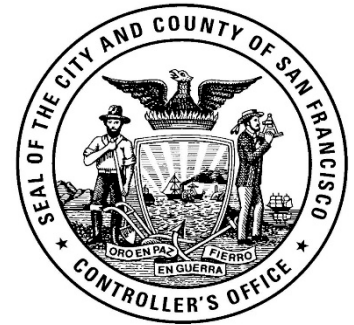


Treasure Island Board of Directors

Item No. 9: Parks Maintenance Budget Planning



February 8, 2023

City & County of San Francisco
Treasure Island Development Authority

Background

- **2019** – TIDA and TICD engaged with MJM Management Group and CMG Landscape Architecture to draft a *Treasure Island & YBI Parks Operations and Maintenance Manual*
- **February 2020** – TIDA presented a "Parks & Open Space Budget Review" presentation to the ITC
- **March 2021** – TIDA presented to the ITC on parks O&M standards and parks code
- **2021-2022** – Best practices review of staffing levels and performance metrics with SF Recreation and Parks Dept.; SFDPW reviewed and provided comment to the draft Manual
- **Late 2022** – TIDA and TICD review revised parks and open space timelines for completion; collaborate on assumptions for O&M needs in 2023 thru 2025
- **February 2023** – TIDA presents proposed TIDA FY 2024 Budget including parks operations and maintenance budget allocation based on Feb 2020 draft manual (costs escalated to 2024)
- **Spring 2023** – Review scope of work and pricing for park-specific needs (ie Dog Park); prepare request for proposal solicitations for identified future O&M services

Operations & Maintenance Manual Goals

- Provide a comprehensive document that defines system-wide and park specific maintenance requirements and guidelines.
- Define 'Levels of Service' based on park location, program, and scale.
- Provide specific guidance for Management, Engineering, Landscape Maintenance, and Janitorial Services.
- **Develop a comprehensive O&M budget with detailed estimates for the Stage 1 Parks and projections for parks in future phases.**
- Create a 'living document' that is organized to accommodate future phases parks and document updates, as well as updates to methods and practices.
- Structure the document so that it can be used for service procurement and requests and proposals.

Pipeline of Future Parks & Open Spaces (FY23 – FY25)

Phase 1 Parks (Sub-phases 1YA, 1YB, 1B, 1C, 1E)



Budget Methodology

- Established Levels of Service based on park design, program, and anticipated use

	ENGINEERING	LANDSCAPE	JANITORIAL
HIGH		Recommended for prominent spaces with high intensity of use	
BASE		Base recommended level of maintenance	
LOW		Recommended for more remote spaces with lower intensity of use	



Levels of Service

- The Treasure Island and Yerba Buena Island Parks System includes a wide range of park and open spaces with varying scales, programs, facilities, and usage intensities.
- To address this variation, the operations and maintenance requirements for each park are defined by three **Levels of Service: base, high, and low**. The base level of service is the default for most spaces and describes the standard maintenance protocols. The high level of service includes additional or more frequent tasks. Similarly, the low level of service outlines when less frequent service is warranted.
- Each park space was assigned a level of service in each of the **engineering, landscape and janitorial** tasks based on its design, location or anticipated level of usage.
- These levels of service assignments have been used to develop the estimated budgets and Frequency Schedules specific to each park. Frequency is based on maintenance needed **on a daily basis, weekly basis, monthly basis, or annual basis** across certain tasks.
- The Levels of Service provide a framework to **optimize staffing and budget allocations** and ensure a consistent but appropriate level of maintenance for each park, which can adapted over time.



