



JULY 2021 | FINAL



# PARKS

## STRATEGIC MASTER PLAN

### APPENDIX C Capital Improvement Plan (Lifecycle Replacement and Visionary Projects)



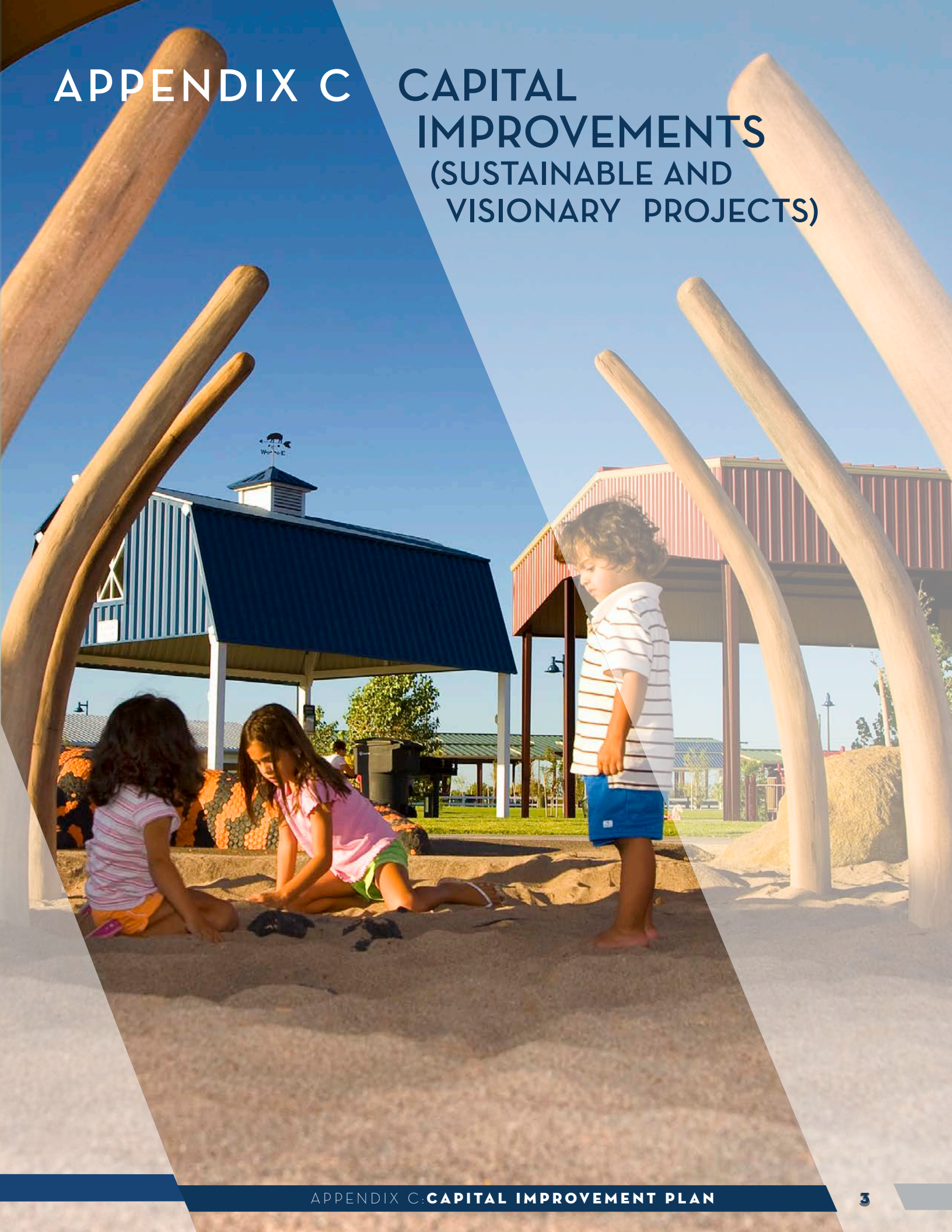
PREPARED BY **Kimley»Horn** AND **pros consulting**  
INC.





# APPENDIX C

# CAPITAL IMPROVEMENTS (SUSTAINABLE AND VISIONARY PROJECTS)







## **CAPITAL IMPROVEMENT PLAN**

To plan and prioritize capital improvement projects, recommendations include balancing the maintenance of current assets with the development of new facilities. The departmental Capital Improvement Plan (CIP) framework is utilized to determine CIP projects in concert with an implementable financial plan. A key priority is also focused on maintaining the integrity of the current park infrastructure and amenities before expanding and/or enhancing parks and facilities.

