

City of Missouri City Park Facilities Assessment Management Plan



2018

Prepared by:



M2L Associates, Inc.

ASSESSMENT OVERVIEW

M2L Associates Inc. was engaged by the City of Missouri City Parks & Recreation Department to perform a *Park Facilities Assessment Management Plan*. The general objective of this Facilities Assessment Plan is to develop a plan for the City to schedule repairs, or replace old or worn facilities and provide estimated costs for such recommendations. The intended use is as a guideline to improve current deficient conditions as well as to aid in determining maintenance and capital park budgets. As some assets in the system are nearing the end of useful life, potential redevelopment projects along with projected cost are provided within this report. This Facilities Asset Management Plan will provide a detailed analysis of conditions of existing facilities in the following Missouri City Parks listed below (excluding HVAC served park structures or HOA Facilities).

- | | |
|---------------------------|---------------------------------|
| 1. American Legion Park | 13. Lexington Village Park |
| 2. Bicentennial Park | 14. MacNaughton Park |
| 3. Buffalo Run Park | 15. McLain Park |
| 4. Community Park | 16. Mosley Park |
| 5. First Colony Trail | 17. Oak Hill Park |
| 6. Freedom Tree Park | 18. Quail Green West Park |
| 7. Gammill Park | 19. Quail Valley North Park |
| 8. Hunters Glen Park | 20. Recreation /Tennis Center** |
| 9. Hunters Glen Trail | 21. Ridgeview Park |
| 10. Hunters Trail Park | 22. Roane Park |
| 11. Independence Park | 23. StaMo Sports Complex |
| 12. Lexington Creek Park* | |

* Lexington Village Park is on FBISD Property with limited City maintained facilities.

** Recreation/Tennis Center; outdoor facility components only.

Process

At the onset of this process, M2L met with Park Staff to review park plans, get information on new assets and get their knowledge of specific issues that exist in certain parks. Visual inspection of assets at each park was performed with documentation, photographs and inventory of the park assets providing description, condition, and quantities in excel document linking photos to each asset. This information and analysis for each park asset was summarized in an Itemized Assessment for each park. The information included Category (i.e., Restroom, Playground, Hardscape, etc.) description of asset and condition, recommendation, and photo links. In review of the assets, each identified item was prioritized for repair or improvement of the next five or more years. Three prioritization codes provided by the Parks department were 1- Immediate, 3- Next Several Years and 5- Five years or more. Recommended Funding type for each asset was identified as Capital or Maintenance. Estimated costs to repair all items that have been identified have been calculated and inflation has been included to items projected to be improved past the next year. Additionally for each park we have provided an Itemized Summary by category and priority.

INDEX

A. LARGE / COMMUNITY PARKS

- 1. SUMMARIES (Maintenance, Capital and Signage)**
- 2. AMERICAN LEGION PARK**
- 3. BUFFALO RUN PARK**
- 4. COMMUNITY PARK**
- 5. HUNTERS GLEN PARK**
- 6. INDEPENDENCE PARK**
- 7. MAC NAUGHTON PARK**
- 8. RECREATION / TENNIS CENTER**
- 9. STAMO SPORTS COMPLEX**

B. NEIGHBORHOOD PARKS

- 1. SUMMARIES (Maintenance and Capital)**
- 2. BICENTENNIAL PARK**
- 3. FIRST COLONY TRAIL PARK**
- 4. FREEDOM TREE PARK**
- 5. GAMMILL PARK**
- 6. HUNTERS GLEN TRAIL**
- 7. HUNTERS TRAIL PARK**
- 8. LEXINGTON CREEK PARK**
- 9. LEXINGTON VILLAGE PARK**
- 10. MC LAIN PARK**
- 11. MOSLEY PARK**
- 12. OAK HILL PARK**
- 13. QUAIL GREEN WEST PARK**
- 14. QUAIL VALLEY NORTH PARK**
- 15. RIDGEVIEW PARK**
- 16. ROANE PARK**

C. APPENDIX

A. LARGE / COMMUNITY PARKS

- 1. SUMMARIES (Maintenance, Capital and Signage)**
- 2. AMERICAN LEGION PARK**
- 3. BUFFALO RUN PARK**
- 4. COMMUNITY PARK**
- 5. HUNTERS GLEN PARK**
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**LARGE / COMMUNITY PARKS
MAINTENANCE ASSESSMENT SUMMARY**

Park Name	Area								10%	GRAND
	Electrical	Playground	Restroom	Basketball	Softscape	Drainage	Hardscape	Sub Total	Contingency	TOTAL
American Legion Park						\$3,675	\$7,351	\$11,026	\$1,103	\$12,129
Buffalo Run Park		\$2,400	\$7,359		\$125		\$6,200	\$16,084	\$1,608	\$17,692
Community Park		\$2,100	\$12,900		\$5,540		\$23,129	\$43,669	\$4,367	\$48,036
Hunters Glen Park		\$2,437	\$6,108	\$6,700	\$460		\$12,204	\$27,909	\$2,791	\$30,700
Independence Park	\$1,654						\$2,624	\$4,278	\$428	\$4,706
MacNaughton	\$2,000	\$594					\$1,243	\$3,837	\$384	\$4,221
Recreation /Tennis Center	\$5,797	\$2,394					\$608	\$8,799	\$880	\$9,679
StaMo Sports Complex	\$2,950		\$7,350				\$18,883	\$29,183	\$2,918	\$32,101
TOTAL	\$12,401	\$9,925	\$33,717	\$6,700	\$6,125	\$3,675	\$72,242	\$144,785	\$14,478	\$159,263

**LARGE / COMMUNITY PARKS
CAPITAL ASSESSMENT SUMMARY**

	Area											10%	GRAND
Park Name	Electrical	Playground	Restroom	Basketball	Softscape	Erosion	Drainage	Hardscape	Tennis Courts	*Proposed Signage	Sub Total	Contingency	TOTAL
American Legion Park					\$16,800	\$246,400	\$24,210	\$121,551		\$12,500	\$421,461	\$42,146	\$463,607
Buffalo Run Park		\$133,706	\$12,800					\$17,457		\$12,500	\$176,463	\$17,646	\$194,109
Community Park		\$85,085	\$22,000					\$18,351		\$35,000	\$160,436	\$16,044	\$176,480
Hunters Glen Park			\$6,400	\$8,752				\$19,845		\$12,500	\$47,497	\$4,750	\$52,247
Independence Park								\$10,000		\$22,500	\$32,500	\$3,250	\$35,750
MacNaughton		\$5,148	\$3,200					\$48,377		\$19,000	\$75,725	\$7,573	\$83,298
Recreation /Tennis Center								\$187,451	\$16,800	\$12,500	\$216,751	\$21,675	\$238,426
StaMo Sports Complex	\$61,200		\$9,000					\$44,000		\$12,500	\$126,700	\$12,670	\$139,370
Parks Proposed Signage										\$139,000	\$139,000	\$13,900	\$152,900
TOTAL	\$61,200	\$223,939	\$53,400	\$8,752		\$246,400	\$24,210	\$467,032	\$16,800	\$139,000	\$1,240,733	\$124,073	\$1,364,806

* Proposed Signage includes - (PI) Primary Identification \$22,000, (SI) Secondary Identification \$12,500, and / or (I) Park Identifier -\$6,500
See Park Signage per park and Appendix for park sign images.

PROPOSED PARK SIGNAGE SUMMARY

Park Name	Primary Identification (PI) *	Secondary Identification (SI) *	Park Identification (I) *	Sub Total	10% Contingency	GRAND TOTAL
Large / Community Parks						
American Legion Park		\$12,500		\$12,500	\$1,250	\$13,750
Buffalo Run Park		\$12,500		\$12,500	\$1,250	\$13,750
Community Park	\$22,500	\$12,500		\$35,000	\$3,500	\$38,500
Hunters Glen Park		\$12,500		\$12,500	\$1,250	\$13,750
Independence Park	\$22,500			\$22,500	\$2,250	\$24,750
MacNaughton		\$12,500	\$6,500	\$19,000	\$1,900	\$20,900
Recreation /Tennis Center		\$12,500		\$12,500	\$1,250	\$13,750
StaMo Sports Complex		\$12,500		\$12,500	\$1,250	\$13,750
TOTAL	\$45,000	\$87,500	\$6,500	\$139,000	\$13,900	\$152,900
Neighborhood Parks						
Bicentennial Park		\$12,500		\$12,500	\$0	\$12,500
First Colony Park			\$6,500	\$6,500	\$0	\$6,500
Freedom Tree Park		\$12,500		\$12,500	\$0	\$12,500
Gammill Park			\$6,500	\$6,500	\$0	\$6,500
Hunters Glen Trail			\$6,500	\$6,500	\$0	\$6,500
Hunters Trail Park		\$12,500		\$12,500	\$0	\$12,500
Lexington Creek Park		\$12,500		\$12,500	\$0	\$12,500
Lexington Village Park		\$12,500		\$12,500	\$0	\$12,500
McLain Park			\$6,500	\$6,500	\$0	\$6,500
Mosley Park		\$12,500		\$12,500	\$0	\$12,500
Oak Hill Park		\$12,500		\$12,500	\$0	\$12,500
Quail Green Park		\$12,500		\$12,500	\$0	\$12,500
Quail Valley North Park		\$12,500		\$12,500	\$0	\$12,500
Ridgeview Park		\$12,500		\$12,500	\$0	\$12,500
Roane Park		\$12,500		\$12,500	\$0	\$12,500
TOTAL		\$137,500	\$26,000	\$163,500	\$16,350	\$179,850

* Proposed Park Signage Images provided in the Appendix.

AMERICAN LEGION PARK

American Legion Park				Priority Code						Comment Code			
Itemized Assessment				1- Immediate						A- Material and labor cost			
				3- Next several years						B- Material Cost Only			
				5- 5 Yrs or more									
Area	Point ID	Description	Recommendation	Priority	Unit	QTY	Unit Cost	Total	Inflated \$	Comment	CIP / M	Manufacturer	Date Purchased
Erosion	1	Shoreline erosion severe, Cypress roots and "Knees" solely retaining edge, sheer edge and undermining in many areas	Install COIR Roles with Native Grasses	1	LF	2,800	\$ 88	\$ 246,400	\$ 246,400	A	Capital		
Drainage	2	Drainage Area on the northeast by Church has caused severe runoff and erosion.	Regrade area and provide drain inlet to service existing swale	1	SF	1,050	\$ 4	\$ 3,675	\$ 3,675	A	Maintenance		
Drainage	3	D.G Trail sloped ramps transitioning to Northeast Fishing Pier being washed out by runoff drainage which is also undermining concrete runners for fishing pier	Replace D.G. Trail with 8' concrete path on sloped access both directions and path to dock. Provide concrete drainage apron along concrete path	1	SF	1,270	\$ 9	\$ 11,430	\$ 11,430	A	Capital		
Drainage	4	D.G Trail sloped ramps transitioning to Southwest Fishing Pier being washed out by runoff drainage which is also undermining concrete runners for fishing pier	Replace D.G. Trail with 8' concrete path on sloped access both directions and path to dock. Provide concrete drainage apron along concrete path	1	EA	1,420	\$ 9	\$ 12,780	\$ 12,780	A	Capital		
Softscape	5	D.G. Trail -D.G. is low with rutting and filter fabric showing	Retop D.G. Trail with 5 inches DG	1	CY	420	\$ 40	\$ 16,800	\$ 16,800	B	Maintenance		
Hardscape	6	Fishing Pier Northeast galvanized steel post and rails with recycled plastic decking tagged and water fowl droppings	Clean off Graffiti with Treat with Klean-Strip Graffiti Remover, and follow with waterproof sealant	3	SF	600	\$ 4	\$ 2,100	\$ 2,315	B	Maintenance		
Hardscape	7	Fishing Pier Southwest galvanized steel post and rails with recycled plastic decking tagged and water fowl droppings	Clean off Graffiti with Treat with Klean-Strip Graffiti Remover, and follow with waterproof sealant	3	SF	600	\$ 4	\$ 2,100	\$ 2,315	B	Maintenance		
Hardscape	8	Trail Low water Crossing on south side of Lake	Cuts off trail loop - provide foot bridge crossing	5	EA	1	\$ 100,000	\$ 100,000	\$ 121,551	B	Capital		
Hardscape	9	Wood Post and Pole Fence	One 8 ft section needing repair	3	LF	8	\$ 8	\$ 64	\$ 71	B	Maintenance		
Hardscape	10	Backless Park Bench - plastic coated mesh - Low to the ground - multiple areas of broken finish and rust	Replace both benches with City Standard	1	LF	2	\$ 950	\$ 1,900	\$ 1,900	B	Maintenance		
Hardscape	11	Lake Aerator not operating	Contact Lake Management Service call to assess Repair	1	EA	1	\$ 250	\$ 250	\$ 250	B	Maintenance		
Hardscape	12	Park Sign Wood sign on brick columns	City in process of Park Signage Design and Replacement	5	LF	1	\$ 800	\$ 800	\$ 972	B	Maintenance		
Hardscape	13	Dedication Placque	No issue at this time	5	EA	1							

**American Legion Park
Assessment Summary**

CIP / M	Priority	Item / Recommendation	Hardscape	Softscape	Erosion	Drainage	Sub-Total	Contingency	TOTAL	
Maintenance	1	Drainage Area on the northeast by Church has caused severe runoff and erosion. - Regrade area and provide drain inlet to service existing swale				\$3,675	\$3,675	\$368	\$4,043	
		Lake Aerator not operating - Contact Lake Management Service call to assess Repair	\$250				\$250	\$25	\$275	
		Backless Park Bench - plastic coated mesh - Low to the ground - multiple areas of broken finish and rust - Replace both benches with City Standard	\$2,400				\$2,400	\$240	\$2,640	
	1 Total			\$2,650			\$3,675	\$6,325	\$633	\$6,958
	3	Wood Post and Pole Fence - One 8 ft section needing repair	\$71				\$71	\$7	\$6,332	
		Fishing Pier Northeast - galvanized steel post and rails with recycled plastic decking tagged and water fowl droppings - Clean off Graffiti with Treat with Klean-Strip Graffiti Remover, and follow with waterproof sealant	\$2,315				\$2,315	\$232	\$2,547	
		Fishing Pier Southwest - galvanized steel post and rails with recycled plastic decking tagged and water fowl droppings - Clean off Graffiti with Treat with Klean-Strip Graffiti Remover, and follow with waterproof sealant	\$2,315				\$2,315	\$232	\$2,547	
	3 Total			\$4,701			\$4,701	\$470	\$5,171	
	Maintenance			\$7,351			\$3,675	\$11,026	\$1,103	\$12,129
	Capital	1	D.G Trail sloped ramps transitioning to Northeast Fishing Pier being washed out by runoff drainage which is also undermining concrete runners for fishing pier - Replace D.G. Trail with 8' concrete path on sloped access both directions and path to dock.				\$11,430	\$11,430	\$1,143	\$12,573
D.G Trail sloped ramps transitioning to Southwest Fishing Pier being washed out by runoff drainage which is also undermining concrete runners for fishing pier - Replace D.G. Trail with 8' concrete path on sloped access both directions and path to dock.						\$12,780	\$12,780	\$1,278	\$14,058	
D.G. Trail -D.G. is low with rutting and filter fabric showing - Retop D.G. Trail with 5 inches DG				\$16,800			\$16,800	\$1,278	\$18,078	
Shoreline erosion severe, Cypress roots and "Knees" solely retaining edge, sheer edge and undermining in many areas - Install 3 tiers of Coir Roles with backfill soil along entire lake edge planted with Native Grasses						\$246,400	\$246,400	\$24,640	\$271,040	
1 Total				\$16,800	\$246,400	\$24,210	\$287,410	\$28,339	\$315,749	
5		Trail Low water Crossing on south side of Lake - Cuts off trail loop - provide foot bridge crossing	\$121,551				\$121,551	\$12,155	\$133,706	
5 Total			\$121,551			\$121,551	\$12,155	\$133,706		
Capital			\$121,551	\$16,800	\$246,400	\$24,210	\$408,961	\$40,896	\$449,857	
Sub-Total			\$128,902	\$16,800	\$246,400	\$27,885	\$419,987	\$41,999	\$461,985	

BUFFALO RUN PARK

Buffalo Run				Priority Code						Comment Code			
Itemized Assessment				1- Immediate						A- Material and labor cost			
				3- Next several years						B- Material Cost Only			
				5- 5 Yrs or more									
Area	Point ID	Description	Recommendation	Priority	Unit	QTY	Unit Cost	Total	Inflated \$	Comment	CIP / M	Manufacturer	Date Purchased
Restroom		Two Restroom Buildings - Walcon PreFab Concrete Bathroom wood framed roof and standing seam metal roof										Walcon	2003
Restroom	1	Building corners joints of pre-cast concrete panels are cracking/failing due to differential settlement or subsidence at the footing or uncompacted fill of building foundation. The steel embeds area exposed and as a result, weathering to the elements. This item, if not addressed thru a structural remediation, should be monitored for further degradation and cracks in the pre-cast concrete panel and protection of steel embeds by additional joint sealant protection.	Structural remediation involves the use of helical piles or "Ramjack anchors" two / building side both buildings to prevent further subsidence. Provide joint selant to protect existing cracks in the pre-cast concrete panel and protect the steel embeds from further degradation.	1	EA	16	\$ 800.00	\$ 12,800.00	\$ 12,800.00	A	Capital		
Restroom	2	The interior wall finish (parge coat) of the concrete wall panel is failing. The parge coat appears to have been installed after the pre-cast panels were removed from the forms. The parge coat failure is likely due to moisture in the concrete panel migrating thru the wall and weakening the adherence of the parge coat to the concrete panel.	It is recommended to remove from the interiors walls the remaining parge coat, clean, and prime with a concrete primer paint prior to installation of new painted finish	3	EA	2	\$ 2,200.00	\$ 4,400.00	\$ 4,851.00	A	Maintenance		
Restroom	3	The wood ceiling/roof deck has significant water damage below the skylight in both the Men's & Women's restroom. This appears to be a result of a faulty flashing detail at the bottom edge of the skylight at the standing seam roof.	The roof should be removed, Wood Deck repaired, flashing edge should be repaired either by removing and replacing the existing bottom edge flashing causing the infiltration, install 15 lb felt and replace the roof	1	EA	2	\$ 7,000.00	\$ 14,000.00	\$ 14,000.00	A	Capital		
Restroom	4	The wood soffit & eave (and exposed underside of wood deck) has degraded due to an unprotected exposure to the elements causing cracking and scaling of the wood.	It is recommended to the paint or seal the exposed to wood to prevent further degradation. Severely blistered wood should be replaced.	3	EA	2	\$ 3,200.00	\$ 6,400.00	\$ 7,056.00	A	Maintenance		
Restroom	5	The painted steel gate at the entrance to the Men's and Women's restroom and the painted hollow metal door and frame was observed to show significant rust/weathering at the base of the gate at the concrete slab	It is recommended that the wrought iron steel base be removed and rewelded and affixed to the concrete wall. as has been done at the Roane Park restroom facility. The door and frame should be removed and replace. As there is no separation or finish floor	3	EA	2	\$ 2,600.00	\$ 5,200.00	\$ 5,733.00	A	Maintenance		
Restroom	6	The painted hollow metal door and frame shows signs of rust and degradation at the bottom of the door/frame as a result of contact with water and the slab. The door and frame should be removed and replace. As there is no separation or finish floor elevation change, this condition is unlikely to be remedied thru any other means other than replacement.	It is recommended that the wrought iron steel base be removed and rewelded and affixed to the concrete wall. as has been done at the Roane Park restroom facility. The door and frame should be removed and replace. As there is no separation or finish floor	3	EA	1	\$ 2,150.00	\$ 2,150.00	\$ 2,370.38	A	Maintenance		
Restroom	7	The hand dryer cover shroud in both the Men's & Women's show signs of wear and abuse and shows signs of rust.	The hand dryer shroud should be removed and repainted, or the device should be removed from the building altogether	3	EA	1	\$ 125.00	\$ 125.00	\$ 137.81	A	Maintenance		
Hardscape	8	Walk at gangway to Tower Observation Tower not ADA Compliant	Remove 10 feet of 5 ft concrete walk and grade to gangway for even transition from walk to gangway for replacement walk.	1	SF	50	\$ 10.00	\$ 500.00	\$ 500.00	A	Maintenance		
Hardscape	9	South Bridge - Embankment wall caps open - subject to erosion	Replace missing wood cap with treated 2 x 12 boards to minimize water intrusion and Cover "H" wall both bridge ends	1	LF	40	\$ 20.00	\$ 800.00	\$ 800.00	B	Maintenance		

Buffalo Run														
Area	Point ID	Description	Recommendation	Priority	Unit	QTY	Unit Cost	Total	Inflated \$	Comment	CIP / M	Manufacturer	Date Purchased	
Hardscape	10	North Bridge - Embankment wall caps open - subject to erosion	Replace missing wood with treated 2 x 12 boards to minimize water intrusion and Cover "H" wall both bridge ends	1	LF	30	\$ 20.00	\$ 600.00	\$ 600.00	B	Maintenance			
Hardscape	11	North Bridge - Embankment not stabilized - eroding and subjecting bridge lake edge wall to subside and fall	Regrade embankment slope for positive drainage and install wire mesh and concrete slope on both bridge ends to stabilize and protect slope from erosion	1	SF	2,003	\$ 8.00	\$ 16,024.00	\$ 16,024.00	A	Capital			
Hardscape	12	Pier at Boat Launch - Rubber edge on Deck separating	Re-Secure rubber edge to deck	3	EA	1	\$ 175.00	\$ 175.00	\$ 192.94	B	Maintenance			
Hardscape	13	Specialized Signage at Observation Tower and two Butterfly Garden - hazed discolored and un readable.	Replace these three signs to match Trail signs	3	EA	3	\$ 1,000.00	\$ 3,000.00	\$ 3,307.50	B	Maintenance			
Hardscape	14	Three Tier Wood Observation Tower with galvanized steel stair rail lights and Standing seam metal roof	Replace missing wood pickets in rails for safety, Change out light fixture Re-Secure rubber edge to deck	1	EA	1	\$ 500.00	\$ 500.00	\$ 500.00	A	Maintenance			
Hardscape	15	Fishing Pier	Cover "H" wall with treated 2 x 12 to minimize water intrusion and Secure rubber edge to deck	1	LF	15	\$ 20.00	\$ 300.00	\$ 300.00	A	Maintenance			
Hardscape	16	Two Most Dependable Drinking Fountain rust,flacking and discolored paint pet fountain not working	Replace with Stainless Steel 3 bowl drinking fountain.	3	EA	2	\$ 3,200.00	\$ 6,400.00	\$ 7,056.00	B	Capital	Most Dependable Water Fountain		
Hardscape	17	Volleyball court with Pavestone diamond paver for edge	Remove paver edge and replace with APS Plastic interlocking playground border	3	LF	260	\$ 60.00	\$ 15,600.00	\$ 17,199.00	A	Capital			
Hardscape	18	8 ft Vinyl coated Chainlink fence fro Community Garden (one Pedestrian gate and double gate for vehicle access	No Issue at this time	5	LF	390				B	Maintenance			
Hardscape	19	One 6 ft Bench Pilot Rock all have rusted and abrasive broken edges on front of seat	No Issue at this time	5	EA	3	\$ 1,200.00	\$ 3,600.00	\$ 4,375.82	B	Capital	Pilot Rock		
Hardscape	20	Three Picnic Table Pilot Rock in Picnic Shelter. South most table has rusted and abrasive broken areas on table edge and top	Replace damaged Picnic Table	3	EA	1	\$ 1,300.00	\$ 1,300.00	\$ 1,433.25	B	Capital	Pilot Rock		
Hardscape	21	Three Hexagon Picnic Shelters with Standing Seam Roof, Galvanized Steel Post, 50' x 50', 40'x 40' and 25' x 25'	No Issue at this time	5	EA	1								

Buffalo Run													
Area	Point ID	Description	Recommendation	Priority	Unit	QTY	Unit Cost	Total	Inflated \$	Comment	CIP / M	Manufacturer	Date Purchased
Playground	22	Playground perimeter is Pavestone Unit Blocks - fiber mulch fall surface is inadequate add 3"	Add 3 inches and check twice per year to determine when Top off fiber mulch fall surface will be needed	1	CY	30	\$ 40.00	\$ 1,200.00	\$ 1,200.00	B	Maintenance		
Playground	23	Play world Playground 5-12 installed 2008 faded and rusting	Playground installed 2008 is scheduled for replacement til 2023	5	EA	1	\$ 75,000.00	\$ 75,000.00	\$ 91,162.97	A	Capital	Playworld 5-12 unit: PWS-447003-2A custom Structure	2008
Playground	24	Play world Playground 2-5 installed 2008 faded and rusting	Playground installed 2008 is scheduled for replacement til 2023	5	EA	1	\$ 35,000.00	\$ 35,000.00	\$ 42,542.72	A	Capital	Playworld 2-5 unit: PWS-44-7033 1A Custom Playmaker Structure	2008
Playground	25	Kompan Rope Structure Rope Structure: CORPAK10/2 Installed 2014	No Issue at this time	5	EA	1						Kompan Rope Structure: CORPAK10/2	2014
Playground	26	Kompan Rope Structure Rope Structure: COR20600001 Arc Tunnel Installed 2014	No Issue at this time	5	EA	1						Kompan Rope Structure: COR20600001 Arc Tunnel	2014
Playground	27	Kompan Rope Structure Rope Structure: COR31401101R Macro Space Net Installed 2014	No Issue at this time	5	EA	1						Kompan Rope Structure: COR31401101R Macro Space Net	2014
Playground	28	Playground perimeter is Plastic ADS interlocking border - fiber mulch fall surface is adequate Check twice a year to determine when to replenish	No Issue at this time	3	CY	30	\$ 40.00	\$ 1,200.00	\$ 1,323.00	B	Maintenance		
Electrical	29	Electrical Services on concrete pads	No issues at this time/	5	EA	1							
Softscape	30	D. G. Trail at concrete walk low, pvc drain pipe exposed to mower damage and Filter fabric visible in areas	Retop D G path these areas and where trail meets concrete walk install edging on the side, adjust grade and add DG.	3	CY	30	\$40.00	\$1,200.00	\$125.00	B	Maintenance		

