



OPERATIONS & MAINTENANCE

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PRINCIPAL CONSIDERATIONS

Downtown's success as a destination and a place to live and work depends upon the ability to keep streets, parks, and plazas clean, attractive, and hazard free. Public spaces that are well cared for support economic development, discourage vandalism, and communicate community pride.

While the principle focus of the SOSIP is on capital improvements, this chapter promotes effective maintenance of what is in place and what will be built. The City maintains extensive public open space. These operations require considerable resources, especially in urban settings where there is more activity, wear-and-tear, and vandalism, and where special features and amenities take additional care.

Several types of maintenance strategies must be implemented to sustain improvements over time. First, maintenance needs to be adequately funded. Substantial human and equipment resources will be needed to keep Downtown clean and in good repair. Future maintenance costs and funding are addressed in the SOSIP Financing Plan (the following chapter).

The SOSIP also recommends ways to evaluate and improve maintenance practices. Review of maintenance practices may reveal ways to make them more effective and more consistent with SOSIP's economic, social, and environmental goals. For example, the

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.*

SOSIP calls for the implementation of innovative features like permeable paving and shared streets. The maintenance of Downtown features should be considered in advance – not just to inform their design but also to anticipate future maintenance needs.

POLICIES AND ACTIONS

Policy 10.1. Project Design & Maintenance. Integrate future maintenance considerations into the design and engineering of street and open space improvements. Strive to minimize future maintenance costs while meeting SOSIP goals and design objectives. Consider life-cycle costs such as how on-going maintenance may reduce the need for expensive reconstruction or replacement.

- a. Design and engineering teams that are selected for Downtown projects should be qualified to evaluate and address maintenance concerns.
- b. Design and engineering alternatives should be developed to explore and encourage ways to reduce on-going maintenance costs. Recognize that water and mechanical features tend to be accompanied by higher costs. Consider ways to abate costs associated with graffiti and vandalism.
- c. The maintenance costs of design and engineering proposals should be estimated and cost-saving refinements should be considered before projects are finalized.
- d. After public improvements have been implemented, maintenance activities should be recorded and evaluated for potential cost savings. A similar evaluation should

be performed after two years of regular use.

Policy 10.2. Maintenance Practices. Promote effective maintenance practices.

- a. Refer to other chapters for specific recommendations relating to maintenance.

Policy 10.3. Leveraging Resources. Consider ways to leverage maintenance resources more effectively.

- a. Evaluate how maintenance activities are assigned and whether refinements could

further leverage limited resources. Consider alternatives for reducing costs, such as finding new economies of scale, assigning activities to merchants or volunteers, and/or using new techniques or equipment. Address how new needs should be addressed, such as the maintenance of green infrastructure and shared streets.

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



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

