

City of Chula Vista
Exhibit "D" - Maintenance Budget
Community Facilities District No. 14M
(Eastern Urban Center/Millenia)

I. STREET FRONTAGE MAINTENANCE BUDGET

| | Improvement Area No. 1 | | Improvement Area No. 2 | | COMBINED |
|---|-------------------------|--------------------------------|-------------------------|--------------------------------|-------------------|
| | Annual Maintenance Cost | Annual Contribution to Reserve | Annual Maintenance Cost | Annual Contribution to Reserve | Total Annual Cost |
| 1 Eastlake Parkway | | | | | |
| Trees | \$ 2,970 | \$ 330 | | | \$ 3,300 |
| Palms | \$ 450 | \$ 203 | | | \$ 653 |
| Planting Areas/Irrigation/Recycled water | \$ 5,785 | \$ 300 | | | \$ 6,085 |
| Rodent Control | \$ 160 | | | | \$ 160 |
| Enhanced paving | \$ 135 | \$ 63 | | | \$ 199 |
| Total | \$ 9,501 | \$ 897 | \$ - | \$ - | \$ 10,397 |
| 2 Birch Road | | | | | |
| Trees | \$ 1,260 | \$ 140 | | | \$ 1,400 |
| Palms | \$ 810 | \$ 365 | | | \$ 1,175 |
| Planting Areas/Irrigation/Recycled water | \$ 7,391 | \$ 384 | | | \$ 7,774 |
| Rodent Control | \$ 205 | | | | \$ 205 |
| Enhanced paving | \$ 209 | \$ 98 | | | \$ 307 |
| Recycled Water Irrigation Meters | \$ 1,404 | | | | \$ 1,404 |
| Back flow preventer inspection | \$ 75 | | | | \$ 75 |
| Wireless for irrigation controller | \$ 300 | | | | \$ 300 |
| Trash Receptacles | \$ 480 | \$ 150 | | | \$ 630 |
| Bike rack | \$ 240 | \$ 300 | | | \$ 540 |
| Benches | \$ 33 | \$ 100 | | | \$ 133 |
| Total | \$ 12,406 | \$ 1,537 | \$ - | \$ - | \$ 13,943 |
| 3 Bus Rapid Transit Facility | | | | | |
| Palms | \$ 2,520 | \$ 1,137 | | | \$ 3,657 |
| Planting Areas/Irrigation/Recycled water | \$ 11,239 | \$ 584 | | | \$ 11,822 |
| Rodent Control | \$ 311 | | | | \$ 311 |
| Decomposed Granite | \$ 662 | \$ 294 | | | \$ 957 |
| Total | \$ 14,732 | \$ 2,015 | \$ - | \$ - | \$ 16,747 |
| 4 Graffiti and Vandalism | | | | | |
| Sinking Fund (2% of Total Annual Cost) | \$ 733 | \$ 89 | \$ - | \$ - | \$ 822 |
| Total | \$ 733 | \$ 89 | \$ - | \$ - | \$ 822 |
| 5 Medians | | | | | |
| Eastlake Pkwy (Birch to Hunte Pkwy) 50% | \$ 9,264 | | \$ - | | \$ 9,264 |
| Birch (I-125 to Eastlake Pkwy) 100% | \$ 3,616 | | \$ - | | \$ 3,616 |
| Total | \$ 12,880 | \$ - | \$ - | \$ - | \$ 12,880 |
| 6 Pedestrian Bridge (over Eastlake Pkwy) | | | | | |
| Bridge Maintenance per CFD 09M | \$ 560 | | \$ - | | \$ 560 |
| Total | \$ 560 | \$ - | \$ - | \$ - | \$ 560 |
| 7 Bus Stop | | | | | |
| Trash receptacles | \$ 360 | \$ 113 | | | \$ 473 |
| Maintenance | \$ 3,000 | | | | \$ 3,000 |
| Total | \$ 3,360 | \$ 113 | \$ - | \$ - | \$ 3,473 |
| I. TOTAL STREET FRONTAGE MAINTENANCE | \$ 54,171 | \$ 4,650 | \$ - | \$ - | \$ 58,821 |