A two-tier plan is recommended to help guide the decision-making process for CIP investments. The two-tiered plan acknowledges a fiscal reality, leading to the continuous rebalancing of priorities and their associated expenditures. Each tier reflects different assumptions about available resources. A complete list of the projects in each is identified in this section. The two tiers include:

### **SUSTAINABLE PROJECTS:**

- ▲ Critical maintenance projects, including lifecycle replacement, repair of existing equipment, safety and ADA improvements and existing debt service obligations. Many of these types of improvements typically require one-time funding and are not likely to increase annual operations and maintenance costs. In many cases, these types of projects may reduce annual operations and maintenance costs.

### **VISIONARY PROJECTS:**

- ▲ Projects that include strategic changes to the existing parks system to better meet the unmet needs of the community, including adding features to extend recreation opportunities, such as playfields, shade structures, adult fitness equipment, covered picnic shelters, and trail loops. These types of improvements typically require one-time funding and may trigger slight increases in annual operations and maintenance costs, depending on the nature of the improvements.
- ▲ Complete park renovation, land acquisition and new park/trail development, such as a new sports complex, and major trail developments. These improvements will likely increase annual operations and maintenance costs.

### ***The following are the general assumptions utilized in the development of the recommended capital improvement plan:***

- ▲ All projects must be financially viable
- ▲ All projects must align with the City of Chandler's seven year CIP cycles
- ▲ Only projects likely to be implemented are included in the plan
- ▲ Projects must be consistent with other planning efforts, where applicable
- ▲ Cost escalators have been included for projects

## CAPITAL IMPROVEMENT PROJECTS: 1- 7 YEARS

<b>Sustainable Projects</b>	<b>\$44,460,375</b>
Existing Neighborhood Park Improvements	
Existing Community Park Improvements	
<b>Visionary Projects</b>	<b>\$92,292,350</b>
<i>Featured Projects:</i>	
Mesquite Groves Park - Phase 2	
Mesquite Groves Park - Phase 3	
Lantana Ranch Park - Phase 2	
Folley Park Improvements	
Tumbleweed Park Improvements	
Harmony Hollow Park Improvements	
Pinelake Park Improvements	
Regional Park Feasibility Study and Master Plan	
<b>Total</b>	<b>\$136,752,725</b>

The current value of the existing park system amenities, excluding land value, in 2021 dollars is \$220,191,520

## CAPITAL IMPROVEMENT PROJECTS: 8- 15 YEARS

<b>Sustainable Projects</b>	<b>\$217,685,449</b>
Existing Neighborhood Park Improvements	
Existing Community Park Improvements	
<b>Visionary Projects</b>	<b>\$164,751,504</b>
<i>Featured Projects:</i>	
Desert Breeze Park Improvements	
Boys and Girls Club Park Improvements	
San Tan Park Renovation	
*New Regional Sports Complex - Phase 1	
Tumbleweed Park Improvements	
<b>Total</b>	<b>\$382,436,953</b>

*\*if determined feasible, a new regional park equals \$151,248,399 of the total estimated cost for years 8-15*

## CAPITAL IMPROVEMENT PROJECTS: 16+ YEARS

<b>Sustainable Projects</b>	<b>\$103,910,819</b>
Existing Neighborhood Park Improvements	
Existing Community Park Improvements	
<b>Visionary Projects</b>	<b>\$116,114,348</b>
<i>Featured Projects:</i>	
Desert Breeze Park Improvements	
Navarrete Park Improvements	
San Marcos Park Improvements	
Tumbleweed Park Improvements	
+New Regional Sports Complex - Phase 2	
<b>Total</b>	<b>\$220,025,166</b>

*+if determined feasible, a new regional park equals \$98,404,823 of the total estimated cost for years 16+*



## SUSTAINABLE AND VISIONARY PROJECTS

This section provides a thorough look into the quantity of existing assets and the timeline for which they will be in need replacement, and the appropriate (future inflation adjusted) value for each. The intent of the following section is to provide a starting point in quantifying the considerable financial value of the existing physical assets contained within the entire Department using a detailed system of matrices.

In addition its existing assets, it is important for the Department to continually invest in regular redesign and rebuilding of the City’s parks and recreation facilities to ensure that they are aligned with the everchanging nature of public demand and programming needs. Changes such as these should be considered visionary projects, or projects which expand and/or replace facilities at existing parks that are currently not in place or needed. The consultant team worked directly with Department Staff to determine a list of visionary projects for each park and facility.