**Buffalo Run
Assessment Summary**

Sum of Inflated \$			Area					Contingency	Grand		
CIP / M	Priority	Item / Recommendation	Hardscape	Playground	Restroom	Softscape	SubTotal	10%	Total		
Maintenance	1	D. G. Trail at concrete walk low, pvc drain pipe exposed to mower damage and Filter fabric visible in areas - Retop D G path these areas and where trail meets concrete walk install edging on the side, adjust grade and add DG.				\$125	\$125	\$13	\$138		
		Fishing Pier - Cover "H" wall with treated 2 x 12 to minimize water intrusion and Secure rubber edge to deck	\$300				\$300	\$30	\$330		
		North Bridge - Embankment wall caps open - subject to erosion - Replace missing wood with treated 2 x 12 boards to minimize water intrusion and Cover "H" wall both bridge ends	\$600					\$600	\$60	\$660	
		Playground perimeter is Pavestone Unit Blocks - fiber mulch fall surface is inadequate add 3" - Add 3 inches and check twice per year to determine when Top off fiber mulch fall surface will be needed			\$1,200			\$1,200	\$120	\$1,320	
		Playground perimeter is Plastic ADS interlocking border - fiber mulch fall surface is adequate Check twice a year to determine when to replenish - No Issue at this time			\$1,200			\$1,200	\$120	\$1,320	
		South Bridge - Embankment wall caps open - subject to erosion - Replace missing wood cap with treated 2 x 12 boards to minimize water intrusion and Cover "H" wall both bridge ends	\$800					\$800	\$80	\$880	
		Three Tier Wood Observation Tower with galvanized steel stair rail lights and Standing seam metal roof - Replace missing wood pickets in rails for safety, Change out light fixture Re-Secure rubber edge to deck	\$500					\$500	\$50	\$550	
		Walk at gangway to Tower Observation Tower not ADA Compliant - Remove 10 feet of 5 ft concrete walk and grade to gangway for even transition from walk to gangway for replacement walk.	\$500					\$500	\$50	\$550	
		1 Total			\$2,700	\$2,400		\$125	\$5,225	\$523	\$5,748
		3	3	Pier at Boat Launch - Rubber edge on Deck separating - Re-Secure rubber edge to deck	\$193				\$193	\$19	\$212
Specialized Signage at Observation Tower and two Butterfly Garden -hazed discolored and un readable. - Replace these three signs to match Trail signs	\$3,308						\$3,308	\$331	\$3,638		
The hand dryer cover shroud in both the Men's & Women's show signs of wear and abuse and shows signs of rust. - The hand dryer shroud should be removed and repainted, or the device should be removed from the building altogether.						\$138	\$138	\$14	\$152		
The interior concrete wall finish (parge coat) is failing. The parge coat appears to have been installed after the pre-cast panels were removed from the forms. The parge coat failure is likely due to moisture in the concrete panel migra						\$4,851	\$4,851	\$485	\$5,336		
The painted hollow metal door and frame shows signs of rust and degradation at the bottom of the door/frame as a result of contact with water and the slab. The door and frame should be removed and replace. As there is no separation or finish floor elevati						\$2,370	\$2,370	\$237	\$2,607		
3 Total			\$3,500		\$7,359		\$10,860	\$1,086	\$11,946		
Maintenance Total			\$6,200	\$2,400	\$7,359	\$125	\$16,085	\$1,608	\$17,693		
Capital	1	North Bridge - Embankment not stabilized - eroding and subjecting bridge lake edge wall to subside and fall - Regrade embankment slope for positive drainage and install wire mesh and concrete slope on both bridge ends to stabilize and protect slope from	\$16,024				\$16,024	\$1,602	\$17,626		
		Building corners/concrete joints of the pre-cast panels are cracking & failing due to differential settlement or subsidence at the footing/supports Steel embeds area exposed the elements. - Install helical piles "Ramjack anchors" two / building side.			\$12,800		\$12,800	\$1,280	\$14,080		

**Buffalo Run
Assessment Summary**

Capital	1 Total		\$16,024		\$12,800		\$28,824	\$2,882	\$31,706
	3	The wood soffit & eave (and exposed underside of wood deck) has degraded due to an unprotected exposure to the elements causing cracking and scaling of the wood. - It is recommended to the paint or seal the exposed to wood to prevent further degradation			\$7,056		\$7,056	\$706	\$7,762
		Three Picnic Table Pilot Rock in Picnic Shelter. South most table has rusted and abrasive broken areas on table edge and top - Replace damaged Picnic Table	\$1,433				\$1,433	\$143	\$1,577
		Painted steel gate and hollow metal door and frame at entrance has significant rust/weathering at the base - Wrought iron steel base to be removed and rewelded gate to concrete wall. (ie Roane Park). The door & frame should be removed /replaced.			\$5,733		\$5,733	\$573	\$6,306
	3 Total		\$1,433		\$12,789		\$14,222	\$1,422	\$15,644
	5	Play world Playground 2-5 installed 2008 faded and rusting - Playground installed 2008 is scheduled for replacement til 2023		\$42,543			\$42,543	\$4,254	\$46,797
		Play world Playground 5-12 installed 2008 faded and rusting - Playground installed 2008 is scheduled for replacement til 2023		\$91,163			\$91,163	\$9,116	\$100,279
	5 Total			\$133,706			\$133,706	\$13,371	\$147,076
Capital Total			\$17,457	\$133,706	\$25,589		\$176,752	\$17,675	\$194,427
SubTotal			\$23,658	\$136,106	\$32,948	\$125	\$192,837	\$19,284	\$212,120

COMMUNITY PARK

Community Park				Priority Code						Comment Code			
Itemized Assessment										A- Material and labor cost			
										B- Material Cost Only			
Area	Point ID	Description	Recommendation	Priority	Unit	QTY	Unit Cost	Total	Inflated \$	Comment	CIP / M	Manufacturer	Date Purchased
Restroom	1	Dual Octagon Restroom (D.U.R.) Prefab Metal with CMU wall & Standing Seam Metal Roof. Wood ceiling /roof deck significant water damage below Skylights due to improper flashing.	Remove roof and skylight replace rotten wood, add roof membrane 15 lb felt and new Standing Seam roof	1	EA	1	\$ 8,000	\$ 8,000	\$ 8,000	A	Capital		
Restroom	2	D.U.R. Standing water on the floor at the entrance of both the Men's and Women's restrooms rusting base plates and column bases	Remove and replace walk across and outside the restroom entry and pitch away from entry - remove rust apply a new rust prohibitive coating	1	EA	30	\$ 10	\$ 300	\$ 300	A	Maintenance		
Restroom	3	D.U.R. Exposed wood roof deck is unfinished/untreated.	All points of water infiltration should be located and repaired . Wood should be treated with waterproof vapor permeable finish.	1	EA	1	\$ 3,500	\$ 3,500	\$ 3,500	A	Maintenance		
Restroom	4	D.U.R. Fiberglass Reinforced Plastic (FRP) panels were installed at all interior wall surfaces are worn & water infiltrated behind the panels,	Remove FRP panels. CMU prepped & painted to create an equally long-lasting and durable finish.	1	EA	1	\$ 3,500	\$ 3,500	\$ 3,500	A	Maintenance		
Restroom	5	D.U.R. The hand dryer cover shroud in both the Men's & Women's show signs of wear abuse and signs of rust.	The hand dryer shroud should be removed and repainted, or the device should be removed from the building altogether	1	EA	2	\$ 125	\$ 250	\$ 250	A	Maintenance		
Restroom	6	D.U.R. At the open pergola the water fountain is need of service	D.U.R. At the open pergola the water fountain is need of service	1	EA	1	\$ 200	\$ 200	\$ 200	A	Maintenance		
Restroom	5	Glue-lam Pavillion (G.L.P.)Restroom - Metal frame pre-engineered wood roof structure, CMU walls, standing seam metal roof & exposed wood roof deck. The exposed wood roof deck and engineered glue-lam beams are unfinished / untreated.	Exposed wood members to be treated with waterproof, vapor permeable finish.	1	EA	1	\$ 6,000	\$ 6,000	\$ 6,000	A	Capital		1988
Restroom	6	G.L.P. - It was observed that the split-face CMU has cracked mortar joints. It was undetermined if this was the result of slab deflection or some other event.	The mortar joints should be repointed to repair the condition.	1	EA	1	\$ 500	\$ 500	\$ 500	A	Maintenance		
Restroom	7	G.L.P. The wood ceiling/roof deck was observed to have significant water damage below the skylight in both the Men's & Women's restroom. This appears to be a result of a faulty flashing detail at the bottom edge of the skylight at the standing seam roof.	The flashing edge should be repaired either by sealing the area of infiltration or removing and replacing the existing bottom edge flashing causing the infiltration.	1	EA	1	\$ 8,000	\$ 8,000	\$ 8,000	A	Capital		
Restroom	8	G.L.P. - In addition to the flashing issue of the skylight, the interior finish of the skylight has been removed (or never present) exposing unfaced batt insulation creating an unsightly condition that could lead to further degradation.	It is recommended to cover the batt insulation.	1	EA	2	\$ 125	\$ 250	\$ 250	A	Maintenance		
Restroom	9	G.L.P. Fiberglass Reinforced Plastic (FRP) panels were installed at all interior wall surfaces are worn & water infiltrated behind the panels,	Remove FRP panels. CMU prepped & painted to create an equally long-lasting and durable finish.	1	EA	1	\$ 3,500	\$ 3,500	\$ 3,500	A	Maintenance		
Restroom	10	G.L.P. Standing water on the floor at the entrance tp restrooms rusting metal door and frame	Remove and replace walk across and outside the restroom entry and pitch away from entry - replace metal door and frame	1	EA	1	\$ 900	\$ 900	\$ 900	A	Maintenance		

Area	Point ID	Description	Recommendation	Priority	Unit	QTY	Unit Cost	Total	Inflated \$	Comment	CIP / M	Manufacturer	Date Purchased
Hardscape	11	Disc Golf Timber Bridges - missing or decayed deck timbers	Replace decayed deck members and place concrete pads where cross supports make contact with the ground and adjust grade for	3	EA	4	\$ 250	\$ 1,000	\$ 1,103	B	Maintenance		
Hardscape	12	Amphitheater- terrace turf and timbers- timbers decaying - side slope to very steep	Change out Decayed Timbers with new treated timbers - check twice a year	3	EA	80	\$ 53	\$ 4,200	\$ 4,631	B	Maintenance		
Hardscape	13	Pole fishing pier - deck boards and rails cupping and decayed.	Remove and replace Decking and Rails	3	SF	240	\$ 26	\$ 6,240	\$ 6,880	A	Capital		
Hardscape	14	Basketball Court - cracked surface crumbling edges	Repair crack and seal trail.	3	EA	11,500	\$ 0	\$ 4,600	\$ 5,072	A	Capital		
Hardscape	15	Basketball Back boards and hoops - rust on pole	Wire brush remove rust on poles , prime and repaint	3	EA	4	\$ 95	\$ 380	\$ 419	A	Maintenance		
Hardscape	16	Wood Park Sign and Posts aged and decaying	City in process of Park Signage Replacement	5	EA	1	\$ 1,000	\$ 1,000	\$ 1,216	B	Maintenance		
Hardscape	17	Trail /Map / Information Signs - Wood post, Composition roof	City in process of Park Signage Replacement	5	EA	1	\$ 1,000	\$ 1,000	\$ 1,216	A	Maintenance		
Hardscape	18	Specialized signage - Disc Golf	Replace these three signs to match Dsic Trail signs - No issue at this time	5	EA	3	\$ 1,000	\$ 3,000	\$ 3,647	A	Maintenance		
Hardscape	19	Floating Fishing Pier	No Issue at this time	1	SF	616							
Hardscape	20	Two Most Dependable Drinking Fountain rust,flacking and discolored paint pet fountain not working	Replace with Stainless Steel 3 bowl drinking fountain.	1	EA	2	\$ 3,200	\$ 6,400	\$ 6,400	B	Capital	Most Dependable Water Fountain	
Playground	21	Gametime Powerscape installed 2001 showing signs of wear and rust	Due for replacement in 2016 but has not been replaced. Budget for replacement is \$70,000	4	EA	1	\$ 70,000	\$ 70,000	\$ 81,034	B	Capital	GameTime Powerscape Unit #T2850101	2001
Playground	22	Playworld Castle Boulder installed 2008	Scheduled for replacement in 2023 - No Issue at this time	5	EA	1				B	Maintenance	Playworld	2008
Playground	23	Playworld Ridge Boulder installed 2008	Scheduled for replacement in 2023 - No Issue at this time	5	EA	1				B	Maintenance	Playworld	2008
Playground	24	Playground perimeter is Pavestone Unit Blocks - fiber mulch fall surface is inadequate add 3"	Add 3 inches and check twice per year to determine when Top off fiber mulch fall surface will be needed	1	CY	30	\$ 70	\$ 2,100	\$ 2,100	B	Maintenance		
Softscape	24	Sand Volleyball court with Timber border	Replace Timber border and replace with with ADS plastic interlocking playground border	1	EA	2	\$ 1,250	\$ 2,500	\$ 2,500	B	Maintenance		
Softscape	25	D. G. Trail at concrete walk low, pvc drain pipe exposed to mower damage and Filter fabric visible in areas	Remove paver edge and replace with APS Plastic interlocking playground border	1	CY	76	\$ 40	\$ 3,040	\$ 3,040	B	Maintenance		
Hardscape	26	Four 6 ft Bench Pilot Rock all have rusted and abrasive broken edges on front and back, seat or back rest	rust on edges	1	EA	4	\$ 1,200	\$ 4,800	\$ 4,800	B	Maintenance	Pilot Rock	
Hardscape	27	Two Picnic Table Pilot Rock damaged rust and burnt	replace Picnic Tables	3	EA	3	\$ 1,300	\$ 3,900	\$ 4,300	B	Maintenance	Pilot Rock	
Hardscape	28	Octagon two tier Picnic Pavilion	No Issue at this time	5	EA	1							
Hardscape	29	Pilot Rock Large Barbeque Pit - rusted and burned holes in bottom	Replace Barbeque	1	EA	3	\$ 600	\$ 1,800	\$ 1,800	B	Maintenance	Pilot Rock	
ELECTRICAL	30	Electrical Service on concrete pad with Chainlink Fence	No Issue at this time										

Area	Point ID	Description	Recommendation	Priority	Unit	QTY	Unit Cost	Total	Inflated \$	Comment	CIP / M	Manufacturer	Date Purchased
ELECTRICAL	31	Soccer Field Lights Qualites on Stress Crete concrete poles.	No Issue at this time. Check annually for need of bulb replacement										
ELECTRICAL	32	Base ball Field Lights Qualites on Stress Crete concrete poles.	No Issue at this time. Check annually for need of bulb replacement										
ELECTRICAL	33	Softball Field Lights MUSCO on Stress Crete concrete poles.	No Issue at this time. Check annually for need of bulb replacement										

**Community Park
Assessment Summary**

Sum of Inflated \$			Area					10%	GRAND
CIP / M	Priority	Item Recommendation	Hardscape	Softscape	Restroom	Playground	Sub-Total	Contingency	TOTAL
Maintenance	1	Dual Octagon Restroom (D.U.R. Standing water on floor at the entry to Men's and Women's restroom rusting base plates & column bases - Remove & replace walk outside the restroom entry , pitch away from entry - remove rust apply rust prohibitive paint			\$300		\$300	\$30	\$330
		D.U.R. Exposed wood roof deck is unfinished/untreated. - All points of water infiltration should be located and repaired . Wood should be treated with waterproof vapor permeable finish.			\$3,500		\$3,500	\$350	\$3,850
		D.U.R. Fiberglass Reinforced Plastic (FRP) panels were installed at all interior wall surfaces are worn & water infiltrated behind the panels, - Remove FRP panels. CMU prepped & painted to create an equally long-lasting and durable finish.			\$3,500		\$3,500	\$350	\$3,850
		D.U.R. The hand dryer cover shroud in both the Men's & Women's show signs of wear abuse and signs of rust. - The hand dryer shroud should be removed and repainted, or the device should be removed from the building altogether.			\$250		\$250	\$25	\$275
		D.U.R. At the open pergola the water fountain is need of service - D.U.R. At the open pergola the water fountain is need of service			\$200		\$200	\$20	\$220
		Glue-lam Pavillion (G.L.P.) - It was observed that the split-face CMU has cracked mortar joints. It was undetermined if this was the result of slab deflection or some other event. The mortar joints should be repointed to repair the condition.			\$500		\$500	\$50	\$550
		G.L.P. - Skylight - in addition to the flashing issue, the interior finish of the skylight has been removed or never present exposing unfaced batt insulation, which is unsightly condition & can lead to further degradation. - Cover the batt insulation			\$250		\$250	\$25	\$275
		G.L.P. Fiberglass Reinforced Plastic (FRP) panels were installed at all interior wall surfaces are worn & water infiltrated behind the panels, - Remove FRP panels. CMU prepped & painted to create an equally long-lasting and durable finish.			\$3,500		\$3,500	\$350	\$3,850
		G.L.P. Standing water on the floor at the entrance to restrooms rusting metal door and frame - Remove and replace walk across and outside the restroom entry and pitch away from entry - replace metal door and frame			\$900		\$900	\$90	\$990
		Playground perimeter is Pavestone Unit Blocks - fiber mulch fall surface is inadequate add 3" - Add 3 inches and check twice per year to determine when Top off fiber mulch fall surface will be needed						\$2,100	\$210
		Sand Volleyball court with Timber border - Replace Timber border and replace with with ADS plastic interlocking playground border		\$2,500			\$2,500	\$250	\$2,750
		D. G. Trail at concrete walk low, pvc drain pipe exposed to mower damage and Filter fabric visible in areas - Remove paver edge and replace with APS Plastic interlocking playground border		\$3,040			\$3,040	\$304	\$3,344
	1 Total		\$6,600	\$5,540	\$12,900	\$2,100	\$27,140	\$2,714	\$29,854
	3	Disc Golf Timber Bridges - missing or decayed deck timbers - Replace decayed deck members and place concrete pads where cross supports make contact with the ground and adjust grade for positive drainage with bridge supports	\$1,103				\$1,103	\$110	\$1,213
		Amphitheater- terrace turf and timbers- timbers decaying -side slope to very steep - Change out Decayed Timbers with new treated timbers - check twice a year	\$4,631				\$4,631	\$463	\$5,094
		Basketball Back boards and hoops - rust on pole - Wire brush remove rust on poles , prime and repaint	\$419				\$419	\$42	\$461
		Two Picnic Table Pilot Rock damaged rust and burnt - replace Picnic Tables	\$4,300				\$4,300	\$430	\$4,730
	3 Total		\$10,452				\$10,452	\$1,045	\$11,497

**Community Park
Assessment Summary**

Maintenance	5	Wood Park Sign and Posts aged and decaying - City in process of Park Signage Replacement	\$1,216				\$1,216	\$122	\$1,337
		Trail /Map / Information Signs - Wood post, Composition roof - City in process of Park Signage Replacement	\$1,216				\$1,216	\$122	\$1,337
		Specialized signage - Disc Golf - Replace these three signs to match Dsic Trail signs - No issue at this time	\$3,647				\$3,647	\$365	\$4,011
	5 Total		\$6,078				\$6,078	\$608	\$6,685
Maintenance Total			\$23,129	\$5,540	\$12,900	\$2,100	\$43,669	\$4,367	\$48,036
Capital	1	D.U.R. Prefab with CMU wall & Standing Seam Metal Roof. Wood ceiling /roof deck significant water damage below Skylights due to improper flashing. - Remove roof and skylight replace rotten wood, add roof membrane 15 lb felt and new metal roof			\$8,000		\$8,000	\$800	\$8,800
		G.L.P. Restroom - Metal frame pre-engineered wood roof structure. The exposed wood roof deck and engineered glue-lam beams are unfinished / untreated. Exposed wood members to be treated with waterproof, vapor permeable finish.			\$6,000		\$6,000	\$600	\$6,600
		Two Most Dependable Drinking Fountain rust,flacking and discolored paint pet fountain not working - Replace with Stainless Steel 3 bowl drinking fountain.	\$6,400				\$6,400	\$640	\$7,040
		G.L.P. The wood ceiling/roof deck was observed to have significant water damage below the skylight in both the Men's & Women's restroom. This appears to be a result of a faulty flashing detail at the bottom edge of the skylight at the standing seam roof.			\$8,000		\$8,000	\$800	\$8,800
	1 Total		\$6,400		\$22,000		\$28,400	\$2,840	\$31,240
	3	Pole fishing pier - deck boards and rails cupping and decayed. - Remove and replace Decking and Rails	\$6,880				\$6,880	\$688	\$7,568
		Basketball Court - cracked surface crumbling edges - Repair crack and seal trail.	\$5,072				\$5,072	\$507	\$5,579
3 Total		\$11,951				\$11,951	\$1,195	\$13,146	
5	Gametime Powerscape installed 2001 showing signs of wear and rust - Due for replacement in 2016 but has not been replaced. Budget for replacement is \$70,000				\$85,085	\$85,085	\$8,509	\$93,594	
5 Total					\$85,085	\$85,085	\$8,509	\$93,594	
Capital Total			\$18,351		\$22,000	\$85,085	\$125,437	\$12,544	\$137,980
Sub-Total			\$41,480	\$5,540	\$34,900	\$87,185	\$169,106	\$16,911	\$186,016

HUNTERS GLEN PARK

Hunters Glen Park			Priority Code		Comment Code								
Itemized Assessment			1- Immediate		A- Material and labor cost								
			3- Next several years		B- Material Cost Only								
			5- 5 Yrs or more										
Area	Point ID	Description	Recommendation	Priority	Unit	QTY	Unit Cost	Total	Inflated \$	Comment	CIP / M	Manufacturer	Date Purchased
Restroom		Walcon Prefabricated Concrete Panel w/ wood framed roof framing and standing seam metal roof											
Restroom	1	Building corners/concrete joints of the pre-cast panels are cracking & failing due to differential settlement or subsidence at the footing/supports. Steel embeds area exposed the elements.	Install helical piles "Ramjack anchors" two / building side. Provide joint sealant to protect existing cracks & steel embeds from further degradation.	1	EA	8	\$ 800	\$ 6,400	\$ 6,400	A	Capital	Walcon	
Restroom	2	In addition to the observed condition of the pre-cast concrete panels, the surrounding concrete sidewalk was observed to be above the finished floor of the restroom slab, creating standing water issue in the structure during every rain event as well as sending storm water from the surrounding park into the sanitary sewer system.	Upon further observation, it appears that there is no rebar tying the building slab to the sidewalk, allowing the sidewalk and slab to move separately from one another based on subsurface soil conditions, thus creating the slab/sidewalk height differential condition. remove and replace walks on front and sides for positive drainage away from the structure.	1	SF	110	\$ 9	\$ 990	\$ 990	B	Maintenance	Walcon	
Restroom	3	The wood ceiling/roof deck has significant water damage below the skylight in both the Men's & Women's restroom. This appears to be a result of a faulty flashing detail at the bottom edge of the skylight at the standing seam roof.	The flashing edge should be repaired either by sealing the area of infiltration or removing and replacing the existing bottom edge flashing causing the infiltration.	1	SF	110	\$ 9	\$ 990	\$ 990	B	Maintenance	Walcon	
Restroom	4	The wood soffit & eave (and exposed underside of wood deck) has degraded due to an unprotected exposure to the elements causing cracking and scaling of the wood.	It is recommended to paint or seal the exposed wood to prevent further degradation. Severely blistered wood should be replaced.	3	EA	1	\$ 3,200	\$ 3,200	\$ 3,528	B	Maintenance	Walcon	
Restroom	5	The painted steel gate at the entrance to the Men's and Women's restroom shows significant rust/weathering at the base of the gate at the concrete slab. The lower portion of the door and frame are rusting.	It is recommended that the wrought iron steel base be removed and rewelded and affixed to the concrete wall. This condition has been remedied at the Roane Park restroom facility. Also the door and frame should be removed and replaced.	1	EA	2	\$ 300	\$ 600	\$ 600	B	Maintenance	Walcon	
Basketball	6	Basketball Court surface under Canopy - crack on edges and ponding	Adjust grading on perimeter to drain away from the Structure and court - repair surface cracks	1	EA	1	\$ 2,500	\$ 2,500	\$ 2,500	B	Maintenance		
Basketball	7	Exterior Basketball Court surface cracked and crumbling on edges.	Saw cut outer crumbling edge and install a hard edge (concrete) curb	1	LF	210	\$ 20	\$ 4,200	\$ 4,200	A	Maintenance		
Basketball	8	Basketball Pavillion Polygon 60' x106'	No Issue at this time	5	EA	1				B	Maintenance	Polygon	
Basketball	9	Four Basketball Backboard and Hoops by Bison	No Issue at this time. Anticipate replacing Back board and Hoop in next 5 years	5	EA	4	\$ 1,800	\$ 7,200	\$ 8,752	B	Capital	Jaypro	
Softscape	10	D. G. Trail ponding on interior loop edge	Retop D G path these areas and adjust grade on south side of trail to minimize ponding on DG Trail	1	CY	4	\$ 40	\$ 160	\$ 160	B	Maintenance		
Softscape	11	D. G. Trail ponding on interior loop edge	Retop D G path these areas and adjust grade on south side of trail to minimize ponding on DG Trail	1	CY	5	\$ 40	\$ 200	\$ 200	B	Maintenance		

Hunters Glen Park														
											Priority Code		Comment Code	
											1- Immediate		A- Material and labor cost	
											3- Next several years		B- Material Cost Only	
											5- 5 Yrs or more			
Area	Point ID	Description	Recommendation	Priority	Unit	QTY	Unit Cost	Total	Inflated \$	Comment	CIP / M	Manufacturer	Date Purchased	
Softscape	12	D. G. Trail level low- filter fabric exposed	Retop D G path these areas and adjust grade on south side of trail to minimize ponding on DG Trail	1	CY	3	\$ 40	\$ 100	\$ 100	B	Maintenance			
Playground	13	Playground fiber mulch fall surface is inadequate add 3 inched	Add 3 inches and check twice per year to determine when Top off fiber mulch fall surface will be needed	3	CY	30	\$ 70	\$ 2,100	\$ 2,315	B	Maintenance			
Playground	14	Playground perimeter Boarder is pavenstone unit blocks with cap - and half of perimeter unit pavers border is leaning	Adjust or reset unit paver perimeter border before replenshing fall surface	5	EA	25	\$ 4	\$ 100	\$ 122	B	Maintenance	Pavestone		
Playground	15	Playground Shades Structure - Poligon Structure 40' x 40'	No Issue at this time	5	LF	260	\$ 3	\$ 780	\$ 948	B	Maintenance	Poligon		
Playground	16	PlayWorld Playground Group PWS-071867 Sun fading Riders rust on bolts ,nuts and jointing hardware	Playground installed 1999 was scheduled for replacement til 2027	5	EA	1				B	Maintenance	GAMETIME 2-5 unit: Dwg # 80991r	1999	
Playground	17	Two Huna Rock Climbers	No Issue at this time	5	EA	2				B	Maintenance	GAMETIME 5-12 unit: Dwg #080992R Powerscape	1999	
Spray Park	18	Spray Park Actuator, Cannons and ground sprays	No Issue at this time	5	EA	6				B	Maintenance			
Spray Park	19	Spray Park Spray features,	No Issue at this time	5	EA	6				B	Maintenance			
Spray Park	20	Spray Park Control room	No Issue at this time	5	EA	6				B	Maintenance			
Hardscape	21	Wood Park Sign with Wood Posts	City in process of Park Signage Replacement	5	EA	1	\$ 1,000	\$ 1,000	\$ 1,216	B	Maintenance	Custom Made		
Hardscape	22	Trail Sign rotten on backside	City in process of Park Signage Replacement	5	EA	1	\$ 1,000	\$ 1,000	\$ 1,216	B	Maintenance	Custom Made		
Hardscape	23	Concrete walk broken and depressed sections	Tear out these segements and install new concrete pavement with new expansion joint filler.	1	SF	110	\$ 9	\$ 990	\$ 990	B	Maintenance			
Hardscape	24	Concrete walk broken and/or cracked sections	Tear out these segements and install new concrete pavement with new expansion joint filler.	1	SF	90	\$ 9	\$ 810	\$ 810	B	Maintenance			
Hardscape	25	Four Exercise Stations	No issue with Exercise equipment but need to adjust grade and add D.G. as needed	1	CY	1	\$ 40	\$ 40	\$ 40	B	Maintenance			
Hardscape	26	One 6 ft Bench Pilot Rock all have rusted and abrasive broken edges on front of seat	Replace Bench	1	EA	3	\$ 1,000	\$ 3,000	\$ 3,000	B	Capital	Pilot Rock		

