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CITY OF SACRAMENTO

CITY MANAGER'S OFFICE
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AUG 17 1981

DIVISION OF WASTE REMOVAL
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REGINALD YOUNG
SUPERINTENDENT
PAUL SMILANICH
ASSISTANT SUPERINTENDENT

August 13, 1981

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Formation of a Maintenance Service District to Clean Sidewalks in Downtown Sacramento

SUMMARY

This report informs the City Council that a Maintenance Service District could be formed, in accordance with the Council's "Maintenance Districts Ordinance", to clean approximately 22 blocks of downtown sidewalks (J Street from 6th to 16th; L Street, northside from 4th to 12th; and 7th, 8th, 9th, 10th and 12th Streets from J over to L). These sidewalks would be cleaned by City employees at a 1981-82 cost of $65,117. The funding for this project would be provided by assessing the cost to the property owners in the district.

BACKGROUND INFORMATION

For several years the City Engineer's staff has worked with members of the Downtown Merchants Association to establish a means for maintaining downtown sidewalks in a clean condition. By conducting an operational analysis and a series of pilot programs, the City Engineer's Waste Removal Division devised a method and the method's associated cost of cleaning downtown sidewalks (see attached Exhibit I).

The proposed sidewalk cleaning method was then placed out for bid to determine if a private contractor could clean the sidewalks more economically than City employees. The bids returned indicated that private contractors could not perform the work more economically than City employees. Thus in subsequent meetings with the Assistant City Engineer, the Downtown Merchants Association has agreed to endeavor to form a Maintenance Service District to have City forces clean the specified sidewalks.

If the district is formed, property owners in the district would be billed once each year for their assessed amount.

APPROVED
BY THE CITY COUNCIL
AUG 25 1981
OFFICE OF THE
CITY CLERK

FILED
By the City Council
Office of the City Clerk
Referred to
Bud/Fin Committee
AUG 25 1981

FINANCIAL DATA

The costs associated with the proposed maintenance district are as follows:

A.	Employee Services	$48,707
B.	Other Services & Supplies	15,927
C.	Billing	483
	Total	$65,117

The funds for this district would be obtained by assessing the property owners in the district. The assessment would be based on a combination of 50% of the square feet and 50% of the linear feet cost. The monthly cost per parcel would be $0.004 per square foot and $0.38 per linear foot.

RECOMMENDATION

It is recommended that this report be assigned to the Budget and Finance Committee to initiate the actions required of the Council's Maintenance District Ordinance. It is requested that the Budget and Finance Committee schedule this report two (2) weeks from this date, on September 8, 1981. This would allow us time to notify the property owners in the proposed district of the scheduled date of the Budget and Finance Committee meeting.

Respectfully submitted,

Reginald Young
Waste Removal Superintendent

Recommendation Approved:

Walter J. Slipe
City Manager

All Districts
August 25, 1981

Exhibit I Report of Cleaning City Sidewalks

Exhibit I

REPORT

OF

CLEANING CITY SIDEWALKS

prepared by

City of Sacramento

Waste Removal Division

October 1977

amended

August 1981

BACKGROUND

A. General

The purpose of the study was to determine an effective method of cleaning downtown sidewalks. The study endeavored to (1) develop a cleaning procedure, (2) define cleaning program personnel and equipment requirements, and (3) identify a source of funding for the desired street cleaning.

The method used to ascertain which of several alternatives was best suited for the cleaning of the specified streets was an "operations analysis" and a pilot program. The analysis involved a comparison of several operations in terms of a set of criterion assumed to be the most pertinent to the sidewalk cleaning task.

The activities listed below were performed sequentially:

- -Research other cities to determine if they cleaned sidewalks and if so, how.
- -Consult with the City Engineer, the City Fire and Police Departments to ascertain sidewalk cleaning constraints.
- -Consult with the City Attorney to establish legal constraints.
- -Evaluate cleanliness constraints and develop cleanliness criteria.
- -Develop alternative cleaning methods.
- -Establish cost of various methods.
- -Select a method and conduct a pilot program.
- -Analyze and evaluate the pilot program operations.