Utilizing the results of the on-site inventory and assessment, detailed matrices were developed which utilized the previously established grading standards along with current construction pricing to create an improvement priority plan and associated value for each facility. Assets scored with grading standards F (1) and D (2) were considered critical and therefore capital improvement projects for the next 1 to 7 year to correct safety hazards and accelerated deterioration. Assets scored with grading standard C (3) were categorized as capital improvement projects for years 8 to 15 and those scored grading standards B (4) and A (5) were categorized for longer term improvements, 16+ years as assets were early enough in their lifecycles to not be in need of immediately replacement.

The detailed matrices included in this section should be built upon by the Department moving forward as new facilities are constructed and/ or old facilities replaced. With careful planning and a keen vision, the information will assist the City in its efforts to ensure that infrastructure operation, maintenance, rehabilitation, and park development is as efficient and effective as possible.

Additionally, the following information will allow staff to strategically anticipate future expenditure and plan for adequate funding of future improvements while negotiating confidently with forward well-evidenced information in always difficult climate of budget constraints.

SYSTEM-WIDE SUMMARY			
Category	CIP (1-7 Years)	CIP (8-15 Years)	CIP (16+ Years)
Sustainable Projects	\$44,460,375	\$217,685,449	\$103,910,819
Visionary Projects	\$92,292,350	\$164,751,504	\$116,114,348
<b>Totals</b>	<b>\$136,752,725</b>	<b>\$382,436,953</b>	<b>\$220,025,166</b>

## WEST PLANNING AREA

### SUSTAINABLE PROJECTS SUMMARY

Park/Facility	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
DESERT BREEZE	\$2,405,000	\$17,949,272	\$1,170,250
HARTER		\$998,577	\$2,422,030
MOUNTAIN VIEW	\$783,000	\$2,874,957	
NOZOMI	\$2,412,000	\$8,059,939	
PINE SHADOWS		\$1,010,107	\$1,185,750
PRICE	\$67,500	\$2,147,650	\$2,557,500
PUEBLO ALTO	\$86,000	\$264,189	\$775,000
SUNDANCE		\$2,302,592	
SUNSET	\$200,000	\$1,279,807	
WINDMILLS WEST		\$1,630,276	\$1,650,750
<b>Sub Totals</b>	<b>\$5,953,500</b>	<b>\$38,517,367</b>	<b>\$9,761,280</b>

### VISIONARY PROJECTS SUMMARY

Park/Facility	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
DESERT BREEZE		\$523,800	\$1,661,213
HARTER	\$160,000	\$40,500	
MOUNTAIN VIEW	\$80,000		
NOZOMI		\$47,250	
PINE SHADOWS		\$270,000	
PRICE	\$20,000	\$109,013	
PUEBLO ALTO	\$10,000		
SUNDANCE		\$40,500	
SUNSET	\$30,000	\$114,750	\$34,875
WINDMILLS WEST		\$40,500	
<b>Sub Totals</b>	<b>\$300,000</b>	<b>\$1,186,313</b>	<b>\$1,696,088</b>

### SUSTAINABLE PROJECTS + VISIONARY PROJECTS

	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
<b>Totals</b>	<b>\$6,253,500</b>	<b>\$39,703,679</b>	<b>\$11,457,368</b>

### WEST NOTES

Per Park  
Reinvestment Range:  
\$1.1 Million – \$23.7  
Million

Median Reinvestment  
Cost: \$3.4 Million

Lowest Reinvestment  
Cost: Pueblo Alto

Largest Reinvestment  
Cost: Desert Breeze

*Note that costs shown are intended to be rough order of magnitude and based on park and recreation related amenities only. Projected costs do not include additional associated infrastructure or soft costs related to project implementation. The values shown within this document are based on 2021 dollars with cost escalators added in years 7-15 (35%) and years 16+ (55%). City staff should continue to evaluate costing information with current market conditions throughout the life of the plan as project funding opportunities arise.*



