Asset	Description	Unit of Measure	Quantity of Units	Maintenance Program	Maintenance Activity	Maintenance Detail	Time per Unit (Hours)	Time per Occurance	J I	F M	I A	M	J J	A	s	0	N D	Annual frequency	Reference
Climbing Structure	e Metal, Wood	Each		.,	Touch Points	Spray disinfectant, wipe, rinse, wipe	(23,000)		1	1 1	1	1	1 1	1	1	1	1 1	12	SFUSD Custodial Standards
Climbing Structure	e Metal, Wood	Each		Climbing Structure	Wash	Pressure Wash using 200 psi with no solvents		0					1					1	
Garbage Enclosure	e Three Stream Enclosures	Each		Garbage Enclosures	Empty Toters	Remove garbage, recycling, and compost, change liners	0.45	0.45	30	30 30	30	30	30 3	0 30	30	30	30 30	360	CPRS SFUSD Custodial
Garbage Enclosure	e Three Stream Enclosures	Each		Garbage Enclosures	Clean Enclosure	Pressure wash using general cleaner	0.08	0.08	4	4 4	4	4	4 4	4	4	4	4 4	48	Standards
Garbage Enclosure	e Gates, asphalt, hydraulic lifter	Sq Ft		Garbage Enclosures	Pressure wash	This equipment should be capable of 1,400 to 1,800 psi (9.6 to 12.4 MPa) pressure. Apply the spray at a 30° angle approximately 18 to 24 in. (45 to 60 cm) from the surface and adjust as needed.	0.0003	0.0003		1		1		1			1	4	
Hardscape	Decomposed Granite	1,000 Sq Ft		Decomposed Granite	e Debris removal	Rake, sweep, manually remove litter with pick stick	0.25	0.25	2	2 2	2	2	2 2	2	2	2	2 2	24	CPRS
Hardscape	Decomposed Granite	1,000 Sq Ft		Decomposed Granite	e Grading and resealing	Evenly distribute and spread the Stabilized Path Fines in two equal lifts at 2" depth. Do not spread an entire placement of two inches or greater and then try to water from the top down. The water will never get all the way through. This is the biggest mistake that can be made. 2. Use approximately 20 gallons of water per ton of Stabilized Path Fines and thoroughly wet each 2" lift. Periodically check to ensure moisture penetrates the Stabilized Path Fines completely. There may be a 15-20% shrinkage during compaction so plan ahead with your calculations. 3. Grade the Stabilized Path Fines sit undisturbed for a minimum of 4 to 6 hours, weather/temperature dependent. 5. Compact using an asphalt roller or vibratory plate. It is recommended to use an asphalt roller that weights a minimum of 1 ton. Larger 3-5-ton roller works best. Vibratory plates can be substituted where rollers are not practical. Trying to compact at the same time of watering is a sign that insufficient amount of water has been applied. 6. Allow for a minimum of 3 to 7 days of curing time, weather dependent. Curing process is entirely weather dependent and may take weeks before all layers of the Path Fines are cured. Once fully cured following the steps the Stabilized Path Fines will meet 95% compaction. Any required compaction testing would need to be done once fully cured and never on uncured Path Fines.	3	3		1				1				2	Lyngso
Hardscape	Asphalt and Painted Asphalt	10,000 sq ft		Hardscape	Weed - Hardscape	Remove weeds by hand when small. Do not allow weeds to grow higher than 1 inch above the surface of the hardscape. Do not use a line trimmer. Patch holes in asphalt immediately.		0										0	CPRS
Hardscape	Asphalt and Painted Asphalt	10,000 sq ft 10,000 sq ft		Hardscape Court Maintenance	Litter Pickup	Sweep - blow Sweep - backpack blower	0.003 0.1	0.003 #NAME?	20	20 20	20	20	20 2	0 20	20	20	30 30	0	CPRS
Hardscape Hardscape	Asphalt & Painted Asphalt Asphalt & Painted Asphalt	10,000 sq ft		Court Maintenance	·	1. Wash court with domestic water monthly. 2. Do not place anything on the court surface other than squeegee to clear off the water and tennis shoes, unless court surface is protected. 3 Court surfaces are commonly resurfaced every 3 to 5 years to extend the longevity of the court surface.	. 3										1 1		BSITU Project Manual