B. Research/Consultation

Our research involved calling nine California cities; Bakersfield, Berkeley, Fresno, Long Beach, Los Angeles, Oakland, San Diego, San Francisco and San Jose. We learned that only the City of Long Beach had a sidewalk cleaning program, although San Francisco's Department of Public Works has on several occasions recommended a sidewalk cleaning program to its Board[1] of Supervisors. In the City of Long Beach, the Downtown Long Beach Association[2] (a group of private business proprietors) pay a private cleaning contractor[3] to clean some blocks of Ocean Boulevard. The San Francisco City Engineer recommended that the sidewalks on Downtown Market Street be cleaned by city forces. The other cities did not have sidewalk cleaning programs, present or planned, nor were they aware of other cities (excluding Long Beach) that had them.

Our consultations involved meetings with the City Attorney's Office, City Engineer, Fire and Police Departments. The City Engineer's[4] office provided data regards the structural constraints associated with using heavy equipment to clean the sidewalks.

The City Fire Department[5] provided information regards hydrant use and problems related to sidewalk elevators permitting the flooding of basements when high water pressures are used on the sidewalk.

The City Police Department[6] investigated the sidewalk cleaning being done in Long Beach to recommend an optimum time for cleaning the sidewalks while still maintaining night time security.

The City Attorney's office[7] informed us that we must pay for all water used and that it was feasible to establish a Maintenance Assessment District to collect the cost of sidewalk cleaning.

C. Constraints/Criteria

As a result of the above research, the constraints and criteria listed below were established.

1. Constraints

   a. Cleaning sidewalks should not be done with mechanical cleaning devices which are driven on the sidewalks as these devices are too heavy and can damage the sidewalks.

   b. Extreme care should be exhibited to prevent water from entering store basements and store fronts through sidewalk elevators and door sills.

   c. The sidewalks should be cleaned between the hours of 2:30 am (after bars are closed) and 7:00 am (before stores are opened).

   d. All water used must be paid for at the rate of $0.30 per 1,000 gallons.

2. Criteria

   a. The sidewalks would be cleaned two nights per week.

   b. The cleaning shall involve the removal of gum and all other pedestrian residue (dirt, liquids, etc.) from the sidewalks.

   c. The sidewalks shall be washed without soaps and any chemicals used, such as gum remover, shall be washed into the gutter.

   d. If acids are used to clean the sidewalks these acids shall be mild and their use shall be approved by the City Engineer prior to using them.

D. Cleaning Methods

Using the above information, two (2) cleaning methods were developed.

Method No. 1 - Three Maintenance Men and a Flusher Truck Operator were used. One Maintenance Man would sweep the sidewalk with a hand broom and as he swept he would stop to squirt paint thinner from a back-tank to dissolve gum and other residue. Two other men would come along behind him manning a water hose from the flusher truck. The latter two men would also use hand scrapers or brushes on residues not dissolved by the paint thinner. It should be noted that two men are required on the hose to get it around lamp poles and over benches, etc. The flusher operator would slowly drive the flusher (water source) at the speed of the two hose operators.

Method No. 2 - One Maintenance Man would utilize a high pressure hose with water supplied from a flusher truck driven by an Equipment Operator II.

E. Cost Analysis

Method No. 2 is recommended and thus is costed in 1981-82 dollars.

For Detail Cost Data see Exhibit I.

F. Pilot Program

Pilot street cleaning programs were conducted from August 9, 1976 through August 20, 1976, September 1977, and again June 1979. The results of these programs indicate that the sidewalks could be adequately cleaned on a two night per week basis using two men and a flusher truck.

The cleaning operation would result in the use of approximately 33,000 gallons of water per week and take 6 hours, two nights per week. Therefore to comply with Police Department start time constraints, it would be necessary to clean one-half of the area each night for five nights. For pilot program results see Exhibit II.

SUMMARY

City staff, the Engineering Department's Waste Removal Division, has conducted an operational analysis and several pilot programs which indicate that some downtown sidewalks can be cleaned with municipal employees for a Maintenance Benefit District using a combination figure of $0.38 per linear foot and $0.004 per square foot area.

The area cleaned includes:

1. "J" Street

   Northside: 600-700-800-1000-1100-1200 (partial)-1300-1400 blocks

   Southside: 600-700-800-900-1000-1100-1200-1400-1500 blocks

2. "L" Street

   Northside only: 400-500-600-700-800-900-1100-1200 blocks

3. 6th-7th-8th-9th-10th & 12th Streets

   Two blocks each between "J" & "L" Streets

The above sidewalks would be cleaned five (5) nights each week between 2:30 a.m. and 7:00 a.m. but only half the distance would be cleaned each night with special attention placed on some spots each night.