## NORTH PLANNING AREA

### SUSTAINABLE PROJECTS SUMMARY

Park/Facility	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
AMBERWOOD	\$1,159,500	\$2,194,765	\$93,000
APACHE	\$930,000	\$2,111,785	\$2,299,425
ARMSTRONG	\$114,000	\$155,126	\$129,115
ARROWHEAD MEADOWS	\$3,235,000	\$10,568,433	\$465,000
ASHLEY TRAIL		\$555,426	
BOYS & GIRLS CLUB	\$32,250	\$2,207,968	\$238,700
BROOKS CROSSING	\$343,000	\$2,463,390	\$232,500
DESERT OASIS		\$202,770	\$914,500
DR AJ CHANDLER	\$358,000	\$2,309,445	\$2,192,475
EAST MINI	\$540,588	\$8,843	
ESPEE	\$240,000	\$10,078,757	\$4,851,500
FOLLEY	\$1,834,000	\$7,687,974	\$1,243,100
GAZELLE MEADOWS	\$750,967	\$465,953	\$1,550,000
HARMONY HOLLOW	\$645,856	\$260,888	
HARRIS	\$54,042	\$31,050	\$423,228
HOMESTEAD SOUTH			\$1,597,740
HOOPES		\$2,263,768	\$1,276,425
JACKRABBIT		\$87,075	\$1,136,978
LOS ALTOS	\$528,000	\$141,949	
MAGGIO RANCH	\$237,500	\$2,217,157	
NAVARRETE	\$735,000	\$826,562	\$1,162,500
PARK MANORS		\$800,220	\$21,700
PEQUENO	\$5,500	\$2,155,004	
PIMA	\$37,500	\$8,616,835	\$1,525,975
PROVINCES		\$1,969,996	
SAN MARCOS	\$120,000	\$2,484,490	\$1,249,300
SAN TAN		\$94,500	\$3,136,898
SHAWNEE		\$4,190,104	\$1,904,950
STONEGATE		\$2,891,425	\$337,900
SUMMIT POINT		\$9,450	\$981,933
THUDE	\$550,000	\$2,890,881	
TIBSHRAENY FAMILY		\$2,168,702	\$3,534,310
WINN	\$185,000	\$137,491	\$775,000
<b>Sub Totals</b>	<b>\$12,635,703</b>	<b>\$75,248,181</b>	<b>\$33,274,151</b>

The North Planning Area has the largest funding required in CIP Years 8-15 for facility upkeep and improvements.



## NORTH NOTES

Per Park  
Reinvestment Range:  
\$498,000 – \$18.4  
Million

Median Reinvestment  
Cost: \$3.2 Million

Lowest Reinvestment  
Cost: Armstrong

Largest Reinvestment  
Cost: Folley  
Memorial

## VISIONARY PROJECTS SUMMARY

Park/Facility	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
AMBERWOOD	\$15,000	\$457,988	
APACHE	\$348,500	\$51,030	\$93,000
ARMSTRONG	\$60,000	\$40,500	
ARROWHEAD MEADOWS	\$360,000	\$966,600	\$232,500
ASHLEY TRAIL	\$15,000		
BOYS & GIRLS CLUB		\$1,674,675	
BROOKS CROSSING	\$790,000	\$20,250	\$7,750
DESERT OASIS		\$122,175	
DR AJ CHANDLER	\$12,222,000		
EAST MINI		\$33,750	
ESPEE		\$40,500	\$77,500
FOLLEY	\$7,670,000		
GAZELLE MEADOWS		\$257,850	\$105,788
HARMONY HOLLOW	\$1,815,000	\$270,000	
HARRIS	\$5,500	\$40,500	\$77,500
HOMESTEAD SOUTH		\$13,500	
HOOPES		\$83,700	
JACKRABBIT	\$60,000	\$506,250	
LOS ALTOS		\$155,250	
MAGGIO RANCH		\$108,000	
NAVARRETE	\$25,000	\$20,250	\$1,278,750
PARK MANORS		\$20,250	
PEQUENO		\$182,250	
PIMA	\$103,750	\$94,500	
PROVINCES		\$81,000	
SAN MARCOS		\$27,000	\$1,007,500
SAN TAN	\$20,000	\$1,659,150	
SHAWNEE	\$10,000	\$246,375	
STONEGATE		\$20,250	\$15,500
SUMMIT POINT	\$10,000		\$74,400
THUDE	\$325,000	\$81,675	
TIBSHRAENY FAMILY		\$51,975	
WINN	\$75,000		
<b>Sub Totals</b>	<b>\$23,929,750</b>	<b>\$7,327,193</b>	<b>\$2,970,188</b>

## SUSTAINABLE PROJECTS + VISIONARY PROJECTS

	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
<b>Totals</b>	<b>\$36,565,453</b>	<b>\$82,575,374</b>	<b>\$36,244,339</b>

## SOUTHWEST PLANNING AREA

### SUSTAINABLE PROJECTS SUMMARY

Park/Facility	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
BLUE HERON	\$131,500	\$506,300	\$1,819,700
CHUPAROSA	\$1,424,000	\$5,688,717	\$1,088,100
DOBSON	\$997,000	\$2,301,567	\$1,550,000
FOX CROSSING	\$631,818	\$1,566,068	
PECOS RANCH	\$596,500	\$2,001,040	\$775,000
RYAN	\$755,000	\$3,209,547	
SNEDIGAR SPORTSPLEX	\$8,462,000	\$28,078,988	\$1,640,675
Sub Totals	\$12,997,818	\$43,352,226	\$6,873,475

