

**BOYNTON YARDS
CIVIC SPACE 1
LANDSCAPE MAINTENANCE AND MANAGEMENT PLAN**

111 South Street, Somerville, MA

_____, 2025

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I. MAINTENANCE AND MANAGEMENT APPROACH

SECTION 1.1 – Overall Goals and Approach

The Association shall manage, maintain, and improve Civic Space 1 as a first-class public space with safeguards for public safety and long-term maintenance and use, in compliance with the Agreement and this Landscape Management and Maintenance Plan (“LMMP”) attached thereto. Capitalized terms used herein but not otherwise defined shall have the meaning ascribed to such terms in the Agreement.

Civic Space 1 is an integral public space within the Boynton Yards neighborhood and, pursuant to the Master Plan Project Approvals and the SZO, is intended to serve the public, including residents and employees of businesses operating nearby. The Association is the party that has been established by the owners of certain properties in the vicinity of Civic Space 1 to manage and maintain Civic Space 1 pursuant to the Project Permits. Maintenance performance will be

evaluated annually. PSUF has the right to inspect Civic Space 1 for maintenance performance. Specific goals include:

- To maximize efficiency and responsiveness, the maintenance of Civic Space 1 will be managed by the Association with review and approval from the professional staff of the City's Division of Public Space & Urban Forestry ("PSUF") as needed.
- Preventative practices will drive certain aspects of the maintenance of Civic Space 1 to avoid the costs and public disruption caused by deferred maintenance.
- Organic landscape management practices will be threaded through all aspects of the operation of Civic Space 1 and maintenance activities relating thereto. Key practices will focus on sound soil management, a preventative approach to pest and disease management, implementing pollinator-friendly landscaping, and resource conservation.
- Working in close cooperation with the City of Somerville Police Department, there will be a commitment to ensuring safety and security within Civic Space 1 during regular park hours (8 am to 10pm) pursuant to Section 12-48 of the Somerville Code of Ordinances, as they may be amended from time to time, while ensuring the park is welcoming and accessible to all.
- The Association will work with City law enforcement to enforce all applicable park rules and laws in effect.
- Regardless of any situation, best practice decisions will be made to prioritize the health and safety of the public and the long-term maintenance and preservation of Civic Space 1 as a public park.

II. COMMUNICATION PLAN AND CONTACTS

SECTION 2.1 – Communication Plan

Representatives from PSUF and the Association will meet on an as-needed basis to discuss any matters that may require PSUF approval and any maintenance concerns.

Notwithstanding anything to the contrary set forth in the Agreement or the LMMP, the Association may retain a property manager and other third-party service providers and contractors as may be necessary, in the sole discretion of the Association, to maintain Civic Space 1 in accordance with the terms of the Agreement and this LMMP, provided that the Association shall remain primarily liable to the City for the performance of the Association's obligations under the Agreement and this LMMP. The Association agrees to provide any property manager, landscaper and/or contractor that is performing any of the Association's obligations hereunder with a copy of the Agreement and this LMMP.

The following activities shall require the prior written approval of PSUF and receipt of any required City permits:

- Removal of any trees is governed by Somerville’s City Tree Preservation Ordinance Section 12, Article VI. , and all removals must be reviewed and approved by PSUF. See also Section 4.2, paragraph 2.
- Use of pesticides (insecticides, herbicides, fungicides).
- Closure of any park areas
- Addition of new signage.
- Repair or maintenance that is other than a normal routine repair and/or maintenance.
- Any improvement to Civic Space 1 that materially differs from the Civic Space 1 Plans (as defined herein).
- Any subsurface utility work, except for emergencies and work related to the Drainage Easement. Appropriate City contacts will be alerted in the case of emergency work as soon as practicable under the circumstances, including but not limited to ISD and Engineering.

SECTION 2.2 – List of Contacts

City of Somerville

Director, Division of Public Space & Urban Forestry
City of Somerville
Somerville City Hall
93 Highland Avenue
Somerville, MA 02143
Tel: (617) 625-6600

City of Somerville 311 Operator
Email: 311updates@somervillema.gov
Tel: 311

In the case of **emergency**, policing in Civic Space 1 is performed by the City of Somerville Police Department. For emergency assistance, call 911.