Levels of Service: Engineering

		Utility Systems	Paving	Restroom Facilities	Furniture, Fixtures, & Equipment
MAINTENANCE LEVELS	HIGH	<ul style="list-style-type: none"> • Provide a higher level of inspection, reporting, and repair of utility systems based on intensity of use and importance of public safety and operations. • Start-up to include inspection of all faucets, toilets, lighting systems, and other machinery to ensure all is in working order, and information logged, including any repairs. • Follow a maintenance protocol to routinely inspect all systems and perform minor repairs or adjustments immediately, in advance of problems occurring. • Repairs to all site features should be done immediately with available personnel and materials from back stock. 	<ul style="list-style-type: none"> • Higher frequency and intensity of inspection and non-emergency repairs are prioritized. 	<ul style="list-style-type: none"> • Provide a high level of inspection, reporting, and repairs to restroom facilities as required to ensure public safety and functionality of restrooms. • Repairs to be scheduled during normal maintenance time and prioritized. 	<ul style="list-style-type: none"> • Provide a high level of inspection, reporting, repair and replacement of furniture, fixtures and equipment. • Furnishings to be inspected daily with hazards and graffiti to be repaired immediately, when discovered. • Preventative coatings applied as needed and at least two times per year to any fixtures or furniture.
	BASE	<ul style="list-style-type: none"> • Provide inspection, reporting, and repairs to all utility systems as required to ensure public safety, park operations and long-term functionality of systems. • Daily startup includes reading and documenting all utilities and site meters (water, gas, electrical). • Emergencies and hazards shall be identified and repaired as promptly as possible and as needed to ensure public safety and operations. • All non-emergency repairs will be monitored, reported, and scheduled for repair during as needed. • Full monitoring and maintenance program to be implemented weekly, monthly, quarterly, and annually. 	<ul style="list-style-type: none"> • Regular inspection and reporting on all paving surfaces to ensure compliance with ADA requirements, safety and durability of surfaces. • Emergencies and Hazards shall be identified and repaired as promptly as possible and as needed to ensure public safety and operations. • All non-emergency repairs will be monitored, reported, and scheduled for repair during as needed during normal maintenance periods. 	<ul style="list-style-type: none"> • Provide regular inspection, reporting, and repairs to all restroom facilities as required to ensure public safety and functionality of restrooms. • Repairs to be scheduled during normal maintenance time. 	<ul style="list-style-type: none"> • Provide regular inspection, reporting, repair and replacement of furniture, fixtures and equipment. Furnishings to be inspected daily with hazards and graffiti to be repaired within 24 hours. Broken/damaged items to be removed and replaced with backstock during routine maintenance schedule. Painted surfaces or other finishes to be inspected for flaking, rust or other issues, and fixed during routine maintenance schedule. Preventative coatings applied annually to any fixtures or furniture. Wood surface oils applied as needed. Oil finishes performed monthly on furnishings near the water. Equipment: preventative maintenance quarterly, repairs as needed.
	LOW	<ul style="list-style-type: none"> • Provide a lower level of inspection, reporting, and repair of utility systems based on intensity of use and importance of public safety and operations. • Read and document all utilities and site meters (water, gas, electrical) once a week. 	<ul style="list-style-type: none"> • Lower frequency and intensity of inspection and scheduling of non-emergency repairs 	<ul style="list-style-type: none"> • Not applicable: lower standard of care not recommended for restrooms. 	<ul style="list-style-type: none"> • Provide a lower level of inspection, reporting, repair and replacement of furniture, fixtures and equipment. • Furnishing should be inspected weekly. Problems identified and minor repairs performed during routine maintenance schedule. • Broken/damaged items must be replaced, with a work order developed to purchase replacements.