### VISIONARY PROJECTS SUMMARY

Park/Facility	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
BLUE HERON	\$10,000	\$13,500	
CHUPAROSA		\$40,500	\$77,500
DOBSON	\$325,000		
FOX CROSSING		\$33,750	
PECOS RANCH	\$15,000		
RYAN	\$25,000		
SNEDIGAR SPORTSPLEX	\$75,000		
Sub Totals	\$450,000	\$87,750	\$77,500

### SUSTAINABLE PROJECTS + VISIONARY PROJECTS

	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
Totals	\$13,447,818	\$43,439,976	\$6,950,975

### SW NOTES

Per Park  
Reinvestment Range:  
\$2.2 Million – \$38.2  
Million

Median Reinvestment  
Cost: \$3.9 Million

Lowest Reinvestment  
Cost: Fox Crossing

Largest Reinvestment  
Cost: Snedigar  
Sportsplex

## SOUTHEAST PLANNING AREA

### SUSTAINABLE PROJECTS SUMMARY

Park/Facility	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
ARBUCKLE PARK		\$1,764,452	\$1,760,025
BEAR CREEK GOLF COURSE			
CENTENNIAL PARK	\$49,000	\$805,950	\$3,622,680
CHUCKWALLA PARK	\$250,500	\$2,338,901	\$201,500
CITRUS VISTA		\$79,313	\$4,391,529
CROSSBOW PARK	\$329,000	\$865,890	\$1,422,125
LA PALOMA PARK	\$760,000	\$2,076,247	\$866,450
LANTANA RANCH PARK			
LOS ARBOLES PARK	\$8,500	\$1,122,938	
MEADOWBROOK PARK		\$50,288	\$3,395,951
MESQUITE GROVES PARK			
PASEO TRAIL	\$174,500	\$8,773,743	\$1,585,650
PASEO VISTA RECREATION AREA	\$1,664,000	\$3,694,275	\$8,440,525
PINELAKE PARK	\$758,624	\$549,383	\$1,643,000
QUAIL HAVEN PARK	\$162,000	\$2,283,753	\$143,375
ROADRUNNER PARK		\$158,963	\$4,524,956
TUMBLEWEED PARK	\$8,717,230	\$31,559,043	\$3,944,750
VALENCIA PARK		\$114,750	\$4,620,897
VETERANS OASIS PARK		\$4,329,788	\$13,438,500
Sub Totals	\$12,873,354	\$60,567,675	\$54,001,912

At over 450 million dollars, the Southeast Planning Area has the largest Capital Improvement funding required.

*Note that costs shown are intended to be rough order of magnitude and based on park and recreation related amenities only. Projected costs do not include additional associated infrastructure or soft costs related to project implementation. The values shown within this document are based on 2021 dollars with cost escalators added in years 7-15 (35%) and years 16+ (55%). City staff should continue to evaluate costing information with current market conditions throughout the life of the plan as project funding opportunities arise.*



## SOUTHEAST PLANNING AREA (CONT.)

### SE NOTES

Per Park  
Reinvestment Range:  
\$1.1 Million – \$60  
Million

Median Reinvestment  
Cost: \$4.2 Million

Lowest Reinvestment  
Cost: Los Arboles

Largest Reinvestment  
Cost: Tumbleweed

Additional Visionary  
Project: South  
Chandler Regional  
Park - \$271 Million

### VISIONARY PROJECTS SUMMARY

Park/Facility	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
ARBUCKLE PARK	\$162,600	\$20,250	
CENTENNIAL PARK		\$13,500	
CHUCKWALLA PARK	\$25,000		
CITRUS VISTA			\$15,500
CROSSBOW PARK		\$62,100	
LA PALOMA PARK		\$33,750	
LANTANA RANCH PARK	\$4,703,000		
LOS ARBOLES PARK	\$50,000		
MEADOWBROOK PARK		\$13,500	
MESQUITE GROVES PARK	\$40,928,000		
PASEO TRAIL		\$477,900	
PASEO VISTA RECREATION AREA		\$324,000	
PINELAKE PARK	\$960,000	\$20,250	
QUAIL HAVEN PARK	\$25,000		
ROADRUNNER PARK	\$10,000		
SOUTH CHANDLER REGIONAL PARK	\$150,000	\$151,248,399	\$98,404,823
TUMBLEWEED PARK	\$18,099,000	\$3,675,375	\$12,803,000
VALENCIA PARK		\$13,500	
VETERANS OASIS PARK	\$2,500,000	\$247,725	\$147,250
<b>Sub Totals</b>	<b>\$67,612,600</b>	<b>\$156,150,249</b>	<b>\$111,370,573</b>

### SUSTAINABLE PROJECTS + VISIONARY PROJECTS

	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
<b>Totals</b>	<b>\$80,485,954</b>	<b>\$216,717,924</b>	<b>\$165,372,485</b>

## **INDIVIDUAL PARK ASSET SUSTAINABLE AND VISIONARY PROJECTS**

The following pages provide a detailed look at each park's existing and future assets. The following matrices shown for both 'Sustainable Projects' and 'Visionary Projects' convey the quantity of existing and future assets at each park and the timeline for replacement, construction or implementation. Recommendations outlined were based on the scoring assigned in the Park and Facilities Assessment Section of this plan, as well as meetings with Department Staff.