Hardscape	Asphalt & Painted Asphalt	10,000 sq ft		Court Maintenance	Weed - Hardscape	Remove weeds by hand when small. Do not allow weeds to grow higher than 1 inch above the surface of the hardscape. Do not use a line trimmer. Patch holes in asphalt immediately.		0										0	CPRS
Hardscape	Drains	Each		Drains	Clean drains	Rake surface, remove grate, rake interior catch basin and clear of debris	0.5	#NAME?	1	1 1	1						1 1	6	CPRS
Hardscape	Wood Decking	1,000 sq ft		Wood Decking	Litter Pickup	Manually with pick stick Remove debris, leaf litter, sweep off puddling water with	0.0003	#NAME?										0	CPRS
Hardscape Hardscape	Wood Decking Wood Decking	1,000 sq ft 10,000 sq ft		Wood Decking Wood Decking	Surface Cleaning Pressure washing	Use the lowest possible pressure that is still effective. Pressure for soft wood (like cedar or pine) should be at about 500 to 600 pounds per square inch (psi); harder woods may tolerate more pressure, but you should not go higher than 1,200 psi. Use a fan tip with a 40- to 60-degree spread. A rotating tip is also suitable if you use it carefully.		#NAME?						1				1	CPRS
						Test your pressure and its effectiveness in an inconspicuous area, such as a stair tread. If you find it necessary to replace a piece of wood because you etched it, a stair tread is easier to replace than a surface deck board. Run through all irrigation stations, monitor irrigation for													
Irrigation	Dripline	Station		Drip Irrigation	Audit and repairs	effiency, coverage. Mark and repair all leaks, clogs, and troubleshoot pressure issues and inefficiencies Run through all irrigation stations, monitor irrigation for	0.25	***	1								1 1	12	CPRS
Irrigation	Pop-up spray heads with low flow nozzles	Station		Spray Irrigation	Audit and repairs	effiency, coverage. Mark and repair all leaks, clogs, and troubleshoot pressure issues and inefficiencies Run through all irrigation stations, monitor irrigation for	0.25	0.25	1	1 1	1	1	1 1	1	1	1	1 1	12	
Irrigation	Pop-up high volume rotator heads	Station		Spray Irrigation	Audit and repairs	effiency, coverage. Mark and repair all leaks, clogs, and troubleshoot pressure issues and inefficiencies	0.25	0.25	1	1 1	1	1	1 1	1	1	1	1 1	12	

Irrigation	Irrigation Clock	Station	Irrigation Timer	Programming	Quarterly audit irrigation and adjust as necessary	0.25	0.25	1		1		1		1		4	CPRS
Natural Turf	90/10 Fescue Blue Grass - Athletic Field Mix	10,000 sq ft	Turf Maintenance	Litter Pickup	Manually with pickup stick	0.0003	0.0003	30 30	30	30 30	30	30 30	30	30 3	30	360	OT THE
Natural Turf	90/10 Fescue Blue Grass - Athletic Field Mix	10,000 sq ft	Turf Maintenance	Mowing	21" Walk behind self-propelled bagless push mower. Leave grass clippings onsite to mulch	7	7	4 4	4	4 4	4	4 4	4	4 4	4	48	
Natural Turf	90/10 Fescue Blue Grass - Athletic Field Mix	10,000 sq ft	Turf Maintenance	Seasonal renovation	Aerate, seed, top dress with sand. Should remain closed for 4- 6 weeks	8	8					1				1	
Natural Turf	90/10 Fescue Blue Grass - Athletic Field Mix	10,000 sq ft	Turf Maintenance	Hand Watering	As Needed using pot sprinkler This equipment should be capable of 1,400 to 1,800 psi	0.5	0.5									0	
Permeable Pave	s PV-1 Pacific Interlock / Plaza Smooth Hydro-flo	10,000 Sq Ft	Permeable Hardscap	e Pressure wash	(9.6 to 12.4 MPa) pressure. Apply the spray at a 30° angle approximately 18 to 24 in. (45 to 60 cm) from th surface and adjust as needed.	3	#NAME?				1				1	2	Interlocking Concrete Pavement Institute
Permeable Pave	s PV-1 Pacific Interlock / Plaza Smooth Hydro-flo	10,000 Sq Ft	Permeable Hardscap	e Debris Removal - Permeable Hardscape	Vaccuum or blow surface to remove debris from crevices. A minimum air speed of 120 mph (190 kph) is recommended. Use equipment with a minimum 4 (peak) HP motor with mini-mum 130 cubic feet (3.7 m3) per minute		#NAME?	4 4	4	4 4	4	4 4	4	4 4	4	48	Interlocking Concrete Pavement Institute
