

Maintenance

The Maintenance functional area includes activities that are undertaken to prolong the life of park assets and infrastructure through substantial repair, replacement, and rehabilitation.

The Golden Gate National Parks maintain about 185 miles of roads, 65 miles of hiking trails, and a fleet that includes street sweepers, backhoe loaders, high-lift trucks, tractor trailers, and lawn mowers. In addition, approximately 550 historic buildings, 10 non-historic buildings, 23 permanent residential housing units, and five dormitories, as well 8,000 linear feet of high voltage electrical distribution lines, 6 clean water systems, 2 wastewater treatment facilities, 18 wastewater lift stations, 16 septic systems, 36,000 linear feet of sewer lines, and the electrical, plumbing, and HVAC systems associated with each NPS-occupied building fall under the parks' management.

With such a staggering number of assets to maintain, park managers have identified creative approaches to address maintenance demands. For example, through cooperative agreements, park partners are permitted to occupy close to half of the parks' two million square feet of built space in exchange for assuming building maintenance and other responsibilities.

Despite these creative approaches, the workload that falls upon the parks' Maintenance Division still extends beyond available park resources. As a result, staff continually find themselves operating on a reactive, rather than a proactive, basis and being forced to let preventative maintenance fall by the wayside as they focus efforts on "putting out fires."

Park Partner Contributions to Building Maintenance

The Golden Gate National Parks use cooperative agreements to enter into partnerships with outside groups. One common objective of these partnerships is the transfer of building maintenance responsibilities to third parties. Currently, partners occupy and maintain close to 50% of the parks' built space. (This figure excludes uninhabitable structures such as historic military fortifications). This arrangement results in substantial savings in maintenance costs and provides the parks with some of their best-maintained buildings. In fiscal year 2000, partners spent \$1,471,305 or \$1.61 per square foot on buildings that they occupied while the NPS spent \$0.81 per square foot on NPS-occupied buildings.