The following matrices should be built upon by the Department moving forward as new facilities are constructed and/ or old facilities replaced. As discussed previously, expenditures can also be accounted for and adjusted here to anticipate future fiscal year capital improvement plan budgets.

Note that costs shown are intended to be rough order of magnitude and based on park and recreation related amenities only. Projected costs do not include additional associated infrastructure or soft costs related to project implementation. The values shown within this document are based on 2021 dollars with cost escalators added in years 7-15 (35%) and years 16+ (55%). City staff should continue to evaluate costing information with current market conditions throughout the life of the plan as project funding opportunities arise.



## AMBERWOOD PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BASKETBALL COURT (LIGHTED)	1	3	Surfacing in good condition; signs of wear and minor cracking
BENCH	6	3	Seating and paint in good condition; minor signs of rust at mounting plates
DOG BAG STATION	4	3	Showing signs of fading and use
DRINKING FOUNTAIN	1	3	Good condition; minor signs of rust and water damage
IRRIGATION SYSTEM (AC)	16.47	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	65	2	Light fixtures appear dated and showing signs of weathering
OPEN TURF AREA (AC)	9.6	2	Turf in average condition; low spots; regrading needed; some slopes and shaded areas lack quality turf growth
PLAYGROUND (SHADED)	1	3	Newer structures; shade small and not sufficient; minor low spots in surfacing
RAMADA	1	4	Good condition; little to no signs of fading or rust
SIGNAGE (PARK ENTRY)	2	3	Aging, faded, and paint refresh needed
SIGNAGE (REGULATORY)	5	3	Average condition; fading due to exposure
TRAIL - PAVED (MI)	0.54	3	Minor cracks and wear; damaged panels replaced
TRASH RECEPTACLE	18	3	Minor, non-structural damage through use
VOLLEYBALL COURT (SAND)	1	2	Poles and net aging; showing signs of rust/damage

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
CONSTRUCT TRAIL - PAVED (MI)	2	0.1	Replace sidewalks removed due to tree roots
DEMOLISH CONCRETE SIDEWALK	2	3,500	Trees causing uprooting, remove and replace
PERFORM SITE IRRIGATION ASSESSMENT	1	1	Evaluate condition and methods to improve
PERFORM SOIL AMENDMENTS AND AERATION	2	1	Improve turf soil with application of amendments and aeration
PERFORM TREE ASSESSMENT (BY ARBORIST)	2	1	Evaluate mature existing trees and establish replacement program
PERFORM TURF QUALITY ASSESSMENT	1	1	Evaluate worn areas and quality of existing turf slopes
RENOVATE/ REPLACE LANDSCAPE AND IRRIGATION	2	25000	Replace existing trees lost, replenish decomposed granite, improve irrigation system, etc

Priority Legend: 1=High | 2=Medium | 3=Low

**Note that costs shown are intended to be rough order of magnitude and based on park and recreation related amenities only. Projected costs do not include additional associated infrastructure or soft costs related to project implementation. The values shown within this document are based on 2021 dollars with cost escalators added in years 7-15 (35%) and years 16+ (55%). City staff should continue to evaluate costing information with current market conditions throughout the life of the plan as project funding opportunities arise.**



		SUSTAINABLE PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$150,000		\$202,500	
EA	\$3,500		\$28,350	
EA	\$1,500		\$8,100	
EA	\$5,000		\$6,750	
AC	\$50,000		\$1,111,795	
EA	\$6,500	\$422,500		
AC	\$70,000	\$672,000		
LS	\$500,000		\$675,000	
EA	\$60,000			\$93,000
EA	\$5,500		\$14,850	
EA	\$1,500		\$10,125	
MI	\$155,000		\$112,995	
EA	\$1,000		\$24,300	
LS	\$65,000	\$65,000		
<i>Sustainable Projects Subtotals</i>		<b>\$1,159,500</b>	<b>\$2,194,765</b>	<b>\$93,000</b>