Permeable Pave	s PV-1 Pacific Interlock / Plaza Smooth Hydro-flo	10,000 Sq Ft	Permeable Hardscap	e Graffiti Abatement	suction. Apply with Prosoco Defacer Eraser with brush, wait 5 min, rinse from bottom to top with 400psi. Reapply Defacer Eraser Sacrificial Coating		#NAME?									0	Prosoco Manual
Plant Beds	Perennial beds with low-water, woody shrubs, annuals. 2-3 inch layer of organic mulch. Drip or spray irrigation	Sq Ft	Perennial Beds	Weeding	Manual hand removal	0.001	0.001	1 1	2	2 2	2	1 1	1	1 1	1	16	CPRS
Plant Beds	Perennial beds with low-water, woody shrubs, annuals. 2-3 inch layer of organic mulch. Drip or spray irrigation	Sq Ft	Perennial Beds	Mulching	Supplemental applications to maintain 2 inch layer	0.03	0.03	1		1		1		1		4	CPRS
Plant Beds	Perennial beds with low-water, woody shrubs, annuals. 2-3	Sq Ft	Perennial Beds	Planting			0									0	
Plant Beds	inch layer of organic mulch. Drip or spray irrigation Perennial beds with low-water, woody shrubs, annuals. 2-3	Sq Ft	Perennial Beds	Pruning			0									0	
Plant Beds	inch layer of organic mulch. Drip or spray irrigation Perennial beds with low-water, woody shrubs, annuals. 2-3	Sq Ft	Perennial Beds	Litter Pickup	Manually with pick stick	0.0003	0.0003	20 20	20	20 20	20	20 20	20	20 20) 20	240	CPRS
	inch layer of organic mulch. Drip or spray irrigation	•						20	20		20						SFUSD Custodial
Railings		Linear Ft	Railings	Touch Points	Spray disinfectant, wipe, rinse, wipe	0.0003	0.0003	4 4	4	4 4	4	4 4	4	4 4	4	48	Standards
Railings			Railings	Sticker/Gum removal	Soap and water, plastic scraper		0									As Needed	SFUSD Custodial Standards
Raised Planters	Edible/Annual	Each	Pest Management	Terminix Tech Visit	Bi-monthly visits - Check and clean traps	0.05 0.5	#NAME?	2 2	2	2 2	2	2 2	2	2 2	2	24	CPRS
Raised Planters Raised Planters	Edible/Annual Edible/Annual	Each Each	Green Schoolyard Green Schoolyard	Drip Irrigation GSY Deliveries	Audit, flush, minor repairs Bi-annual delivery of mulch, soil and/or compost	0.5	#NAME? #NAME?	1		1		1	1	1		2	CPRS GSY Agreement
Safety Surfacing	Fibar	10,000 sq ft	Fibar: Regular Maintenance	Visual Inspection	Look for debris-especially stones, broken glass or other foreign objects and remove them. Check to make sure that the level or depth of the Fibar® Engineered Wood Fiber surface doesn't fall below the original design depth. The legs of the equipment should have been marked with a bold horizontal mark showing the design depth when originally installed. If they are not, take the time to mark the legs with an indelible marker at the original design depth, measuring from the bottom of the Fibar surface. This will allow you to readily see when Fibar needs to be redistributed or topped off to maintain proper original design depth. If the equipment was not marked or you choose not to mark it, the surface must be checked at a number of points using a long-handled screwdriver marked in inches to determine the actual depth. If the actual depth is below the original design depth, redistribution and/or top-off is needed. See Raking, and top off if the depth of the Fibar is below the original design depth. Inspect the surface daily. Drainage. Check the performance of the drain system by ensuring that water is flowing from a drain system outflow pipe immediately after rain. Also, make sure there is no standing water on the playground surface. It is important to have a functioning drainage system to improve Fibar's life expectancy and the resilience of the surfacing.	t, 0.0025	#NAME?	30 30	30	30 30	30	30 30	30	30 30) 30	360	Fibar Maintenance Recommendations
