

## **Dodger Dream Fields (Blair Park) Maintenance, Repair, and Inspection Plan**

**General.** The City of San Bernardino values the recreational services it provides to its residents and visitors alike. The Dodger Dream Fields and Blair Park are a source of pride for the City and will be meticulously maintained through in-house and contractual staff along with community groups and event organizers. The following technical specifications provide a description of the required maintenance and inspection tasks. They should be cross-referenced with the Work Task and Frequency Table to help determine how often fields are maintained and inspected.

### **Technical Specifications of Maintenance Work Tasks**

- 1. Litter Collection from Grounds.** This includes the collection of all litter from all ballfields, bleachers, dug outs, bullpens, parking lots, sidewalks and related areas. Litter shall include non-typical discarded items, such as syringes, used clothing/shoes and is not limited solely to paper-based wrappings or discarded food packaging. This task will be performed daily by 9am.
- 2. Litter Collection from Cans and Receptacles.** All trash receptacles and cans will be emptied daily. Any damage to can liners will be immediately reported and replaced within the same day. This task will be performed daily by 9am.
- 3. Mowing.** Mowing will occur at least weekly with some exceptions for additional mowing as requested. Litter shall be collected from grassturf prior to mowing and must not be shredded with equipment. All care shall be taken to ensure sprinkler heads are not damaged by equipment. Grass clippings must not be left on-site (either as a pile or as mower trail clumps). Equipment tracks (on grassturf) will be repaired before leaving the site for the day. This task will be performed once a week by Friday.
- 4. Edging.** In conjunction with mowing, edging will occur on any areas where turf begins. While chemical edging may be used to expedite this task, any leftover browned-out grass will require manual removal if not deteriorated in a timely manner. This task will be performed by Friday. Ballfield fence edging is specified in Paragraph 20.
- 5. Sweeping/Blowing.** All sidewalks, entrances, bleacher areas will either be swept or blown (with power blowers) to remove dirt, minor debris, gravel, and/or any other items/residue. This task will be performed weekly by Friday.
- 6. Bleacher Power washing** Proper power washing will be performed using non-abrasive methods that will not harm the bleachers. All efforts will be made to prevent any chipping of paints (if any) and alternative methods to clean the bleachers are allowed. This task will each Friday.

7. **Dug Out Cleaning.** Dug outs will be cleaned, weed-abated, power-washed, graffiti-abated, and inspected for any hazards on a weekly basis. Any damage to bench or fence will be immediately reported to the Parks Maintenance Supervisor.
8. **Weed Abatement** weed abatement will be performed in an effort to fully remove all weeds. This includes weed abatement at parking lots, sidewalks, bleacher entrances or other concrete surfaces but are nevertheless growing weeds. Chemical agents are authorized as allowed by law. Once weeds **shall be pulled from the ground with its root attached.** This task will occur weekly be Friday.
9. **Bullpen Cleaning** Bullpens will be cleaned, weed-abated, power-washed, graffiti-abated, and inspected for any hazards on a weekly basis. Any damage to bench or fence will be immediately reported to the Parks Maintenance Supervisor.
10. **Irrigation Inspection and Repair** All irrigation be inspected to ensure everything is in proper working order and not vandalized or damaged. Any leaks, breaks to irrigation lines and related components will be repaired by the vendor. Irrigation inspections will occur by 3 p.m. on a daily basis. Repairs will be complete within 24 hours of notification for simple line breaks and nozzle breaks on plant bed lines. More complex leaks requiring excavation will be complete no later than 48 hours. Controllers will also be inspected to ensure proper functionality. Saw cutting of sidewalks or excavation of grounds to repair leaks will be the responsibility of the vendor but extensive work should be reported to the Contract Manager to ensure fairness in labor costs related to the work.
11. **Backflow Inspection.** Backflows shall be inspected to ensure they are in proper working order an not vandalized or shut off. Any instance of significant vandalism shall be reported to the Parks Maintenance Supervisor. Repairs will be complete within 24 hours of notification. This includes repairing cages and locks.
12. **Water Fountain Inspection** Water fountains will be inspected weekly to ensure they are in proper working order. Any malfunctions will be immediately reported to the Parks Maintenance Supervisor for repair within 48 hours.
13. **Pest Control and Inspection** Pest control of any pests is expected at all ballfield grounds. This primarily includes ground squirrels, but, will also include any other pests and insects. Fire ants will be treated on site using approved chemical agents. Any invasive insects affecting plants/shrubs will also be treated by the vendor. This task will occur every two weeks.
14. **Sign Inspection and Clean Up** All signage will be inspected for graffiti, vandalism, and/or fading and will be replaced within 72 hours or sooner. Temporary signage will be installed while replacement signage is being fabricated. This includes concession stand signage, restrooms, ballfield identification signage, bullpen, dug outs, and any other type of signage on the grounds.
15. **Scoreboard Inspection and Clean Up** All scoreboards will be inspected to ensure they are in proper working order and cleaned up as necessary for graffiti, debris, dirt, rain damage, or any

other damage related to the elements. Malfunctioning or burnt-out bulbs will be replaced immediately with on-hand stock. Complex malfunctions will be immediately reported and the City's electrical contractor will be available to make needed repairs.

- 16. Concession Stand Clean Up (exterior)** Concession stand (exteriors) will be cleaned up of any debris and litter. Leagues or event participants will be responsible for cleaning up the concession stand interior after its use.
- 17. Aerification/Fertilization.** Fertilization will occur annually (or as needed for special events) by our licensed contractor.
- 18. Bench/Picnic Table Powerwashing** Powerwashing of benches, tables, and other hardscape amenities will be performed using non-abrasive methods that will not harm the hardscape elements. All efforts will be made to prevent any chipping of paints (if any) and alternative methods to clean the monuments are allowed. This task will occur weekly.
- 19. Parking Lot Sweeping** City sweeping contractor will provide sweeping services to all ballfield parking lots and will include sweeping of curbs and gutters. This task will be performed monthly or as needed for special events.
- 20. Ballfield Fence Edging** Edging will occur in conjunction with mowing but particular attention will be paid to ballfield fences to ensure no weeds are growing or visible. Fenceline guards (if in place) will be inspected to ensure weeds are not growing around them.
- 21. Ballfield Fence Vines/Weed Removal** Vines or other weeds growing onto fences will be pulled from the roots and chemically sprayed.
- 22. Striping** In-house staff will provide striping for routine use of fields in accordance with applicable ballgame regulations and standards.
- 23. Clay Installation** In-house staff will provide, install, and maintain clay at the beginning of each season and will provide additional clay as needed throughout the season.
- 24. Restroom Inspection** All restroom will be inspected by in-house staff and cleaned as needed prior to events. Any damages will be reported to the Facilities Division.
- 25. Overseeding** Overseeding will occur on an annual basis. Seed blends (Rye-grass variations) shall be used as appropriate for the specific ballfield.
- 26. Graffiti Abatement.** In house staff will report any graffiti to the graffiti work section for removal within 48 hours. This includes slap stickers, small tagging, along with larger size graffiti. Bleachers will also be inspected for graffiti.

## **Staffing**

The Operations and Maintenance Division will oversee all applicable maintenance, inspection and repair contracts through its Parks Maintenance Work Section. In-house staff consisting of Parks Maintenance Workers will also provide daily maintenance services and inspection.

**Annual Inspection Reports**

Annual inspections to determine the condition of the ballfields will be conducted no later than March 30<sup>th</sup> with a report provided to the Parks and Recreation Department's Director. The report will include a listing of any items requiring repair or replacement with a specific timeline for completion (specifically, before ball season begins).