		VISIONARY PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
MI	\$155,000		\$20,925	
SF	\$2.50		\$11,813	
LS	\$10,000	\$10,000		
LS	\$10,000		\$13,500	
LS	\$5,000		\$6,750	
LS	\$5,000	\$5,000		
SF	\$12		\$405,000	
<i>Visionary Projects Subtotals</i>		<b>\$15,000</b>	<b>\$457,988</b>	<b>\$0</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$1,174,500</b>	<b>\$2,652,753</b>	<b>\$93,000</b>
<i>Total Projected Park Improvements</i>				<b>\$3,920,253</b>

## APACHE PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BASKETBALL COURT (LIGHTED)	1	3	Average condition; dated light fixtures
BBQ PIT/ GRILL	2	3	Typical signs of use; consider deep clean
BENCH	9	3	Average condition
BIKE RACK/ LOOP	2	3	Average condition; showing signs of use
DOG BAG STATION	2	3	Average condition; some fading
DRINKING FOUNTAIN	1	3	Average condition; showing signs of use/sun damage
IRRIGATION SYSTEM (AC)	9.97	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	39	4	Mostly updated lighting; basketball lighting is dated
OPEN TURF AREA (AC)	4.4	3	Potential for turf reduction opportunities; larger open spaces are well maintained; some turf erosion near playground area
PARKING LOT (SPACES)	45	2	Moderate condition; heavy cracking; resurfacing needed; consider alternate drainage strategies
PICNIC TABLE	18	3	Average condition; showing signs of use
PLAYGROUND (SHADED)	1	4	ADA ramps; newer shade structure; additional wood chips would be beneficial
RACQUETBALL COURT (OUTDOOR)	2	3	Average exterior condition
RAMADA	2	3	Average condition; showing signs of use
RESTROOM BUILDING	1	2	Dated building; some cracking
SIGNAGE (PARK ENTRY)	3	3	Average condition
SIGNAGE (REGULATORY)	3	3	Average condition
TENNIS COURT (LIGHTED)	4	5	Good condition, Replace with post tension in future
TRAIL - PAVED (MI)	0.62	3	.32 mi loop; moderate amount of cracking; instances where mature trees are impacting concrete integrity
TRASH RECEPTACLE	23	3	Average condition; showing signs of use
VOLLEYBALL COURT (SAND)	2	4	Good condition

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		SUSTAINABLE PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$150,000		\$202,500	
EA	\$1,500		\$4,050	
EA	\$3,500		\$42,525	
EA	\$2,000		\$5,400	
EA	\$1,500		\$4,050	
EA	\$5,000		\$6,750	
AC	\$50,000		\$673,225	
EA	\$6,500			\$392,925
AC	\$70,000		\$415,800	
SPACE	\$4,000	\$180,000		
EA	\$4,500		\$109,350	
LS	\$500,000			\$775,000
LS	\$110,000		\$297,000	
EA	\$60,000		\$162,000	
LS	\$750,000	\$750,000		
EA	\$5,500		\$22,275	
EA	\$1,500		\$6,075	
LS	\$150,000			\$930,000
MI	\$155,000		\$129,735	
EA	\$1,000		\$31,050	
LS	\$65,000			\$201,500
<i>Sustainable Projects Subtotals</i>		<b>\$930,000</b>	<b>\$2,111,785</b>	<b>\$2,299,425</b>



## APACHE PARK (CONT.)

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
DEMOLITION OF EXISTING UNDERGROUND TANK	3	1	Evaluate removal of underground tank
DEMOLITION OF PARKING LOT AND REPLACE W/ SUBGRADE PREP, 3" THICK AC AND 6" THICK ABC	1	23,000	Replace existing parking area
EVALUATE REMOVAL OF UNDERGROUND TANK	2	1	Evaluate the feasibility of removing
EVALUATE RESTROOM BUILDING FEASIBILITY	1	1	Evaluate the need for and/or removal of
PERFORM SITE IRRIGATION ASSESSMENT	2	1	Evaluate condition and methods to improve
PERFORM SOIL AMENDMENTS AND AERATION	3	1	Improve turf soil with application of amendments and aeration
PERFORM TREE ASSESSMENT (BY ARBORIST)	2	1	Evaluate mature existing trees and establish replacement program
PERFORM TURF QUALITY ASSESSMENT	1	1	Evaluate worn areas and quality of existing turf slopes
REMOVE EXISTING LIGHTING AND REPLACE WITH LED	2	4	Replace fixtures at basketball court with LED fixtures
RENOVATE/ REPLACE LANDSCAPE AND IRRIGATION	2	25000	Replace existing trees lost, replenish decomposed granite, improve irrigation system, etc