Levels of Service: Landscape

		Irrigation/Water Management	Trees & Understory	Lawn & Turf
MAINTENANCE LEVELS	HIGH	<ul style="list-style-type: none"> Higher levels of monitoring, irrigation management, and repair based on location, scale, type and complexity of landscape. Inspect systems and lateral lines weekly for leaks, drips and broken heads. Daily inspection and management of spray irrigation systems and all lawn areas. 	<ul style="list-style-type: none"> Higher level of monitoring, soils management, pruning, weeding, and plant removal/replacement based on location, scale, type and complexity of landscape. Semi-annual soil testing and organic fertilization as required based on species. Annual or semi-annual tree pruning as required to ensure public safety, structure/aesthetic quality and long-term health of trees. Annual arborist visit and report. High level of weeding to prevent invasive plant issues and maintenance aesthetic quality of landscape consistent with design intent. 	<ul style="list-style-type: none"> Provide a high level of turf maintenance, mowing, and soil management for high use areas and athletic fields. Grass height maintained according to species/variety of grass and purpose and water management scheduled around each activity. Regular inspection, aeration, fertilization and renewal. Free and clear of weeds and divots at all times. Athletic Fields will require immediate response to daily restoration needs by scheduled activities, with preparation immediately before and after use.
	BASE	<ul style="list-style-type: none"> Moderate levels of monitoring, irrigation management, and repair based on location, scale, type and complexity of landscape. Complete annual audit of irrigation systems and water usage Inspect systems regularly for clogged heads or drip systems and to ensure timers working properly. Water meters read two times per week to detect any leaks. Mainline leaks repaired immediately. 	<ul style="list-style-type: none"> Moderate level of monitoring, soils management, pruning, weeding, and plant removal/replacement based on location, scale, type and complexity of landscape. Annual soil testing and organic fertilization as required based on species. Tree pruning as required to ensure public safety and long-term tree health. Annual arborist visit and report, first year and every three years. Regular weeding to prevent invasive plant issues and maintenance aesthetic quality of landscape consistent with design intent. Annual review, removal and replacement of understory and groundcover plantings. 	<ul style="list-style-type: none"> Provide regular turf maintenance, mowing, and soil management for general purpose and moderate use lawn areas. Mowing as needed to maintain appropriate lawn height based on turf type and use. Weed Control: inspect and hand-pull weeds weekly. Regular monitoring and treatment for pests through Integrated Pest Management Program. Aeration, thatching and re-seeding two times annually. Soil testing annually, amend soil in accordance with test results. Before events, develop mitigation and restoration plan to occur immediately after.
	LOW	<ul style="list-style-type: none"> Lower levels of monitoring, irrigation management, and repair based on location, scale, type and complexity of landscape. Applies to natural areas and opens spaces with temporary, limited, or no irrigation. 	<ul style="list-style-type: none"> Lower level of monitoring, soils management, pruning, weeding, and plant removal/replacement based on location, scale, type and complexity of landscape. Soil testing and organic fertilization as required based on visual inspections and general health of plants. 	<ul style="list-style-type: none"> Not applicable



Levels of Service: Janitorial

		Furniture, Fixtures, & Equipment	Paving	Waste Management	Graffiti	Restrooms
MAINTENANCE LEVELS	HIGH	<ul style="list-style-type: none"> Provide daily inspection and cleaning of furnishings. 	<ul style="list-style-type: none"> In high-traffic areas, hardscape should be swept or blown daily or twice daily to ensure a safe and clean surface. Steam clean twice monthly. 	<ul style="list-style-type: none"> Waste collection for high use areas with monitoring of waste receptacles three times daily. Collection of waste from receptacles at 4/5 capacity in morning, mid-day and afternoon as needed. Water's edge: Litter and debris removed three times per day, morning and afternoon. Litter and trash removal at a higher level in picnic areas. 	<ul style="list-style-type: none"> Graffiti inspection should be done daily. Mitigation measures and/or removal should be completed immediately. 	<ul style="list-style-type: none"> Restrooms cleaned thoroughly three times a day, with spot inspections and restocking every 20-30 minutes during high volume times. High and low cleaning twice a year.
	BASE	<ul style="list-style-type: none"> Provide a moderate level of inspection and cleaning of furnishings, daily to weekly depending on use patterns. 	<ul style="list-style-type: none"> Hardscape should be swept or blown regularly to ensure a safe and clean surface. Steam clean monthly. Report any trip and fall hazards immediately to the engineering department. 	<ul style="list-style-type: none"> Waste collection for moderate use areas with monitoring of waste receptacles twice daily. Collection of waste from receptacles at 4/5 capacity in morning and afternoon as needed. Hand collection, raking, sweeping and/or blowing of litter should be done early in morning 7 days per week. Hot spots checked throughout the day. Water's edge: Litter and debris removed twice a day, morning and afternoon. Extra receptacles provided during special events in strategic locations or specific areas of increased attendance. 	<ul style="list-style-type: none"> Graffiti inspection should be done daily. Mitigation measures and/or removal should be completed within 24 hours. 	<ul style="list-style-type: none"> Restrooms inspected and cleaned thoroughly three times a day. Paper towel dispensers, soap dispenser and toilet paper should be restocked regularly based on inspections and every hour during high volume times. Restrooms inspected, stocked, and any necessary repairs reported to engineering department daily. Large volume events may require a restroom monitor to be on hand for the duration of the event. Hours of operation should adjusted for both low usage periods and during weather conditions that diminish use.
	LOW	<ul style="list-style-type: none"> Provide a lower level of inspection and cleaning of furnishings, weekly to monthly, depending on use patterns. 	<ul style="list-style-type: none"> Hardscape should be swept or blown as needed to ensure a safe and clean surface. Steam clean quarterly or as needed based on use patterns. 	<ul style="list-style-type: none"> Waste collection for low use areas with monitoring of waste receptacles once daily. Collection of waste from receptacles at 4/5 capacity as needed. Hand removal, raking, and blowing of litter and debris on paths and trails should be done periodically as needed to maintain a safe and debris free surface. 	<ul style="list-style-type: none"> Graffiti inspection should be done regular based on use patterns. Mitigation measures and/or removal should be completed within 48 hours. 	<ul style="list-style-type: none"> Not applicable