Hunters Glen Park				Priority Code						Comment Code			
				1- Immediate						A- Material and labor cost			
				3- Next several years						B- Material Cost Only			
				5- 5 Yrs or more									
Area	Point ID	Description	Recommendation	Priority	Unit	QTY	Unit Cost	Total	Inflated \$	Comment	CIP / M	Manufacturer	Date Purchased
Hardscape	27	Three Picnic Table Pilot Rock in Picnic Shelter. South most table has rusted and abrasive broken areas on table edge and top	Replace 1 damaged Picnic Table	3	EA	1	\$ 1,300	\$ 1,300	\$ 1,433	B	Capital	Pilot Rock	
Hardscape	28	One Square Poligon Shelter Clerestory and pergola - Standing Seam Roof and Galvanized Steel Post	No Issue at this time	5	EA	1							
Hardscape	29	Pilot Rock Barbeque Pit	No Issue at this time. anticipate replacing in 5 years	1	EA	1	\$ 300	\$ 300	\$ 300	A	Maintenance	Pilot Rock	
Hardscape	30	Two Metal Football Goal Post	No Issue at this time	1	EA	2				A	Maintenance		
Hardscape	31	Bleachers at Football Fields South Side - Aluminum - Foot rails loose - Bent bench	Secure back rails - Replace with Aluminum bleachers with back and side rails in next 3 years	3	EA	1	\$ 4,500	\$ 4,500	\$ 4,961	B	Maintenance	Anthem	
Hardscape	32	Bleachers at Football Fields North Side - Aluminum Bleachers tagged - End cap mission and bent bench and loose foot rails	Remove graffiti secure foot rails now - replace with Aluminum bleachers with back and side rails in next 3 years	3	EA	1	\$ 4,500	\$ 4,500	\$ 4,961	B	Maintenance	Anthem	
Hardscape	32	Bleachers at Soccer Fields - Aluminum - bent benches, loose foot rails and no top bench railing	Replace with Aluminum bleachers with back and side rails in next three years	3	EA	1	\$ 4,500	\$ 4,500	\$ 4,961	B	Maintenance	Anthem	
Hardscape	33	Bleachers at Soccer Fields - Aluminum - bent benches, loose foot rails and no top bench railing	Secure back rails - Replace with Aluminum bleachers with back and side rails in next 3 years	3	EA	1	\$ 4,500	\$ 4,500	\$ 4,961	B	Maintenance	Anthem	
Electrical	30	Electrical Service on concrete pad with Chainlink Fence.	No issue at this time.	5	EA	1							
Electrical	31	Soccer Field Lights Qualites on Stress Crete concrete poles.	In good condition. No issue at this time.	5	EA	1							

**Hunters Glen Park
Assessment Summary**

Sum of Inflated \$			Area						10%	GRAND	
CIP / M	Priority	Item Recommendation	Hardscape	Softscape	Restroom	Basketball	Playground	Sub Total	CONTINGENCY	TOTAL	
Maintenance	1	Basketball Court surface under Canopy - crack on edges and ponding - Adjust grading on perimeter to drain away from the Structure and court - repair surface cracks				\$ 2,500		\$ 2,500	\$ 250	\$ 2,750	
		Exterior Basketball Court surface cracked and crumbling on edges. - Saw cut outer crumbling edge and install a hard edge (concrete) curb				\$ 4,200		\$ 4,200	\$ 420	\$ 4,620	
		D. G. Trail ponding on interior loop edge - Retop D G path these areas and adjust grade on south side of trail to minimize ponding on DG Trail		\$ 360					\$ 360	\$ 36	\$ 396
		D. G. Trail level low- filter fabric exposed - Retop D G path these areas and adjust grade on south side of trail to minimize ponding on DG Trail		\$ 100					\$ 100	\$ 10	\$ 110
		Concrete walk broken and depressed sections - Tear out these segments and install new concrete pavement with new expansion joint filler.	\$ 990						\$ 990	\$ 99	\$ 1,089
		Concrete walk broken and/or cracked sections - Tear out these segments and install new concrete pavement with new expansion joint filler.	\$ 810						\$ 810	\$ 81	\$ 891
		Four Exercise Stations - No issue with Exercise equipment but need to adjust grade and add D.G. as needed	\$ 40						\$ 40	\$ 4	\$ 44
		Most Dependable Drinking Fountain rusted, flaking and discolored paint pet fountain not working - Replace with Stainless Steel 3 bowl drinking fountain.	\$ 3,200						\$ 3,200	\$ 320	\$ 3,520
		Pilot Rock Barbeque Pit - No Issue at this time. anticipate replacing in 5 years	\$ 300						\$ 300	\$ 30	\$ 330
		Surrounding sidewalk is above finished floor of restroom slab, creating standing water in structure during rain events - There is no rebar tying the building slab to the sidewalk, thus creating the slab/sidewalk height differential. Rremove & replace walk			\$ 990			\$ 990	\$ 99	\$ 1,089	
		Wood ceiling/roof deck has significant water damage below skylight in both restrooms from faulty flashing bottom edge of the skylight. - Repair flashing edge either by sealing area of infiltration or remove / replace the existing bottom edge flashing.			\$ 990			\$ 990	\$ 99	\$ 1,089	
	1 Total		\$ 8,340	\$ 460	\$ 2,580	\$ 6,700		\$ 18,080	\$ 1,808	\$ 19,888	
	3	The wood soffit & eave (and exposed underside of wood deck) has degraded due to an unprotected exposure to the elements causing cracking and scaling of the wood. - It is recommended to the paint or seal the exposed to wood to prevent further degradation			\$ 3,528			\$ 3,528	\$ 353	\$ 3,881	
		Playground fiber mulch fall surface is inadequate add 3 inched - Add 3 inches and check twice per year to determine when Top off fiber mulch fall surface will be needed					\$ 2,315	\$ 2,315	\$ 232	\$ 2,547	
		Three Picnic Table Pilot Rock in Picnic Shelter. South most table has rusted and abrasive broken areas on table edge and top - Replace damaged Picnic table	\$ 1,433					\$ 1,433	\$ 143	\$ 1,577	
	3 Total		\$ 1,433		\$ 3,528		\$ 2,315	\$ 7,277	\$ 728	\$ 8,004	

**Hunters Glen Park
Assessment Summary**

Maintenance	5	Wood Park Sign with Wood Posts - City in process of Park Signage Replacement	\$ 1,216					\$ 1,216	\$ 122	\$ 1,337
		Trail Sign rotten on backside - City in process of Park Signage Replacement	\$ 1,216					\$ 1,216	\$ 122	\$ 1,337
		pavers border is leaning - Adjust or reset unit paver perimeter border before replenishing fall surface					\$ 122	\$ 122	\$ 12	\$ 134
	5 Total		\$ 2,431				\$ 122	\$ 2,553	\$ 255	\$ 2,808
Capital Total			\$ 12,204	\$ 460	\$ 6,108	\$ 6,700	\$ 2,437	\$ 27,909	\$ 2,791	\$ 30,700
Capital	1	Building concrete joints of the pre-cast panels are cracking & failing due to settlement. Steel embeds area exposed the elements. - Install helical piles "Ramjack anchors" two / building side. Provide joint sealant to protect existing cracks & steel emb				\$ 6,400		\$ 6,400	\$ 640	\$ 7,040
		1 Total				\$ 6,400		\$ 6,400	\$ 640	\$ 7,040
	3	Bleachers at Football Fields South Side - Aluminum - Foot rails loose - Bent bench - Secure back rails - Replace with Aluminum bleachers with back and side rails in next 3 years	\$ 4,961					\$ 4,961	\$ 496	\$ 5,457
		Bleachers at Football Fields North Side - Aluminum Bleachers tagged - End cap mission and bent bench and loose foot rails - Remove graffiti secure foot rails now - replace with Aluminum bleachers with back and side rails in next 3 years	\$ 4,961					\$ 4,961	\$ 496	\$ 5,457
		Bleachers at Soccer Fields - Aluminum - bent benches, loose foot rails and no top bench railing - Replace with Aluminum bleachers with back and side rails in next three years	\$ 4,961					\$ 4,961	\$ 496	\$ 5,457
		Bleachers at Soccer Fields - Aluminum - bent benches, loose foot rails and no top bench railing - Secure back rails - Replace with Aluminum bleachers with back and side rails in next 3 years	\$ 4,961					\$ 4,961	\$ 496	\$ 5,457
	3 Total		\$ 19,845					\$ 19,845	\$ 1,985	\$ 21,830
	5	Four Basketball Backboard and Hoops by Bison - No Issue at this time. Anticipate replacing Back board and Hoop in next 5 years				\$ 8,752		\$ 8,752	\$ 875	\$ 9,627
5 Total					\$ 8,752		\$ 8,752	\$ 875	\$ 9,627	
Capital Total			\$ 19,845		\$ 6,400	\$ 8,752		\$ 34,997	\$ 3,500	\$ 38,496
Sub-Total			\$ 32,049	\$ 460	\$ 12,508	\$ 15,452	\$ 2,437	\$ 62,906	\$6,290.57	\$69,196.28

INDEPENDENCE PARK

Independence Park Assessment			Priority Code							Comment Code			
				1- Immediate						A- Material and labor cost			
				3- Next several years						B- Material cost only			
				5- 5 Yrs or more									
Area	Point ID	Description	Recommendation	Priority	Unit	QTY	Unit Cost	Total	Inflated \$	Comment	CIP / M	Manufacturer	Date Purchased
Hardscape	1	Park Sign Wood sign and posts Sign corner broken off	Repair corner or replace sign. City in process of Park Signage Replacement	1	EA	1	\$ 500.00	\$ 500.00	\$ 500.00	B	Maintenance	Custom Made	
Hardscape	2	Bronze Parks and Wildlife Plaque on Concrete Base -concrete bottom chipped off on the bottom and side edges around plaque.	If edges degrade further install new concrete base for plaque	5	EA	1	\$ 800.00	\$ 800.00	\$ 972.41	B	Maintenance	Custom Made	
Hardscape	3	North and South Galvanized Steel Railing for steps to Parking - Rusted joints	Sand and/or wire brush rust and seal of cold joint	1	EA	10	\$ 1,000.00	\$ 10,000.00	\$ 10,000.00	A	Capital	Custom Made	
Hardscape	4	90 ft x 6 ft Pier with Galvanized Rail gap over 2 inches	Anchor 1/4"x 2"x 6' Galvanized steel diamond plate and anchor one side to cover gap	1	EA	1	\$ 600.00	\$ 600.00	\$ 600.00	A	Maintenance	Custom Made	
Hardscape	5	Concrete walk and curb to Pier broken and damaged sections	Cut out Broken and damaged section and replace	3	LF	20	\$ 25.00	\$ 500.00	\$ 551.25	A	Maintenance		
Electrical	6	Site Security Lights bottom lens shot	Replace bottom lens	3	EA	1	\$ 250.00	\$ 250.00	\$ 275.63	A	Maintenance		
Electrical	7	Site Electrical Service - rusted Cabinet	Sand and/or wire brush rust to remove and prime and paint steel cabinet	3	EA	1	\$ 500.00	\$ 500.00	\$ 551.25	A	Maintenance		

**Independence Park
Assessment Summary**

Sum of Inflated \$			Area			10%	GRAND	
CIP / M	Priority	Item Recommendation	Electrical	Hardscape	Sub-Total	Contingency	TOTAL	
Maintenance	1	Park Sign Wood sign and posts Sign corner broken off - Repair corner or replace sign. City in process of Park Signage Replacement		\$ 500	\$ 500	\$ 50	\$ 550	
		90 ft. x 6 ft. Pier with Galvanized Rail gap over 2 inches - Anchor 1/4"x 2'x 6' Galvanized steel diamond plate and anchor one side to cover gap		\$ 600	\$ 600	\$ 60	\$ 660	
	1 Total			\$ 1,100	\$ 1,100	\$ 110	\$ 1,210	
	3	Concrete walk and curb to Pier broken and damaged sections - Cut out Broken and damaged section and replace			\$ 551	\$ 551	\$ 55	\$ 606
		Site Security Lights bottom lense shot - Replace bottom lens	\$ 276		\$ 276	\$ 28	\$ 303	
		Site Electrical Service - rusted Cabinet - Sand and/or wire brush rust to remove and prime and paint steel cabinet	\$ 551		\$ 551	\$ 55	\$ 606	
		Site Security Lights bottom lens shot - Replace bottom lens	\$ 276		\$ 276	\$ 28	\$ 303	
		Site Electrical Service - rusted Cabinet - Sand and/or wire brush rust to remove and prime and paint steel cabinet	\$ 551		\$ 551	\$ 55	\$ 606	
	3 Total		\$ 1,654	\$ 551	\$ 2,205	\$ 221	\$ 2,426	
	5	Bronze Parks and Wildlife Plaque on Concrete Base -concrete bottom chipped off on the bottom and side edges around plaque. - If edges degrade further install new concrete base for plaque		\$ 972	\$ 972	\$ 97	\$ 1,070	
5 Total			\$ 972	\$ 972	\$ 97	\$ 1,070		
Maintenance Total			\$ 1,654	\$ 2,624	\$ 4,277	\$ 428	\$ 4,705	
Capital	1	North and South Galvanized Steel Railing for steps to Parking - Rusted joints - Sand and/or wire brush rust and seal of cold joint		\$ 10,000	\$ 10,000	\$ 1,000	\$ 11,000	
	1 Total			\$ 10,000	\$ 10,000	\$ 1,000	\$ 11,000	
Capital Total				\$ 10,000	\$ 10,000	\$ 1,000	\$ 11,000	
Sub-Total			\$ 1,654	\$ 12,624	\$ 14,277	\$ 1,428	\$ 15,705	

MAC NAUGHTON PARK

MacNaughton Park Itemized Assessment				Priority Code			Comment Code						
				1- Immediate						A- Material and labor cost			
				3- Next several years						B- Material Cost Only			
				5- 5 Yrs or more									
Area	Point ID	Description	Recommendation	Priority	Unit	QTY	Unit Cost	Total	Inflated \$	Comment	CIP / M	Manufacturer	Date Purchased
Restroom	1	2017 Walcon Prefab Bathroom wood framed 7standing seam metal roof with information board. Building slab developing hairline crack along the centerline of the building from entry vestibule into the storage room	Budget for treatment of wood ceiling, eaves and and soffits Continue to monitor crack & Sky Lights for possible moisture damage.	1	EA	1	\$ 3,200	\$ 3,200	\$ 8,086	A	Capital	Walcon	2017
Hardscape	2	Park Sign Metal blade with 3M Film over reflective backing on two Recycled Plastic Posts	The City is in process of Park Signage Replacement	1	EA	1	\$ 1,000	\$ 1,000	\$ 1,000	B	Maintenance	Custom Made	2017
Hardscape	3	Galvanized Steel Bike Rack by Barco Products,some surface rust where bikes scrape the vertical bars separating bikes	Remove rust, prime and paint or cold weld	5	EA	1	\$ 200	\$ 200	\$ 243	A	Maintenance	Barco	2017
Hardscape	4	Four (4) Park Craft Benches New installation 2017	No issue at this time. Anticipate replacement in 7 years	5	EA	4	\$ 1,000	\$ 4,000	\$ 5,360	B	Capital	Park Craft	2017
Hardscape	5	Four Picnic Tables (1 ADA) new and in good condition	No issue at this time. Anticipate replacement in 7 years	5	EA	4	\$ 1,500	\$ 6,000	\$ 8,041	B	Capital	Park Craft	2017
Hardscape	6	Park Craft Picnic Pavillion with SunPort Shade and concrete slab installed 2017	No issue at this time. Sunport Shade fabric has a 10 year warranty Reassess in 5 years	5	EA	1	\$ -	\$ -	\$ -	A	Maintenance	Sunport Shade and PlayCraft Frame	2017
Hardscape	7	Exercise Station installed in 2017	No issue at this time. Anticipate replacement in 15 years	5	EA	5	\$ 5,100	\$ 25,500	\$ 3	A	Capital	PlayCraft	2017
Hardscape	8	Pilot Rock BBQ 2017	No issue at this time. Anticipate replacement in 7 years	5	EA	2	\$ 300	\$ 600	\$ 804	A	Capital	Pilot Rock	2017
Playground	9	Playground artificial turf fall surface with concrete band - these areas are pulling away from the secured perimeter edge	Subject to further separation - have manufacturer review this areas - should still be under warranty	1	EA	1	\$ 300	\$ 300	\$ 594	A	Maintenance	Artificial Grass	2017
Playground	10	Play Craft 5-12 Playground Components installed 2017	No issue at this time. Potential replacement in 15 year	5	EA	1				A	Maintenance	PlayCraft	2017
Playground	11	Four sets of Powder Coated Steel Swing sets with six child swings, and two Toddler on artificial turf with concrete borader installed 2017	No issue at this time. Anticipate replacement of swing seats in 7 years	5	EA	8	\$ 325	\$ 2,600	\$ 5,148	A	Capital	PlayCraft	2017
Electrical	12	Site Electrical Service	Should have concrete service pad and in a secured enclosure	1	LF	1	\$ 2,000	\$ 2,000	\$ 2,000	B	Maintenance		

**McNaughton Park
Assessment Summary**

Sum of Inflated \$			Area					10%	GRAND
CIP / M	Priority	Item Recommendation	Electrical	Hardscape	Restroom	Playground	Sub-Total	Contingency	TOTAL
Maintenance	1	Park Sign Metal blade with 3M Film over reflective backing on two Recycled Plastic Posts - The City is in process of Park Signage Replacement		\$ 1,000			\$ 1,000	\$ 100	\$ 1,100
		Playground artificial turf fall surface with concrete band - these areas are pulling away from the secured perimeter edge - Subject to further separation - have manufacturer review this areas - should still be under warranty				\$ 594	\$ 594	\$ 59	\$ 653
		Site Electrical Service - Should have concrete service pad and in a secured enclosure	\$ 2,000				\$ 2,000	\$ 200	\$ 2,200
	1 Total		\$ 2,000	\$ 1,000		\$ 594	\$ 3,594	\$ 359	\$ 3,953
	5	Galvanized Steel Bike Rack by Barco Products, some surface rust where bikes scrape the vertical bars separating bikes - Remove rust, prime and paint or cold weld		\$ 243			\$ 243	\$ 24	\$ 267
	5 Total		\$ 243			\$ 243	\$ 24	\$ 267	
Maintenance Total			\$ 2,000	\$ 1,243		\$ 594	\$ 3,837	\$ 384	\$ 4,221
Capital	1	2017 Walcon PreFab Bathroom wood framed & standing seam roof. Slab developing hairline crack along centerline of building. - Budget treatment of wood ceiling, eaves and soffits. Monitor crack & Sky Lights for possible moisture damage.			\$ 3,200		\$ 3,200	\$ 320	\$ 3,520
		1 Total			\$ 3,200		\$ 3,200	\$ 320	\$ 3,520
	5	Four (4) Park Craft Benches New installation 2017 - No issue at this time. Anticipate replacement in 7 years		\$ 5,360			\$ 5,360	\$ 536	\$ 5,896
		Four Picnic Tables (1 ADA) new and in good condition - No issue at this time. Anticipate replacement in 7 years		\$ 8,041			\$ 8,041	\$ 804	\$ 8,845
		Exercise Station installed in 2017 - No issue at this time. Anticipate replacement in 15 years		\$ 34,172			\$ 34,172	\$ 3,417	\$ 37,590
		Pilot Rock BBQ 2017 - No issue at this time. Anticipate replacement in 7 years		\$ 804			\$ 804	\$ 80	\$ 884
		Four sets of Powder Coated Steel Swing sets with six child swings, and two Toddler on artificial turf with concrete border installed 2017 - No issue at this time. Anticipate replacement of swing seats in 7 years					\$ 5,148	\$ 5,148	\$ 515
5 Total		\$ 48,377			\$ 5,148	\$ 53,525	\$ 5,353	\$ 58,878	
Capital Total				\$ 48,377	\$ 3,200	\$ 5,148	\$ 56,725	\$ 5,673	\$ 62,398
Sub-Total			\$ 2,000	\$ 49,621	\$ 3,200	\$ 5,742	\$ 60,562	\$ 6,056	\$ 66,619

RECREATION / TENNIS CENTER

Recreation Center													
Itemized Assessment													
Priority Code													
1- Immediate													
3- Next several years													
5- 5 Yrs or more													
Comment Code													
A- Material and labor cost													
B- Material Cost Only													
Area	Point ID	Description	Recommendation	Priority	Unit	QTY	Unit Cost	Total	Inflated \$	Comment	CIP / M	Manufacturer	Date Purchased
Electrical	1	Plastic Junction Boxes a the base of each pole. Several broken,due to mower,weed eater and malicious tampering.	These are HomeDepot and not durable for this area. Replace with Concrete boxes with tamper proof covers.	1	EA	20	\$ 80	\$ 1,600	\$ 1,600	B	Maintenance		
Electrical	2	Several Duplex receptacle outlets have covers missing and not met to take direct weather duty.	Need to be replace missing covers ASAP to prevent damate to the GFCI receptable outles.	1	EA	10	\$ 55	\$ 550	\$ 550	A	Maintenance		
Electrical	3	Lights and Electrical Service in good condition- Electrical service on concrete pad	No issue at this time.	5	EA					B	Maintenance		
Electrical	4	Court Lighting Musco - 20 concrete Poles with 51 fixtures	No issue at this time. Inspect annually- provide for bulb replacement	5	EA	3	\$ 1,000	\$ 3,000	\$ 3,647	B	Maintenance		
Tennis Court	5	* Tennis Court surface cracks on Court #1 and #2	Repair and Seal cracks - When Cleaning Pavement use 4 to 1 water to Chlorine solution. No power washing unless court is to be resurfaced.	1	EA	2	\$ 1,400	\$ 2,800	\$ 2,800	B	Capital		
Tennis Court	6	* Tennis Court surface crack on Court #3 and #4	Repair and Seal cracks - When Cleaning Pavement use 4 to 1 water to Chlorine solution. No power washing unless court is to be resurfaced.	1	EA	2	\$ 1,400	\$ 2,800	\$ 2,800	B	Capital		
Tennis Court	7	* Tennis Court surface crack on Court#5 and #6	Repair and Seal cracks - When Cleaning Pavement use 4 to 1 water to Chlorine solution. No power washing unless court is to be resurfaced.	1	EA	2	\$ 1,400	\$ 2,800	\$ 2,800	B	Capital		
Tennis Court	8	* Tennis Court surface crackon Court #7 and #9	Repair and Seal cracks - When Cleaning Pavement use 4 to 1 water to Chlorine solution. No power washing unless court is to be resurfaced.	1	EA	2	\$ 1,400	\$ 2,800	\$ 2,800	B	Capital		
Tennis Court	9	* Tennis Court surface crack on Court #10,	Repair and Seal cracks - When Cleaning Pavement use 4 to 1 water to Chlorine solution. No power washing unless court is to be resurfaced.	1	EA	2	\$ 1,400	\$ 2,800	\$ 2,800	B	Capital		
Tennis Court	10	* Tennis Court surface crack on Court #12 and #13	Repair and Seal cracks - When Cleaning Pavement use 4 to 1 water to Chlorine solution. No power washing unless court is to be resurfaced.	1	EA	2	\$ 1,400	\$ 2,800	\$ 2,800	B	Capital		
Hardscape	11	Four Wooden Picnic Tables Molding as it it not treated wood	Replace all picnic tables	3	EA	4	\$ 1,300	\$ 5,200	\$ 5,733	B	Capital		
Hardscape	12	Five (5) Mid Court Shade Structures	No issue at this time Anticipate Shade fabric Replacement	5	EA	5	\$ 1,000	\$ 5,000	\$ 6,078	B	Capital		
Hardscape	13	Benches (two per Shade structure - 10 total)	No Issue at this time	5	LF	10	\$ 1,000	\$ 10,000	\$ 12,155	B	Capital		
Hardscape	14	Court Perimeter Fence Back vinyl coated Chainlike Fence 12 ft High with Wind Screen	No Issue at this time	5	LF	2,300	\$ 55	\$ 126,500	\$ 153,762	B	Capital		
		* Alternate 1 - Tennis Court resurfacing \$14,000.00 per court											
		* Alternate 2 - Tennis Court 20 year fix TitanTrax Shield System which covers the entire tennis court surface with a free floating crack repair surface. Cost per court is \$27,500.00											

Recreation Center													
Area	Point ID	Description	Recommendation	Priority	Unit	QTY	Unit Cost	Total	Inflated \$	Comment	CIP / M	Manufacturer	Date Purchased
Hardscape	15	Court Perimeter Fence Back vinyl coated Chainlike Fence 12 ft High with Wind Screen	No Issue at this time	5	LF	2,300	\$ 55	\$ 126,500	\$ 153,762	B	Capital		
Hardscape	16	Four (4) Lighted Batting Cages on concrete slab with Perimeter Fence Black Vinyl coated Chanlink with Cage netting	No Issue at this time	5	LF	200	\$ 40	\$ 8,000	\$ 9,724	B	Capital		
Hardscape	17	Recreation Center Sign - Metal Sign with vinyl	No Issue at this time - anticipate replacement 5 plus years	5	EA	1	\$ 500	\$ 500	\$ 608	B	Maintenance		
Playground	18	Playground fiber mulch fall surface is adequate and has Safe Timber black plastic border	Check level twice per year to determine when Top off fiber mulch fall surface will be needed. Anticipate replenishing in 3 years with 4 inches	1	CY	34	\$ 70	\$ 2,394	\$ 2,394	B	Maintenance		
Playground	19	Playwell Group - Playweb Lite and Home Dome installed in 2015	No issue at this Time	5	EA	1	\$ 70	\$ 70	\$ 85		Capital	Playwell Group Playweb Lite and Home Dome	2015
	*	Alternate 1 - Tennis Court resurfacing \$14,000.00 per court											
	*	Alternate 2 - Tennis Court 20 year fix TitanTrax Shield System which covers the entire tennis court surface with a free floating crack repair surface. Cost per court is \$27,500.00											

