

Balboa Village Maintenance Action Plan
 BVAC Review - March 13, 2013

Action	Current Frequency	Proposed Frequency and Changes	Cost Increase	Total Cost
Sidewalks and Boardwalk				
Steam cleaning Fun Zone boardwalk area (Adams Street to A Street)	Not currently done	Assume maintenance Initial heavy duty cleaning	\$18,810 (\$627 each)	\$18,810 (\$627 each)
Steam cleaning Existing Balboa Village maintenance area	2x/month (summer) As needed (non-summer)	1-2x/week (summer) As needed (non-summer)	\$5,880 annually (\$980 each)	\$29,400 annually (\$980 each)
Additional steam cleaning Main Street to A Street	Not currently done	1-2x/week (summer) As needed (non-summer)	\$6,000 (\$200 each)	\$6,000 (\$200 each)
Additional steam cleaning Modify/add to schedule to give consideration to BID special events*	2x/month (summer) As needed (non-summer)	Prior to BID events (see attached event schedule)	\$1607 each	\$1607 each
Inspection	Weekly	Weekly	No increase	Negligible
Trash receptacles				
Empty	Daily	Daily	No increase	Negligible
Paint designer lids	As needed	Initially paint all	\$200 each	\$200 each
Replace designer lids	As needed	Replace all	\$300 each	\$300 each
Repair	As needed	As needed	No increase	\$2,500 annually
Replace plastic receptacles with stenciled kelp designer concrete receptacles	As needed	Replace all 12	\$11,779 (\$981 each)	\$11,779 (\$981 each)
Replace all remaining non-designer receptacles with stenciled kelp designer concrete receptacles*	As needed	Replace all (40)	\$39,240 (\$981 each)	\$39,240 (\$981 each)
Provide new or relocated receptacles in "hot spot" locations along the Bay Front boardwalk and East Bay Avenue from Adams Street to Main Street *	Not currently done	Add up to 13 receptacles (see attached map)	\$981 each for designer	Up to \$12,753
Plants and Containers				
Watering	Daily (summer) 2x/week (non-summer)	Daily (summer) 2x/week (non-summer)	No increase	Negligible
Install new plant material	As needed	All planters and hanging pots	\$2,090	\$2,090
Paint ceramic planters that need to be touched up	Not currently done	Paint all 23	\$650	\$650
Replace black ceramic planters with terra cotta	Not currently done	Replace all 23	\$13,860 (\$602 each)	\$13,860 (\$602 each)
Plant material maintenance	As needed	Ongoing	\$5,342 annually	\$5,342 annually
Special Events/Miscellaneous				
Additional street sweeping Modify/add to schedule to give consideration to BID special events*	5x/week	Prior to BID events (see attached event schedule)	No change needed	No increase
Consideration for street slurry seal prior to the BID Newport to Ensenada Launch Party chalk festival event (Strata dell Arte)*	As needed	Prior to April 21, 2013	No increase	\$0.10-0.20/sf
In order for the BID to improve holiday decor, add power outlets to light standards*	Not currently done	One-time installation	More information needed	More information needed

*Suggestions added since Mark Harmon's original presentation on February 13, 2013.