

## City of Oakland

### Union Point Park Long Term Maintenance Plan

For submission to the San Francisco Bay Conservation and Development Commission

September 2021

**Purpose:** To ensure the City complies with Special Condition II.C.3 (Maintenance) of BCDC Permit No. M2003.028.01 and Special Condition II.B.4 (Maintenance) of M2008.030.00.

**Background:** Union Point Park is a waterfront park that consists of passive lawn areas, planting beds, walking paths, restrooms, and a Tot-lot. The park was built out in 2006 and routinely maintained by Parks staff as well as Facilities' staff. Encampments began to appear in the central area of the park around 2015 as the homelessness crisis increased in Oakland. Over time, the population grew to include the hill area, the area above the Western parking lot, and the Eastern parking lot. Encampment closure was conducted in late 2019/early 2020.

#### Plan Formulation Strategy

In developing the park facilities maintenance and repair management plan, several factors were considered including:

1. Public and employee safety, health, and welfare
2. Protection and preservation of property
3. Sustainable operations
4. Citizen/patron enjoyment and engagement
5. Prevention of recurrences
6. Planned and unplanned services

#### Priorities

1. The first priority is always given to safety. (Playground equipment and Lighting are included with safety)
2. The second priority is given to the operational preservation and reliability of the infrastructure. (Building, paths, parking)
3. The third priority is given to the performance of maintenance items such as: paint, sinks, toilets, doors, hardware, signs.

\*These are used as a guideline and frequently are adjusted to accommodate usage, other conditions, and weather.

#### *Facilities Division Ongoing Efforts:*

##### Facility Maintenance Inspections

Trained Facilities Construction and Maintenance Mechanic staff and supervisors will conduct site inspections and problem detection reviews at least once weekly. Site inspections will look for problems pertaining to path surfaces, signage, benches, drinking fountains, trash containers, lights, and other park amenities. Any defects or repairs needed will be entered as a Service Request into the OPW maintenance Management System (CityWorks) no later than Friday of each week. Emergency repairs

and Health and Safety issues shall be entered as Priority 1 requests. Priority 1 requests require an immediate response as they indicate an immediate, emergency safety concern.

### **Custodial Level Maintenance**

Custodial Cleaning of the restroom facility (and 10 ft surrounding the building) is currently performed once per day and the restroom garbage cans are emptied once per day. Roll-up doors have recently been installed at the restroom facilities to ensure the City's ability to secure the facilities and limit vandalism. Restrooms are to be locked at night and reopened in the morning by City Staff. The supervisor will perform custodial inspections at least twice per week and shall note all discrepancies and make appropriate entries into CityWorks. Recruitment to fill these positions is already underway. Upon filling the authorized Measure Q Custodial positions, the service levels will be increased to twice daily.

### ***Parks and Tree Division Ongoing Efforts:***

Oakland Public Works, Bureau of Environment, Parks and Trees Service Division oversees the maintenance of parks and trees. Union Point Park is in the FM Smith work hub. There is a Gardener Crew Leader and Gardener assigned to this work zone. Routine maintenance includes:

- weekly litter removal
- monthly lawn edging
- routine plant replacement and mowing.

The Parks and Trees Services Division has historically been funded by the City of Oakland Landscape and Lighting Assessment District (LLAD). In 2020, Oakland voters approved a Park Maintenance tax – Measure Q. This additional funding source will allow an increase in weekly park maintenance in all city parks, including Union Point.

Key increases in park maintenance include:

- mowing will be done approximately every 7-10 days
- litter removal a minimum of 1-2 times per week,
- restroom servicing will be done twice per day.

### **Coordination**

Service, inspection, maintenance, and repair activities will be coordinated with and supported as needed by OPW Facilities Services Division and Parks and Trees Services with other OPW and DOT operational units including but not limited to: OPW Sewer Maintenance, OPW Drainage, OPW KOCB, OPW Watershed, OPW Environmental Services DOT Great Streets, DOT Electrical Services, etc.