**Recreation Center
Assessment Summary**

Sum of Inflated \$			Area					10%	GRAND	
CIP / M	Priority	Item Recommendation	Hardscape	Electrical	Tennis Court	Playground	Sub-Total	Contingency	TOTAL	
Maintenance	1	Plastic Junction Boxes a the base of each pole. Several broken,due to mower,weed eater and malicious tampering. - These are HomeDepot and not durable for this area. Replace with Concrete boxes with tamper proof covers.		\$1,600			\$1,600	\$160	\$1,600	
		Several Duplex receptacle outlets have covers missing and not met to take direct weather duty. - Need to be replace missing covers ASAP to prevent damate to the GFCI receptable outles.		\$550			\$550	\$55	\$550	
		Playground fiber mulch fall surface is adequate and has Safe Timber black plastic border - Check level twice per year to determine when Top off fiber mulch fall surface will be needed. Anticipate replenishing in 3 years with 4 inches					\$2,394	\$2,394	\$239	\$4,787
	1 Total			\$2,150		\$2,394	\$4,544	\$454	\$6,937	
	5	Court Lighting Musco - 20 concrete Poles with 51 fixtures - No issue at this time. Inspect annually- bulb replacement			\$3,647			\$3,647	\$365	\$3,647
		Recreation Center Sign - Metal Sign with vinyl - No Issue at this time - anticipate replacement 5 plus years	\$608					\$608	\$61	\$608
5 Total			\$608	\$3,647			\$4,254	\$425	\$4,254	
Maintenance Total			\$608	\$5,797		\$2,394	\$8,798	\$880	\$9,678	
Capital	1	* Tennis Court surface cracks on Court #1 and #2 - Repair and Seal cracks - When Cleaning Pavement use 4 to 1 water to Chlorine solution. No power washing unless court is to be resurfaced.			\$2,800		\$2,800	\$280	\$2,800	
		* Tennis Court surface crackon Court #3 and #4 - Repair and Seal cracks - When Cleaning Pavement use 4 to 1 water to Chlorine solution. No power washing unless court is to be resurfaced.			\$2,800		\$2,800	\$280	\$2,800	
		* Tennis Court surface crackon Court#5 and #6 - Repair and Seal cracks - When Cleaning Pavement use 4 to 1 water to Chlorine solution. No power washing unless court is to be resurfaced.			\$2,800		\$2,800	\$280	\$2,800	
		* Tennis Court surface crackon Court #7 and #9 - Repair and Seal cracks - When Cleaning Pavement use 4 to 1 water to Chlorine solution. No power washing unless court is to be resurfaced.			\$2,800		\$2,800	\$280	\$2,800	
		* Tennis Court surface crackon Court #10, - Repair and Seal cracks - When Cleaning Pavement use 4 to 1 water to Chlorine solution. No power washing unless court is to be resurfaced.			\$2,800		\$2,800	\$280	\$2,800	
		* Tennis Court surface crackon Court #12 and #13 - Repair and Seal cracks - When Cleaning Pavement use 4 to 1 water to Chlorine solution. No power washing unless court is to be resurfaced.			\$2,800		\$2,800	\$280	\$2,800	
	1 Total					\$16,800	\$16,800	\$1,680	\$16,800	
	3	Four Wooden Picnic Tables Molding as it it not treated wood - Replace all picnic tables	\$5,733				\$5,733	\$573	\$5,733	
	3 Total		\$5,733				\$5,733	\$573	\$5,733	
	5	Benches (two per Shade structure - 10 total) - No Issue at this time	\$12,155				\$12,155	\$1,216	\$12,155	
Court Perimeter Fence Back vinyl coated Chainlike Fence 12 ft High with Wind Screen - No Issue at this time		\$153,762				\$153,762	\$15,376	\$153,762		
Four (4) Lighted Batting Cages on concrete slab with Perimeter Fence Black Vinyl coated Chanlink with Cage netting - No Issue at this time		\$9,724				\$9,724	\$972	\$9,724		
Five (5) Mid Court Shade Structures - No issue at this time Anticipate Shade fabric Replacement		\$6,078				\$6,078	\$608	\$6,078		
5 Total		\$181,718				\$181,718	\$18,172	\$181,718		
Capital Total			\$187,451		\$16,800		\$204,251	\$20,425	\$224,676	
Sub-Total			\$188,059	\$5,797	\$16,800	\$2,394	\$213,049	\$21,305	\$234,354	
	*	Alternate 1 - Tennis Court resurfacing \$14,000.00 per court								
		Alternate 2 - Tennis Court 20 year fix TitanTrax Shield System which covers the entire tennis court surface with a free floating crack repair surface. Cost per court is \$27,500.00								

STA MO SPORTS COMPLEX

STA-MO PARK				Priority Code						Comment Code			
Itemized_Assessment										A- Material and labor cost			
										B- Material Cost Only			
Area	Point ID	Description	Recommendation	Priority	Unit	QTY	Unit Cost	Total	Inflated \$	Comment	CIP / M	Manufacturer	Date Purchased
Restroom		Building Type CMU load bearing walls w/ wood framed roof members w/ asphalt shingles.											
Restroom	1	Standing water was observed on the floor at the entrance and interior vestibule of both the Men's and Women's restrooms due to lack of drainage away from the slab. An attempt to remedy this appears to have been made by saw-cutting "drainlines" from center of the ponding water to the edge of the slab.	To assist with the removal of water, reduce the grade around the front edge of the sidewalk leading in to the restroom. Remove and replace sidewalk across and outside the restroom entry and pitch away from entry.	1	EA	30	\$ 10.00	\$ 300.00	\$ 300.00	A	Maintenance		1996
Restroom	2	The wood ceiling/roof deck has significant water damage below the skylight in both the Men's & Women's restroom. Particularly Women's restroom, the wood deck below the skylight has rotted out completely, exposing the underside of the asphalt shingle roof due to faulty flashing detail at the bottom edge of the skylight at the roof. The flashing edge should be repaired either by sealing the area of infiltration or removing and replacing the existing bottom edge flashing causing the infiltration. The roof will need to be removed in order to replace the existing wood deck	The flashing edge should be repaired either by sealing the area of infiltration or removing and replacing the existing bottom edge flashing causing the infiltration. The roof will need to be removed and replaced in order to replace the existing wood deck	1	EA	1	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	A	Capital		
Restroom	3	The Skylight glass in the Men's & Women's restroom are broken and	The glass should be removed and replaced.	1	EA	2	\$ 300.00	\$ 600.00	\$ 600.00	A	Maintenance		
Restroom	4	There appears to be several ADA/TAS related accessibilities in the restrooms. There is not an ADA/TAS compliant toilet stall; and the exposed pipes of the sinks are not insulated/protected.	Provide ADA Compliant Toilet Stall and insulate and protect exposed pipes at sink.	1	EA	2	\$ 1,400.00	\$ 2,800.00	\$ 2,800.00	A	Maintenance		
Restroom	5	The wood eaves of the building show rot in some locations due to water infiltration at surfaces not protected with paint. These conditions should be remedied by removing and replacing the affected wood, and repainting the new areas. It is also advisable to remove the existing soffit at a portion of the eave condition to allow for visual inspection of the roof joist ends where water has infiltrated and caused rot at these members.	Remove and replace the affected wood, and repainting the new areas. It is also advisable to remove the existing soffit at a portion of the eave condition to allow for visual inspection of the roof joist ends where water has infiltrated and caused rot at these members	1	EA	1	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	A	Maintenance		
Restroom	6	The painted hollow metal door and frame shows signs of rust and degradation at the bottom of the door/frame as a result of contact with water and the slab. There is no separation or finish floor elevation change at the threshold,	Remove and replace the door and frame. Standing water was observed at the front entrance of the restroom. Install the frame so it is not bearing directly on the slab to avoid future potential rust, the frame should be anchored to the CMU wall to avoid movement.	1	EA	1	\$ 2,150.00	\$ 2,150.00	\$ 2,150.00	A	Maintenance		
Hardscape	7	Wood Park Sign with Wood Posts	City in process of Park Signage Replacement	5	EA	1	\$ 1,000.00	\$ 1,000.00	\$ 1,215.51	A	Maintenance		
Hardscape	8	Concrete Sidewalk broken, cracked and/or depressed sections	Tear out these segments and install new concrete pavement with new expansion joint filler.	1	SF	180	\$ 10.00	\$ 1,800.00	\$ 1,800.00	B	Maintenance		

STA-MO PARK													
Itemized_Assessment													
										Priority Code		Comment Code	
										1- Immediate	A- Material and labor cost		
										3- Next several years		B- Material Cost Only	
										5- 5 Yrs or more			
Area	Point ID	Description	Recommendation	Priority	Unit	QTY	Unit Cost	Total	Inflated \$	Comment	CIP / M	Manufacturer	Date Purchased
Hardscape	9	Softball Scoreboards Field #2 and #3 - rusted Post and cross braces	Clean off rust, prime and paint, replace bulbs. Clean scoreboard surface	1	EA	4	\$ 300.00	\$ 1,200.00	\$ 1,200.00	B	Maintenance	Spectrum	
Hardscape	10	Baseball Batting Cages - Galvanized steel Framework, Black netting and artificial turf over concrete slab	No Issue at this time	5	EA	1	\$ 250	\$ 250	\$ 304	B	Maintenance	Spectrum	
Hardscape	11	Softball Batting Cages - Galvanized steel frame with green metal hip roof, black netting, six interior lights one broken and artificial turf over concrete slab	Replace one broken light fixture	3	EA	1	\$ 250	\$ 250	\$ 276	B	Maintenance	Spectrum	
Hardscape	12	Wooden Foot Bridge between baseball fields 3 and 4 has Damage from being shot by Shotgun	Decking damage tolerable, outer post at parking may need to replace in 3 years	3	EA	1	\$ 150	\$ 150	\$ 165	B	Maintenance		
Hardscape	13	Wooden Foot Bridge old and decaying between Baseball Field 4 and Softball Field 2 - replace in three years	Decking damage tolerable, outer post at parking may need to replace in 3 years	3	EA	1	\$ 1,200	\$ 1,200	\$ 1,323	B	Maintenance		
Hardscape	14	Baseball dugout benches Fields #2, #3, and #4 Dugout wood seats with steel posts and wood is decaying	Replace existing dugout benches Fields #2,3, and #4 to match aluminum benches with backs in Field 1	1	EA	6	\$ 450	\$ 2,700	\$ 2,700	B	Maintenance		
Hardscape	15	Shetland North Dugout Benches, wood and decaying	Replace with aluminum benches with backs to match Field 1	1	EA	2	\$ 450	\$ 900	\$ 900	B	Maintenance		
Hardscape	16	Bleachers Baseball Field #1, # 2 , # 3, and #4 Five row wood seat boards on steel frame warping and decaying.	Replace existing bleachers with Aluminum 5 row with Side and back screens	1	EA	6	\$ 4,500	\$ 27,000	\$ 27,000	B	Capital		
Hardscape	17	Soft Ball Field # 3 Aluminum Bleachers lower seats bent	Replace existing bleachers with Aluminum 5 row with Side and back screens	1	EA	1	\$ 4,500	\$ 4,500	\$ 4,500	B	Maintenance		
Hardscape	18	Baseball Field 4 Dugout Cover = Wood framing with Metal Roof and posts	Replace with Steel Framed Shade Cover to match Field 3	1	EA	2	\$ 8,500	\$ 17,000	\$ 17,000	B	Capital		
Hardscape	19	Baseball Score Keepers Booths - rotten wood, stair hand rail loose	Replace rotten wood - Add reinforcement for stair rails.	1	EA	10	\$ 450	\$ 4,500	\$ 4,500	B	Maintenance		
Electrical	20	It was observed that the existing ground mounted transformer at Restroom Building may have incurred submersion during a past rain event, possibly Hurricane Harvey as it had debris inside.	It would be advisable that the transformer be elevated to prevent damage during future water-related events.	1	EA	1	\$ 2,150	\$ 2,150	\$ 2,150	A	Maintenance		
Electrical	21	Reports received from the Maintenance Personnel is that the lamp bulbs have not been changed routinely, and these should be changed about once every five (5) years whether they have failed or not due to poor light output with age from poor lumen maintenance.	As a minimum all of the bulbs at this park should be changed. This is a safety issue as well as an aesthetic one.	1	EA	212	\$ 200	\$ 42,400	\$ 42,400	A	Maintenance	134 on concrete 78 on wood	
Electrical	22	The most obvious damage to these lights appeared to be absence of lens protection from danger of violent failure of lamp bulb outer jackets. (An outer jacket is the glass part of the bulb. It is the glass part used to handle the bulb).	All fixtures with damaged or missing lens should be replaced. This this is a safety issue as well as an aesthetic one.	1	EA	12	\$ 900	\$ 10,800	\$ 10,800	A	Capital		
Electrical	23	Ball Field Lights - Qualites on Wood Poles at Softball Fields# 2 and #3 and Baseball field # 1, #3, and #4	Future light replacement should change these wood poles to concrete poles	1	EA	16	\$ 500	\$ 8,000	\$ 8,000	A	Capital		
Electrical	24	Conduit separated from Junction boxes allowing water intrusion	Repair connections for water tight seal	1	EA	5	\$ 100	\$ 500	\$ 500	A	Maintenance		
Electrical	25	Outlets in Softball dugouts are not GFCI	replace all dugout outlets with GFCI and Covers	1	EA	4	\$ 75	\$ 300	\$ 300	B	Maintenance		
Electrical	26	Ball Field Lights - Qualites on Stress Crete concrete poles for Softball Fields #1 and #4 and Base ball fields #2	No Issue at this time with concrete poles- check annually	5	EA	21					Maintenance		

**STA-MO Park
Assessment Summary**

Sum of Inflated \$			Area				10%	Grand	
CIP / M	Priority	Item Recommendation	Electrical	Hardscape	Restroom	Sub-Total	Contingency	Total	
Maintenance	1	Baseball dugout benches Fields #2, #3, and #4 Dugout wood seats with steel posts and wood is decaying - Replace existing dugout benches Fields #2,3, and #4 to match aluminum benches with backs in Field 1		\$2,700		\$2,700	\$270	\$2,970	
		Baseball Score Keepers Booths - rotten wood, stair hand rail loose - Replace rotten wood - Add reinforcement for stair rails.		\$4,500		\$4,500	\$450	\$4,950	
		Concrete Sidewalk broken, cracked and/or depressed sections - Tear out these segments and install new concrete pavement with new expansion joint filler.		\$1,800		\$1,800	\$180	\$1,980	
		Conduit separated from Junction boxes allowing water intrusion - Repair connections for water tight seal	\$500.00			\$500	\$50	\$550	
		Outlets in Softball dugouts are not GFCI - replace all dugout outlets with GFCI and Covers	\$300.00			\$300	\$30	\$330	
		Shetland North Dugout Benches, wood and decaying - Replace with aluminum benches with backs to match Field 1		\$900		\$900	\$90	\$990	
		Soft Ball Field # 3 Aluminum Bleachers lower seats bent - Replace existing bleachers with Aluminum 5 row with Side and back screens		\$4,500		\$4,500	\$90	\$4,590	
		Softball Scoreboards Field #2 and #3 - rusted Post and cross braces - Clean off rust, prime and paint, replace bulbs. Clean scoreboard surface		\$1,200		\$1,200	\$450	\$1,650	
		Standing water was observed on the floor at the entrance and interior vestibule of both the Men's and Women's restrooms due to lack of drainage away from the slab. An attempt to remedy this appears to have been made by saw-cutting "drain lines" from ce				\$300	\$300	\$120	\$420
		The painted hollow metal door and frame shows signs of rust and degradation at the bottom of the door/frame as a result of contact with water and the slab. There is no separation or finish floor elevation change at the threshold, - Remove and replace the				\$2,150	\$2,150	\$215	\$2,365
		The Skylight glass in the Men's & Women's restroom are broken and/or cracked. - The glass should be removed and replaced.				\$600	\$600	\$60	\$660
		The wood eaves of the building show rot in some locations due to water infiltration at surfaces not protected with paint. These conditions should be remedied by removing and replacing the affected wood, and repainting the new areas. It is also advisable				\$1,500	\$1,500	\$150	\$1,650
		There appears to be several ADA/TAS related accessibilities in the restrooms. There is not an ADA/TAS compliant toilet stall; and the exposed pipes of the sinks are not insulated/protected. - Provide ADA Compliant Toilet Stall and insulate and protect ex				\$2,800	\$2,800	\$280	\$3,080
		It was observed that the existing ground mounted transformer at Restroom Building may have incurred submersion during a past rain event, possibly Hurricane Harvey as it had debris inside. - Transformer should be elevated to prevent damage during future		\$2,150.00			\$2,150	\$215	\$2,365
		1 Total			\$2,950.00	\$15,600	\$7,350	\$25,900	\$2,590
3	3	Softball Batting Cages - Galvanized steel frame with green metal hip roof, black netting, six interior lights one broken and artificial turf over concrete slab - Replace one broken light fixture		\$276		\$276	\$28	\$303	
		Wooden Foot Bridge between baseball fields 3 and 4 has Damage from being shot by Shotgun - Decking damage tolerable, outer post at parking may need to replace in 3 years		\$165		\$165	\$17	\$182	
		Wooden Foot Bridge old and decaying between Baseball Field 4 and Softball Field 2 - replace in three years - Decking damage tolerable, outer post at parking may need to replace in 3 years		\$1,323		\$1,323	\$132	\$1,455	
3 Total				\$1,764		\$1,764	\$176	\$1,940	
5	5	Baseball Batting Cages - Galvanized steel Framework, Black netting and artificial turf over concrete slab - No Issue at this time		\$304		\$304	\$30	\$334	
		Wood Park Sign with Wood Posts - City in process of Park Signage Replacement		\$1,216		\$1,216	\$122	\$1,337	
5 Total				\$1,519		\$1,519	\$152	\$1,671	
Maintenance Total			\$2,950.0	\$18,883	\$7,350	\$29,183	\$2,918	\$32,102	
Capital	1	Ball Field Lights - Qualites on Wood Poles at Softball Fields# 2 and #3 and Baseball field # 1, #3, and #4 - Future light replacement should change these wood poles to concrete poles	\$8,000.0			\$8,000	\$800	\$8,800	
		Baseball Field 4 Dugout Cover = Wood framing with Metal Roof and posts - Replace with Steel Framed Shade Cover to match Field 3		\$17,000		\$17,000	\$1,700	\$18,700	
		Bleachers Baseball Field #1, # 2 , # 3, and #4 Five row wood seat boards on steel frame warping and decaying. - Replace existing bleachers with Aluminum 5 row with Side and back screens		\$27,000		\$27,000	\$2,700	\$29,700	

**STA-MO Park
Assessment Summary**

Capital	1	Reports received from the Maintenance Personnel is that the lamp bulbs have not been changed routinely, and these should be changed about once every five (5) years whether they have failed or not due to poor light output with age from poor lumen mainte	\$42,400			\$42,400	\$4,240	\$46,640
		The wood ceiling/roof deck has significant water damage below the skylight in both the Men's & Women's restroom. Particularly Women's restroom, the wood deck below the skylight has rotted out completely, exposing the underside of the asphalt shingle roof			\$9,000	\$9,000	\$900	\$9,900
		Field lights are absence of lens protection from danger of violent failure of lamp bulb outer jackets. - All fixtures with damaged lens should be replaced. This is a safety issue as well as an aesthetic one.	\$10,800			\$10,800	\$1,080	\$11,880
	1 Total		\$61,200	\$44,000	\$9,000	\$114,200	\$11,420	\$125,620
Capital Total			\$61,200	\$44,000	\$9,000	\$114,200	\$11,420	\$125,620
Sub-Total			\$64,150.00	\$62,883	\$16,350	\$143,383	\$14,338	\$157,722

B. NEIGHBORHOOD PARKS

- 1. SUMMARIES (Maintenance and Capital)**
- 2. BICENTENNIAL PARK**
- 3. FIRST COLONY TRAIL PARK**
- 4. FREEDOM TREE PARK**
- 5. GAMMILL PARK**
- 6. HUNTERS GLEN TRAIL**
- 7. HUNTERS TRAIL PARK**
- 8. LEXINGTON CREEK PARK**
- 9. LEXINGTON VILLAGE PARK**
- 10. MC LAIN PARK**
- 11. MOSLEY PARK**
- 12. OAK HILL PARK**
- 13. QUAIL GREEN WEST PARK**
- 14. QUAIL VALLEY NORTH PARK**
- 15. RIDGEVIEW PARK**
- 16. ROANE PARK**

**NEIGHBORHOOD PARKS
MAINTENANCE
ASSESSMENT SUMMARY**

									10%	GRAND
Park Name	Electrical	Playground	Restroom	Drainage	Hardscape	Irrigation	Softscape	Sub Total	Contingency	TOTAL
Bicentennial Park	\$350	\$5,270			\$5,017	\$60		\$10,697	\$1,070	\$11,767
First Colony Trail Park					\$8,671		\$9,195	\$17,866	\$1,787	\$19,653
Freedom Tree Park					\$975			\$975	\$98	\$1,073
Gammill Park		\$8,291			\$6,720			\$15,011	\$1,501	\$16,512
Hunters Glen Trail					\$5,739		\$2,480	\$8,219	\$822	\$9,041
Hunters Trail Park		\$6,273			\$10,314			\$16,587	\$1,659	\$18,246
Lexington Creek Park		\$2,863			\$5,228			\$8,091	\$809	\$8,900
Lexington Village Park		\$1,702			\$7,266			\$8,968	\$897	\$9,865
McLain Park					\$3,705			\$3,705	\$371	\$4,076
Mosley Park					\$19,267			\$19,267	\$1,927	\$21,194
Oak Hill Park		\$2,350			\$10,123			\$12,473	\$1,247	\$13,720
Quail Green West Park		\$3,662		\$3,000	\$8,431			\$15,093	\$1,509	\$16,602
Quail Valley North Park					\$1,125			\$1,125	\$113	\$1,238
Ridgeview Park		\$4,800	\$1,900		\$3,400			\$10,100	\$1,010	\$11,110
Roane Park		\$4,980			\$1,215			\$6,195	\$620	\$6,815
TOTAL	\$350	\$40,191	\$1,900	\$3,000	\$97,196	\$60	\$11,675	\$154,372	\$15,437	\$169,809

**NEIGHBORHOOD PARKS
CAPITAL
ASSESSMENT SUMMARY**

								10%	GRAND
Park Name	Electrical	Pavilion	Playground	Restroom	Hardscape	Proposed Signage	Sub Total	Contingency	TOTAL
Bicentennial Park						\$12,500	\$12,500	\$1,250	\$13,750
First Colony Trail Park						\$6,500	\$6,500	\$650	\$7,150
Freedom Tree park						\$12,500	\$12,500	\$1,250	\$13,750
Gammill Park					\$4,961	\$6,500	\$4,961	\$496	\$5,457
Hunters Glen Trail					\$35,760	\$6,500	\$35,760	\$3,576	\$39,336
Hunters Trail Park			\$49,094		\$1,764	\$12,500	\$50,858	\$5,086	\$55,944
Lexington Creek Park						\$12,500	\$12,500	\$1,250	\$13,750
Lexington Village Park					\$26,984	\$12,500	\$26,984	\$2,698	\$29,682
McLain Park					\$40,549	\$6,500	\$40,549	\$4,055	\$44,604
Mosley Park						\$12,500	\$12,500	\$1,250	\$13,750
Oak Hill Park						\$12,500	\$12,500	\$1,250	\$13,750
Quail Green West Park	\$8,800	\$128,233	\$77,175		\$21,600	\$12,500	\$248,308	\$24,831	\$273,139
Quail Valley North Park					\$10,800	\$12,500	\$10,800	\$1,080	\$11,880
Ridgeview Park			\$85,085	\$122,988	\$33,975	\$12,500	\$254,548	\$25,455	\$280,003
Roane Park			\$182,048			\$12,500	\$182,048	\$18,205	\$200,253
Parks Proposed Signage						\$163,500	\$163,500	\$16,350	\$179,850
TOTAL	\$8,800	\$128,233	\$393,402	\$122,988	\$176,393	\$163,500	\$1,087,316	\$108,732	\$1,196,048

* Proposed Signage includes - (PI) Primary Identification \$22,000, (SI) Secondary Identification \$12,500, and / or (I) Park Identifier -\$6,500
See Park Signage per park and Appendix for park sign images.

