

From: [Burnham, Nicolle](#)
To: [Mendez, Zacharias](#)
Subject: RE: Operations and Maintenance Estimates
Date: Wednesday, July 1, 2020 12:12:27 PM

I might look at is another way:

Google dedicates some land. The dedicated land + Google land is put under operating contract to the conservancy. The conservancy can operate the lands in whatever way they see fit, including hiring private security.

If the operating scenario that Google is trying to develop consists of the city operating the city owned parks and them not being included in the conservancy then I would expect them to operate like a neighborhood park, with no Ranger support. They would be periodically patrolled by PD with security provided for special events. The challenge is that we only have about 11 rangers for the whole city so it's not possible for them to staff neighborhood parks.

One suggestion is that you might want to schedule time for a more detailed discussion with Torie about this. I'm concerned that the one-off emails are a little out of context so it may be hard to make sure you are getting the right info. Just my thought...

From: Mendez, Zacharias
Sent: Wednesday, July 1, 2020 12:03 PM
To: Burnham, Nicolle <nicolle.burnham@sanjoseca.gov>
Subject: Re: Operations and Maintenance Estimates

So we if Google were to dedicate land to the city as public park and want to be able to provide security, we cannot staff a ranger or prefer not to? I am assuming the land would not be covered by the conservancy's charter/mission in this case.

ZM.

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From: Burnham, Nicolle <nicolle.burnham@sanjoseca.gov>
Sent: Wednesday, July 1, 2020 11:47 AM

To: Mendez, Zacharias <Zacharias.Mendez@sanjoseca.gov>

Subject: RE: Operations and Maintenance Estimates

We can't really provide that service under any circumstances. They need to plan for private security, IMO.

From: Mendez, Zacharias

Sent: Wednesday, July 1, 2020 11:34 AM

To: Burnham, Nicolle <nicolle.burnham@sanjoseca.gov>

Subject: Re: Operations and Maintenance Estimates

No, this would be for on going security in the open spaces. Bethany asked about it. I believe they are trying to compare the cost of private security managed by the conservancy vs the city providing safety and security services in the open spaces.

She mentioned that they are trying to figure out what the alternatives might be if some of the land is owned by the city. Like, who would be responsible for overseeing specific sites, is it work breaking out the city owned land, or just include everything under the conservancy? I would assume the goal is to show that private security is more cost effective, strengthening the conservancy argument.

ZM.

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From: Burnham, Nicolle <nicolle.burnham@sanjoseca.gov>

Sent: Wednesday, July 1, 2020 11:28 AM

To: Mendez, Zacharias <Zacharias.Mendez@sanjoseca.gov>

Subject: RE: Operations and Maintenance Estimates

Are you trying to get costs for a Viva Park type event? Wouldn't that require PD? Rangers don't usually staff these. Perhaps private security? I'm not sure exactly what Google is trying to get at.

From: Mendez, Zacharias

Sent: Wednesday, July 1, 2020 11:26 AM

To: O'Reilly, Torie <Torie.O'Reilly@sanjoseca.gov>; Cordova, Patrick <patrick.cordova@sanjoseca.gov>
Cc: Burnham, Nicolle <nicolle.burnham@sanjoseca.gov>
Subject: Re: Operations and Maintenance Estimates

Hey Torie,

Thanks for the confirmation. I assume if we were to estimate a security cost, it would be in the form of FTE for a Ranger or two dedicated to the area? I would like to provide Google with that cost estimate. Can you confirm the staffing level we would look at for Rangers if we were to provide security? @Patrick, can you provide the cost estimate for the staffing level Torie indicates?

Regarding utilities, is that something that we would typically cost out?