Safety Surfacing	Fibar	1,000 sq ft	Fibar: Annual	Top Off	Experience has shown that installations typically require top- offs after three (3) years of use (on some playgrounds, maybe sooner). Top-Offs can sometimes be scheduled with other deliveries to minimize the freight cost. See Paragraph 1, Visual Inspection, for guidelines on how to know when your playground needs a surface top-off. Depending on weather an usage, a Fibar surface will compact to provide access for wheelchairs, crutches, walkers, and wheeled vehicles within two to six weeks of installation. At accessible entrances onto the playground surface, ensure that the Fibar material, accessible route or the top of the acces ramp is within ¼ inch of the top of the play area border. An ADA-compliant access ramp into the play area will help reduce maintenance in this area.	d 3	3					1				1	Fibar Maintenance Recommendations

Safety Surfacing	Fibar	1,000 sq ft	Fibar: Regular Maintenance	Raking	Wear areas (See Incorrect Installation or Maintenance) should be raked level and maintained at the original design depth as measured from the bottom of the Fibar surfacing enclosure to the top of the Fibar surface. See Top-Off, if more Fibar is needed to maintain the original depth. See Visual Inspection, regarding the use of the marks on the legs of the equipment to readily determine the relationship between the actual depth and the original design depth. When a Fibar Engineered Woo Fiber installation is close enough to a sand pit that sand gets tracked into the Fibar surface, this could adversely change the impact attenuation characteristics of the Fibar Engineered Wood Fiber.	0.55 d	0.55	4 4	4	4 4	4 4	. 4	4	4 4	4	48	Fibar Maintenance Recommendations
Safety Surfacing	Fibar	1,000 sq ft	Fibar: Regular Maintenance	Weeding	Manual removal with hand	0.25	0.25	4 4	4	4 4	4 4	4	4	4 4	4	48	Fibar Maintenance Recommendations
Safety Surfacing	Fibar	1,000 sq ft	Fibar: Regular Maintenance	Debris Removal	Vacuum the surface by using a lawn vacuum or similar device. This will clear the permeable openings in the EPDM top surface. This is the preferred method of cleaning the surface. □ Using a Leaf Blower - Blowing the EPDM top surface with a leaf blower can also be used effectively. □ Close visual inspection is then necessary to ensure that all particles have been removed. Repeat vacuum or blowing procedure until the surface has been totally cleared of all particles.	^h 0.15	0.15	4 4	4	4 4	4 4	. 4	4	4 4	4	48	Fibar Maintenance Recommendations
Safety Surfacing	Fibar	1,000 sq ft	Fibar: Regular Maintenance	Surface Cleaning	Using the correct cleaning product is an important aspect of cleaning the playground surface. Here is a partial list of items to be cleaned and the recommended cleaning agent for each.* □ Bird droppings or other excrement — Do not attempt to loosen any dry excrement that is stuck to the surfacing; this could cause disease-causing fungus in the deposition to become airborne. Wear disposable gloves. Remove any loose excrement. Scrub deposits with a damp cloth using Bon Ami™, Borax™ or STPP, and then wash with a Borax™ or Sodium Tripolyphosphate (STPP) solution. Soak up residue with disposable rags. Disinfect by spraying on hydrogen peroxide (3% solution), and let stand for at least two minutes. (Do not mix these together; spray separatel for best results.) Soak up residue with disposable rags. Doublines with clean water. □ Blood — Wear disposable gloves. Remove and disinfect by spraying on hydrogen peroxide and let stand for at least two minutes, then spraying again with vinegar and let stand for an additional two minutes. Soak up residue with disposable rags. Double-rinse with clean water. Chewing gum — Apply dry ice (regular ice isn't as effective) to freeze the gum and lightly scrape it from the surface to remove it. □ Gasoline — Wash with a liquid detergent and water. Grass stains — Apply