BICENTENNIAL PARK

Bicentennial Park Assessment				Priority Code								
Itemized Assessment				1- Immediate								
				3- Next several years								
				5- 5 Yrs or more								
Area	Point ID	Description	Recommendation	Priority	Unit	QTY	Unit Cost	Total	Inflated \$	CIP / M	Manufacturer	Date Purchased
Hardscape	1	Wood Park Sign with Bronze Plaque - Post in low spots - Post rot at grade	Regrade at post to shed water away from the posts. City in process of Park Signage Replacement	3	EA	2	\$ 150	\$ 300	\$ 331	Maintenance		
Hardscape	2	Perimeter Chain Link Fence - Double Gate sagging lower rail in mud	Provide turn buckle and cable for tension, provide new post hinges and reset each gate	3	EA	2	\$ 60	\$ 120	\$ 132	Maintenance		
Hardscape	3	Perimeter Chain Link Fence -Segments needing repair and adjustments.	Adjust or replace top rail anchors - cut Fence out of tree.	5	LF	24	\$ 40	\$ 960	\$ 1,167	Maintenance		
Hardscape	4	Picnic Tables on concrete slabs Damage edges and top	Replace Picnic tables	3	EA	2	\$ 1,500	\$ 3,000	\$ 3,308	Maintenance		
Hardscape	5	Two Wabash Benches in good condition	No current issues - Replace any damaged or worn mounting hardware	1	EA	2	\$ 40	\$ 80	\$ 80	Maintenance		
Irrigation	6	Valve box by 5th Street contains and illegal hose bib non-potable water	Replace with Purple quick coupler cover and valve cover	1	EA	1	\$ 60	\$ 60	\$ 60	Maintenance		
Electrical	7	Area Light broken lens and service leaning not secured. Light on during day	Secure Service Box. Replace photocell and light lens.	1	EA	1	\$ 350	\$ 350	\$ 350	Maintenance		
Playground	8	Playground border on half of perimeter unit pavers boarder is leaning	Adjust or reset unit paver border before replenishing fall surface	1	EA	1	\$ 500	\$ 500	\$ 500	Maintenance		
Playground	9	Playground fiber mulch fall surface depleted, filter fabric exposed and torn.	Replace filter fabric and replace fiber mulch fall surface minimum 9" depth	1	EA	88	\$ 40	\$ 3,520	\$ 3,520	Maintenance		
Playground	10	Steel Swing frame and chains rusted. Belt worn on Child swing	Replace 2 sets of chains and one belt swing. Treat rust on frame	1	EA	1	\$ 600	\$ 600	\$ 600	Maintenance		
Playground	11	ADA playground access not to code	Tear out concrete ramps and replace prior to replacing fall surface	1	EA	1	\$ 650	\$ 650	\$ 650	Maintenance		
Playground	12	Gametime Playground Components installed in 2010 showing surface wear and Sun fading	Not scheduled for replacement until 2025 - reassess in five years.	5	EA	1				Maintenance	Gametime TP-12090-09-2A3R1	2010

**Bicentennial Park'
Assessment Summary**

Sum of Inflated \$			Area					10%		
CIP / M	Priority	Item Recommendation	Electrical	Hardscape	Irrigation	Playground	Sub Total	Contingency	Grand Total	
Maintenance	1	ADA playground access not to code - Tear out concrete ramps and replace prior to replacing fall surface				\$650	\$650	\$65	\$715	
		Area Light broken lens and service leaning not secured. Light on during day - Secure Service Box. Replace photocell and light lens.	\$350				\$350	\$35	\$385	
		Playground border on half of perimeter unit pavers boarder is leaning - Adjust or reset unit paver border before replenishing fall surface				\$500	\$500	\$50	\$550	
		Playground fiber mulch fall surface depleted, filter fabric exposed and torn. - Replace filter fabric and replace fiber mulch fall surface minimum 9" depth				\$3,520	\$3,520	\$352	\$3,872	
		Steel Swing frame and chains rusted. Belt worn on Child swing - Replace 2 sets of chains and one belt swing. Treat rust on frame				\$600	\$600	\$60	\$660	
		Two Wabash Benches in good condition - No current issues - Replace any damaged or worn mounting hardware		\$80			\$80	\$8	\$68	
		Valve box by 5th Street contains and illegal hose bib non-potable water - Replace with Purple quick coupler cover and valve cover				\$60	\$60	\$6	\$66	
	1 Total			\$350	\$80	\$60	\$5,270	\$5,760	\$576	\$6,336
	3	Perimeter Chain Link Fence - Double Gate sagging lower rail in mud - Provide turn buckle and cable for tension, provide new post hinges and reset each gate			\$132		\$132	\$13	\$132	
		Picnic Tables on concrete slabs Damage edges and top - Replace Picnic tables			\$3,308		\$3,308	\$331	\$3,308	
		Wood Park Sign with Bronze Plaque - Post in low spots - Post rot at grade - Regrade at post to shed water away from the posts. City in process of Park Signage Replacement			\$331		\$331	\$33	\$364	
	3 Total				\$3,771		\$3,771	\$377	\$4,148	
	5	Perimeter Chain Link Fence -Segments needing repair and adjustments. - Adjust or replace top rail anchors - cut Fence out of tree.			\$1,167		\$1,167	\$117	\$1,284	
	5 Total				\$1,167		\$1,167	\$117	\$1,264	
Maintenance Total			\$350	\$5,017	\$60	\$5,270	\$10,697	\$1,070	\$10,715	
Sub Total			\$350	\$5,017	\$60	\$5,270	\$10,697	\$1,070	\$10,715	

FIRST COLONY PARK

First Colony Trail Park				Priority Code						Comment Code			
Itemized Assessment				1 - Immediate						A- Material and labor cost			
				3 - Next several years						B- Material cost only			
				5 -5 years or more									
Area	Point ID	Description	Recommendation	Priority	Unit	QTY	Unit Cost	Total	Inflated \$	Comment	CIP / M	Manufacturer	Date Purchased
Hardscape	1	Park Sign Wood sign and posts Sign corner broken off	Repair corner or replace sign. City in process of Park Signage Replacement	5	EA	1	\$ 1,000	\$ 1,000	\$ 1,216	B	Maintenance		
Hardscape	2	Playworld 6 ft Park Bench	No current issues - Replace any damaged or worn mounting hardware	5	EA	2	\$ 40	\$ 80	\$ 97	B	Maintenance	Playworld	
Hardscape	3	Most Dependable Drinking Fountain (3 bowls - Green) Rust, flaking and discolored finish	Replace with stainless steel drinking fountain	3	EA	1	\$ 3,200	\$ 3,200	\$ 3,528	B	Maintenance	Most Dependable	
Hardscape	4	LifeTrail Exercise Station	No current issues - Replace any damaged or worn mounting hardware	5	EA	3	\$ 50	\$ 150	\$ 182	A	Maintenance	Life Trail	
Hardscape	5	LifeTrail Exercise Station	No current issues - Replace any damaged or worn mounting hardware	5	EA	3	\$ 50	\$ 150	\$ 182	A	Maintenance		
Hardscape	6	LifeTrail Exercise Station	No current issues - Replace any damaged or worn mounting hardware	5	EA	3	\$ 50	\$ 150	\$ 182	A	Maintenance		
Hardscape	7	LifeTrail Exercise Station	No current issues - Replace any damaged or worn mounting hardware	5	EA	3	\$ 50	\$ 150	\$ 182	B	Maintenance		
Hardscape	8	LifeTrail Exercise Station	No current issues - Replace any damaged or worn mounting hardware	5	EA	1	\$ 50	\$ 50	\$ 61	A	Maintenance		
Hardscape	9	Concrete segments cracked and crumbling	Cut out cracked segments and replace	1	SF	304	\$ 10	\$ 3,040	\$ 3,040	A	Maintenance		
Softscape	10	D G Trail from Exercise Station are to Cedar Spring Ct. areas ponding, gravel level low and filter fabric exposed	retop D G path and adjust grade on south side of trail to minimize ponding on DG Trail	1	CY	44	\$ 40	\$ 1,754	\$ 1,754	B	Maintenance		
Softscape	11	D G at Cedar Creek Ct street sidewalk washing out	Add concrete segment from Street sidewalk sloped back to DG Trail	1	SF	80	\$ 6	\$ 480	\$ 480	A	Maintenance		
Softscape	12	D G Trail from Cedar Spring Ct. to Double Lakes drive, areas ponding, gravel level low and filter fabric exposed	Re-top D G path and adjust grade on south side of trail to minimize ponding on DG Trail	1	CY	83	\$ 40	\$ 3,313	\$ 3,313	A	Maintenance		
Softscape	13	8ft D G Trail approaching Double Lakes Dr. washing out along 6ft concrete trail	Add concrete segment existing concrete trail tapered to width of DG Trail sloped to away from Double Lakes	1	SF	304	\$ 6	\$ 1,824	\$ 1,824	A	Maintenance		
Softscape	14	SDR Drainage pipe under D G Trail at Levee exposed on trail and marred by mower on ends	Replace Pipe with 8" PVC pipe, cover with D G Trail and provide headwall were drainage pipe daylights	1	SF	304	\$ 6	\$ 1,824	\$ 1,824	A	Maintenance		

**First Colony Trail Park
Assessment Summary**

Sum of Inflated \$			Area			10%	
CIP / M	Priority	Item Recommendation	Hardscape	Softscape	Sub-Total	Contingency	TOTAL
Maintenance	1	Concrete segments cracked and crumbling - Cut out cracked segments and replace	\$3,040		\$3,040	\$304	\$3,344
		D G Trail from Exercise Station are to Cedar Spring Ct. areas ponding, gravel level low and filter fabric exposed - retop D G path and adjust grade on south side of trail to minimize ponding on DG Trail		\$1,754	\$1,754	\$175	\$1,929
		D G at Cedar Creek Ct street sidewalk washing out - Add concrete segment from Street sidewalk sloped back to DG Trail		\$480	\$480	\$48	\$528
		D G Trail from Cedar Spring Ct. to Double Lakes drive, areas ponding, gravel level low and filter fabric exposed - retop D G path and adjust grade on south side of trail to minimize ponding on DG Trail		\$3,313	\$3,313	\$331	\$3,644
		8ft D G Trail approaching Double Lakes Dr. washing out along 6ft concrete trail - Add concrete segment existing concrete trail tapered to width of DG Trail sloped to away from Double Lakes		\$1,824	\$1,824	\$182	\$2,006
		SDR Drainage pipe under D G Trail at Levee exposed on trail and marred by mower on ends - Replace Pipe with 8" PVC pipe, cover with D G Trail and provide headwall were drainage pipe daylight		\$1,824	\$1,824	\$182	\$2,006
	1 Total		\$3,040	\$9,195	\$12,235	\$1,223	\$13,458
	3	Green Most Dependable Drinking Fountain (3 bowls) Rust, flaking and discolored finish - Replace with stainless steel drinking fountain	\$3,528		\$3,528	\$353	\$3,881
	3 Total		\$3,528		\$3,528	\$353	\$3,881
	5	Park Sign Wood sign and posts Sign corner broken off - Repair corner or replace sign. City in process of Park Signage Replacement	\$1,216		\$1,216	\$122	\$1,337
		Playworld 6 ft Park Bench - No current issues - Replace any damaged or worn mounting hardware	\$97		\$97	\$10	\$107
		LifeTrail Exercise Stations - No current issues - Replace any damaged or worn mounting hardware	\$790		\$790	\$79	\$869
	5 Total		\$2,103		\$2,103	\$210	\$2,313
	Maintenance Total			\$8,671	\$9,195	\$17,865	\$1,787
Sub-Total			\$8,671	\$9,195	\$17,865	\$1,787	\$19,652

FREEDOM TREE PARK

Freedom Tree Park Assessment													
Itemized Assessment													
		Priority Code											
		Comment Code											
		1- Immediate											
		3- Next several years											
		5- 5 Yrs or more											
		A- Material and labor cost											
		B- Material Cost Only											
Area	Point ID	Description	Recommendation	Priority	Unit	QTY	Unit Cost	Total	Inflated \$	Comment	CIP / M	Manufacturer	Date Purchased
Hardscape	1	40 ft Octagon recycled wood deck with built in benches. Perimeter skirting is coming undone and is open in areas allowing for animal and debris intrusion	Re attached or screw skirting back to framework	1	EA	1	\$ 500.00	\$ 500.00	\$ 500.00	A	Maintenance		
Hardscape	2	Octagon recycled wood deck Center boards off set creating trip hazard	Remove and re-secure or replace	1	EA	1	\$ 175.00	\$ 175.00	\$ 175.00	A	Maintenance		
Hardscape	3	Octagon recycled wood deck has standing water on deck sections under tree	Deck built with proper spacing for drainage but tree debris should be cleaned out to allow drainage off of deck surface	1	EA	1	\$ 300.00	\$ 300.00	\$ 300.00	A	Maintenance		
Hardscape	4	Concrete Sidewalk - Street Walk to Deck	No issues at this time - reassess in five years	5	S.F.	240				B	Maintenance		
Hardscape	5	Historical Marker Sign -National Historical Tree Registry Cast Aluminum Sign on Steel Pole	No issues at this time - reassess in five years	5	EA	1				B	Maintenance		

**Freedom Tree Park
Assessment Summary**

Sum of Inflated \$			Area		10%	GRAND
CIP / M	Priority	Item Recommendation	Hardscape	Sub-Total	Contingency	TOTAL
Maintenance	1	40 ft Octagon recycled wood deck with built in benches. Perimeter skirting is coming undone and is open in areas allowing for animal and debris intrusion - Re attached or screw skirting back to framework	\$500.00	\$500.00	\$50.00	\$550.00
		Octagon recycled wood deck Center boards off set creating trip hazard - Remove and re-secure or replace	\$175.00	\$175.00	\$17.50	\$192.50
		Octagon recycled wood deck has standing water on deck sections under tree - Deck built with proper spacing for drainage but tree debris should be cleaned out to allow drainage off of deck surface	\$300.00	\$300.00	\$30.00	\$330.00
	1 Total		\$975.00	\$975.00	\$97.50	\$1,072.50
Maintenance Total			\$975.00	\$975.00	\$97.50	\$1,072.50
Sub-Total			\$975.00	\$975.00	\$97.50	\$1,072.50

GAMMILL PARK

Gammill Park														
Itemized Assessment					Priority Code						Comment Code			
					1- Immediate							A- Material and labor cost		
					3- Next several years							B- Material Cost Only		
					5- 5 Yrs or more									
Area	Point ID	Description	Recommendation	Priority	Unit	QTY	Unit Cost	Total	Inflated \$	Comment	CIP / M	Manufacturer	Date Purchased	
Hardscape	1	Wood Post and Pole rail Fence Post section dismantled	Reset Post and pole rail	1	EA	16	\$ 8	\$ 128	\$ 128	B	Maintenance			
Hardscape	2	Most Dependable Drinking Fountain rusted, flacking and discolored paint pet fountain not working	Replace with Stainless Steel drinking fountain with 3 bowls.	3	EA	1	\$ 3,200	\$ 3,200	\$ 3,528	A	Maintenance			
Hardscape	3	Wood Park Sign with Bronze Plaque - Post in low spots - Post rot at grade	Adjust grade to avoid accelerated post rot	1	EA	2	\$ 150	\$ 300	\$ 300	A	Maintenance			
Hardscape	4	Three (3) 6 ft Backed Benches Pilot Rock all have rusted and abrasive broken edges on front of seat	Replace all three benches	3	EA	3	\$ 1,500	\$ 4,500	\$ 4,961	A	Capital	Pilot Rock		
Hardscape	5	One (1) ADA Picnic Table Pilot Rock has rusted and abrasive broken areas on table edge and top	Replace all three benches	3	EA	1	\$ 1,800	\$ 1,800	\$ 1,985	A	Maintenance	Pilot Rock		
Hardscape	6	Concrete perimeter Playground boarder at 6 ft concrete Sidewalk void or damaged expansion joint filler	Tear out any existing joint filler and install new expansion joint filler in concrete border, ramp and on sidewalk connection	1	LF	260	\$ 3	\$ 780	\$ 780	B	Maintenance			
Playground	7	Playground fiber mulch fall surface is adequate	Check twice per year to determine when Top off fiber mulch fall surface will be needed.	3	CY	55	\$ 70	\$ 3,850	\$ 4,245	B	Maintenance			
Playground	8	Galvanized Steel Swing frame with two swings, child and Toddler. Frame has some rust at joint Swing chains rusted.	Surface treat rust and cold galvanize. Replace 2 sets of chains and child and toddler swing	1	EA	1	\$ 400	\$ 400	\$ 400	B	Maintenance			
Playground	9	Two (2) Gametime Toucan Spring Rider with	Starting to show wear, paint fading should replace within next 4 years	5	EA	2	\$ 1,500	\$ 3,000	\$ 3,647	A	Maintenance			
Playground	10	GAMETIME 2-5 Playground Components showing surface wear, Sun fading on slides and rusted boles and nuts	Playground replace in 2012 not scheduled for next replacement till 2027	5	EA	1				A	Capital	GAMETIME 2-5 unit: TP-01095-11-2A5 Custom Prime Time	2012	
Playground	11	GAMETIME 5-12 Playground Components showing surface wear, flaking surface at joints, rails and decks. Slides in good condition	Playground replace in 2012 not scheduled for next replacement till 2027	5	EA	1				A	Capital	GAMETIME 5-12 unit: TP-01095-11-2A6 custom Powers cape	2012	

**Gammill Park
Assessment Summary**

Sum of Inflated \$			Area			10%	GRAND
CIP / M	Priority	Item Recommendation	Hardscape	Playground	Sub-Total	Contingency	TOTAL
Maintenance	1	Wood Post and Pole rail Fence Post section dismantled - Reset Post and pole rail	\$128.00		\$128.00	\$12.80	\$140.80
		Galvanized Steel Swing frame with two swings, child and Toddler. Frame has some rust at joint Swing chains rusted. - Surface treat rust and cold galvanize. Replace 2 sets of chains and child and toddler swing		\$400.00	\$400.00	\$40.00	\$440.00
		Concrete perimeter Playground boarder at 6 ft concrete Sidewalk void or damaged expansion joint filler - Tear out any existing joint filler and install new expansion joint filler in concrete border, ramp and on sidewalk connection	\$780.00		\$780.00	\$78.00	\$858.00
		Wood Park Sign with Bronze Plaque - Post in low spots - Post rot at grade - adjust grade to avoid accelerated post rot	\$300.00		\$300.00	\$30.00	\$330.00
	1 Total		\$1,208.00	\$400.00	\$1,608.00	\$160.80	\$1,768.80
	3	Playground fiber mulch fall surface is adequate - Check twice per year to determine when Top off fiber mulch fall surface will be needed.			\$4,244.63	\$424.46	\$4,669.09
		Most Dependable Drinking Fountain rusted, flacking and discolored paint pet fountain not working - Replace with Stainless Steel drinking fountain with 3 bowls.	\$3,528.00		\$3,528.00	\$352.80	\$3,880.80
		One (1) ADA Picnic Table Pilot Rock has rusted and abrasive broken areas on table edge and top - Replace all three benches	\$1,984.50		\$1,984.50	\$198.45	\$2,182.95
	3 Total		\$5,512.50	\$4,244.63	\$9,757.13	\$975.71	\$10,732.84
	5	Two (2) Gametime Toucan Spring Rider with - Starting to show wear, paint fading should replace within next 4 years			\$3,646.52	\$364.65	\$4,011.17
5 Total				\$3,646.52	\$364.65	\$4,011.17	
Maintenance Total			\$6,720.50	\$8,291.14	\$15,011.64	\$1,501.16	\$16,512.81
Capital	3	Three (3) 6 ft Backed Benches Pilot Rock all have rusted and abrasive broken edges on front of seat - Replace all three benches	\$4,961.25		\$4,961.25	\$496.13	\$10,253.25
	3 Total		\$4,961.25		\$4,961.25	\$496.13	\$10,253.25
Capital Total			\$4,961.25		\$4,961.25	\$496.13	\$10,253.25
Sub-Total			\$11,681.75	\$8,291.14	\$19,972.89	\$1,997.29	\$26,766.06

HUNTERS GLEN TRAIL

Hunters Glen Trail				Priority Code					Comment Code				
Itemized Assessment				1- Immediate					A- Material and labor cost				
				3- Next several years					B- Material Cost Only				
				5- 5 Yrs or more									
Area	Point ID	Description	Recommendation	Priority	Unit	QTY	Unit Cost	Total	Inflated \$	Comment	CIP / M	Manufacturer	Date Purchased
Hardscape	1	Wood Trail Bridge 10 ft x 60 ft - decking and railing decayed and rotten	Replace bridge decking, rails and embankment timbers. Inspect beams and joist at that time to insure no further replacement or shoring is needed.	1	SF	600	\$ 50.00	\$ 30,000.00	\$ 30,000.00	B	Capital		
Hardscape	2	Wood Park Sign with Wood Posts	City in process of Park Signage Replacement	5	EA	2	\$ 1,000.00	\$ 2,000.00	\$ 2,431.01	B	Maintenance		
Hardscape	3	Trail Sign rotten on backside	City in process of Park Signage Replacement	3	EA	5	\$ 600.00	\$ 3,000.00	\$ 3,307.50	B	Maintenance		
Hardscape	4	D. G. Trail washing out approaching paved sidewalks at Fondren	Replace D.G. Trail for 20ft with new concrete segment from Street sidewalk sloped back to DG Trail both sides of drainage ditch	1	SF	320	\$ 6.00	\$ 1,920.00	\$ 1,920.00	A	Maintenance		
Hardscape	5	D. G. Trail washing out approaching paved sidewalks at Independence near Hunters Glen Park and Fuqua	Replace D.G. Trail for 20ft new concrete segment from Street sidewalk sloped back to DG Trail both sides of drainage ditch	1	SF	320	\$ 6.00	\$ 1,920.00	\$ 1,920.00	A	Maintenance		
Hardscape	6	D. G. Trail washing out approaching paved sidewalks at Lexington	Replace D.G. Trail for 20ft new concrete segment from Street sidewalk sloped back to DG Trail both sides of drainage ditch	1	SF	320	\$ 6.00	\$ 1,920.00	\$ 1,920.00	A	Maintenance		
Softscape	5	D. G. Trail ponding on low areas	Retop D G path these areas and adjust grade to slope toward Drainage ditch side of trail to minimize ponding on the Trail	1	CY	12	\$40.00	\$ 480.00	\$ 480.00	B	Maintenance		
Softscape	6	D. G. Trail ponding on low areas	Retop D G path these areas and adjust grade to slope toward Drainage ditch side of trail to minimize ponding on the Trail	1	CY	20	\$40.00	\$ 800.00	\$ 800.00	B	Maintenance		
Softscape	7	D. G. Trail ponding on low areas	Retop D G path these areas and adjust grade to slope toward Drainage ditch side of trail to minimize ponding on the Trail	1	CY	30	\$40.00	\$ 1,200.00	\$ 1,200.00	B	Maintenance		

**Hunters Trail Park
Assessment Summary**

Sum of Inflated \$			Area			10%	GRAND
CIP / M	Priority	Item Recommendation	Hardscape	Playground	Inflated Sub-Total	Contingency	TOTAL
Maintenance	1	Most Dependable Drinking Fountain rust, flacking and discolored paint pet fountain not working - Replace with Stainless Steel 3 bowl drinking fountain.	\$ 3,200		\$ 3,200	\$ 320	\$ 3,520
		Six (6) Picnic Tables 4 on concrete slabs and two under Picnic Pavilion # 2 with Damage edges and top - Replace 2 picnic Tables	\$ 3,000		\$ 3,000	\$ 300	\$ 3,300
		Polygon Picnic Shelter (16'x24) Lt Green Metal Roof with galvanized steel post. Debris on roof top at eaves causing rust on eave drainage holes - Remove debris on eaves and treat surface rust per Manufacturers recommendations.	\$ 1,000		\$ 1,000	\$ 100	\$ 1,100
		ADA playground access ramp void of expansion joint filler - Tear out any existing joint filler and install new expansion joint filler in ramp and on sidewalk connection	\$ 132		\$ 132	\$ 13	\$ 145
		Playground fiber mulch fall surface elevation needs additional three (3) inches fill - Top off fiber mulch fall surface with additional 3" minimum		\$ 3,850	\$ 3,850	\$ 385	\$ 4,235
		Galvanized Steel Swing frame with two swings, child and Toddler. Swing chains rusted. - Replace 2 sets of chains.		\$ 600	\$ 600	\$ 385	\$ 4,235
		Four (4) Pilot Rock BBQ - Will need replacement in next several years	\$ 1,200		\$ 1,200	\$ 60	\$ 660
	1 Total		\$ 8,532	\$ 4,450	\$ 12,982	\$ 1,298	\$ 14,280
	5	Wood Post and Pole Fence Post in low spots - - No issue at this time	\$ 1,216		\$ 1,216	\$ 122	\$ 1,337
		Gametime Toucan Spring Rider - No issue at this time		\$ 1,823	\$ 1,823	\$ 182	\$ 2,006
5 Total		\$ 1,216	\$ 1,823	\$ 3,039	\$ 304	\$ 3,343	
Maintenance Total			\$ 9,748	\$ 6,273	\$ 16,021	\$ 1,602	\$ 17,623
Capital	3	Two (2) Picnic Benches Pilot Rock in good condition - No issue at this time	\$ 1,764		\$ 1,764	\$ 176	\$ 1,940
	3 Total		\$ 1,764		\$ 1,764	\$ 176	\$ 1,940
	5	West 5-12 Playground Components showing surface wear, Sun fading on slides and rusted boles and nuts - Playground scheduled for replacement in 2021		\$ 24,031	\$ 24,031	\$ 2,403	\$ 26,434
		East 5-12 Playground Components showing surface wear, flaking surface at joints, rails and decks. Slides in good condition - Playground scheduled for replacement in 2021		\$ 25,064	\$ 25,064	\$ 2,506	\$ 27,570
5 Total			\$ 49,094	\$ 49,094	\$ 4,909	\$ 54,004	
Capital Total			\$ 1,764	\$ 49,094	\$ 50,858	\$ 5,086	\$ 55,944
Inflated Sub-Total			\$ 11,512	\$ 55,368	\$ 66,879	\$ 6,688	\$ 73,567

HUNTERS TRAIL PARK

Hunters Trail Park			Priority Code		Comment Code								
Itemized Assessment			1- Immediate	A- Material and labor cost									
			3- Next several years	B- Material Cost Only									
			5- 5 Yrs or more										
Area	Point ID	Description	Recommendation	Priority	Unit	QTY	Unit Cost	Total	Inflated \$	Comment	CIP / M	Manufacturer	Date Purchased
Hardscape	1	Wood Post and Pole Fence Post in low spots -	No issue at this time	5	EA	1	\$ 1,000	\$ 1,000	\$ 1,216	A	Maintenance	Custom Made	
Hardscape	2	Most Dependable Drinking Fountain rust,flacking and discolored paint pet fountain not working	Replace with Stainless Steel 3 bowl drinking fountain.	1	EA	1	\$ 3,200	\$ 3,200	\$ 3,200	A	Maintenance		
Hardscape	3	Two (2) Picnic Benches Pilot Rock in good condition	No issue at this time	3	EA	2	\$ 800	\$ 1,600	\$ 1,764	B	Capital	Pilot Rock	
Hardscape	4	Six (6) Picnic Tables 4 on concrete slabs and two under Picnic Pavillion # 2 with Damage edges and top	Replace 2 picnic Tables	1	EA	2	\$ 1,500	\$ 3,000	\$ 3,000	B	Maintenance	Pilot Rock	
Hardscape	5	Poligon Picnic Shelter (16'x24) Lt Green Metal Roof with galvanized steel post. Debris on roof top at eaves causing rust on eave drainage holes	Remove debris on eaves and treat surface rust per Manufacturers recommendations.	1	EA	1	\$ 1,000	\$ 1,000	\$ 1,000	A	Maintenance	Poligon	2012
Hardscape	6	ADA playground access ramp void of expansion joint filler	Tear out any existing joint filler and install new expansion joint filler in ramp and on sidewalk connection	1	LF	22	\$ 6	\$ 132	\$ 132	B	Maintenance		
Hardscape	7	Four (4) Pilot Rock BBQ	No issue at this time	1	EA	4	\$ 300	\$ 1,200	\$ 1,200	A	Maintenance		
Playground	8	Playground fiber mulch fall surface elevation needs additional three (3) inches fill	Top off fiber mulch fall surface with additional 3" minimum	1	CY	55	\$ 70	\$ 3,850	\$ 3,850	B	Maintenance		
Playground	9	West 5-12 Playground Components showing surface wear,Sun fading on slides and rusted boles and nuts	Playground scheduled for replacement in 2021	5	EA	1	\$ 19,770	\$ 19,770	\$ 24,031	A	Capital	GameTime Powersape #T2850101	2001
Playground	10	East 5-12 Playground Components showing surface wear,flaking surface at joints,rails and decks. Slides in good condition	Playground scheduled for replacement in 2021	5	EA	1	\$ 20,620	\$ 20,620	\$ 25,064	A	Capital	GameTime Powersape #T2850101	2005
Playground	11	Galvanized Steel Swing frame with two swings, child and Toddler. Swing chains rusted.	Replace 2 sets of chains.	1	EA	1	\$ 600	\$ 600	\$ 600	B	Maintenance		
Playground	12	Gametime Toucan Spring Rider	No issue at this time	5	EA	1	\$ 1,500	\$ 1,500	\$ 1,823	B	Maintenance	GameTime	2005