Levels of Service – Hilltop Park Example

Engineering Frequency Schedule: Hilltop Park

	Daily	X/Wk	Weekly	Monthly	X/Year	Other	Comments
Pavement							
Inspect for lifts/cracks			X				
Repair						As needed	Per specifications
Decomposed Granite							
Inspect for consistency			X				
Infill					2X		
Hardscape pathways							
Inspect	X						
Repair							Immediately
Preventative Maintenance					4X		
Colored asphalt							
Inspect	X						
Repair							Immediately
Preventative Maintenance					4X		
Pavers							
Inspect	X						
Repair							Immediately
Preventative Maintenance					4X		
Bikeracks							
Inspect	X						
Repair							Immediately
Walls and Exterior							

	Daily	X/Wk	Weekly	Monthly	X/Year	Other	Comments
Surfaces							
Apply & maintain graffiti sealant			X				As needed
Clean glass block surfaces				X			
Inspect	X						
Touch-up or repaint							As needed
Site Furniture							
Maintain			X				
Inspect	X						Regularly
Lighting and Electrical							
Inventory all light bulbs and build stock							Initially and on an ongoing basis
Replace lamps							As necessary
Clean fixtures				X			
Inspect for maintenance					4	Regularly	Per manufacturers recommendations
Routine maintenance			X				
Perform a preventative maintenance program for mechanical & lighting	X						As needed Light rounds once per month, visual inspection daily
Plumbing							
Inspect drains				X			
Backflow device testing					1		Annual testing, year round inspection
Inspect water meters				X			
Inspect water pumps	X						
Service water pumps	X						



Budget Methodology

- In conjunction with Levels of Service, budgets determined based on maintenance costs associated with comparable San Francisco Parks in Mission Bay and Yerba Buena Gardens.

What is included in the budget?

- Engineering tasks
- Landscape contract and tasks
- Janitorial tasks
- Utility & equipment costs



Detailed Parks Budgets

- **Materials and supplies**
- **Contractual services (Landscape and Janitorial Services)**
- **Fire/Life/Safety**
- **Additional services**
- **Utilities**
- **Management**
- **Contingency**



