

Draft Guidelines for Hardscape Maintenance for Oak to 9th

Guidelines for Hardscape Maintenance			
	Design Specifications	Maintenance Procedure	Frequency
Hardscape Elements	All hardscape vertical elements and fixtures to be coated with anti-graffiti coating	Remove graffiti	Promptly
Concrete Paths	Materials and finishes to be determined and maintained throughout project boundaries.		
Cleaning		Mechanical/Manual Sweeping	Monthly
Maintenance		Check for uneven or lifting sections. Recaulk expansion joints matching existing color.	Monthly
Repair		Saw-cut along existing score lines. Replace with matching concrete. Score and finish to match existing.	Bi-Annually
Replacement		Replace as necessary - see "repair".	As Required
Porous Concrete Paths	Materials and finishes to be determined and maintained throughout project boundaries.		
Cleaning		Mechanical/manual sweeping, vacuum or back pack blower to reduce the accumulation of debris in the porous concrete.	Monthly
Maintenance		Check for uneven or lifting sections. Recaulk expansion joints.	Monthly
Repair		Saw-cut along existing score lines. Replace with matching concrete. Score and finish to match existing.	Bi-Annually
Replacement		Replace as necessary - see "repair".	As Required
Unit Pavers	Specify tight joints, filter fabric and maximum base compaction. Materials and finishes to be determined and maintained throughout project boundaries.		
Cleaning		Mechanical Sweeping. Abate weeds as necessary	Monthly
Maintenance		Check for uneven or lifting sections.	Monthly
Reseal		Reseal the unit pavers.	Every 2 Years
Repair		Check for uneven or lifting sections. Check for loose stones. Reset pavers as necessary.	Bi-Annually
Replacement		Replace as necessary - see "repair".	As Required

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Stone Pavers	Specify tight joints, filter fabric and maximum base compaction. Materials and finishes to be determined and maintained throughout project boundaries.	Check for uneven, lifting sections, broken or missing pavers. Reset and replace as required	
Cleaning		Mechanical Sweeping. Abate weeds as necessary	Monthly
Maintenance		Check for uneven or lifting sections.	Monthly
Reseal		Reseal the unit pavers.	Every 2 Years
Repair		Check for uneven or lifting sections. Check for loose stones. Reset pavers as necessary.	Bi-Annually
Replacement		Replace as necessary - see "repair".	As Required
Decomposed Granite Paths	Decomposed granite selection to be Diablo Red color. Specify 4-6" depth minimum with binder, filter fabric and maximum base compaction. Signage should discourage bike use in the rainy season		
Maintenance		Groom surface by raking smooth any uneven areas	twice annually
Repair		Check for uneven section and fill depressions	annually
Replacement		Excavate effected areas. Re-mix with binder and add matching material as necessary. Recompact in place	As required
Wood Docks and Piers			
Maintenance		Inspect all hardware and tighten if necessary. Re-apply wood treatment on docks and piers.	Yearly
Repair		Replace hardware with same type. Replace damaged wooden parts with same materials and construction.	On an As Reported Basis
Replacement		Replace docks and piers as required.	As Required
Stone Seat Walls			
Maintenance		Power wash stone facing and wall caps. Inspect for and remove graffiti (as needed). Check for loose stones, re-mortar and re-point where necessary.	Bi-Annually
Repair		Clean graffiti proof coating per manufacturers specification. Do not paint over graffiti unless it is a painted surface. Replace irreparable art tiles, stones and caps with the same type of material. Match grout color.	As Reported Basis
Replacement		Replace as necessary - see "repair".	As required

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Special Metal Railing			
Maintenance		Inspect all hardware and tighten if necessary. Inspect metal parts for chipped paint and rust spots. Re-paint as req'd. Clean railings with water or mild nonphosphorous soap as required to remove food, gum, graffiti, bird feces, and dirt.	Monthly
Repair		Replace hardware with same type. Re-weld, re-galvanize and re-paint or powdercoat broken custom metal fabrications in shop specializing in metal work.	On an As reported Basis
Replacement		Replace as necessary - see "repair".	As Required
Wood Railing			
Cleaning		Clean railings with water or mild nonphosphorous soap as required to remove food, gum, graffiti, bird feces, and dirt.	Monthly
Maintenance		Inspect all wood railing for structural stability and deterioration.	Monthly
Reseal		Re-apply wood treatment on arbors and benches.	Annualy
Repair		Replace connections or wood with materials to match existing. Replace damaged wooden parts with same type of materials as existing.	On an As Reported Basis
Replacement		Replace as necessary - see "repair".	As Required
Site Furnishings			
	Benches, bollards, bike racks, trash receptacles and signage		
Maintenance		Clean tables, benches, etc. with water or mild, nonphosphorous soap as required to remove food, gum, graffiti, bird feces, and dirt. Inspect for chipped or cracked paint and rust spots. Inspect all hardware and tighten if necessary. Inspect metal parts for chipped paint and rust spots.	Monthly
Repair		Re-paint where necessary with matching color. Re-galvanize and re-paint as req'd. Replace hardware with same type. Re-weld, re-galvanize and repaint or powdercoat broken custom metal fabrications in shop specializing in metal work. Replace damaged wooden parts with same type of materials.	On an As Reported Basis
Replacement		Replace irreparable furnishings with the same make and models.	As Required

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Drinking Fountains			
Cleaning		Clean and polish drinking fountain bowls and fixtures.	Weekly
Maintenance		Check for water pressure and adjust according to manufacturer's instructions.	Monthly
Repair		Repair per manufacturer's instructions.	As Reported Basis
Replacement		Replace with the same make and model (if available).	As Required
Play Surfaces and Structures			
Maintenance		Rake/sweep/clean play surface by hand or with a mechanical tractor to keep friable and free of objects. Verify depth of surface. If applicable maintain required depth per industry ratio of height play equipment versus depth of fall impact material. Check structure for dangerous conditions such as worn equipment, sharp edges, rust, and loose bolts.	Monthly
Repair		Remove graffiti, trash, feces, and other materials potentially harmful to people and children from play structures and area surfacing. Replace material to match play surface as required to maintain depth standards. Repair structure as required to correct dangerous conditions such as worn equipment, sharp edges, rust, and loose bolts.	As Reported Basis
Replacement		Replace as required.	As Required
Fencing			
Maintenance		Inspect for rust, dents, and potential security breaches.	Monthly
Repair		Repaint with matching rust inhibiting paint. Grind rust spots clean and prime before painting.	Bi-Annually
Replacement		Replace sections or whole fence as required to match existing or per design direction of City Engineer.	As Required
Restroom Facilities			
Cleaning		Clean, mop, disinfect, remove trash and replenish all supplies.	Daily
Maintenance		Check all plumbing fixtures and pressure.	Bi-Weekly
Repair		Repair fixtures, plumbing and vandalism. Remove graffiti as required.	On an As Reported Basis

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Pedestrian and pathway lighting			
Cleaning		Cleaning of the fixture lens, refractor and photo control and checking wiring and fuses	according to the Manufacturer's recommended maintenance schedule
Maintenance		Time clock, photocell and contactor control may be recommended to reduce the light levels during non use hours	Relamping according to the manufacturer's recommended maintenance schedule. Poles and fixtures inspected monthly and painted as needed due to salt air environment
Replacement			As reported then within one working day