entered in contract with Bella Vista Landscape Services, Inc. (CCL # 805462) to maintain the Park in good repair and working order, and in a neat, clean and orderly condition. AMCAL is responsible for the annual payment of the District Management cost and reimbursement to the City for the Engineer’s Report.