Detailed Park Budget: Hilltop Park West

Treasure Island and Yerba Buena Island Operations and Maintenance

Hilltop Park West - Operating Expenses

General Account	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
OPERATING EXPENSES										
MATERIALS & SUPPLIES										
Janitorial Supplies		\$ 1,500	\$ 1,553	\$ 1,607	\$ 1,663	\$ 1,721	\$ 1,782	\$ 1,844	\$ 1,908	\$ 1,975
Lighting Supplies		\$ 500	\$ 518	\$ 536	\$ 554	\$ 574	\$ 594	\$ 615	\$ 636	\$ 658
Back flow prevention Maint.		\$ 700	\$ 725	\$ 750	\$ 776	\$ 803	\$ 831	\$ 860	\$ 891	\$ 922
Stone/Hardscape Maint. Supplies		\$ 284	\$ 294	\$ 304	\$ 315	\$ 326	\$ 337	\$ 349	\$ 361	\$ 374
Plumbing Supplies		\$ 331	\$ 343	\$ 355	\$ 367	\$ 380	\$ 393	\$ 407	\$ 421	\$ 436
Electrical Supplies		\$ 100	\$ 104	\$ 107	\$ 111	\$ 115	\$ 119	\$ 123	\$ 127	\$ 132
Vehicle Supplies/Fuel		\$ 200	\$ 207	\$ 214	\$ 222	\$ 230	\$ 238	\$ 246	\$ 254	\$ 263
Hardware		\$ 200	\$ 207	\$ 214	\$ 222	\$ 230	\$ 238	\$ 246	\$ 254	\$ 263
Uniform Supplies		\$ 680	\$ 704	\$ 728	\$ 754	\$ 780	\$ 808	\$ 836	\$ 865	\$ 895
Small Tools & Equipment		\$ 800	\$ 828	\$ 857	\$ 887	\$ 918	\$ 950	\$ 983	\$ 1,018	\$ 1,053
General Maint. Supplies		\$ 2,700	\$ 2,795	\$ 2,892	\$ 2,994	\$ 3,098	\$ 3,207	\$ 3,319	\$ 3,435	\$ 3,555
Pet Waste		\$ 1,000	\$ 1,035	\$ 1,071	\$ 1,109	\$ 1,148	\$ 1,188	\$ 1,229	\$ 1,272	\$ 1,317
TOTAL MATERIALS & SUPPLIES	\$ -	\$ 8,995	\$ 9,310	\$ 9,636	\$ 9,973	\$ 10,322	\$ 10,683	\$ 11,057	\$ 11,444	\$ 11,845
CONTRACTUAL SERVICES										
Landscape										
Landscape Oversight		\$ 18,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Contract		\$ -	\$ 75,000	\$ 132,275	\$ 132,275	\$ 132,275	\$ 132,275	\$ 132,275	\$ 132,275	\$ 132,275
Landscape Extras		\$ 2,500	\$ 2,588	\$ 2,678	\$ 2,772	\$ 2,869	\$ 2,969	\$ 3,073	\$ 3,181	\$ 3,292
Landscape - Pest Control		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Landscape	\$ -	\$ 21,250	\$ 77,588	\$ 134,953	\$ 135,047	\$ 135,144	\$ 135,244	\$ 135,348	\$ 135,456	\$ 135,567
Janitorial										
Janitorial Contract		\$ 65,500	\$ 67,793	\$ 70,165	\$ 72,621	\$ 75,163	\$ 77,793	\$ 80,516	\$ 83,334	\$ 86,251
Janitorial Extras		\$ 7,500	\$ 7,763	\$ 8,034	\$ 8,315	\$ 8,606	\$ 8,908	\$ 9,219	\$ 9,542	\$ 9,876
Total Janitorial	\$ -	\$ 73,000	\$ 75,555	\$ 78,199	\$ 80,936	\$ 83,769	\$ 86,701	\$ 89,736	\$ 92,876	\$ 96,127