In the case of any **tree-related issues**, call 311 or email trees@somervillema.gov.

In the event of any **damage to the Historic Memorial (as defined herein)**, contact PSUF.

Boynton Yards Owners’ Association, Inc.

c/o Leggat McCall Properties LLC
10 Post Office Square

Boston, MA 02109
Attention: Kevin Griffin
Email: kevin.griffin@lmp.com
Tel: 617-422-7041

c/o DLJ Real Estate Capital
561 Windsor Street
Somerville, MA 02143
Attention: Nicholas Barker
Email: Nick.Barker@dljrecp.com
Tel: 781-724-4893

Property Manager on behalf of Association

LPC COMMERCIAL SERVICES, INC.
c/o Lincoln Property Company
53 State Street, 8th Floor
Boston, MA 02109
Attn: Scott A. Brown, Executive Vice President

III. LANDSCAPE MANAGEMENT AREAS AND FURNISHINGS

As shown in the Sketch Plan attached as Exhibit A, Civic Space 1 is comprised of the large lawn area in the northern portion of the park, with permeable pavers, a water bottle filler/drinking fountain, mobile device charging stations, the historic Arrow Paper Fire Memorial, including its commemorative plaque and granite benches (the “Historic Memorial”), a splash pad and seating areas in the southern portion. Trees, shrubs, accessible pathways, seating, and other landscaping improvements generally follow the perimeter of Civic Space 1. A covered pergola set on a permeable paver surface lies in the northern most area of Civic Space 1.

The specific plans and specifications for Civic Space 1 are attached hereto as Schedule 1 (the “Civic Space 1 Plans”).

The Association may provide tables, chairs, seating, lawn games and other movable furnishings (collectively “Association Furnishings”) to Civic Space 1 on a seasonal and weather-dependent basis in the Association’s reasonable discretion and subject to any applicable City permits. The Association shall retain ownership of all such furnishings and shall maintain, repair and replace the same in a commercially reasonable manner.

IV. MAINTENANCE SERVICE SCHEDULE

SECTION 4.1 – Maintenance Schedule

The specific maintenance schedule for Civic Space 1 addressing the maintenance services described in this Article V is attached hereto as Schedule 2 (the “Maintenance Schedule”).

SECTION 4.2 – Horticultural Maintenance Services

1. Soil Management

- i. Establishing and maintaining healthy soils is a key horticultural maintenance practice. Planting soils will be tailored to support the specific horticultural requirements of the trees, planting beds and lawn areas. Soils will be professionally tested by an independent lab (e.g.: UMass Amherst Soil and Plant Nutrient Laboratory or similar) on an as-needed basis (at least every three (3) years) for biological content, structural characteristics and pH to enable informed decisions about soil management. Soil sampling protocol will follow the instructions from the lab. Samples from various planted areas should be collected and analyzed separately. Testing results should be submitted to PSUF when complete.
- ii. Types and amounts of soil amendments and additives should be determined from the laboratory results. Do NOT over apply fertilizer. Any nitrogen-based fertilizer shall be in slow-release or natural organic form. Slow-release fertilizer is defined as having more than 50% of the nitrogen in the water insoluble nitrogen form.
- iii. The City Tree Warden or Deputy Tree Warden shall approve fertilizer/ soil amendment application plans around trees (trees@somervillema.gov). When mixing in these amendments, contractors shall take care not to damage any living tree roots. In rare circumstances foliar fertilization or tree trunk injection method will be considered, but only with approval by the City Tree Warden or Deputy Tree Warden.
- iv. Compost will be the primary means to maintain sound soil. Systematic compost procedures will be followed to produce compost recipes that are contaminant free and tailored to the horticultural needs of plant materials.
- v. Compost tea will be used as the primary means to further amend soil biology and optimize growing conditions and/or as part of a pest management strategy when soil tests indicate that soil biology is low.
- vi. Fertilizer and other soil amendments shall comply with State and Federal Fertilizer Laws.

