



OPERATIONS & MAINTENANCE

3950 OPERATIONS & 3951 MAINTENANCE

3952 PRINCIPAL CONSIDERATIONS

3953 Downtown's success as a destination and a
3954 place to live and work depends upon the ability
3955 to keep streets, parks, and plazas clean, at-
3956 tractive, and hazard-free. Public spaces that
3957 are well cared for support economic develop-
3958 ment, discourage vandalism, and communi-
3959 cate community pride.

3960 While the principal focus of the SOSIP is on
3961 capital improvements, this chapter promotes
3962 effective maintenance of what is in place and
3963 what will be built. The City maintains extensive
3964 public streets and open space. These opera-
3965 tions require considerable resources, especially
3966 in urban settings where there is more activity,
3967 wear-and-tear, and vandalism, and where spe-
3968 cial features and amenities take additional care.

3969 Several types of maintenance strategies must
3970 be implemented to sustain improvements over
3971 time. First, maintenance needs to be adequate-
3972 ly funded. Substantial human and equipment
3973 resources will be needed to keep Downtown
3974 clean and in good repair. Future maintenance
3975 costs and funding are addressed in the SOSIP
3976 Financing Plan (see the following chapter).

3977 The SOSIP also recommends ways to evalu-
3978 ate and improve maintenance practices. Re-
3979 view of maintenance practices may reveal
3980 ways to make them more effective and more
3981 consistent with SOSIP's economic, social, and
3982 environmental goals. For example, the SOS-

Facing Page: Ongoing Efforts. *City crews work hard to keep streets and open space clean and inviting. Significant City resources are devoted to these efforts.*

3983 IP calls for the implementation of innovative
3984 features like permeable paving and shared
3985 streets. The maintenance of Downtown fea-
3986 tures should be considered in advance – not
3987 just to inform their design but also to antici-
3988 pate future maintenance needs.

3989 POLICIES AND ACTIONS

3990 Policy 10.1. Project Design & Maintenance.

3991 Integrate future maintenance considerations
3992 into the design and engineering of street and
3993 open space improvements. Strive to minimize
3994 future maintenance costs while meeting SO-
3995 SIP goals and design objectives. Consider
3996 life-cycle costs such as how ongoing main-
3997 tenance may reduce the need for expensive
3998 reconstruction or replacement.

3999 a. Design and engineering teams that are
4000 selected for Downtown projects should be
4001 qualified to evaluate and address mainte-
4002 nance concerns.

4003 b. Design and engineering alternatives should
4004 be developed to explore and encourage
4005 ways to reduce ongoing maintenance
4006 costs. Recognize that water and mechan-
4007 ical features tend to be accompanied by
4008 higher costs. Consider ways to abate costs
4009 associated with graffiti and vandalism.

4010 c. The maintenance costs of design and en-
4011 gineering proposals should be estimated
4012 and cost-saving refinements should be
4013 considered before projects are finalized.

4014 d. After public improvements have been im-
4015 plemented, maintenance activities should
4016 be recorded and evaluated for potential
4017 cost savings. A similar evaluation should
4018 happen after two years of regular use.

4019 **Policy 10.2. Maintenance Practices.** Pro-
4020 mote effective maintenance practices.

4021 a. Refer to other chapters for specific recom-
4022 mendations relating to maintenance.

4023 **Policy 10.3. Leveraging Resources.** Con-
4024 sider ways to leverage maintenance resources
4025 more effectively.

4026 a. Evaluate how maintenance activities are
4027 assigned and whether refinements could
4028 further leverage limited resources. Con-
4029 sider alternatives for reducing costs, such

4030 as finding new economies of scale, assign-
4031 ing activities to merchants or volunteers,
4032 and/or using new techniques or equip-
4033 ment. Address how new needs should be
4034 addressed, such as the maintenance of
4035 Green Infrastructure and shared streets.

4036 b. Coordinate with the Downtown Berkeley
4037 Association, UC Berkeley, Berkeley Unified
4038 School District, East Bay Municipal Utility
4039 District, and other entities that are involved
4040 with maintenance activities Downtown, and
4041 pursue opportunities to attain efficiencies
4042 and share maintenance costs fairly.



Figure m.1. Persistent Demands. To maintain their appeal, urban places require frequent cleaning and maintenance.