orange oil cleaner, such as Citra-Solv. Work in and soak up with disposable rags. Doublerinse with clean water. □ Moss / Algae / Mildew / Mold — Saturate with hydrogen peroxide (3%) and let stand for at leastive minutes. Repeat process using white vinegar. Soak up with disposable rags. Double-rinse with clean water. □ Scuff marks — Scrub with dampened Bon Ami™, Borax™, or STDD. Dauble rinse with clean water. □ Scuff marks — Scrub with dampened Bon Ami™, Borax™, or STDD. Dauble rinse with clean water. □ Scuff marks — Scrub with dampened Bon Ami™, Borax™, or STDD. Dauble rinse with clean water. □ Scuff marks — Scrub with dampened Bon Ami™, Borax™, or STDD. Dauble rinse with clean water. □ Scuff marks — Scrub with dampened Bo	at ty e	0									As Needed	Fibar Maintenance Recommendations
Synthetic Turf		1,000 Sq Ft	Synthetic Turf	Groom with drag brush	Tow behind drag brush and screen, infill can be kept onsite	0.06	0.06	8 8	8	8 8	8 8	8	8	8 8	8	96	California Parks & Recreation Society
Synthetic Turf		1,000 Sq Ft	Synthetic Turf	Litter Pickup	Sweep - blower	0.1	0.1	20 20	20	20 20	20 2	0 20	20	20 20	20	240	SFUSD Custodial Standards
Synthetic Turf		1,000 Sq Ft	Synthetic Turf	Water	Gently spray down your lawn each week with a hose to remove dust, dirt, or pollen. Occasionally watering your synthetic grass lawn also helps prevent unequal distributions of infill.	0.09	0.09	4 4	4	4 4	4 4	4	4	4 4	4	48	Recommendations from Synthetic Grass Warehouse
Synthetic Turf		1,000 Sq Ft	Synthetic Turf	Infill Refresh	Checking and replenishing the infill level especially in high use areas. The infill creates the padding and shock-absorption for the synthetic turf system and restores the field's resiliency. It takes about 20 tons of crumb rubber to provide 1/4 inch layer.	0.06	0.06			1				1		2	Recommendations from Synthetic Grass Warehouse
Synthetic Turf		1,000 Sq Ft	Synthetic Turf	Spot clean, disinfect	Scrub with damp disposable cloth and Borax, wash with Borax solution, soak up with disposable rags, spray with disinfectant, wait 2 min, spray with vinegar, wait 2 min, soak up residue with dispoable rags		0	8 8	8	8 8	8 8	8	8	8 8	8	96	Recommendations from Safe & Healthy Playing Fields Coalition
Track	Plexitrac	1,000 Sq Ft	Safety Surface	Debris removal	Vaccuum or blow debris particles Scrub with damp disposable cloth and Borax, wash with	0.15	0.15	2 2	2	2 2	2 2	2	2	2 2	2	24	Robertson Rec
Track	Plexitrac	1,000 Sq Ft	Safety Surface	Spot cleaning, disinfecting	Scrub with damp disposable cloth and Borax, wash with Borax solution, soak up with disposable rags, spray with disinfectant, wait 2 min, spray with vinegar, wait 2 min, soak up residue with dispoable rags		0									As Needed	Robertson Rec
Trees	Fruit Trees	Each	Fruit Trees	Trim	Prune annually following fruiting and before spring bloom	1.1	1.1								1	1	CPRS

Wear areas (See Incorrect Installation or Maintenance) should

Trees	Fruit Trees	Each	Fruit Trees	Fertilize	Twice per year at bloom time and fruiting time	0.5	0.5	1		1	2	CPRS
Trees	Fruit Trees	Each	Fruit Trees	Bi-monthly visits	Check and clean traps, inspect for rodent activity		0.25	2 2 2 2	2 2 2	2 2 2 2	2 24	SFUSD Custodial Standards
Trees	Deciduous - Young	Each	Trees	Trim	To promote air flow, prevent diseases	0.25	0.25	1		1	2	
Trees	Deciduous - Mature	Each	Trees	Trim	To promote air flow, prevent diseases		0.25				0	
Trees	Evergreen -Young	Each	Trees	Trim	To promote air flow, prevent diseases		0.25				0	
Trees	Evergreen - Mature	Each	Trees	Trim	To promote air flow, prevent diseases		0.25				0	
Trees	Pollarded trees	Each	Trees	Trim	Annual pollarding	0.75	0.25				0	
Water Fountains	3 tiered	Each	Water Fountain	Disinfect	Flush for 30 seconds each morning, disinfect daily	0.08	0.08	30 30 30 30	30 30 30	30 30 30 30	30 360	SFUSD Custodial Standards