2. Tree Care

- i. Tree care within Civic Space 1, including pruning, incorporation of soil amendments, watering and pest/disease control will be directed and closely supervised by professionally trained staff and/or a certified arborist that is hired, employed or contracted with the Association or the property manager working on behalf of the Association (collectively, the “Professional Staff”) in accordance with the Maintenance Schedule.
- ii. Trees will receive regular maintenance pruning by Professional Staff as needed to promote optimal tree health and to eliminate potential hazards to public safety and

otherwise in accordance with the Maintenance Schedule. For public safety, branch height will be maintained to a minimum of 7 feet above all walking surfaces.

- iii. All trees will be monitored on a routine basis for broken limbs or damage, and any such broken limbs or damage will be addressed as soon as practicable to prevent further injury to the overall tree health. Any situation presenting a public safety hazard will be addressed promptly and communicated within five (5) business days with the Tree Warden or Deputy Tree Warden (trees@somervillema.gov).
- iv. Because the tree root zone is critical to the overall health of trees, vehicles, material storage, equipment, or heavy pedestrian/dog traffic shall NOT be allowed inside the dripline.
- v. Mulched areas shall be six (6) feet in diameter around the trunk of the tree, unless otherwise specified by the City Tree Warden or Deputy Tree Warden. Apply a three (3)-inch layer of mulch in the Spring of each year around trees, tapering towards the trunk. Mulch shall NOT come in contact with the trunk of the plant or the root flare. No mulch should be placed within 2 to 3 inches from the trunk. “Volcano” mulching is strictly prohibited.
- vi. Mulch shall be coarse-grade bark mulch, 15 mm minimum length, consisting of clean organic plant material. Mulch shall conform to the following:
 - i. Must be a uniform, natural wood color, without dyes, which shall not exhibit a noticeable degree of color change characteristic when wet.
 - ii. Must not have an unpleasant odor.
 - iii. Must be free of dirt, insects, disease, and extraneous debris that would be harmful to the trees being planted.
 - iv. pH: between 4.0 and 8.0
 - v. Particle size: 100% passing through a 50mm (2 inch) screen.
Soluble salt content: less than 4.0 mmhos/cm.
- vii. An accurate inventory of all trees, including their location, date planted, and health will be maintained and updated annually.
- viii. In the case of tree death or the need for removal, the Tree Warden or Deputy Tree Warden must be contacted to obtain approval for replacement (trees@somervillema.gov). Trees will be replaced with the identical species unless otherwise determined by PSUF as part of the tree removal approval process.
- ix. Tree removal will occur promptly in cases related to public safety. Other removals and replacement will be scheduled in line with the appropriate season.

3. Ornamental Plant Bed Care

- i. All beds will be pruned, deadheaded and weeded on a regular basis to maintain a neat appearance and to promote optimum plant health.
- ii. Undesirable plants, including invasive species, should be removed by hand. The application of pesticides is NOT allowed without written approval from PSUF in accordance with Section 2.2. The Association shall provide specifications and applicable applicator licenses to PSUF as part of obtaining such approval.
- iii. Weeding may include the removal of trees not required by the Civic space design and only if such “voluntary” trees are less than 2 inches in diameter. Whenever possible, below-ground portions of the voluntary trees shall be removed in addition to the above-ground portions. When the roots cannot be removed or they would compromise other plants’ health, the stems should be cut as close to the ground as possible.
- iv. Shrubs will be hand pruned by Professional Staff on an annual basis to remove dead or broken branches or growth that limits movement on paths and sidewalks. It will be done to promote optimum overall health, growth and floral bloom in accordance with perennial plant foliage guidelines below. Each plant will be allowed to grow into their natural form to their mature sizes. Shearing, because of its detrimental impact on plant health, will only be permissible on hedge plantings specifically designed for this practice.
- v. Shrubs will be allowed two (2) months to rejuvenate following a hard frost prior to pruning or replacing.
- vi. Where long-term weed suppressing is critical, planting beds will be spread with a 2 to 3-inch layer of composted leaf mulch or natural pine bark mulch from a recycled source (not dyed) in Spring and as necessary. One (1) area of bare ground (at least 2 feet in diameter), will be left uncovered in the interior of each planting bed. Raked fallen leaves can be considered mulch in ornamental flower beds.
- vii. No weed fabric will be used.
- viii. All beds will undergo continual assessment and maintenance to determine needs related to overall plant health, and to add/divide/remove plant material where needed.
- ix. In Fall and/or Winter, perennial plant foliage will be left for seasonal interest. Where a neat appearance is required, foliage will be cut to 6-18” tall along the edge of the bed, NOT to the ground.
- x. In Fall, leaves will be raked into planted beds for mulch (unshredded). Leaves that do not fit in garden beds can be removed off site. If a neat appearance is required, leaves may be raked into the center of planted beds to leave a leaf-free edge.