Thanks,
Zak

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From: O'Reilly, Torie <Torie.O'Reilly@sanjoseca.gov>
Sent: Tuesday, June 30, 2020 2:59 PM
To: Mendez, Zacharias <Zacharias.Mendez@sanjoseca.gov>
Cc: Burnham, Nicolle <nicolle.burnham@sanjoseca.gov>
Subject: Re: Operations and Maintenance Estimates

Yes

Sent from my iPhone

On Jun 30, 2020, at 1:44 PM, Mendez, Zacharias <Zacharias.Mendez@sanjoseca.gov> wrote:

Hey Torie,

Forwarding this along, hoping you can fact check some figures really quickly. We provided Google with some numbers early on to estimate the operations and maintenance costs for the Downtown West proposed park system. Our original assumptions were that this would be a heavily activated area, with programming akin to Plaza de Cesar Chavez activation 3-5 times a week.

Do the numbers provided below seem like they would account for maintenance materials and supplies, security, and utilities? I believe the non-personal would cover the materials and supplies, but not the security and utilities. Right?

| | |
|-------------------------------------|-----------------------------|
| <u>TOTAL PERSONAL</u> | <u>\$880,402</u> |
| (1 FTE) Park Facility Supervisor | \$157,398 |
| (1 FTE) Senior Maintenance Worker | 128,410 |
| (1 FTE) Gardener | \$108,134 |
| (2 FTE) Groundswoker | \$198,730 |
| (3 FTE) Maintenance Assistant | \$287,730 |
| <u>TOTAL NONPERSONAL</u> | <u>\$255,000</u> |
| Approximate Cost/Acre | \$17,000 |
| Total Acres | 15 |
| TOTAL ANNUAL COST | \$1,135,402 |

Thanks,
Zak

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From: Bethany Windle <bethanywindle@google.com>
Sent: Tuesday, June 30, 2020 12:03 PM
To: Mendez, Zacharias <Zacharias.Mendez@sanjoseca.gov>
Subject: Re: Operations and Maintenance Estimates

[External Email]

Hi Zak,

A few more questions related to O+M. Here is a summary of what has been provided to date (not including activation/programming):

| Table 1 - Park O&M Annual Costs | |
|---------------------------------|-------------|
| Category | Annual Cost |
| Total Personnel | \$880,402 |
| Total non-personnel | \$255,000 |
| Total Annual cost | \$1,135,402 |

Do these numbers capture maintenance materials and supplies, security, or utilities?

Thanks,
Bethany

On Wed, Jun 17, 2020 at 5:08 PM Mendez, Zacharias
<Zacharias.Mendez@sanjoseca.gov> wrote:

Hey Bethany,

Responses below.

- What is the level of care represented in the operational + maintenance cost estimates provided?
 - The staffing model assumed a high level of care. Parks staff were asked to provide estimates based on public spaces that would be activated heavily (5 days a week), in a style similar to activation of Plaza de Cesar Chavez.
- Are the O & M staffing requirements shown, dedicated staff?
 - These would be dedicated staff. The staffing model suggested is similar to staffing models we have for our park districts around the city. Essentially, the level of care projected and associated staffing model provided would be akin to our Department creating an entirely new park district.
- Is trash and janitorial included in the costs shown?
 - Yes, this is included in the maintenance model we would employ.

Let me know if you have any other questions about the O&M. Just a quick follow up on our conversation earlier this week, are you able to provide some of the initial cost estimates for the open spaces?

Thanks,
Zak

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From: Bethany Windle <bethanywindle@google.com>
Sent: Wednesday, June 17, 2020 1:46 PM
To: Mendez, Zacharias <Zacharias.Mendez@sanjoseca.gov>
Cc: Burnham, Nicolle <nicolle.burnham@sanjoseca.gov>; abromberg@google.com
<abromberg@google.com>
Subject: Re: Operations and Maintenance Estimates

[External Email]

Hi Zak,

Some additional questions have come up with MJM working on the operations and maintenance cost estimates.

- What is the level of care represented in the operational + maintenance cost estimates provided?
- Are the O & M staffing requirements shown, dedicated staff?
- Is trash and janitorial included in the costs shown?

Thank you,
Bethany

On Fri, Mar 6, 2020 at 7:46 PM Mendez, Zacharias
<Zacharias.Mendez@sanjoseca.gov> wrote:

Hey Bethany,

Attached are the O&M numbers that were requested. Let me know if you have any questions.

Thanks,
Zak

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