The sidewalk cleaning would be performed by two (2) full time employees. An Equipment Operator II would slowly drive a flusher truck (2000 gallons capacity) down the streets while one (1) Maintenance Worker I would use a water hose with a high pressure nozzle to flush down the sidewalks. The total cost of this program would be $5,426 per month or $65,117 per year. See attached Exhibit I for details of this cost.

BIBLIOGRAPHY

1. Romans, Vito N., Executive Vice-President of the Downtown Long Beach Associates, Long Beach, CA

2. Jurs, Tage, President/Owner of Scandia Maintenance Co., Long Beach, CA

3. Troyan, Vitale, Assistant City Engineer, San Francisco, CA

4. Varozza, John, Assistant City Engineer, Sacramento, CA

5. Schultz, Robert, Deputy Chief, Fire Administration, Sacramento, CA

6. Bibica, John, Police Inspector, Patrol Division, Sacramento, CA

7. McMurtry, David, Assistant City Attorney, Sacramento, CA

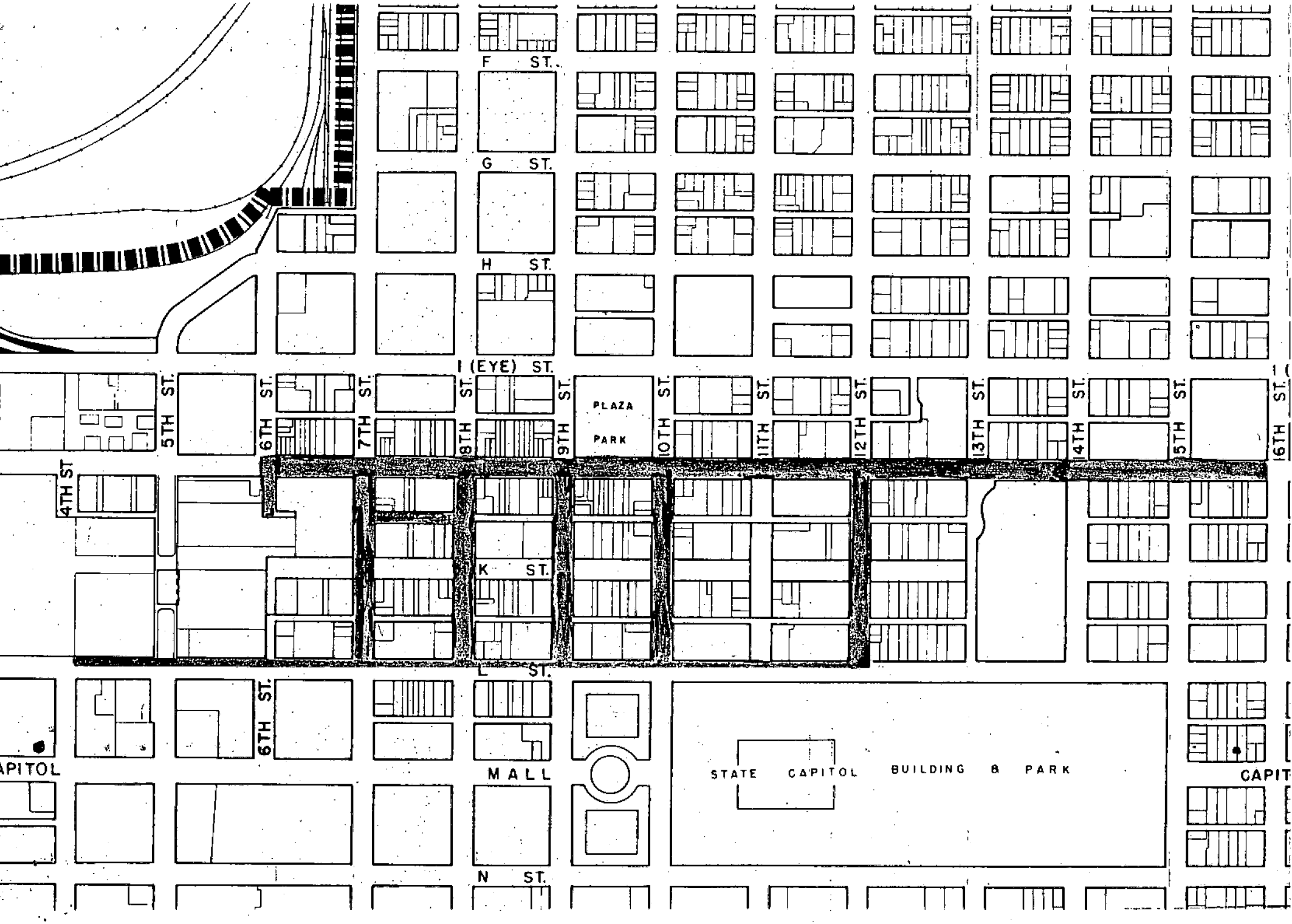
F ST.
G ST.
H ST.
I (EYE) ST.
5TH ST.
6TH ST.
7TH ST.
8TH ST.
9TH ST.
10TH ST.
11TH ST.
12TH ST.
13TH ST.
14TH ST.
15TH ST.
16TH ST.
PLAZA
PARK
4TH ST
J ST.
K ST.
L ST.
6TH ST.
MALL
N ST.
STATE CAPITOL BUILDING & PARK