- xi. Spring cleanup will take place May 1st or later. Stalks from past years' growth will be left or if trimming is necessary along edges or to clear walkways, they will be cut to 6-18" tall, NOT to the ground. Ornamental grasses may be trimmed back earlier than May 1st while leaving as much of the crown or "skirt" intact as possible. Leave cut leaves or stalks in the rear of the planting bed.
- xii. Contact PSUF if educational signs are needed to inform the public about pollinator-friendly landscaping practices.
- xiii. Leaf blowers will be used minimally and in accordance with Somerville Ordinance No. 2021-08, as it may be amended from time to time.
- xiv. Stakes and rope lines will be installed when necessary to protect plant material and/or areas susceptible to pedestrian traffic and/or damage by snow removal operations.
- xv. Plant material will be replaced when it has ceased to provide ornamental value or is determined to be in an irreversible state of decline. Plant species will be replaced with identical species. Plant species can only be changed by the Association if the species are native to the Eastern United States, are known to have pollinator value, and are a good fit with current site conditions. PSUF must approve the inclusion of any species that are not native to the Eastern United States. A new plant list will be provided to PSUF after any alterations to the planting plan.
- xvi. Beds will be cleaned of all trash on a continual basis.

4. Lawn Care

- i. Lawn areas will be mowed on a schedule adjusted for seasonal growing conditions (no more frequently than every 2 weeks). Lawns will be kept to a height of approximately 3-4 inches. All walkways will be blown clean of clippings after each mowing.
- ii. Mowable, non-invasive flowering species may be added to the lawn to increase pollinator value.
- iii. Lawns will be edged routinely during the growing season to maintain a neat appearance along paving and planting beds.
- iv. Lawns will be treated as needed using a combination of compost, and compost tea, and supplemented with organic fertilizer when needed to maintain a healthy nutrient recycling system. Optimally, lawns will be kept visually appealing, exhibiting a uniform rich green appearance when seasonally appropriate.
- v. Types and amounts of soil amendments and additives should be determined from soil test laboratory results. Do NOT over apply fertilizer. Any nitrogen-based fertilizer shall be in slow-release or natural organic form. Slow-release fertilizer is

defined as having more than 50% of the nitrogen in the water in insoluble nitrogen form.

- vi. Pesticides shall NOT be permitted on the lawn except with approval from PSUF in accordance with Section 2.2.
- vii. All lawn areas will be aerated two (2) times annually at varying depths depending on intensity of use and assessment of soil compaction.
- viii. Lawns will be monitored for holes or dead patches and either be overseeded or replaced to maintain a uniform surface.
- ix. To protect lawns from excessive compaction and maximize their availability for general public use, lawn areas may be roped off for periods of time from Fall through Spring (depending on weather conditions) with permission from PSUF. User-friendly signage will be installed to provide education and on-site messaging.
- x. During periods of excessively wet weather, when lawns are saturated and most vulnerable to significant damage, public access to lawns may be temporarily restricted in the reasonable discretion of Professional Staff and with permission from PSUF. A combination of fencing and signage may be used to protect the areas for maximum use during the season and reduce the incidence of replacement.
- xi. Lawn areas may be given a “resting” period following major scheduled events in the reasonable discretion of Professional Staff and with permission from PSUF.
- xii. In the event of any such lawn closures, temporary, user-friendly signage will be installed to provide education and on-site messaging.

SECTION 4.3 – General Maintenance Services

1. Site Cleaning and Trash Management

- i. Litter and debris will be picked up on a regular basis, keeping all planting and lawn areas, hard surfaces and other improvements in a clean, well-kept appearance at all times. Collected trash will be removed from the site and not stockpiled overnight anywhere within Civic Space 1.
- ii. Once identified, graffiti will be removed as soon as practicable.
- iii. Trash receptacles will be kept clean, and will be monitored and emptied regularly during the course of each day to prevent any overflowing conditions.
- iv. All paved surfaces will be kept clean and odor free. Walking surfaces will be washed down, depending upon intensity of use to maintain a consistently clean condition. Park entry points experiencing intense use by the public and by dogs

(particularly during the summer months) will be power washed to maintain a clean, odor free surface.