II. PARK MAINTENANCE BUDGET

| | Improvement Area No. 1 | | Improvement Area No. 2 | | COMBINED |
|---|-------------------------|--------------------------------|-------------------------|--------------------------------|-------------------|
| | Annual Maintenance Cost | Annual Contribution to Reserve | Annual Maintenance Cost | Annual Contribution to Reserve | Total Annual Cost |
| Frontages (Parks 1, 2, 4, 5 and 6) | | | | | |
| Trees - shade | \$ 945 | \$ 105 | \$ 945 | \$ 105 | \$ 2,100 |
| Palms | \$ 1,125 | \$ 313 | \$ 1,125 | \$ 313 | \$ 2,875 |
| Planting Areas/Irrigation/Recycled water | \$ 8,027 | \$ 417 | \$ 8,027 | \$ 417 | \$ 16,888 |
| Rodent Control | \$ 222 | | \$ 222 | \$ - | \$ 445 |
| Recycled Water Irrigation Meters | \$ 3,510 | | \$ 3,510 | \$ - | \$ 7,020 |
| Back flow preventer inspection | \$ 188 | | \$ 188 | \$ - | \$ 375 |
| Wireless for irrigation controller | \$ 750 | | \$ 750 | \$ - | \$ 1,500 |
| Enhanced paving | \$ 447 | \$ 698 | \$ 447 | \$ 698 | \$ 2,288 |
| Porous pavers | \$ 13 | \$ 21 | \$ 13 | \$ 21 | \$ 69 |
| Decomposed Granite | \$ 76 | \$ 34 | \$ 76 | \$ 34 | \$ 218 |
| Uplighting | \$ 600 | \$ 167 | \$ 600 | \$ 167 | \$ 1,533 |
| Decorative Lighting (pole-mounted) | \$ 1,275 | \$ 1,558 | \$ 1,275 | \$ 1,558 | \$ 5,667 |
| Total | \$ 17,178 | \$ 3,312 | \$ 17,178 | \$ 3,312 | \$ 40,978 |