Exhibit I

COST DATA

I	EMPLOYEE SERVICES		
	A. Salaries		
	1 MW I 1158/mo x 12	13,896	
	1.0 EO II (Flush Operator)	19,804	
	SUB TOTAL	33,700	
	B. Benefits		
	32% of salary	10,784	
	C. Administration	4,223	
	TOTAL EMPLOYEE SERVICES	48,707	
II	OTHER SERVICES & SUPPLIES		
	A. Water 99,000 gal/wk x 52 wks x $.30 per 1000	1,545	
	B. Scrapers 8/yr at $3.50 ea	28	
	C. Cold water sidewalk cleanup machine	2,200	
	D. Flusher truck rental (1/2 yearly cost) 960 miles/mo x $\frac{2.11}{2}$ x 12	12,154	
	TOTAL SERVICES/SUPPLIES COST	15,927	
III	BILLING COSTS		
	A. 161 accounts (billed once a year x $3 per account)	483	
	TOTAL BILLING COST	483	
	TOTAL ALL COST		$65,117

Examples of Costs to Clean Sidewalks
(Square Footage vs Linear Footage vs Combination)

Cost Sq Ft = $.004 Cost Linear Ft = $0.38

Example	Sq Ft	Lin Ft	Monthly Cost			Yearly Cost		
			Sq Ft	Lin Ft	Sq/Lin Ft	Sq Ft	Lin Ft	Sq/Lin Ft
Copenhagen Furniture	6,400	40	25.60	15.20	20.40	307.20	182.40	244.80
Coney Island	3,200	40	12.80	15.20	14.00	153.60	182.40	168.00
River City Bank	9,600	60	38.40	22.80	30.60	460.80	273.60	367.20
New Off Bldg 11th & J S/E	51,200	480	204.80	182.40	203.20	2,457.60	2,188.80	2,438.40
PT & T	51,200	320	204.80	121.60	163.20	2,457.60	1,459.20	1,958.40
Financial Bldg 10th & J	8,000	80	30.00	30.40	31.20	384.00	364.80	374.40
926 J Bldg	11,200	200	44.80	76.00	60.40	537.60	912.00	724.80

CITY OF SACRAMENTO

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LORRAINE MAGANA
CITY CLERK

MEMORANDUM

TO: BUDGET AND FINANCE COMMITTEE

FROM: MIKE MILLER, DEPUTY CITY CLERK

SUBJECT: REFERRAL OF ITEM NO. 36, COUNCIL AGENDA OF AUGUST 25, 1981

DATE: AUGUST 26, 1981

Pursuant to Council action, the below referenced item is referred to your committee for hearing, report and recommendation. As part of the motion, it was requested that your committee schedule this report on September 8, 1981 to allow staff time to notify property owners in the proposed district of the scheduled date of the Budget and Finance Committee meeting.

FORMATION OF A MAINTENANCE DISTRICT TO CLEAN SIDEWALKS IN DOWNTOWN SACRAMENTO.

MM/mm
cc: Waste Removal