- v. Fixed benches and seat walls will be washed down periodically and cleaned if surfaces experience incidental spills, etc. Peak summer months may require a more frequent cleaning cycle depending upon use. Cleaning products will be used which have minimal detrimental environmental effects and in a manner that is consistent with manufacturer's specifications.
- vi. Park features, such as special gateway structures, pergolas, public art installations, lighting fixtures, mobile device charging stations, signage, and the Historic Memorial will be kept clean of posters, stickers and trash, and washed on an as-needed basis to maintain a consistently clean surface area and appearance and otherwise consistent with the O&M Manual (as defined herein).
- vii. Catch basins will be kept clean and free of debris. Sumps will be cleaned out at least once per year to maintain unrestricted drainage.
- viii. To protect paved surfaces and avoid soil compaction in planted areas, only small maintenance vehicles will be used to travel or park within Civic Space 1. Use of large vehicles will not be permitted within Civic Space 1 unless necessary for the work being performed and with extra care given to protect plantings and trees. Maintenance vehicles will be kept in good repair and subject to regular preventative maintenance servicing.

2. Snow Removal

- i. The clearing of snow is regulated in the Somerville Code of Ordinances (Section 12-8 & 9). Snow clearing shall be performed in a manner consistent with the regulation.
- ii. Snow removal operations will be supervised by Professional Staff familiar with Civic Space 1's plantings, paving and special features.
- iii. Outside contractors utilized in snow removal operations will be supervised by an on-site person familiar with the layout of Civic Space 1.
- iv. Snow removal operations within Civic Space 1 will be carried out using small, lightweight vehicles that are easily maneuverable and will not damage paved surfaces or planted areas. The use of large snowplows or trucks in connection with snow removal operations within Civic Space 1 will not be permitted without the prior approval of Professional Staff.
- v. Snow and ice removal operations will focus on public safety. Priority will be given to high pedestrian traffic areas, particularly for peak travel periods. Particular attention will be paid to providing access for individuals with disabilities. Piling snow on lawn areas is to be utilized only in the event of major snow accumulation when all surrounding hardscape options have been exhausted.

However, it will not be allowed on any planted areas if the snow comes from a location where salt or chemicals were applied. Particular attention will be paid to freeing up catch basins for drainage of snow melt.

- vi. Snow/ice removal efforts will be based upon monitoring weather conditions to determine the most effective/efficient approach to address public safety and access issues.
- vii. Products used for snow/ice melt will be used appropriately and targeted towards public safety. Products will be used that are the least destructive to plants and to paved surfaces. Manufacturer's recommendations will be followed on products appropriate for use on the varied site surfaces.
- viii. Paths and walkways constructed of loose aggregate material and certain other tertiary walkways will not be cleared of snow or treated with ice-melt products. All such walkways will have signage indicating that they are not maintained in Winter.

3. Pavement, Steps, and Walls

- i. All paved walking surfaces and stone seat walls will be regularly monitored and maintained in high quality condition consistent with the Civic Space 1 Plans and in accordance with manufacturer's instructions. Walking surfaces will be maintained at uniform heights to avoid trip hazards and minimize accessibility issues. Damaged or vandalized areas will be repaired.
- ii. Masonry features will be re-pointed on a regularly basis to maintain joint integrity and protect the paving/stone in accordance with the original installation specifications.
- iii. Drainage of walking surfaces will be closely monitored to avoid water pooling – particularly in winter months. Catch basins will be kept clear of debris. Sub-drain systems will be inspected and flushed, as necessary. Walking surfaces having “low points” will be identified, and placed on a priority list for re-grading to correct drainage problems.
- iv. For permeable pavers, proper removal of sediments and associated pollutants occurs when permeable unit pavers are cleaned regularly. The Association shall follow the following guidelines:
 - a) Vacuum sweep unit pavers and properly dispose of removed material.
 - b) Periodically add sand joint material to replace material that has been transported over time.
 - c) Keep landscaped areas in the vicinity of the pavers well maintained to prevent soil from being transported onto the pavers.