Special Maintenance Projects		\$ -	\$ 4,000	\$ 4,140	\$ 4,285	\$ 4,435	\$ 4,590	\$ 4,751	\$ 4,917	\$ 5,089



Detailed Park Budget: Hilltop Park West

Treasure Island and Yerba Buena Island Operations and Maintenance

Hilltop Park West - Operating Expenses

General Account	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Fire/Life/Safety										
Fire/Life/Safety Testing		\$ 828	\$ 857	\$ 887	\$ 918	\$ 950	\$ 983	\$ 1,018	\$ 1,053	\$ 1,090
Fire/Life/Monitoring		\$ 1,500	\$ 1,553	\$ 1,607	\$ 1,663	\$ 1,721	\$ 1,782	\$ 1,844	\$ 1,908	\$ 1,975
Hazmat Inspections		\$ 250	\$ 259	\$ 268	\$ 277	\$ 287	\$ 297	\$ 307	\$ 318	\$ 329
Bioswale Certifications		\$ 1,087	\$ 1,125	\$ 1,164	\$ 1,205	\$ 1,247	\$ 1,291	\$ 1,336	\$ 1,383	\$ 1,431
Total Fire/Life/Safety	\$ -	\$ 3,665	\$ 3,793	\$ 3,926	\$ 4,063	\$ 4,206	\$ 4,353	\$ 4,505	\$ 4,663	\$ 4,826
Additional Services										
Pest Control		\$ 1,900	\$ 1,967	\$ 2,035	\$ 2,107	\$ 2,180	\$ 2,257	\$ 2,336	\$ 2,417	\$ 2,502
Stone/Hardscape M&R		\$ 1,565	\$ 1,620	\$ 1,676	\$ 1,735	\$ 1,796	\$ 1,859	\$ 1,924	\$ 1,991	\$ 2,061
Electrical M&R		\$ 500	\$ 518	\$ 536	\$ 554	\$ 574	\$ 594	\$ 615	\$ 636	\$ 658
Plumbing/Drain Maint M&R		\$ 500	\$ 518	\$ 536	\$ 554	\$ 574	\$ 594	\$ 615	\$ 636	\$ 658
Artwork M&R		\$ 391	\$ 405	\$ 419	\$ 434	\$ 449	\$ 464	\$ 481	\$ 497	\$ 515
Steam Cleaning		\$ 1,435	\$ 1,485	\$ 1,537	\$ 1,591	\$ 1,647	\$ 1,704	\$ 1,764	\$ 1,826	\$ 1,890
Total Additional Services	\$ -	\$ 6,291	\$ 6,511	\$ 6,739	\$ 6,975	\$ 7,219	\$ 7,472	\$ 7,733	\$ 8,004	\$ 8,284
TOTAL CONTRACTUAL SERVICES	\$ -	\$ 108,206	\$ 167,587	\$ 228,103	\$ 231,457	\$ 234,928	\$ 238,521	\$ 242,239	\$ 246,088	\$ 250,072
UTILITIES										
Electricity-Hetch Hetchy		\$ 7,500	\$ 7,763	\$ 8,034	\$ 8,315	\$ 8,606	\$ 8,908	\$ 9,219	\$ 9,542	\$ 9,876
Water & Sewer		\$ 20,618	\$ 21,340	\$ 22,087	\$ 22,860	\$ 23,660	\$ 24,488	\$ 25,345	\$ 26,232	\$ 27,150
Total Utilities	\$ -	\$ 28,118	\$ 29,102	\$ 30,121	\$ 31,175	\$ 32,266	\$ 33,395	\$ 34,564	\$ 35,774	\$ 37,026
MANAGEMENT FEES	\$ -	\$ 15,000	\$ 15,525	\$ 16,068	\$ 16,631	\$ 17,213	\$ 17,815	\$ 18,439	\$ 19,084	\$ 19,752
CONTINGENCY		\$ 21,000	\$ 21,735	\$ 22,496	\$ 23,283	\$ 24,098	\$ 24,941	\$ 25,814	\$ 26,718	\$ 27,653
TOTAL PARK EXPENSES	\$ -	\$ 181,319	\$ 243,259	\$ 306,423	\$ 312,518	\$ 318,827	\$ 325,356	\$ 332,114	\$ 339,108	\$ 346,347