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| | | | | | |
|---|-------------------|------------------|-------------------|------------------|-------------------|
| Planting/Irrigation | | | | | |
| Trees - shade | \$ 4,725 | \$ 525 | \$ 4,725 | \$ 525 | \$ 10,500 |
| Trees - ornamental | \$ 2,025 | \$ 225 | \$ 2,025 | \$ 225 | \$ 4,500 |
| Palms | \$ 6,480 | \$ 1,800 | \$ 6,480 | \$ 1,800 | \$ 16,560 |
| Planting Areas/Irrigation/Recycled water | \$ 11,619 | \$ 670 | \$ 11,619 | \$ 670 | \$ 24,578 |
| Sod/Irrigation/Recycled Water | \$ 87,973 | | \$ 87,973 | | \$ 175,945 |
| Rodent Control | \$ 2,514 | | \$ 2,514 | | \$ 5,027 |
| Recycled Water Irrigation Meters | \$ 3,510 | | \$ 3,510 | | \$ 7,020 |
| Potable Water Irrigation Meters | \$ 3,510 | | \$ 3,510 | | \$ 7,020 |
| Wireless for irrigation controller | \$ 1,500 | | \$ 1,500 | | \$ 3,000 |
| Back flow preventer inspection | \$ 188 | \$ 200 | \$ 188 | \$ 200 | \$ 775 |
| Total | \$ 124,042 | \$ 3,420 | \$ 124,042 | \$ 3,420 | \$ 254,925 |
| Hardscape | | | | | |
| Seat Wall - CIP concrete - 18" high, wide | \$ - | \$ 263 | \$ - | \$ 263 | \$ 525 |
| Total | \$ - | \$ 263 | \$ - | \$ 263 | \$ 525 |
| Flatwork | | | | | |
| Pedestrian paving (concrete and pavers) | \$ 3,530 | \$ 1,655 | \$ 3,530 | \$ 1,655 | \$ 10,369 |
| Decomposed granite | \$ 2,340 | \$ 1,040 | \$ 2,340 | \$ 1,040 | \$ 6,760 |
| Playground surfacing | \$ 690 | \$ 3,450 | \$ 690 | \$ 3,450 | \$ 8,280 |
| Total | \$ 6,560 | \$ 6,145 | \$ 6,560 | \$ 6,145 | \$ 25,409 |
| Site Furniture | | | | | |
| Bike Racks | \$ 350 | \$ 656 | \$ 350 | \$ 656 | \$ 2,013 |
| Trash Receptacles/Collection | \$ 3,500 | \$ 700 | \$ 3,500 | \$ 700 | \$ 8,400 |
| Dog Waste Bag Dispenser/Collection/Disposal | \$ 7,718 | \$ 952 | \$ 7,718 | \$ 952 | \$ 17,340 |
| Benches | \$ 908 | \$ 1,375 | \$ 908 | \$ 1,375 | \$ 4,565 |
| Picnic Tables | \$ 788 | \$ 4,688 | \$ 788 | \$ 4,688 | \$ 10,950 |
| Moveable Tables and Chairs | \$ 1,225 | \$ 6,475 | \$ 1,225 | \$ 6,475 | \$ 15,400 |
| Umbrellas | \$ 1,400 | \$ 6,667 | \$ 1,400 | \$ 6,667 | \$ 16,133 |
| Decorative Lighting (pole-mounted) | \$ 2,400 | \$ 2,933 | \$ 2,400 | \$ 2,933 | \$ 10,667 |
| Total | \$ 18,288 | \$ 24,446 | \$ 18,288 | \$ 24,446 | \$ 85,468 |
| Metalwork | | | | | |
| Metal fence/gate 4' | \$ - | \$ 600 | \$ - | \$ 600 | \$ 1,200 |
| Total | \$ - | \$ 600 | \$ - | \$ 600 | \$ 1,200 |
| Site Amenities/Features | | | | | |
| Fountain | \$ 988 | \$ 179 | \$ 988 | \$ 179 | \$ 2,333 |
| Fountain - Interactive or large | \$ 8,640 | \$ 3,116 | \$ 8,640 | \$ 3,116 | \$ 23,511 |
| Spray Park | \$ 4,328 | \$ 2,169 | \$ 4,328 | \$ 2,169 | \$ 12,993 |
| SCADA Monitoring System | \$ 7,200 | \$ 12,000 | \$ 7,200 | \$ 12,000 | \$ 38,400 |
| Signage, Wayfinding Elements | \$ 1,125 | \$ 6,250 | \$ 1,125 | \$ 6,250 | \$ 14,750 |
| Sculpture, Art Elements | \$ 2,250 | \$ 2,125 | \$ 2,250 | \$ 2,125 | \$ 8,750 |
| Playground Equipment | \$ 2,880 | \$ 13,333 | \$ 2,880 | \$ 13,333 | \$ 32,427 |
| Overlook Platform | \$ 2,160 | \$ 800 | \$ 2,160 | \$ 800 | \$ 5,920 |
| Tree House | \$ 4,320 | \$ 4,500 | \$ 4,320 | \$ 4,500 | \$ 17,640 |
| Outdoor Theater | \$ 4,320 | | \$ 4,320 | | \$ 8,640 |
| Total | \$ 38,210 | \$ 44,472 | \$ 38,210 | \$ 44,472 | \$ 165,363 |
| Regional Trail | | | | | |
| Regional trail | \$ 603 | \$ - | \$ 603 | \$ - | \$ 1,206 |
| Total | \$ 603 | \$ - | \$ 603 | \$ - | \$ 1,206 |
| Structures | | | | | |
| Restrooms, Maintained storage | \$ 17,880 | \$ 800 | \$ 17,880 | \$ 800 | \$ 37,360 |
| Gazebo, Pavilion | \$ 500 | \$ 875 | \$ 500 | \$ 875 | \$ 2,750 |
| Trellis, Overhead Structure | \$ 1,000 | \$ 480 | \$ 1,000 | \$ 480 | \$ 2,960 |
| Total | \$ 19,380 | \$ 2,155 | \$ 19,380 | \$ 2,155 | \$ 43,070 |
| Athletic Facilities | | | | | |
| Basketball Court | \$ 1,000 | \$ 315 | \$ 1,000 | \$ 315 | \$ 2,630 |
| Tennis Court | \$ 2,000 | \$ 1,200 | \$ 2,000 | \$ 1,200 | \$ 6,400 |
| Total | \$ 3,000 | \$ 1,515 | \$ 3,000 | \$ 1,515 | \$ 9,030 |
| Graffiti and Vandalism | | | | | |
| Sinking Fund (2% of Total Annual Cost) | \$ 4,545 | \$ 1,727 | \$ 4,545 | \$ 1,727 | \$ 12,543 |
| Total | \$ 4,545 | \$ 1,727 | \$ 4,545 | \$ 1,727 | \$ 12,543 |

