

TF26-0004 Marsh View Park Access Improvements Maintenance Plan 3-4-2026

Proposed Trail, Trailhead Support Facilities, and Natural Areas

A gravel parking lot consisting of 10 spaces, 2 concrete-paved ADA accessible parking spaces and paved entry drive. Concrete paved 6' wide access pathway and pad for restrooms enclosure. Expected life of gravel surface is 10 years. Expected life of concrete surfacing is 25 years.

ADA accessible 8' wide aggregate pathway approximately 3000 linear feet long.

A bioswale with native plantings for processing parking lot storm water.

Wooden Restroom Enclosure for Portable ADA Restrooms.

Current Maintenance Budget

Oakland Township's millage for Parks and Recreation funds the maintenance of facilities and stewardship of natural habitat at Marsh View Park (MVP). This budget funds year-round full-time and part-time staff and seasonal staff.

Oakland Township's 2026 Parks and Recreation Millage operational budget for maintenance services totals \$1,449,050. The 2028 budget includes \$350,000 for the development of this project's proposed Trail, Trailhead Support Facilities, and Natural Areas, and \$31,200 for current MVP utilities, maintenance of native plantings, archery range, soccer fields, well and irrigation system, parking lot, toilets, picnic pavilion, trails, and hazardous tree management.

Annual Maintenance Schedule and Costs for Marsh View Park Improvements

TASK NAME	FREQUENCY	ESTIMATED CONTRACTOR COST	ANNUAL STAFF TIME (\$25/hr)	EQUIPMENT/MATERIALS COST	COMMENTS
Park Inspection	Weekly		50 hours staff time 1 person		
Litter Control	Weekly		40 hours staff time 1 person	\$300	
Mowing trail shoulder and area next to parking lot and entrance drive	Lot and Trails weekly		50 hours staff time 1 person		

TASK NAME	FREQUENCY	ESTIMATED CONTRACTOR COST	ANNUAL STAFF TIME (\$25/hr)	EQUIPMENT/ MATERIALS COST	COMMENTS
Grading and Replenishment of Parking Lot and Trail Limestone Surface	Quarterly		80 hours staff time 1 person	\$1000.00 for limestone delivered	21AA for lot, crushed limestone fines for trails
Parking Lot Snow Removal	As Needed		10 hours staff time 1 person	\$300	
Rental of 2 Portable Restrooms incl. weekly cleaning and stocking	Monthly	\$3800			
Hazardous Tree Mgt/Trail Edge Trimming	Annual	\$2500			
Bioswale Management	Annual		12 hours staff time	\$200	0.5 acres - Spot treat invasives, overseeding
Native Plantings -Trail Edge & Parking Lot Perimeter	Annual		28 hours staff time	\$400	1.4 acres. Parking lot perimeter and 10 ft site restoration buffer on each side of limestone trails. Spot treat invasives, overseeding
TOTAL ANNUAL COSTS		\$6300	\$6750	\$2200	GRAND TOTAL \$15,250

Additional Maintenance Costs

TASK NAME	FREQUENCY	PER CYCLE STAFF TIME (\$25/hr)	CONTRACTOR, EQUIPMENT/MATERIALS COST	TOTAL COST DURING 25 YEARS
Replacement of aggregate lot & trail surface	10-year cycle	Performed by contractor	\$10,000	\$20,000
Prescribed burning of bioswale and native planting	3 Year Cycle	Performed by contractor	\$1500	\$12,000
Staining of Restroom Enclosure Siding	5-year cycle	16 hours staff time, 1 person	\$200	\$3,000
TOTAL 25-Year ADD. COSTS				<u>\$35,000</u>

Total Life Cycle Cost Estimate

TASK NAME	FREQUENCY	STAFF TIME	CONTRACTOR, EQUIPMENT/MATERIALS COST	TOTAL LIFE CYCLE COST DURING 25 YEARS
Design/Construction	Once			\$305,500
Annual Maintenance	Annual	\$6,750	\$8,500	\$381,250
Additional Maintenance	As Necessary	\$2,000	\$33,000	\$35,000
TOTAL 25-Year COST				<u>\$721,750</u>