**Hunters Trail Park
Assessment Summary**

CIP / M	Priority	Item Recommendation	Hardscape	Playground	Sub-Total	Contingency	TOTAL
Maintenance	1	Most Dependable Drinking Fountain rust, flaking and discolored paint pet fountain not working - Replace with Stainless Steel 3 bowl drinking fountain.	\$ 3,200		\$ 3,200	\$ 320	\$ 3,520
		Polygon Picnic Shelter (16'x24) Lt Green Metal Roof with galvanized steel post. Debris on roof top at eaves causing rust on eave drainage holes - Remove debris on eaves and treat surface rust per Manufacturers recommendations.	\$ 1,000		\$ 1,000	\$ 100	\$ 1,100
		ADA playground access ramp void of expansion joint filler - Tear out any existing joint filler and install new expansion joint filler in ramp and on sidewalk connection	\$ 132		\$ 132	\$ 13	\$ 145
		Playground fiber mulch fall surface elevation needs additional three (3) inches fill - Top off fiber mulch fall surface with additional 3" minimum		\$ 3,850	\$ 3,850	\$ 385	\$ 4,235
		Galvanized Steel Swing frame with two swings, child and Toddler. Swing chains rusted. - Replace 2 sets of chains.		\$ 600	\$ 600	\$ 60	\$ 660
	1 Total		\$ 4,332	\$ 4,450	\$ 8,782	\$ 878	\$ 9,660
	3	Six (6) Picnic Tables 4 on concrete slabs and two under Picnic Pavilion # 2 with Damage edges and top - Replace 2 picnic Tables	\$ 3,308		\$ 3,308	\$ 331	\$ 3,638
	3 Total		\$ 3,308		\$ 3,308	\$ 878	\$ 9,660
	5	Wood Post and Pole Fence Post in low spots - - No issue at this time	\$ 1,216		\$ 1,216	\$ 122	\$ 1,337
		Four (4) Pilot Rock BBQ - Will need replacement in next several years	\$ 1,459		\$ 1,459	\$ 146	\$ 1,604
		Gametime Toucan Spring Rider - No issue at this time reapeace with playground equipment		\$ 1,823	\$ 1,823	\$ 182	\$ 2,006
	5 Total		\$ 2,674	\$ 1,823	\$ 4,497	\$ 1,659	\$ 18,246
Maintenance Total			\$ 10,314	\$ 6,273	\$ 16,587	\$ 1,659	\$ 18,246
Capital	3	Two (2) Picnic Benches Pilot Rock in good condition - No issue at this time	\$ 1,764		\$ 1,764	\$ 176	\$ 1,940
	3 Total		\$ 1,764		\$ 1,764	\$ 176	\$ 1,940
	5	East 5-12 Playground Components showing surface wear, flaking surface at joints, rails and decks. Slides in good condition - Playground scheduled for replacement in 2021		\$ 25,064	\$ 25,064	\$ 2,506	\$ 27,570
		West 5-12 Playground Components showing surface wear, Sun fading on slides and rusted boles and nuts - Playground scheduled for replacement in 20211		\$ 24,031	\$ 24,031	\$ 2,403	\$ 26,434
5 Total			\$ 49,094	\$ 49,094	\$ 4,909	\$ 54,004	
Capital Total			\$ 1,764	\$ 49,094	\$ 50,858	\$ 5,086	\$ 55,944
Sub-Total			\$ 12,078	\$ 55,368	\$ 67,445	\$ 7,419	\$ 74,864

LEXINGTON CREEK PARK

Lexington Creek Park Itemized Assessment			Priority Code					Comment Code					
Area	Point ID	Description	Recommendation	Priority	Unit	QTY	Unit Cost	Total	Inflated \$	Comment	CIP / M	Manufacturer	Date Purchased
Softscape	1	D. G. Trail ponding at both Backstops at Basket ball court and neighborhood concrete trail connection	Retop D G path and adjust grade on south side of trail to minimize ponding on DG Trail	3	CY	88	\$ 40	\$ 3,520	\$ 3,881	B	Maintenance		
Drainage	2	Backstop grade creating ponding	Adjust grade and crown batters box	3	EA	1	\$ 1,200	\$ 1,200	\$ 1,323	A	Maintenance		
Drainage	3	Drainage Issues -Standing water between trail and basket ball court	Drain exists, regrade to drain	1	EA	2	\$ 1,500	\$ 3,000	\$ 3,000	B	Maintenance		
Hardscape	4	Park Sign Wood Sign and Brick Posts	City in process of Park Signage Replacement	5	EA	1	\$ 1,000	\$ 1,000	\$ 1,216	A	Maintenance	Custom Made	
Hardscape	5	Two - 10 ft DMI (Diversified Metal Fabricators) Picnic Table - rusted and abrasive broken area and ADA end bent	Replace both Picnic Tables	1	EA	1	\$ 1,500	\$ 1,500	\$ 1,500	A	Maintenance	Pilot Rock	
Hardscape	6	Sidewalk to Covered Court subsided - trip hazard	raise or replace Sidewalk	5	SF	120	\$ 9	\$ 1,080	\$ 1,313	A	Maintenance		
Hardscape	7	6ft Bench - recycled plastic boards broken	Replace Bench	1	EA	1	\$ 1,200	\$ 1,200	\$ 1,200	A	Maintenance		
Playground	8	Playground fiber mulch fall surface is adequate	Check twice per year to determine when Top off fiber mulch fall surface will be needed	3	CY	55	\$ 70	\$ 3,850	\$ 4,245	B	Maintenance		
Playground	9	Playground boarder damaged	Playground replace in 2012 not scheduled for next replacement till 2027	5	SF	18	\$ 20	\$ 360	\$ 438	B	Maintenance		
Playground	10	Playground 5-12 Installed in 2012	No Issue at this time	5	EA	0				B	Maintenance	GAMETIME 2-5 unit: TP-01095-11-2A5 Custom Prime Time	2012

**Lexington Creek Park
Assessment Summary**

Sum of Inflated \$			Area		10%	GRAND		
CIP / M	Priority	Item Recommendation	Hardscape	Playground	Sub-Total	Contingency	TOTAL	
Maintenance	1	Drainage Issues -Standing water between trail and basket ball court Drain exists, regard to drain			\$3,000.00	\$300.00	\$3,300.00	
		Two - 10 ft. DMI (Diversified Metal Fabricators) Picnic Table - rusted and abrasive broken area and ado end bent, Replace both Picnic Tables	\$1,500.00		\$1,500.00	\$150.00	\$1,650.00	
		6ft Bench - recycled plastic boards broken Replace Bench	\$1,200.00		\$1,200.00	\$120.00	\$1,320.00	
	1 Total			\$2,700.00		\$5,700.00	\$570.00	\$6,270.00
	3	D. G. Trail ponding at both Backstops at Basket ball court and neighborhood concrete trail connection, Retop D G path and adjust grade on south side of trail to minimize ponding on DG Trail				\$3,880.80	\$388.08	\$4,268.88
		Backstop grade creating ponding Adjust grade and crown batters box				\$1,323.00	\$132.30	\$1,455.30
		Playground fiber mulch fall surface is adequate Check twice per year to determine when Top off fiber mulch fall surface will be needed			\$2,425.50	\$2,425.50	\$242.55	\$2,668.05
	3 Total				\$2,425.50	\$7,629.30	\$762.93	\$8,392.23
	5	Park Sign Wood Sign and Brick Posts City in process of Park Signage Replacement		\$1,215.51		\$1,215.51	\$121.55	\$1,337.06
		Sidewalk to Covered Court subsided - trip hazard raise or replace Sidewalk		\$1,312.75		\$1,312.75	\$131.27	\$1,444.02
		Playground boarder damaged Playground replace in 2012 not scheduled for next replacement till 2027			\$437.58	\$437.58	\$43.76	\$481.34
	5 Total			\$2,528.25	\$437.58	\$2,965.84	\$296.58	\$3,262.42
Maintenance Total			\$5,228.25	\$2,863.08	\$16,295.14	\$1,629.51	\$17,924.65	
Sub-Total			\$5,228.25	\$2,863.08	\$16,295.14	\$1,629.51	\$17,924.65	

LEXINGTON VILLAGE PARK

Lexington Village Park Itemized_Assessment			Priority Code		Comment Code								
				1- Immediate						A- Material and labor cost			
				3- Next several years						B- Material Cost Only			
				5- 5 Yrs or more									
Area	Point ID	Description	Recommendation	Priority	Unit	QTY	Unit Cost	Total	Inflated \$	Comment	CIP / M	Manufacturer	Date Purchased
Hardscape	1	Park Sign Wood Sign and Brick Posts -no issue at this time.	The City is in process of Park Signage Replacement	5	EA	1	\$ 1,000	\$ 1,000	\$ 1,216	A	Maintenance	Custom Made	
Hardscape	2	Eleven(11) 6ft Bench Victor Stanley Cast Iron End frame finish chipped and peeling. Only one bench had paint/rust blemish on seat	Replace Benches	5	EA	11	\$ 1,200	\$ 13,200	\$ 16,045	A	Capital	Playwell	
Hardscape	3	Six Square Picnic tables Green Plastic Coated Metal tops and seats - (one-ADA under Shelter rust and surface damage and one child's size by playground) normal wear and fading	replace in next 5 years	5	EA	6	\$ 1,500	\$ 9,000	\$ 10,940	B	Capital	Pilot Rock	
Hardscape	4	Concrete sidewalk segments totaling along Autumn Green Dr - trip hazards, cracked, crumbling and chipped out	Replace segments for safe and accessible walk	1	SF	110	\$ 10	\$ 1,100	\$ 1,100	A	Maintenance		
Hardscape	5	Concrete sidewalk segments along Sherwood Green Ct - 60ft length of 5 ft wide walk edge along park under mined	Replace segments for safe and accessible walk	1	SF	300	\$ 10	\$ 3,000	\$ 3,000	A	Maintenance		
Hardscape	6	Concrete sidewalk along ADA ramp segments along Sherwood Green Ct - 60ft length of 5 ft wide walk edge along park under mined	Remove and replace 22' by 5' segment for safe and accessible walk	1	SF	110	\$ 10	\$ 1,100	\$ 1,100	A	Maintenance		
Hardscape	7	Picnic Shelter 12 ft Square with Clerestory, standing seam roof, Metal posts with 2 ft square brick bases- Rust on interior corner connections	Remove rust, prime and repaint at corners.	1	EA	1	\$ 850	\$ 850	\$ 850	B	Maintenance	Pilot Rock	
Playground	8	Playground fiber mulch fall surface installed with new playground 2018	Check twice per year to determine when Top off fiber mulch fall surface will be needed	5	CY	20	\$ 70	\$ 1,400	\$ 1,702	B	Maintenance		

**Lexington Village Park
Assessment Summary**

Sum of Inflated \$			Area			10%	GRAND	
CIP / M	Priority	Item Recommendation	Hardscape	Playground	Sub-Total	Contingency	TOTAL	
Maintenance	1	Concrete sidewalk segments totaling along Autumn Green Dr - trip hazards, cracked, crumbling and chipped out - Replace segments for safe and accessible walk	\$1,100		\$1,100	\$110	\$1,210	
		Concrete sidewalk segments along Sherwood Green Ct - 60ft length of 5 ft wide walk edge along park undermined - Replace segments for safe and accessible walk	\$3,000		\$3,000	\$300	\$3,300	
		Concrete sidewalk along ADA ramp segments along Sherwood Green Ct - 60ft length of 5 ft wide walk edge along park undermined - Remove and replace 22' by 5' segment for safe and accessible walk	\$1,100		\$1,100	\$110	\$1,210	
		Picnic Shelter 12 ft Square with Clerestory, standing seam roof, Metal posts with 2 ft square brick bases-Rust on interior corner connections - Remove rust, prime and repaint at corners.	\$850		\$850	\$85	\$935	
	1 Total			\$6,050		\$6,050	\$605	\$6,655
	5	Park Sign Wood Sign and Brick Posts -no issue at this time. - The City is in process of Park Signage Replacement	\$1,216		\$1,216	\$122	\$1,337	
		Playground fiber mulch fall surface installed with new playground 2018 - Check twice per year to determine when Top off fiber mulch fall surface will be needed			\$1,702	\$170	\$1,872	
5 Total			\$1,216	\$1,702	\$2,917	\$292	\$3,209	
Maintenance Total			\$7,266	\$1,702	\$8,967	\$897	\$9,864	
Capital	5	Eleven (11) 6ft Bench Victor Stanley Cast Iron End frame finish chipped and peeling. Only one bench had paint/rust blemish on seat - Replace Benches	\$16,045		\$16,045	\$1,604	\$17,649	
		Six Square Picnic tables Green Plastic Coated Metal tops and seats - (one-ADA under Shelter rust and surface damaged and one child's size by playground) normal wear and fading - replace in next 5 years	\$10,940		\$10,940	\$1,094	\$12,034	
	5 Total			\$26,984		\$26,984	\$2,698	\$29,683
Capital Total			\$26,984		\$26,984	\$2,698	\$29,683	
Sub-Total			\$34,250	\$1,702	\$35,951	\$3,595	\$39,547	

MC LAIN PARK

McLain Park Assessment				Priority Code						Comment Code			
				1- Immediate						A- Material and labor cost			
				3- Next several years						B- Material Cost Only			
				5- 5 yrs or more									
Area	Point ID	Description	Recommendation	Priority	Unit	QTY	Unit Cost	Total	Inflated \$	Comment	CIP / M	Manufacturer	Date Purchased
Hardscape	1	Wabash 6 ft Bench damaged	Replace bench	1	EA	1	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	A	Maintenance	Wabash	
Hardscape	2	Vinyl Coated Chain link Perimeter Fence 8ft with privacy screen	no issues at this time	5	EA	36	\$ 40.00	\$ 1,440.00	\$ 1,750.33	A	Maintenance		
Hardscape	3	Tennis Court pavement edge cracked at Fence Post	Remove and patch pavement before resurfacing	1	EA	1	\$ 200.00	\$ 200.00	\$ 200.00	B	Maintenance		
Hardscape	4	Tennis Court surface cracks and mold and mildew	Clean Pavement with 4 to 1 water to Chlorine solution and seal cracks. No power washing unless court is to be resurfaced.	1	SF	1,000	\$ 4.00	\$ 13,200.00	\$ 13,200.00	A	Capital		
Hardscape	5	Tennis Court central expansion joint has no joint filler.	Replace the joint with joint filler.	1	LF	120	\$ 3.00	\$ 360.00	\$ 360.00	B	Maintenance		
Hardscape	6	Sidewalk at curb expansion joint filler	Remove and replace joint filler.	3	LF	65	\$ 3.00	\$ 195.00	\$ 214.99	B	Maintenance		
Hardscape	7	Vinyl Coated Chain link Court Perimeter Fence 10 ft high with wind screen	no issues at this time	5	EA	450	\$ 50.00	\$ 22,500.00	\$ 27,348.89	A	Capital		

**McLain Park
Assessment Summary**

Sum of Inflated \$			Area		10%	GRAND
CIP / M	Priority	Item Recommendation	Hardscape	Sub-Total	Contingency	TOTAL
Maintenance	1	Wabash 6 ft Bench damaged - Replace bench	\$1,200.00	\$1,200.00	\$120.00	\$1,320.00
		Tennis Court pavement edge cracked at Fence Post - Remove and patch pavement before resurfacing	\$200.00	\$200.00	\$20.00	\$220.00
		Tennis Court central expansion joint has no joint filler. - Replace the joint with joint filler.	\$360.00	\$360.00	\$36.00	\$396.00
		Sidewalk at curb expansion joint filler - Remove and replace joint filler.	\$195.00	\$195.00	\$19.50	\$214.50
	1 Total		\$1,955.00	\$1,955.00	\$195.50	\$2,150.50
	5	Vinyl Coated Chain link Perimeter Fence 8ft with privacy screen - no issues at this time	\$1,750.33	\$1,750.33	\$175.03	\$1,925.36
	5 Total		\$1,750.33	\$1,750.33	\$175.03	\$1,925.36
Maintenance Total			\$3,705.33	\$3,705.33	\$370.53	\$4,075.86
Capital	1	Tennis Court surface cracks and mold and mildew - Clean Pavement with 4 to 1 water to Chlorine solution and seal cracks. No power washii unless court is to be resurfaced.	\$13,200.00	\$13,200.00	\$1,320.00	\$14,520.00
	1 Total		\$13,200.00	\$13,200.00	\$1,320.00	\$14,520.00
	5	Vinyl Coated Chain link Court Perimeter Fence 10 ft high with wind screen - no issues at this time	\$27,348.89	\$27,348.89	\$2,734.89	\$30,083.78
	5 Total		\$27,348.89	\$27,348.89	\$2,734.89	\$30,083.78
Capital Total			\$40,548.89	\$40,548.89	\$4,054.89	\$44,603.78
Sub-Total			\$44,254.22	\$44,254.22	\$4,425.42	\$48,679.64

MOSELY PARK

Mosley Park				Priority Code					Comment Code				
Assessment Itemized				1- Immediate					A- Material and labor cost				
				3- Next several years					B- Material cost only				
				5- 5 Yrs or more									
Area	Point ID	Description	Recommendation	Priority	Unit	QTY	Unit Cost	Total	Inflated \$	Comment	CIP / M	Manufacturer	Date Purchased
Hardscape	1	Park Sign Wood sign and posts Sign cracking and decaying	The City is in process of Park Signage Replacement	5	EA	1	\$ 1,000	\$ 1,000	\$ 1,216	A	Maintenance	Custon Made	
Hardscape	2	Pilot Rock BBQ Grill	Anticipate replacement in 5 years	5	EA	2	\$ 300	\$ 600	\$ 729	A	Maintenance	Pilot Rock	
Hardscape	3	Pilot Rock Picnic Tables on concrete slabs - four in total with one ADA	Anticipate replacement in 5 years	5	EA	4	\$ 1,500	\$ 6,000	\$ 7,293	A	Maintenance	Pilot Rock	
Hardscape	4	Asphalt parking lot (15 spaces)	Anticipate crack repair and sealing parking lot in 5 years	5	SF	6,825	\$ 0	\$ 2,730	\$ 3,318	B	Maintenance		
Hardscape	5	Wood Post and Pole Fence	No issue at this time. Anticipate minor repairs next five years	5	LF	40	\$ 8	\$ 320	\$ 389	A	Maintenance	Custon Made	
Hardscape	6	Concrete Trail -8ft by 930 ft	No issue at this time. Anticipate minor repairs next five years	5	SF	375	\$ 10	\$ 3,750	\$ 4,558	A	Maintenance		

**Mosley Park
Assessment Summary**

Sum of Inflated \$			Area		10%	GRAND	
CIP / M	Priority	Item Recommendation	Hardscape	Sub-Total	Contingency	TOTAL	
Maintenance	3	Two (2) Pilot Rock 6 ft Park Bench burnt, rust and bent - Replace both benches	\$1,764	\$1,764	\$176	\$1,940	
	3 Total		\$1,764	\$1,764	\$176	\$1,940	
	5	Park Sign Wood sign and posts Sign cracking and decaying - The City is in process of Park Signage Replacement		\$1,216	\$1,216	\$122	\$1,337
		Pilot Rock BBQ Grill - Anticipate replacement in 5 years		\$729	\$729	\$73	\$802
		Pilot Rock Picnic Tables on concrete slabs - four in total with one ADA - Anticipate replacement in 5 years		\$7,293	\$7,293	\$729	\$8,022
		Wood Post and Pole Fence - No issue at this time. Anticipate minor repairs next five years		\$389	\$389	\$39	\$428
		Concrete Trail -8ft by 930 ft - No issue at this time. Anticipate minor repairs next five years		\$4,558	\$4,558	\$456	\$5,014
		Asphalt parking lot (15 spaces) - Anticipate crack repair and sealing parking lot in 5 years		\$3,318	\$3,318	\$332	\$3,650
	5 Total		\$17,503	\$17,503	\$1,750	\$19,254	
	Maintenance Total			\$19,267	\$19,267	\$1,927	\$21,194
Sub-Total			\$19,267	\$19,267	\$1,927	\$21,194	

OAK HILL PARK

Oak Hill Park Assessment			Priority Code		Comment Code								
Assessment Itemized			1- Immediate		A- Material and labor cost								
			3- Next several years		B- Material cost only								
			5- 5 Yrs or more										
Area	Point ID	Description	Recommendation	Priority	Unit	QTY	Unit Cost	Total	Inflated \$	Comment	CIP / M	Manufacturer	Date Purchased
Hardscape	1	Park Sign Wood sign and posts Sign corner broken off	The City is in process of Park Signage Replacement	5	EA	1	\$ 1,000	\$ 1,000	\$ 1,216	A	Maintenance	Custom Made	
Hardscape	2	Pilot Rock 6 ft. Park Bench burnt, rust and bent	Replace both benches	3	EA	2	\$ 1,000	\$ 2,000	\$ 2,205	A	Maintenance	Pilot Rock	
Hardscape	3	Pilot Rock 8 ft. Picnic Table burnt, rusting and bent	Replace Picnic Table	3	EA	2	\$ 1,500	\$ 3,000	\$ 3,308	A	Maintenance	Pilot Rock	
Hardscape	4	Most Dependable Drinking Fountain (2 bowls) Finish is discolored, peeling and flaking	Replace with stainless steel drinking fountain	1	EA	1	\$ 3,200	\$ 3,200	\$ 3,200	B	Maintenance	Most Dependable	
Playground	5	Park Playground and fall surface replaced early 2018	no current issues	5	EA	1					Capital	Woodville Combo .05 Beliner	2017
Playground	6	Playground Border is unit wall paver with cap per previous inspection ADA ramp was damaged. Cannot Verify ramp condition with current replaced Fall Surface	Verify ramp condition when fall surface is due for replenishing - check annually	5	EA	1				B	Maintenance	Pavestone Wall Unit Pavers	
Hardscape	7	Concrete Sidewalk to Playground	no current issues	5	SF	192	\$ 9	\$ 1,728	\$ 2,100	B	Maintenance		

**Oak Hill Park
Assessment Summary**

Sum of Inflated \$			Area			10%	GRAND	
CIP / M	Priority	Item Recommendation	Hardscape	Playground	Sub-Total	Contingency	TOTAL	
Maintenance	1	Two (2) Pilot Rock 6 ft Park Bench burnt, rust and bent - Replace both benches	\$2,400		\$2,400	\$240	\$2,640	
		Most Dependable Drinking Fountain (2 bowls) Finish is discolored, peeling and flaking - Replace with stainless steel drinking fountain	\$3,200		\$3,200	\$320	\$3,520	
	1 Total		\$5,600		\$5,600	\$560	\$6,160	
	3	Pilot Rock 8 ft Picnic Table burnt, rusting and bent - Replace Picnic Table	\$3,308		\$3,308	\$331	\$3,638	
		Within Playground per previous inspection ADA ramp was damaged. Cannot Verify ramp condition with current replaced Fall Surface - Verify when fall surface due for replenishing - If needed remove and replace ADA Ramp in Playground area.			\$717	\$717	\$72	\$788
		Playground Border is unit wall pavers with cap and was adjusted with installation of new Playground. Align as needed with fall surface replenishment - No current issues However at time of fall surface replenishment make border alignment adjustments			\$551	\$551	\$55	\$606
	3 Total		\$3,308	\$1,268	\$4,575	\$458	\$5,033	
	5	Park Sign Wood sign and posts Sign corner broken off - The City is in process of Park Signage Replacement	\$1,216		\$1,216	\$122	\$1,337	
		Concrete Sidewalk to Playground - Remove and replace expansion joint filler			\$109	\$109	\$11	\$120
		Fall surface replaced early 2018 - No current issues. Check twice per year to determine when Top Off fiber mulch fall surface will be needed. Anticipate 3 years and 4 inches of fall surface			\$972	\$972	\$97	\$1,070
5 Total		\$1,216	\$1,082	\$2,297	\$230	\$2,527		
Maintenance Total			\$10,123	\$2,350	\$12,473	\$1,247	\$13,720	
Sub-Total			\$10,123	\$2,350	\$12,473	\$1,247	\$13,720	

QUAIL GREEN WEST

**Quail Green Park
Assessment Summary**

Sum of Inflated \$			Area					10%	GRAND		
CIP / M	Priority	Item Recommendation	Electrical	Hardscape	Drainage	Pavilion	Playground	Sub-Total	Contingency	TOTAL	
Maintenance	1	Sidewalk from parking to Pavilion cracked and depressed - currently a step up to Basketball Court - Replace concrete sidewalk and grade to Court elevation		\$ 3,800				\$ 3,800	\$ 380	\$ 4,180	
		Playground fiber mulch fall surface with Pavestone border - fall surface low showing filter fabric - Replace fiber mulch fall surface minimum 9" depth					\$ 3,000	\$ 3,000	\$ 300	\$ 3,300	
		Drainage Issues -Standing water - Regrade the perimeter of Basketball court to drain away from the court, provide drainage under sidewalk			\$ 3,000				\$ 3,000	\$ 300	\$ 3,300
	1 Total				\$ 3,800	\$ 3,000		\$ 3,000	\$ 9,800	\$ 980	\$ 10,780
	3	Drinking Fountain - rusted, flaking metal and peeling paint - Replace with Stainless unit			\$ 3,528				\$ 3,528	\$ 353	\$ 3,881
		Park Signage - rotten wood - City in process of Park Signage Replacement			\$ 1,103				\$ 1,103	\$ 110	\$ 1,213
		Playground Swings - two sets of two swings - Clean off rust, prime and paint and replace swing chains and seats						\$ 662	\$ 662	\$ 66	\$ 728
	3 Total				\$ 4,631			\$ 662	\$ 5,292	\$ 529	\$ 5,821
	Maintenance Total				\$ 8,431	\$ 3,000		\$ 3,662	\$ 15,092	\$ 1,509	\$ 16,601
	Capital	1	*Pavilion - Rust at base of Pavilion Posts, Paint chipped and peeling - Column bases to be repaired immediately, clean rust, sand peeling paint on metal surface, prime and paint (2 coats)				\$ 60,000		\$ 60,000	\$ 6,000	\$ 66,000
Holes in Pavilion Roof - Replace all Roof Panels						\$ 50,000		\$ 50,000	\$ 5,000	\$ 55,000	
Basket ball Goals attached to the Structure - Provide free standing poles with goals upon roof replacement.				\$ 21,600				\$ 21,600	\$ 2,160	\$ 23,760	
Pavilion Lights - 12 metal Halide fixtures - no bottom lenses hanging from rusted hooks - pose hazard due to violent outer-jack failures. - Replace with state of the art LED fixtures on manufacturer's standard mounting hardware.			\$ 7,200					\$ 7,200	\$ 720	\$ 7,920	
Four Security Lights on Pavilion perimeter - Replace these fixtures with LED fixtures for longer life and less maintenance			\$ 1,600					\$ 1,600	\$ 160	\$ 1,760	
1 Total			\$ 8,800	\$ 21,600		\$ 110,000		\$ 140,400	\$ 14,040	\$ 154,440	
3		Gametime Playground 5-12 , with riders and swing sets - aged - Installed in 2001 due for replacement 2016 - Pending City Hall Master Plan directions and funding					\$ 77,175	\$ 77,175	\$ 7,718	\$ 84,893	
3 Total						\$ 77,175	\$ 77,175	\$ 7,718	\$ 84,893		
5	Ponding on Basketball Court surface - address when court is re-surfaced				\$ 18,233		\$ 18,233	\$ 1,823	\$ 20,056		
5 Total					\$ 18,233		\$ 18,233	\$ 1,823	\$ 20,056		
Capital Total			\$ 8,800	\$ 21,600		\$ 128,233	\$ 77,175	\$ 235,808	\$ 23,581	\$ 259,388	
Sub-Total			\$ 8,800	\$ 30,031	\$ 3,000	\$ 128,233	\$ 80,837	\$ 250,900	\$ 25,090	\$ 275,990	
	*	Pavilion - Cost of new Pavilion (remove old, new foundation) \$650,000.									