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| | | | | | | |
|--|-------------------------------------|--|---|--|---|------------------------------|
| II. TOTAL PARK MAINTENANCE | | \$ 231,806 | \$ 88,053 | \$ 231,806 | \$ 88,053 | \$ 639,718 |
| III. BIORETENTION MAINTENANCE BUDGET | | Improvement Area No. 1 | | Improvement Area No. 2 | | COMBINED |
| | | Annual Maintenance Cost | Annual Contribution to Reserve | Annual Maintenance Cost | Annual Contribution to Reserve | Total Annual Cost |
| Bioretention Basins | | | | | | |
| | Inspection/Ongoing Maintenance | \$ 91,079 | | | | \$ 91,079 |
| | Replacement 3 times per 100 years | \$ - | \$ 7,810 | | | \$ 7,810 |
| | Total | \$ 91,079 | \$ 7,810 | \$ - | \$ - | \$ 98,889 |
| Street M Underground Detention | | | | | | |
| | | \$ 10,890.00 | | | | \$ 10,890 |
| | Total | \$ 10,890.00 | \$ - | \$ - | \$ - | \$ 10,890 |
| III. TOTAL BIORETENTION MAINTENANCE | | \$ 101,969 | \$ 7,810 | \$ - | \$ - | \$ 109,779 |
| IV. STORM WATER MAINTENANCE BUDGET | | Improvement Area No. 1 | | Improvement Area No. 2 | | COMBINED |
| | | Annual Maintenance Cost | Annual Contribution to Reserve | Annual Maintenance Cost | Annual Contribution to Reserve | Total Annual Cost |
| Wolf Canyon Basin | | | | | | |
| Millenia Fair Share of Existing Maintenance | | | | | | |
| | Vegetation Removal | \$ 1,614 | | | | \$ 1,614 |
| | Silt Removal Maintenance | \$ 16,637 | | | | \$ 16,637 |
| | Silt Removal Screen Replacement | \$ 500 | | | | \$ 500 |
| | Engineer's Inspection | \$ 500 | | | | \$ 500 |
| | Periodic Inspection and Maintenance | \$ 1,200 | | | | \$ 1,200 |
| New Bioretention Maintenance Requirements | | | | | | |
| | Periodic Inspection and Maintenance | \$ 7,000 | | | | \$ 7,000 |
| | Add 2" Mulch | \$ 7,319 | | | | \$ 7,319 |
| | Bioretention annualized Replacement | \$ 6,273 | | | | \$ 6,273 |
| | Total | \$ 41,043 | \$ - | \$ - | \$ - | \$ 41,043 |
| Poggi Canyon | | | | | | |
| | Channel | \$ 210 | | | | \$ 210 |
| | Detention Basin | \$ 285 | | | | \$ 285 |
| | Total | \$ 495 | \$ - | \$ - | \$ - | \$ 495 |
| Birch Street Filters | | | | | | |
| | | \$ 3,200 | | | | \$ 3,200 |
| | Total | \$ 3,200 | \$ - | \$ - | \$ - | \$ 3,200 |
| Vactor Truck Replacement | | | | | | |
| | | \$ - | \$ 2,448 | | | \$ 2,448 |
| | Total | \$ - | \$ 2,448 | \$ - | \$ - | \$ 2,448 |
| IV. TOTAL STORM WATER MAINTENANCE | | \$ 44,738 | \$ 2,448 | \$ - | \$ - | \$ 47,186 |
| TOTAL MAINTENANCE COSTS AND CONTRIBUTION TO RESERVE | | \$ 432,683 | \$ 102,961 | \$ 231,806 | \$ 88,053 | \$ 855,503 |
| V. ADMINISTRATIVE EXPENSES | | \$ 20,000 | | | | \$ 20,000 |
| VI. MAINTENANCE RESERVE | | \$ 43,268 | | \$ 23,181 | | \$ 66,449 |
| VII. TOTAL ANNUAL COST AND CONTRIBUTION TO RESERVE | | \$ 495,951 | \$ 102,961 | \$ 254,986 | \$ 88,053 | \$ 941,952 |