- d) Monitor pavers after large storms to ensure they are draining properly.
- e) Inspect pavers annually for signs of deterioration or spalling.
- f) During snow removal maintenance, use equipment and techniques that are appropriate for permeable pavers.

4. Lighting

- i. Light fixtures will be monitored and kept in a state of repair such that no more than ten percent (10%) of all light fixtures within Civic Space 1 are out at one time. All light fixtures within Civic Space 1 will be checked periodically for outages. Light fixtures that serve a safety or security function within Civic Space 1 will be replaced within 48 hours, as parts allow.
- ii. Ballast boxes, controls, automatic sensors and associated equipment will be regularly monitored so that such equipment is maintained in proper working order and safe operating condition consistent with building codes and manufacturer's specifications.
- iii. Lighting systems will be monitored and maintained to conserve electricity while maintaining the intended design and safety function within Civic Space 1.
- iv. Light fixtures will be cleaned and surface areas re-finished on a regular preventative maintenance schedule consistent with manufacturer's recommendations.

5. Fixtures and Structures

- i. All permanent fixtures and structures within Civic Space 1 including the pergola, fixed benches, signage, Historic Memorial, mobile device charging stations and railings will be visually checked on an ongoing basis for damaged or vandalized components. Any situation which presents a potential public safety issue will be promptly remedied through removal or replacement, and made safe while repair or replacement is completed.
- ii. All permanent fixtures and structures will be refurbished on a regular preventative maintenance schedule consistent with manufacturer's recommendations to protect the integrity of all surfaces.
- iii. Any damage to the Historic Memorial will be communicated to PSUF and repaired by the Association promptly at the sole expense of the Association, unless otherwise agree in writing by the City.

6. Painted Surfaces

- i. All painted surfaces shall be inspected twice a year for wear, damage, peeling, scratches and fading.

- ii. All damaged painted surfaces shall be repainted as soon as practicable. Spot painting shall match existing colors.

V. INTEGRATED PEST MANAGEMENT

SECTION 5.1 – IPM Approach

The Association shall employ the principles of integrated pest management (IPM) and environmentally sensitive maintenance practices. The intent is to prevent the use of any pesticide (including herbicide) applications through healthy landscape management practices, recognizing that the City's best practice does not include the use of any pesticides.

IPM is an approach to pest control that utilizes regular monitoring to determine if and when treatments are needed and employs physical, mechanical, cultural, biological, and educational tactics to keep pest numbers low enough to prevent unacceptable damage or annoyance. Any pesticide applications shall be subject to approval by PSUF in accordance with Section 2.2 and made only when and where monitoring has indicated that pests may cause unacceptable economic, medical, or aesthetic damage. Treatments are not to be made according to a predetermined schedule. Treatments shall be chosen and timed to be most effective and least-hazardous to non-target organisms and the general environment.

SECTION 5.2 – Pest Monitoring and Practices

1. Professional Staff shall visually inspect all landscape areas once weekly from April through September, and once monthly from October to March to identify potential pest problems. Pest problems include insect, disease, and weed/invasive plant species infestations. The presence of pests does not necessarily mean there is a problem that must be addressed. Professional Staff shall keep written records of pests identified and areas where problems may be developing.
2. As part of the organic landscape program, NO toxic chemical products (i.e. toxic pesticides, fungicides or herbicides) will be used in Civic Space 1. In the instance that other methods of pest control are proven ineffective, pesticides may be considered as a last resort and only with approval from PSUF in accordance with Section 2.2. The Association shall provide specifications and applicable applicator licenses to PSUF as part of obtaining such approval.
3. Treatment of any pest problem will be designed to address each infestation or disease on an individual basis after professional determination of the acceptable level of tolerance.
4. Pests and plant diseases will be controlled through the least invasive techniques and use of non-toxic products, examples of which would include wash downs, release of beneficial insects and when needed, horticultural oils and soaps.
5. Rodent control in Civic Space 1 will focus on prevention through community education. Efforts will focus on developing effective trash management practices, engaging abutters

and park users to minimize food waste, in addition to rigorous trash management efforts within Civic Space 1.