**Quail Green Park
Assessment Summary**

Sum of Inflated \$			Area					10%	GRAND		
CIP / M	Priority	Item Recommendation	Electrical	Hardscape	Drainage	Pavilion	Playground	Sub-Total	Contingency	TOTAL	
Maintenance	1	Sidewalk from parking to Pavilion cracked and depressed - currently a step up to Basketball Court - Replace concrete sidewalk and grade to Court elevation		\$3,800				\$3,800	\$380	\$4,180	
		Playground fiber mulch fall surface with Pavestone border - fall surface low showing filter fabric - Replace fiber mulch fall surface minimum 9" depth					\$3,000	\$3,000	\$300	\$3,300	
		Drainage Issues -Standing water - Regrade the perimeter of Basketball court to drain away from the court, provide drainage under sidewalk				\$3,000		\$3,000	\$300	\$3,300	
	1 Total				\$3,800	\$3,000		\$3,000	\$980	\$10,780	
	3	Drinking Fountain - rusted, flaking metal and peeling paint - Replace with Stainless unit			\$3,528				\$3,528	\$353	\$3,881
		Park Signage - rotten wood - City in process of Park Signage Replacement			\$1,103				\$1,103	\$110	\$1,213
		Playground Swings - two sets of two swings - Clean off rust, prime and paint and replace swing chains and seats						\$662	\$662	\$66	\$728
	3 Total				\$4,631			\$662	\$5,292	\$529	\$5,821
	Maintenance Total				\$8,431	\$3,000		\$3,662	\$15,092	\$1,509	\$16,601
	Capital	1	*Pavilion - Rust at base of Pavilion Posts, Paint chipped and peeling - Column bases to be repaired immediately, clean rust, sand peeling paint on metal surface, prime and paint (2 coats)					\$60,000	\$60,000	\$6,000	\$66,000
Holes in Pavilion Roof - Replace all Roof Panels							\$50,000	\$50,000	\$5,000	\$55,000	
Basket ball Goals attached to the Structure - Provide free standing poles with goals upon roof replacement.					\$21,600			\$21,600	\$2,160	\$23,760	
Pavilion Lights - 12 metal Halide fixtures - no bottom lenses hanging from rusted hooks - pose hazard due to violent outer-jack failures. - Replace with state of the art LED fixtures on manufacturer's standard mounting hardware.			\$7,200					\$7,200	\$720	\$7,920	
Four Security Lights on Pavilion perimeter - Replace these fixtures with LED fixtures for longer life and less maintenance			\$1,600					\$1,600	\$160	\$1,760	
1 Total			\$8,800	\$21,600		\$110,000	\$140,400	\$14,040	\$154,440		
3		Gametime Playground 5-12 , with riders and swing sets - aged - Installed in 2001 due for replacement 2016 - Pending City Hall Master Plan directions and funding					\$77,175	\$77,175	\$7,718	\$84,893	
3 Total							\$77,175	\$7,718	\$84,893		
5		Ponding on Basketball Court surface - address when court is re-surfaced					\$18,233	\$18,233	\$1,823	\$20,056	
5 Total						\$18,233	\$18,233	\$1,823	\$20,056		
Capital Total			\$8,800	\$21,600		\$128,233	\$77,175	\$235,808	\$23,581	\$259,388	
Sub-Total			\$8,800	\$30,031	\$3,000	\$128,233	\$80,837	\$250,900	\$25,090	\$275,990	
	*	Pavilion - Cost of new Pavilion (remove old, new foundation) \$650,000.									

QUAIL VALLEY NORTH PARK

Quail Valley North Park Itemized Assessment			Priority Code				Comment Code						
				1- Immediate					A- Material and labor cost				
				3- Next several years					B- Material Cost Only				
				5- 5 Yrs or more									
Area	Point ID	Description	Recommendation	Priority	Unit	QTY	Unit Cost	Total	Inflated \$	Comment	CIP / M	Manufacturer	Date Purchased
Hardscape	1	Wood Park Sign decaying wood frame	City in process of Park Signage Design and Replacement	1	EA	1	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	A	Maintenance		
Hardscape	2	Asphalt parking area with broken section	Remove and regrade damaged area and replace asphalt paving	1	SF	900	\$ 12.00	\$ 10,800.00	\$ 10,800.00	A	Capital		
Hardscape	3	Asphalt Parking Area cracked	Repair cracks and reseal Asphalt paving after repair.	1	SF	2,100	\$ 0.40	\$ 840.00	\$ 840.00	A	Maintenance		
Hardscape	3	Wood Post and Pole Fence - one section at parking damaged	Replace this section and provide annual inspection and any needed repair	1	EA	1	\$ 125.00	\$ 125.00	\$ 125.00	B	Maintenance		
Softscape	4	New Playground fiber mulch fall surface installed	No issue at this time. Check twice a year to determine when topping off of fiber mulch fall surface is needed.	5	CY	38	\$ 40.00	\$ 1,520.00	\$ 1,847.57	B	Maintenance		
Softscape	5	New Playground "Play & Park Structure" item # 68111 Lowes with concrete perimeter	No issue at this time - Do not anticipate replacement til 2033	1	EA	1				A	Capital	Park & Play Structures # 68111 Lowes	2018

**Quail Valley North Park
Assessment Summary**

Sum of Inflated \$			Area			10%	GRAND
CIP / M	Priority	Item Recommendation	Hardscape	Softscape	Sub-Total	Contingency	TOTAL
Maintenance	1	Wood Park Sign decaying wood frame - City in process of Park Signage Design and Replacement	\$1,000.00		\$1,000.00	\$100.00	\$1,100.00
		Wood Post and Pole Fence - one section at parking damaged - Replace this section and provide annual inspection and any needed repair	\$125.00		\$125.00	\$12.50	\$137.50
		Asphalt Parking Area cracked - Repair cracks and reseal Asphalt paving after repair.	\$840.00		\$840.00	\$84.00	\$924.00
	1 Total		\$1,965.00		\$1,965.00	\$196.50	\$2,161.50
	5	New Playground fiber mulch fall surface installed - No issue at this time. Check twice a year to determine when topping off of fiber mulch fall surface is needed.		\$1,847.57	\$1,847.57	\$184.76	\$2,032.33
	5 Total			\$1,847.57	\$1,847.57	\$184.76	\$2,032.33
Maintenance Total			\$1,965.00	\$1,847.57	\$3,812.57	\$381.26	\$4,193.83
Capital	1	Asphalt parking area with broken section - Remove and regrade damaged area and replace asphalt paving	\$10,800.00		\$10,800.00	\$1,080.00	\$11,880.00
	1 Total		\$10,800.00		\$10,800.00	\$1,080.00	\$11,880.00
Capital Total			\$10,800.00		\$10,800.00	\$1,080.00	\$11,880.00
Sub-Total			\$12,765.00	\$1,847.57	\$14,612.57	\$1,461.26	\$16,073.83

RIDGEVIEW PARK

Ridgeview Park				Priority Code						Comment Code			
Assessment Itemized										A- Material and labor cost			
										B- Material Cost Only			
Area	Point ID	Description	Recommendation	Priority	Unit	QTY	Unit Cost	Total	Inflated \$	Comment	CIP / M	Manufacturer	Date Purchased
Restroom	1	Two Wood-framed w/ timber posts w/ asphalt shingle roof (2003) The bottom of the painted hollow metal frame shows signs of rust and degradation as a result of contact with water and the slab.	There is no door associated with this assembly, and without the door, there is no purpose for the metal frame. The frame should be removed and replace with a cased wood framed opening	1	EA	2	\$ 350.00	\$ 700.00	\$ 700.00	A	Maintenance		
Restroom	2	The timber columns of the building perimeter have been installed imbedded in the concrete without an anchor plate or baseplate, thus allowing surface water to infiltrate the timbers in direct contact with the slab. The condition of the columns will continue to degrade with time.	To prevent further deterioration of the vertical structural members, an investigation into the use of a galvanized baseplate at the column base, elevated above the slab, should be determined to prevent constant contact of water on the wood members. (8 per building)	1	EA	16	\$ 2,000.00	\$ 32,000.00	\$ 32,000.00	A	Capital		
Restroom	3	It was observed in both the Men's & Women's restrooms that the wall mounted toilets have significant water leaks creating degradation at the painted plywood wall panel.	The water leak should be repaired and the plywood panel replaced & repainted.	1	EA	2	\$ 600.00	\$ 1,200.00	\$ 1,200.00	A	Maintenance		
Restroom	4	It was observed that the paint is peeling from the plywood panel partitions.	This condition should be remedied by removing the delaminating paint, prepping the surface and repainting the entire wall	1	EA	2	\$ 1,400.00	\$ 2,800.00	\$ 2,800.00	A	Capital		
Restroom	5	There are no partitions in the Men's room and no door in the Women's restroom, thus no privacy with regard to use of the restroom. It was unclear if this was for security or other reasons.	Provide new partitions in the Men's and Women's restroom, and provide doors.	1	EA	2	\$ 2,400.00	\$ 4,800.00	\$ 4,800.00	A	Capital		
Restroom	6	The exposed wood siding, roof deck & vertical and horizontal structural members are unfinished/untreated. There are signs of some deterioration as a result of the untreated wood and the exposure to the elements	. These wood members should be treated with waterproof, vapor permeable finish to extend the life of the wood. All points of water infiltration should be located and repaired prior to treating the exposed wood.	1	EA	2	\$ 2,400.00	\$ 4,800.00	\$ 4,800.00	A	Capital		
Restroom	7	Based upon visual observation, it appears that there are as many as 3 layers of asphalt shingles have been installed on the roof of the restroom structure. The age of the current roof was unable to be determined, however, based upon visual observation there are several years left of life on the roof.	It is advisable that at the end of the life of the roof, all layers of existing asphalt shingles be removed, and possibly a new standing seam or exposed fastener metal roof be installed in its place	3	EA	2	\$ 5,000.00	\$ 10,000.00	\$ 11,025.00	A	Capital		
Restroom	8	The timber columns of the Five Picnic Pavilions were installed imbedded in the concrete without an anchor plate or baseplate, thus allowing surface water to infiltrate the timbers in direct contact with the slab. The condition of the columns will continue to degrade with time.	To prevent further deterioration of the vertical structural members, an investigation into the use of a galvanized baseplate at the column base, elevated above the slab, should be determined to prevent constant contact of water on the wood members. (8 per building)	1	EA	20	\$ 2,000.00	\$ 40,000.00	\$ 40,000.00	A	Capital		
Restroom	9	Based upon visual observation, it appears that there are as many as 3 layers of asphalt shingles have been installed on the five picnic pavilions. The age of the current roof was unable to be determined, however, based upon visual observation there are several years left of life on the roof.	It is advisable that at the end of the life of the roof, all layers of existing asphalt shingles be removed, and possibly a new standing seam or exposed fastener metal roof be installed in its place	3	EA	5	\$ 5,000.00	\$ 25,000.00	\$ 27,562.50	A	Capital		

Ridgeview Park				Priority Code						Comment Code			
				1- Immediate						A- Material and labor cost			
				3- Next several years						B- Material Cost Only			
				5- 5 Yrs or more									
Area	Point ID	Description	Recommendation	Priority	Unit	QTY	Unit Cost	Total	Inflated \$	Comment	CIP / M	Manufacturer	Date Purchased
Hardscape	10	Wood Park Sign with Wood Posts	City in process of Park Signage Replacement	1	EA	1	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	B	Maintenance		
Hardscape	11	Trellis by HOA wood columns in soil and decaying	Provide footing and post saddle each post	1	EA	4	\$ 1,500.00	\$ 6,000.00	\$ 6,000.00	B	Capital		
Hardscape	12	Two of the Six 6 ft Benches have rusted and abrasive broken edges on front of seat	Replace all two benches	1	EA	2	\$ 1,200.00	\$ 2,400.00	\$ 2,400.00	B	Maintenance	WABASH	
Hardscape	13	Eleven Aluminum Picnic Tables under the Five Shelters.	No issue at this time - Reassess status in 5 years	4	EA	11	\$ 1,500.00	\$ 16,500.00	\$ 19,100.81	B	Capital		
Hardscape	14	Asphalt Trail will deteriorate at a faster rate without sealant.	Repair crack and seal trail.	1	SF	19,800	\$ 0.40	\$ 7,920.00	\$ 7,920.00	A	Capital		
Playground	15	Playground fiber mulch fall surface is inadequate and has filter fabric showing	Add 6 inches of Check twice per year to determine when Top off fiber mulch fall surface will be needed	1	CY	103	\$ 40.00	\$ 4,120.00	\$ 4,120.00	B	Maintenance		
Playground	16	Playground border on half of perimeter unit pavers boarder is leaning	Adjust or reset unit paver boarder before replenishing fall surface	1	EA	2	\$40.00	80	\$80.00	B	Maintenance	Pavestone wall unit pavers	
Playground	17	Two sets Steel "T" frame Swing sets on with two child and the other two Toddler. Frame has some rust and flaking,faded paint on Frame and chains rusted.	Surface treat rust and cold galvanize. Replace 2 sets of chains.	1	EA	2	\$ 300.00	\$ 600.00	\$ 600.00	B	Maintenance		
Playground	18	GAMETIME 5-12 Playground Components showing surface wear,Sun fading on slides and rusted boles and nuts	Playground installed 2001 was scheduled for replacement till 2016 However playground has yet to be replaced	5	EA	1	\$ 62,000.00	\$ 62,000.00	\$ 75,361.39	A	Capital	GAMETIME 2-5 unit: Dwg # 80991r	1999
Playground	19	Gametime Dinosaur and Car Spring Rider	Show wear and are faded. Schedule for replacement with playground	5	EA	1	\$ 8,000.00	\$ 8,000.00	\$ 9,724.05	A	Capital		

Ridgeview Park Assessment Summary

Sum of Inflated \$			Area			10%	GRAND		
CIP / M	Priority	Item Recommendation	Hardscape	Restroom	Playground	Sub-Total	Contingency	TOTAL	
Maintenance	1	Wood Park Sign with Wood Posts - City in process of Park Signage Replacement	\$1,000.00			\$1,000.00	\$100.00	\$1,100.00	
		Two of the Six 6 ft Benches have rusted and abrasive broken edges on front of seat - Replace all two benches	\$2,400.00			\$2,400.00	\$240.00	\$2,640.00	
		Playground fiber mulch fall surface is inadequate and has filter fabric showing - Add 6 inches of Check twice per year to determine when Top off fiber mulch fall surface will be needed			\$4,120.00	\$4,120.00	\$412.00	\$4,532.00	
		Playground border on half of perimeter unit pavers boarder is leaning - Adjust or reset unit paver boarder before replenishing fall surface			\$80.00	\$80.00	\$8.00	\$88.00	
		Two sets Steel "T" frame Swing sets on with two child and the other two Toddler. Frame has some rust and flaking, faded paint on Frame and chains rusted. - Surface treat rust and cold galvanize. Replace 2 sets of chains.			\$600.00	\$600.00	\$60.00	\$660.00	
		Two Restrooms Wood-framed w/ timber posts w/ asphalt shingle roof (2003) The bottom of the painted hollow metal frame has rust and degradation due to contact with water and the slab. - Remove frame and replace with a cased wood framed opening			\$700.00	\$700.00	\$70.00	\$770.00	
		In both Men's & Women's restrooms the wall mounted toilets have significant water leaks creating degradation at the painted plywood wall panel. - The water leak should be repaired and the plywood panel replaced & repainted.			\$1,200.00	\$1,200.00	\$120.00	\$1,320.00	
		1 Total			\$3,400.00	\$1,900.00	\$4,800.00	\$10,100.00	\$1,010.00
Maintenance Total			\$3,400.00	\$1,900.00	\$4,800.00	\$10,100.00	\$1,010.00	\$11,110.00	
Capital	1	Trellis by HOA wood columns in soil and decaying - Provide footing and post saddle each post	\$6,000.00			\$6,000.00	\$600.00	\$6,600.00	
		Asphalt Trail will deteriorate at a faster rate without sealant. - Repair crack and seal trail.	\$7,920.00			\$7,920.00	\$792.00	\$8,712.00	
		The paint is peeling from the plywood panel partitions. - This condition should be remedied by removing the delaminating paint, prepping the surface and repainting the entire wall			\$2,800.00	\$2,800.00	\$280.00	\$3,080.00	
		No partitions in Men's and no door in Women's restroom, thus no privacy in use of the restroom. It was unclear if this was for security or other reasons. - Provide new partitions in the Men's and Women's restroom, and provide doors.			\$4,800.00	\$4,800.00	\$480.00	\$5,280.00	
		The exposed wood siding, roof deck & vertical & horizontal structural members are unfinished/untreated & have signs of some deterioration as a result of the untreated wood and exposure to the elements - These wood members should be treated with waterpro			\$4,800.00	\$4,800.00	\$480.00	\$5,280.00	
		Timber columns at building perimeter installed imbedded in concrete without anchor or base plate so water has infiltrated the timbers - Use elevated galvanized baseplate at the column base, (8 per building)			\$32,000.00	\$32,000.00	\$3,200.00	\$35,200.00	
		Timber columns at Five Picnic Pavilions installed imbedded in concrete without anchor or base plate so water has infiltrated the timbers - Use elevated galvanized baseplate at the column base, (4 per pavilion)			\$40,000.00	\$40,000.00	\$4,000.00	\$44,000.00	
	1 Total			\$13,920.00	\$84,400.00		\$98,320.00	\$9,832.00	\$108,152.00
	3	By visual observation, there are as many as 3 layers of asphalt shingles installed on the roof of the restroom structure. The age of the current roof is not determined, however, observation indicates there are several years left of life on the roof.			\$11,025.00	\$11,025.00	\$1,102.50	\$12,127.50	
		The Five picnic pavilions have 3 layers of asphalt shingles. Per visual observation there are several years of roof life - At the end of roof life, remove all asphalt shingles, replace with new standing seam metal roof			\$27,562.50	\$27,562.50	\$2,756.25	\$30,318.75	
3 Total				\$38,587.50		\$38,587.50	\$3,858.75	\$42,446.25	
5	Eleven Aluminum Picnic Tables under the Five Shelters. - No issue at this time - Reassess status in 5 years	\$20,055.85			\$20,055.85	\$2,005.59	\$22,061.44		
	GAMETIME 5-12 Playground Components showing surface wear, Sun fading on slides and rusted boles and nuts - Playground installed 2001 was scheduled for replacement till 2016 However playground has yet to be replaced			\$75,361.39	\$75,361.39	\$7,536.14	\$82,897.53		
	Gametime Dinosaur and Car Spring Rider - Show wear and are faded. Schedule for replacement with playground			\$9,724.05	\$9,724.05	\$972.41	\$10,696.46		
5 Total			\$20,055.85		\$85,085.44	\$10,514.13	\$115,655.42		
Capital Total			\$33,975.85	\$122,987.50	\$85,085.44	\$242,048.79	\$24,204.88	\$266,253.67	
Sub-Total			\$37,375.85	\$124,887.50	\$89,885.44	\$252,148.79	\$25,214.88	\$277,363.67	

ROANE PARK

Ridgeview Park				Priority Code						Comment Code			
Assessment Itemized										A- Material and labor cost			
										B- Material Cost Only			
Area	Point ID	Description	Recommendation	Priority	Unit	QTY	Unit Cost	Total	Inflated \$	Comment	CIP / M	Manufacturer	Date Purchased
Restroom	1	Two Wood-framed w/ timber posts w/ asphalt shingle roof (2003) The bottom of the painted hollow metal frame shows signs of rust and degradation as a result of contact with water and the slab.	There is no door associated with this assembly, and without the door, there is no purpose for the metal frame. The frame should be removed and replace with a cased wood framed opening	1	EA	2	\$ 350.00	\$ 700.00	\$ 700.00	A	Maintenance		
Restroom	2	The timber columns of the building perimeter have been installed imbedded in the concrete without an anchor plate or baseplate, thus allowing surface water to infiltrate the timbers in direct contact with the slab. The condition of the columns will continue to degrade with time.	To prevent further deterioration of the vertical structural members, an investigation into the use of a galvanized baseplate at the column base, elevated above the slab, should be determined to prevent constant contact of water on the wood members. (8 per building)	1	EA	16	\$ 2,000.00	\$ 32,000.00	\$ 32,000.00	A	Capital		
Restroom	3	It was observed in both the Men's & Women's restrooms that the wall mounted toilets have significant water leaks creating degradation at the painted plywood wall panel.	The water leak should be repaired and the plywood panel replaced & repainted.	1	EA	2	\$ 600.00	\$ 1,200.00	\$ 1,200.00	A	Maintenance		
Restroom	4	It was observed that the paint is peeling from the plywood panel partitions.	This condition should be remedied by removing the delaminating paint, prepping the surface and repainting the entire wall	1	EA	2	\$ 1,400.00	\$ 2,800.00	\$ 2,800.00	A	Capital		
Restroom	5	There are no partitions in the Men's room and no door in the Women's restroom, thus no privacy with regard to use of the restroom. It was unclear if this was for security or other reasons.	Provide new partitions in the Men's and Women's restroom, and provide doors.	1	EA	2	\$ 2,400.00	\$ 4,800.00	\$ 4,800.00	A	Capital		
Restroom	6	The exposed wood siding, roof deck & vertical and horizontal structural members are unfinished/untreated. There are signs of some deterioration as a result of the untreated wood and the exposure to the elements	. These wood members should be treated with waterproof, vapor permeable finish to extend the life of the wood. All points of water infiltration should be located and repaired prior to treating the exposed wood.	1	EA	2	\$ 2,400.00	\$ 4,800.00	\$ 4,800.00	A	Capital		
Restroom	7	Based upon visual observation, it appears that there are as many as 3 layers of asphalt shingles have been installed on the roof of the restroom structure. The age of the current roof was unable to be determined, however, based upon visual observation there are several years left of life on the roof.	It is advisable that at the end of the life of the roof, all layers of existing asphalt shingles be removed, and possibly a new standing seam or exposed fastener metal roof be installed in its place	3	EA	2	\$ 5,000.00	\$ 10,000.00	\$ 11,025.00	A	Capital		
Restroom	8	The timber columns of the Five Picnic Pavilions were installed imbedded in the concrete without an anchor plate or baseplate, thus allowing surface water to infiltrate the timbers in direct contact with the slab. The condition of the columns will continue to degrade with time.	To prevent further deterioration of the vertical structural members, an investigation into the use of a galvanized baseplate at the column base, elevated above the slab, should be determined to prevent constant contact of water on the wood members. (8 per building)	1	EA	20	\$ 2,000.00	\$ 40,000.00	\$ 40,000.00	A	Capital		
Restroom	9	Based upon visual observation, it appears that there are as many as 3 layers of asphalt shingles have been installed on the five picnic pavilions. The age of the current roof was unable to be determined, however, based upon visual observation there are several years left of life on the roof.	It is advisable that at the end of the life of the roof, all layers of existing asphalt shingles be removed, and possibly a new standing seam or exposed fastener metal roof be installed in its place	3	EA	5	\$ 5,000.00	\$ 25,000.00	\$ 27,562.50	A	Capital		

Ridgeview Park				Priority Code						Comment Code			
				1- Immediate						A- Material and labor cost			
				3- Next several years						B- Material Cost Only			
				5- 5 Yrs or more									
Area	Point ID	Description	Recommendation	Priority	Unit	QTY	Unit Cost	Total	Inflated \$	Comment	CIP / M	Manufacturer	Date Purchased
Hardscape	10	Wood Park Sign with Wood Posts	City in process of Park Signage Replacement	1	EA	1	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	B	Maintenance		
Hardscape	11	Trellis by HOA wood columns in soil and decaying	Provide footing and post saddle each post	1	EA	4	\$ 1,500.00	\$ 6,000.00	\$ 6,000.00	B	Capital		
Hardscape	12	Two of the Six 6 ft Benches have rusted and abrasive broken edges on front of seat	Replace all two benches	1	EA	2	\$ 1,200.00	\$ 2,400.00	\$ 2,400.00	B	Maintenance	WABASH	
Hardscape	13	Eleven Aluminum Picnic Tables under the Five Shelters.	No issue at this time - Reassess status in 5 years	4	EA	11	\$ 1,500.00	\$ 16,500.00	\$ 19,100.81	B	Capital		
Hardscape	14	Asphalt Trail will deteriorate at a faster rate without sealant.	Repair crack and seal trail.	1	SF	19,800	\$ 0.40	\$ 7,920.00	\$ 7,920.00	A	Capital		
Playground	15	Playground fiber mulch fall surface is inadequate and has filter fabric showing	Add 6 inches of Check twice per year to determine when Top off fiber mulch fall surface will be needed	1	CY	103	\$ 40.00	\$ 4,120.00	\$ 4,120.00	B	Maintenance		
Playground	16	Playground border on half of perimeter unit pavers boarder is leaning	Adjust or reset unit paver boarder before replenishing fall surface	1	EA	2	\$40.00	80	\$80.00	B	Maintenance	Pavestone wall unit pavers	
Playground	17	Two sets Steel "T" frame Swing sets on with two child and the other two Toddler. Frame has some rust and flaking,faded paint on Frame and chains rusted.	Surface treat rust and cold galvanize. Replace 2 sets of chains.	1	EA	2	\$ 300.00	\$ 600.00	\$ 600.00	B	Maintenance		
Playground	18	GAMETIME 5-12 Playground Components showing surface wear,Sun fading on slides and rusted boles and nuts	Playground installed 2001 was scheduled for replacement till 2016 However playground has yet to be replaced	5	EA	1	\$ 62,000.00	\$ 62,000.00	\$ 75,361.39	A	Capital	GAMETIME 2-5 unit: Dwg # 80991r	1999
Playground	19	Gametime Dinosaur and Car Spring Rider	Show wear and are faded. Schedule for replacement with playground	5	EA	1	\$ 8,000.00	\$ 8,000.00	\$ 9,724.05	A	Capital		