Budget Summary

Treasure Island and Yerba Buena Island Operations and Maintenance

Preliminary Budget Summary, 2/5/2020

	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 30/31
PARK OPERATING and MAINTENANCE EXPENSES										
YBI Natural Areas	\$ 168,392	\$ 174,286	\$ 180,386	\$ 186,699	\$ 193,234	\$ 199,997	\$ 206,997	\$ 214,242	\$ 221,740	\$ 229,501
YBI - East Stormwater	\$ 24,839	\$ 103,404	\$ 115,109	\$ 119,137	\$ 123,307	\$ 127,623	\$ 132,090	\$ 136,713	\$ 141,498	\$ 146,450
YBI - Causeway Slopes & Beach Access	\$ 26,156	\$ 117,364	\$ 152,910	\$ 158,262	\$ 163,801	\$ 169,534	\$ 175,468	\$ 181,609	\$ 187,965	\$ 194,544
YBI - Macalla Stormwater	\$ 38,895	\$ 157,088	\$ 179,198	\$ 185,469	\$ 191,961	\$ 198,680	\$ 205,633	\$ 212,831	\$ 220,280	\$ 227,989
YBI - Hilltop Park East		\$ 120,076	\$ 166,995	\$ 172,840	\$ 178,889	\$ 185,151	\$ 191,631	\$ 198,338	\$ 205,280	\$ 212,464
YBI - Dog Park		\$ 35,945	\$ 40,109	\$ 41,513	\$ 42,966	\$ 44,470	\$ 46,026	\$ 47,637	\$ 49,305	\$ 51,030
YBI - Hilltop Park West		\$ 181,319	\$ 243,259	\$ 306,423	\$ 312,518	\$ 318,827	\$ 325,356	\$ 332,114	\$ 339,108	\$ 346,347
YBI - Causeway Stormwater		\$ 17,822	\$ 17,822	\$ 30,769	\$ 33,722	\$ 36,124	\$ 37,388	\$ 38,697	\$ 40,051	\$ 41,453
YBI - Beach Park & Quarters 10		\$ 17,822	\$ 111,110	\$ 137,317	\$ 142,123	\$ 147,097	\$ 152,245	\$ 157,574	\$ 163,089	\$ 168,797
YBI Trails		\$ 21,011	\$ 74,896	\$ 98,217	\$ 101,655	\$ 105,213	\$ 108,895	\$ 112,707	\$ 116,651	\$ 120,734
TI - Cityside Park (Phase 1)		\$ 80,897	\$ 157,330	\$ 200,307	\$ 207,317	\$ 214,574	\$ 222,084	\$ 229,857	\$ 237,902	\$ 246,228
TI - Cityside Park (Stormwater)		\$ 18,887	\$ 36,887	\$ 45,395	\$ 46,984	\$ 48,628	\$ 50,330	\$ 52,092	\$ 53,915	\$ 55,802
TI - Cityside Park (Phase 2)		\$ 88,811	\$ 318,864	\$ 404,948	\$ 419,121	\$ 433,790	\$ 448,973	\$ 464,687	\$ 480,951	\$ 497,784
TI - Waterfront Plaza		\$ 65,025	\$ 126,668	\$ 138,744	\$ 143,600	\$ 148,626	\$ 153,828	\$ 159,212	\$ 164,784	\$ 170,552
TI - Building 1 Plaza		\$ 96,599	\$ 191,602	\$ 237,759	\$ 246,081	\$ 254,694	\$ 263,608	\$ 272,834	\$ 282,383	\$ 292,267
TI - Clipper Cove Promenade		\$ 4,996	\$ 58,479	\$ 75,778	\$ 78,430	\$ 81,175	\$ 84,016	\$ 86,956	\$ 90,000	\$ 93,150
TI - Cultural Park			\$ 134,184	\$ 191,205	\$ 270,365	\$ 279,828	\$ 289,622	\$ 299,758	\$ 310,250	\$ 321,109
TI - Marina Plaza			\$ 29,611	\$ 105,001	\$ 137,139	\$ 141,938	\$ 146,906	\$ 152,048	\$ 157,370	\$ 162,878
TI - Later Major Phase 1*						\$ 1,419,593	\$ 1,469,279	\$ 1,520,704	\$ 1,573,928	\$ 1,629,016
TI - Phase 2 Parks**							\$ 733,497	\$ 759,169	\$ 785,740	\$ 813,241
TI - Phase 3 Parks***								\$ 723,738	\$ 749,069	\$ 775,286
TI - Phase 4 Parks****										\$ 4,405,794
PARK TOTALS	\$ 258,282	\$ 1,301,351	\$ 2,335,419	\$ 2,835,783	\$ 3,033,212	\$ 4,555,559	\$ 5,443,871	\$ 6,353,515	\$ 6,571,258	\$ 11,202,417



Parks Operations & Maintenance Budget

PARKS & OPEN SPACE OPERATING and MAINTENANCE EXPENSES

FY2023-24

FY2024-25

YBI - East Stormwater	119,200	123,400
YBI - Causeway Slope and Beach Access	158,300	163,900
YBI - Macalla Stormwater	185,500	192,000
YBI - Hilltop East	172,900	178,900
YBI - Dog Park	41,600	43,000
YBI - Hilltop West	306,500	332,300
YBI - Causeway Stormwater	30,800	33,800
YBI - Beach Park & Quarters 10 (opening mid-2024)	-	142,200
YBI - Trails (opening mid-2024)	-	101,700
TI - Waterfront Plaza (opening in Fall 2023)	92,533	143,600
TI - Cityside Park (opening in early 2024)	100,200	207,400
TI - Clipper Cove Promenade - Phase 1 (opening mid-2024)	-	26,200
Total	1,207,533	1,688,400

Parks Maintenance Budget Planning

TREASURE ISLAND DEVELOPMENT AUTHORITY



Ongoing Work

- TIDA and TICD have met to review the anticipated schedule of completion for the parks on YBI and Treasure Island
- TIDA and TICD have reviewed the scope of the draft Operations and Maintenance Manual and applied assumptions, where applicable, to the the FY2024 proposed TIDA parks and open space budget for near-term maintenance needs
- TIDA staff is reviewing Frequency Schedule for Dog Park (first park) to refine suite of tasks and to revise daily/weekly/monthly task frequencies as needed
- TIDA staff will then engage with Rubicon to review the subset of Landscape tasks and Frequency Schedule for Dog Park eligible to Rubicon pursuant DDA's Right of First Offer (ROFO) process
- TIDA and TICD will evaluate any maintenance scopes of work (e.g. stormwater management) that are recoverable under the Homeowner's Association to appropriately recover costs from the HOA
- TIDA intends to engage a consultant to lead a more comprehensive planning effort for parks operations and maintenance in FY 2024



Discussion