6. Civic Space 1 will be regularly monitored for evidence of rodent activities and control measures implemented promptly. Baiting will be limited, carefully controlled and undertaken in cooperation with PSUF and the City's Environmental Health Coordinators.

VI. WATER SERVICE & IRRIGATION

SECTION 6.1 – Management and Maintenance

1. The irrigation of all trees, planting beds and lawn areas will be managed according to the specific location thereof, the horticultural requirements of the plant material, and particular growing conditions within the applicable areas of Civic Space 1 to help maximize deep root growth and minimize water consumption. The Association will establish appropriate time intervals for each valve zone in the irrigation system and adjust during the operating season as necessary. The Association will manage all irrigation systems for peak efficiency and water conservation.
2. All Civic Space 1 irrigation systems, including mechanical and electrical components, will be regularly monitored. Malfunctioning or vandalized components will be addressed and shut down, adjusted, repaired or replaced as needed in a timely manner.
3. A thorough blow out/shut down of all elements of the Civic Space 1 irrigation systems will be carried out on a systematic schedule each Fall by Professional Staff. When such irrigation systems are turned back on in the Spring, (i) all irrigation system components will be fully inspected and tested, (ii) any malfunctioning elements will be repaired and (iii) the system will be adjusted for proper coverage.
4. All water bottle fillers and/or water fountains will be regularly maintained per manufacturer's instructions and otherwise in a clean and sanitary manner. A thorough blow out/shut down of all elements of such water bottle filler and/or water fountains will be carried out on a systematic schedule each Fall by Professional Staff. When turned back on in the Spring, all water bottle filler and/or water fountain components will be fully inspected and tested and any malfunctioning elements will be repaired.

SECTION 6.2 – Splash Pad Maintenance

1. Professional Staff will monitor splash pad operations through onsite security and cameras to keep them safe, clean and continuously operative consistent with its intended function within Civic Space 1 and in accordance with the Civic Space 1 Plans. Water quality and chemical balance; cleanliness of filters and traps; and proper functioning of mechanical and electrical equipment will be per manufacturer's recommendations. Routine maintenance tasks required to maintain safe and proper splash pad performance will be performed as soon as practicable if an unsatisfactory condition exists.

2. Winterization and Spring turn-on will be performed on a regular schedule by Professional Staff consistent with manufacturer's splash pad maintenance specifications and the Civic Space 1 Plans.
3. While respecting its design intent in Civic Space 1, the splash pad will be operated and maintained as efficiently as possible to minimize excess water and energy consumption. Operation and maintenance for the splash pad, inclusive of water and energy costs, will be paid for by the Association.

VII. GUARANTIES AND REPLACEMENTS

Subject to the terms of the Agreement, the Association shall be responsible, at its sole cost and expense, for repairing or replacing all structures, improvements, fixtures, landscaping, hardscapes, trees, shrubs, plantings and lawn areas that become damaged as a result of plant failure, theft, natural disaster or vandalism, except to the extent such damage is caused by the City, PSUF or their respective agents, employees or contractors. All repairs and replacements shall be consistent in all material respects with the Civic Space 1 Plans and that certain O&M Manual prepared by Shawmut Construction dated October 31, 2024 (Project #200341), which is on file with the Association and PSUF (the "O&M Manual"), provided, however if the event of a conflict between the provisions of the O&M Manual and the provisions of this LMMP, the provisions of this LMMP shall control.

VIII. SIGNAGE

All signage to be erected, maintained, repaired or replaced within or on Civic Space 1 shall be reviewed and approved PSUF. It shall conform with the standards set forth in PSUF's Park Specifications Handbook, as the same may be amended or modified from time to time. At least one (1) of the signs erected in Civic Space 1 shall include (i) the name of the neighborhood park, (ii) the contact information for the Association and any property manager retained on behalf of the Association to maintain Civic Space 1, (iii) a statement that Civic Space 1 is open to the public and (iv) general rules and hours of operation of 8:00AM to 10:00PM pursuant to Section 12-48 of the Somerville Code of Ordinances.

EXHIBIT A

Plan of Civic Space 1

SCHEDULE 1

Plans and Specifications for Civic Space 1

[See attached]

SCHEDULE 2

Maintenance Schedule

[See attached]

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