Ridgeview Park Assessment Summary

Sum of Inflated \$			Area			10%	GRAND	
CIP / M	Priority	Item Recommendation	Hardscape	Restroom	Playground	Sub-Total	Contingency	TOTAL
Maintenance	1	Wood Park Sign with Wood Posts - City in process of Park Signage Replacement	\$1,000.00			\$1,000.00	\$100.00	\$1,100.00
		Two of the Six 6 ft Benches have rusted and abrasive broken edges on front of seat - Replace all two benches	\$2,400.00			\$2,400.00	\$240.00	\$2,640.00
		Playground fiber mulch fall surface is inadequate and has filter fabric showing - Add 6 inches of Check twice per year to determine when Top off fiber mulch fall surface will be needed			\$4,120.00	\$4,120.00	\$412.00	\$4,532.00
		Playground border on half of perimeter unit pavers boarder is leaning - Adjust or reset unit paver boarder before replenishing fall surface			\$80.00	\$80.00	\$8.00	\$88.00
		Two sets Steel "T" frame Swing sets on with two child and the other two Toddler. Frame has some rust and flaking, faded paint on Frame and chains rusted. - Surface treat rust and cold galvanize. Replace 2 sets of chains.			\$600.00	\$600.00	\$60.00	\$660.00
		Two Restrooms Wood-framed w/ timber posts w/ asphalt shingle roof (2003) The bottom of the painted hollow metal frame has rust and degradation due to contact with water and the slab. - Remove frame and replace with a cased wood framed opening			\$700.00	\$700.00	\$70.00	\$770.00
		In both Men's & Women's restrooms the wall mounted toilets have significant water leaks creating degradation at the painted plywood wall panel. - The water leak should be repaired and the plywood panel replaced & repainted.			\$1,200.00	\$1,200.00	\$120.00	\$1,320.00
		1 Total			\$3,400.00	\$1,900.00	\$4,800.00	\$10,100.00
Maintenance Total			\$3,400.00	\$1,900.00	\$4,800.00	\$10,100.00	\$1,010.00	\$11,110.00
Capital	1	Trellis by HOA wood columns in soil and decaying - Provide footing and post saddle each post	\$6,000.00			\$6,000.00	\$600.00	\$6,600.00
		Asphalt Trail will deteriorate at a faster rate without sealant. - Repair crack and seal trail.	\$7,920.00			\$7,920.00	\$792.00	\$8,712.00
		The paint is peeling from the plywood panel partitions. - This condition should be remedied by removing the delaminating paint, prepping the surface and repainting the entire wall			\$2,800.00	\$2,800.00	\$280.00	\$3,080.00
		No partitions in Men's and no door in Women's restroom, thus no privacy in use of the restroom. It was unclear if this was for security or other reasons. - Provide new partitions in the Men's and Women's restroom, and provide doors.			\$4,800.00	\$4,800.00	\$480.00	\$5,280.00
		The exposed wood siding, roof deck & vertical & horizontal structural members are unfinished/untreated & have signs of some deterioration as a result of the untreated wood and exposure to the elements - These wood members should be treated with waterpro			\$4,800.00	\$4,800.00	\$480.00	\$5,280.00
		Timber columns at building perimeter installed imbedded in concrete without anchor or base plate so water has infiltrated the timbers - Use elevated galvanized baseplate at the column base, (8 per building)			\$32,000.00	\$32,000.00	\$3,200.00	\$35,200.00
		Timber columns at Five Picnic Pavilions installed imbedded in concrete without anchor or base plate so water has infiltrated the timbers - Use elevated galvanized baseplate at the column base, (4 per pavilion)			\$40,000.00	\$40,000.00	\$4,000.00	\$44,000.00
	1 Total			\$13,920.00	\$84,400.00	\$98,320.00	\$9,832.00	\$108,152.00
	3	By visual observation, there are as many as 3 layers of asphalt shingles installed on the roof of the restroom structure. The age of the current roof is not determined, however, observation indicates there are several years left of life on the roof.			\$11,025.00	\$11,025.00	\$1,102.50	\$12,127.50
		The Five picnic pavilions have 3 layers of asphalt shingles. Per visual observation there are several years of roof life - At the end of roof life, remove all asphalt shingles, replace with new standing seam metal roof			\$27,562.50	\$27,562.50	\$2,756.25	\$30,318.75
3 Total				\$38,587.50	\$38,587.50	\$3,858.75	\$42,446.25	
5	Eleven Aluminum Picnic Tables under the Five Shelters. - No issue at this time - Reassess status in 5 years	\$20,055.85			\$20,055.85	\$2,005.59	\$22,061.44	
	GAMETIME 5-12 Playground Components showing surface wear, Sun fading on slides and rusted boles and nuts - Playground installed 2001 was scheduled for replacement till 2016 However playground has yet to be replaced			\$75,361.39	\$75,361.39	\$7,536.14	\$82,897.53	
	Gametime Dinosaur and Car Spring Rider - Show wear and are faded. Schedule for replacement with playground			\$9,724.05	\$9,724.05	\$972.41	\$10,696.46	
5 Total			\$20,055.85	\$85,085.44	\$105,141.29	\$10,514.13	\$115,655.42	
Capital Total			\$33,975.85	\$122,987.50	\$85,085.44	\$242,048.79	\$24,204.88	\$266,253.67
Sub-Total			\$37,375.85	\$124,887.50	\$89,885.44	\$252,148.79	\$25,214.88	\$277,363.67

C. APPENDIX

- **PROPOSED PARK SIGNAGE (by TBG)**
- **POND EDGE EROSION CONTROL - COIR ROLL**
- **TENNIS COURT - TITAN TRAX SHIELD**
- **PARK BUILDING REVIEW SUMMARY**



MISSOURI CITY PARK SYSTEM
PRIMARY & SECONDARY IDENTIFICATION
MAY 4, 2018

PRIMARY BADGE

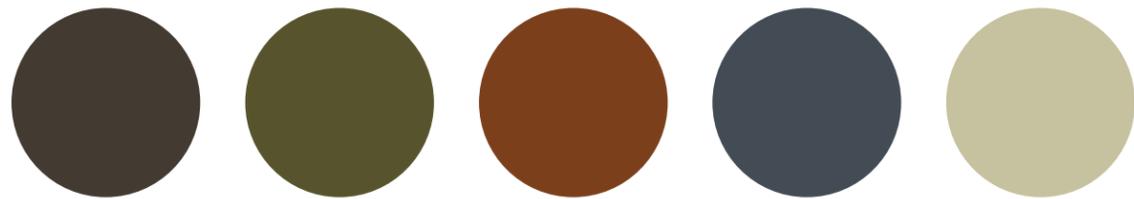


SECONDARY BADGES



ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
0123456789

PRELIMINARY COLOR PALETTE



MATERIALS PALETTE



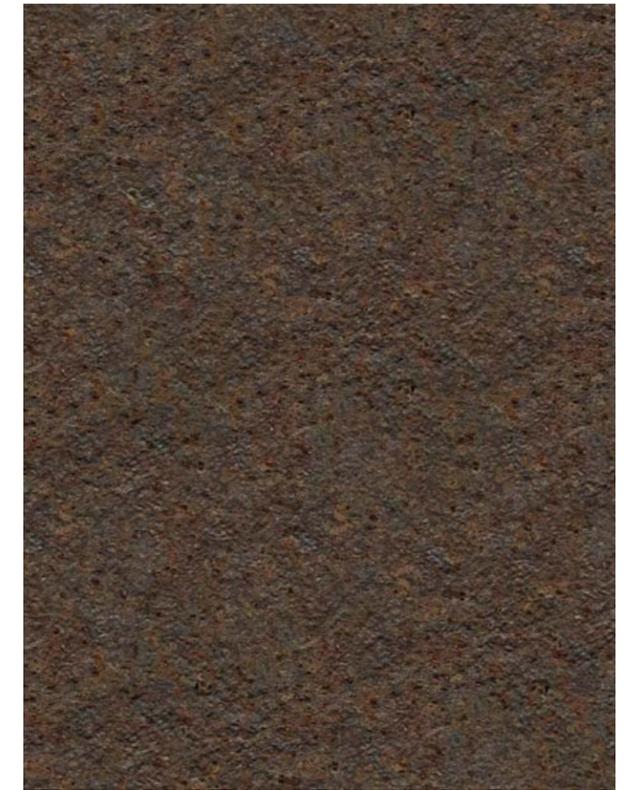
COR-TEN STEEL

LIMESTONE BLOCK

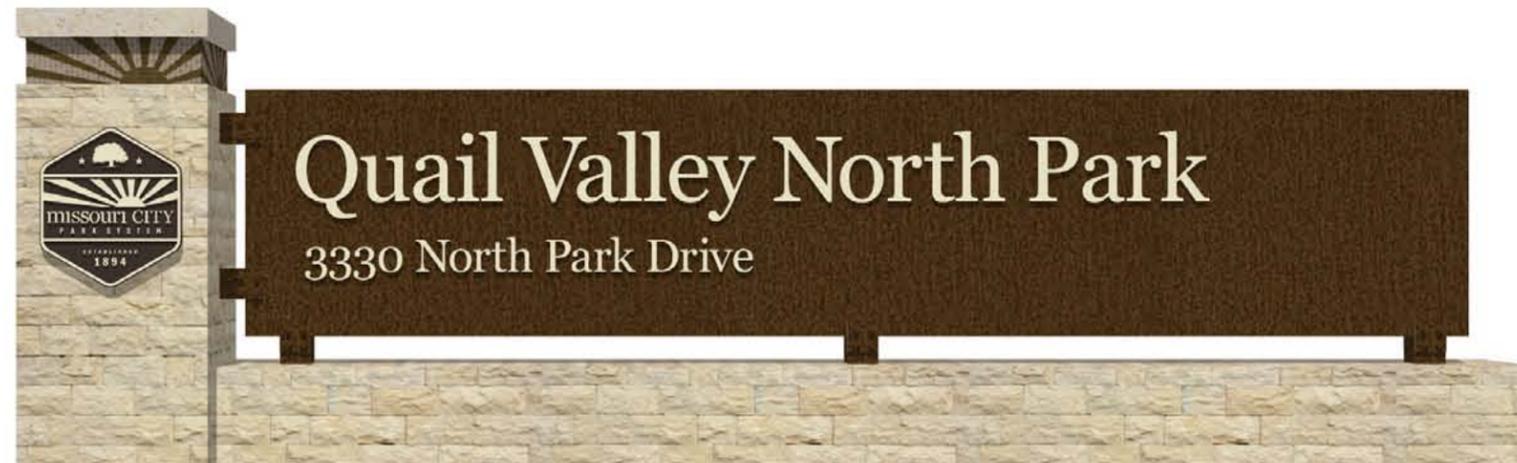
WOOD EAVES

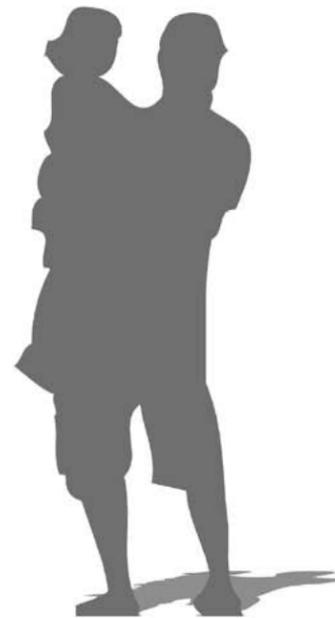
PARK NAME USAGE

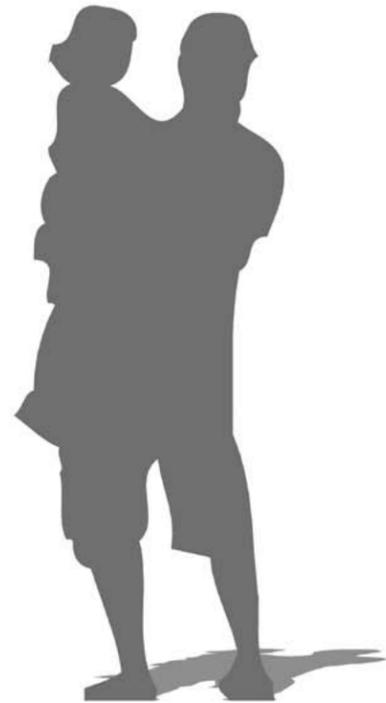
American Legion Park
Bicentennial Park
Buffalo Run Park
Community Park
Freedom Tree Park
Gammill Park
Hunters Glen Park
Hunters Trail Park
Independence Park
Lexington Village Park
MacNaughton Park
McLain Park
Mosley Park
Oak Hill Park
Quail Green West Park
Quail Valley North Park
Ridgeview Park
Roane Park
Sta-Mo Sports Complex



MATERIAL EXAMPLE: COR-TEN STEEL

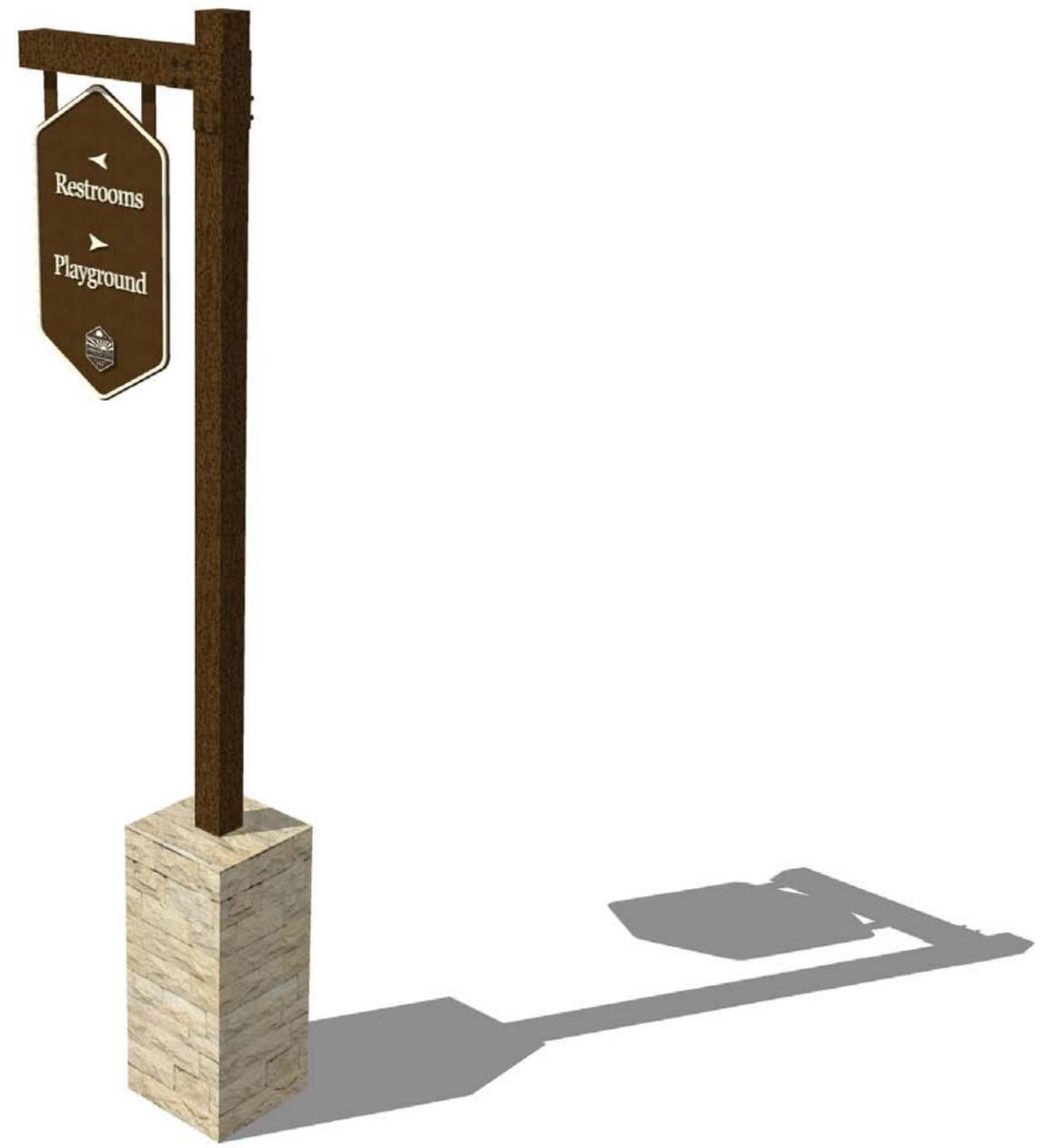












Pond Shoreline Erosion Control

Coconut Fiber (Coir)

An abundant, renewable natural resource

[Home](#) > [Coconut Fiber \(Coir\)](#)
An abundant, renewable natural resource

Coir is processed from the husk of the fruit from the coconut tree (*Cocos nucifera*), which is a tall palm tree native to East India. The coconut fruit is a large oval shaped fruit with a fiber husk and a hard shell that encloses the edible meat and milky fluid. The milky fluid in young coconut fruits is a great tasting and healthy drink. The white edible meat of coconut fruit is a popular ingredient in many dessert and curry recipes. In addition to the edible meat, the entire tree is very famous for multiple uses. Coconut leaves are used as a roofing material in temporary sheds, while the leaf stems are used for fire wood. The trunk of the coconut tree is an elegant interior decorating wood as well as excellent roofing lumber. The hard shell is burned, and the charcoal is used for activated carbon products.

Coir fiber has the highest strength and durability of any readily-available natural fiber and use for making a variety of products including products for protecting and improving natural resources. Coir is the fiber processed from coconut husks that have been cured in water. This abundant natural resource is a by-product of the coconut industry. It is a plantation crop growing mainly in the tropics. Each coconut tree harvested once in every 7 weeks and year-round production of coconuts assures the availability of coconut husks. Traditional coir processing begins with curing (retting) the coconut husks in freshwater for at least three months. This curing the coconut husks in fresh water turns the coir fibers to dark brown in color. It also increases the durability, strength and flexibility of the coir. With skilled processing, coir fiber can be separated into different grades, depending on the length of the fiber. This fiber separation process is done only in Sri Lanka, and the Sri Lanka coir products are superior to coir products made in other countries.

During processing, the initially separated fiber is called mattress coir fiber. These are short and flimsy. The next fiber separated is called omat coir fiber. They are medium in length and thicker than mattress coir fiber. The longer and thicker fiber left after separating the mattress and omat coir fibers are called bristle coir fiber. Bristle coir fiber is the best quality coir fiber in the market and has very slow biodegradability. The left over particles once all the fibers are separated is called the coir pith (dust). Although it has very little nutritive value, the porous coir pith is an excellent soil-less plant growing medium. Coir pith also use in worm and reptile bedding, as in environmental cleanups.

Coir – fiber obtained from coconut husks & Coir pith/dust – the soil-less potting medium

Recently for convenience, some millers are processing fiber with quick defibering machines. The fiber process from this method is not as flexible or durable as the fiber process from traditional method. India, Philippines and a few other countries cure their coconut husks in lagoons. These fibers are generally white in color due the bleaching effect from salt in lagoon water and they tend to contain excess salts too.

[Material safety information for coir and coir products.](#)

Coir fiber and Jute fiber are completely different fiber types. Coir fiber products are stronger and more durable than Jute fiber products. JuteMats have very low strength and durability and it is in the lower end spectrum of erosion control blankets and the woven bristle coir blankets in the high end.



Coconut Tree



Bristle coir fiber



Tennis Court – Full Court Repair

TitanTrax Shield

On the market since: 2010

Description: According to president Rick Burke, TitanTrax Shield is a dimensionally stable membrane crack repair system applied over either the entire asphalt or concrete tennis court or just the affected section, to mask cracking in the underlying surface. The product covers the existing pavement and conforms to it, giving the court a new look and feel.

How it works: Once a crack has been filled, the TitanTrax Shield membrane, which is approximately 1/8” thick, is laid in place and anchored at the edges so that it “floats” over the surface. Acrylic surfacing can then be applied on top of it. What it doesn’t work on: A problematic court is still going to have problems under the membrane. “If you put the shield on something that has major defects — high spots, low spots or a crack that opens up again after it’s been filled,” says Burke, “you can end up with a dead spot on the court.” (Like all crack repair systems, it can’t keep new cracks from forming.) However it can be removed so that the pavement can be repaired and then relaid.

Important advice: “This product is designed as a lightweight overlay,” says Burke. “The market for it includes park districts and municipal facilities, where people are looking for something very affordable.”

Notes: The system is durable with heavy loads, but can be damaged by careless use, or someone dragging a heavy piece of equipment over the surface.

Information: ngisports.com

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About the Author

[Mary Helen Sprecher](#) is the managing editor of Sports Destinations Management Magazine, a niche business-to-business publication for planners of sports travel events, in addition to being an RSI Contributing Editor. She is the technical writer for the American Sports Builders Association and works as a newspaper reporter in Baltimore City.

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TENNIS TITANTRAX SHIELD

The TitanTrax Shield resurfacing system for tennis is a revolutionary product designed as a cost effective repair method as compared to standard crack repair systems. Our surface covers the entire court, helping “Shield” the existing base against the elements while also shielding the surface from further deterioration. NGI’s TitanTrax Shield system is the most cost effective on the market while offering a longer life cycle, making it the best crack repair method.

Advantages of our TitanTrax Shield

- 5 year warranty against cracking
- Long term solution
- Quick renovation
- Moisture barrier
- economical



RESOURCES

[TitanTrax Brochure PDF](#)

1. ACRYLIC COLOR SURFACE FINISH
2. ACRYLIC WHITE LINES
3. ACR BINDER APPLICATIONS
4. POLYSEAL PRIMER
5. TITANTRAX SHIELD WITH MOISTURE PROOF BACKING
6. CRACK REPAIR
7. LEVELED BASE



<http://www.ngisports.com/tennis/crack-repair/titantrax>

Park Restroom Building Assessment - Executive Summary

Missouri City Parks

03.22.2018

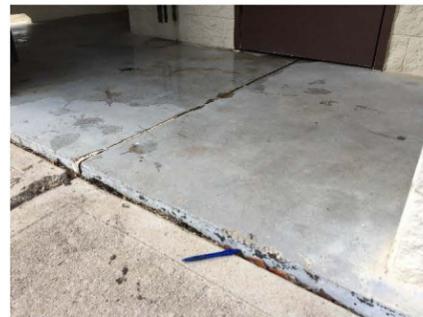
Summary Item 1: Building Slab & Adjacent Paving Conditions

It was observed at multiple locations, particularly of the "Walcon" type buildings, that subsidence on the soils around the perimeter of the building have damaged and left exposed the steel imbeds of the concrete panels. The subsidence has also created edge conditions at the slab/sidewalk that violate the maximum height of a building threshold for wheelchair access to the restrooms. Based on the observed conditions, the following remediations are recommended.

- A. At perimeter of concrete wall buildings, stabilize existing footings with new helical piles; existing adjacent site paving should be raised to the edge of building slab by method of mud-jack or polyurethane foam injection; damage to existing steel imbeds should be treated for rust condition, caulked and sealed.
- B. If foundation stabilization is not provided, concrete sidewalks should still be leveled to the finish floor of the building slab and steel imbeds of the concrete walls repaired and protected.



Typical unlevel slab/sidewalk



Ponding water at slab



Attempts to remedy water ponding



Concrete panel damage



Exposed steel imbed

Summary Item 2: Water Infiltration at Roof Skylight & Resulting Roof Deck Damage

It was observed that the skylight has been a point of water infiltration at the roof of multiple restroom buildings. Water infiltration appears to be occurring where the bottom of the skylight flashing meets the standing seam metal roof. This condition, aided by the absence of a roof deck membrane such as roof felt or ice & water shield, has allowed the cumulative infiltration events to degrade the wood roof deck to the point of failure. Based on the observed conditions, the following remediations are recommended:

- A. If it is desired to keep the skylight, the standing seam metal roof should be removed & reinstalled to allow for the replacement of the existing wood deck and an added roof membrane such as 30# tar impregnated felt or ice and water shield. The flashing of the skylight should be removed and reinstalled once properly flashed and sealed.
- B. If the skylight can be removed from the roof, the standing seam metal roof and skylight should be removed and the existing wood deck replaced and installed at the skylight opening. An added roof membrane such as 30# tar impregnated felt or ice and water shield. Interior LED lights on a timer or sensor can be installed to account for the absence of natural light provided by the skylight.



Interior and Exterior wood deck damage typical at buildings with standing seam roofs and skylights



Damage to the roof deck and joists at Stamo Park from damaged skylights



Summary Item 3: Damage to Exposed Building Components

Wood Components: The wood building components are in variable states of degradation due to unprotected exposure to sun and rain. Semi-exposed wood, such as roof deck shows age and slight damage due to water and high humidity. Exposed wood components directly exposed to the sun and rain, such as siding and eaves show greater signs of damage to the point of needing to be removed and replaced. Based on the observed conditions, the following remediations are recommended:

A protective membrane should be applied to all exposed wood members.

- A. Wood desired to be left looking "natural" should be sanded/prepped and have 2 coats of a protective penetrating oil or sealer applied to the exposed surfaces.
- B. Wood previously painted, or that can be painted, should be sanded/prepped, primed and finished with 2 coats of exterior grade paint.



Siding at Ridgeview



Typical unprotected eaves



Exposed roof deck

Metal/Steel Components: Exposed metal or steel building components that have endured prolonged contact with water show severe degradation. Some others described in the individual report describe components that may need to be replaced in their entirety. For components that can be repaired the following remediations are recommended:

- A. For structural components of the building, such as the steel imbeds at the concrete panel or steel tube columns, the immediate area should be thoroughly dried and rust removed from the components with steel wool or mechanical means. The freshly exposed steel should then be primed and a suitable coating be applied to the substrate. Where appropriate, apply joint sealant to the components.
- B. For non-structural exposed steel components, such as the security gates, efforts should be made to relocate metal bearing directly on the concrete slab to the vertical wall surface, i.e. Roane Park.