Priority Legend: 1=High | 2=Medium | 3=Low

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		VISIONARY PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$50,000			\$77,500
SF	\$15	\$333,500		
LS	\$10,000		\$13,500	
LS	\$10,000	\$10,000		
LS	\$10,000		\$13,500	
LS	\$10,000			\$15,500
LS	\$5,000		\$6,750	
LS	\$5,000	\$5,000		
EA	\$3,200		\$17,280	
SF	\$12		\$405,000	
<i>Visionary Projects Subtotals</i>		<b>\$348,500</b>	<b>\$51,030</b>	<b>\$93,000</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$1,278,500</b>	<b>\$2,162,815</b>	<b>\$2,392,425</b>
<i>Total Projected Park Improvements</i>				<b>\$5,833,740</b>



## ARBUCKLE PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BASKETBALL COURT (LIGHTED)	1	3	Court surface appears to have many standing water stains, low spots, and minor cracking
BBQ PIT/ GRILL	2	3	Typical signs of use, consider deep clean
BENCH	14	3	Average to good condition; some benches showing signs of significant wear, fading, and minor rust
BIKE RACK/ LOOP	1	3	Average condition, minor rust/chipping from use
DOG BAG STATION	4	4	Good condition; minor signs of use
DRINKING FOUNTAIN	1	3	Typical signs of use; minor rust and water damage
IRRIGATION SYSTEM (AC)	7.89	3	Visual assessment only
KIOSK (INTERPRETIVE)	1	4	Good condition; minor signs of fading
LIGHTING (SITE, SPORTS, PED, ETC)	33	3	Concrete poles and high pressure sodium fixtures are outdated, but in good condition
OPEN TURF AREA (AC)	4.1	3	Turf mostly in good condition; lack of growth on some slopes and low spots; erosion
PICKLEBALL COURT	1	3	Average condition; minor signs of cracking; heavy use, LED fixtures
PICNIC TABLE	1	3	Average to good condition; showing signs of significant wear and minor rust/chipping
PLAYGROUND (SHADED)	2	4	Newer surfacing and shade fabric; minor low spots and raking needed
RAMADA	2	4	Good condition; minimal color fade; no signs of rust
SIGNAGE (PARK ENTRY)	2	3	Faded due to exposure; clean and repaint needed
SIGNAGE (REGULATORY)	2	3	Faded due to exposure
TRAIL - PAVED (MI)	0.59	3	Minor signs of cracking
TRASH RECEPTACLE	12	3	Showing significant signs of rust, wear, and age

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
CONSTRUCT NEW SITE GRADING/ EARTHWORK	1	60,000	Improvements to NE corner drainage
INSTALL FENCING (6' HEIGHT CHAIN LINK)	1	300	Install fencing at pickleball court
PERFORM SOIL AMENDMENTS AND AERATION	2	1	Improve turf soil with application of amendments and aeration
PERFORM TURF QUALITY ASSESSMENT	2	1	Evaluate worn areas and quality of existing turf slopes

Priority Legend: 1=High | 2=Medium | 3=Low

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		SUSTAINABLE PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$150,000		\$202,500	
EA	\$1,500		\$4,050	
EA	\$3,500		\$66,150	
EA	\$2,000		\$2,700	
EA	\$1,500			\$9,300
EA	\$5,000		\$6,750	
AC	\$50,000		\$532,645	
EA	\$9,500			\$14,725
EA	\$6,500		\$289,575	
AC	\$70,000		\$387,450	
LS	\$80,000		\$108,000	
EA	\$4,500		\$6,075	
LS	\$500,000			\$1,550,000
EA	\$60,000			\$186,000
EA	\$5,500		\$14,850	
EA	\$1,500		\$4,050	
MI	\$155,000		\$123,458	
EA	\$1,000		\$16,200	
<i>SUSTAINABLE PROJECTS Subtotals</i>		<b>\$0</b>	<b>\$1,764,452</b>	<b>\$1,760,025</b>
		VISIONARY PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
SF	\$2.50	\$150,000		
LF	\$42	\$12,600		
LS	\$10,000		\$13,500	
LS	\$5,000		\$6,750	
<i>Visionary Projects Subtotals</i>		<b>\$162,600</b>	<b>\$20,250</b>	<b>\$0</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$162,600</b>	<b>\$1,784,702</b>	<b>\$1,760,025</b>
<i>Total Projected Park Improvements</i>				<b>\$3,707,327</b>



## ARMSTRONG PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BBQ PIT/ GRILL	1	3	Average condition; typical signs of use
BENCH	4	3	Moderate condition; all bench styles match; some tagging/graffiti
DOG BAG STATION	1	3	Some fading and typical signs of use
DRINKING FOUNTAIN	1	3	Some fading and typical signs of use
HORSESHOE PIT	1	3	Average condition
IRRIGATION SYSTEM (AC)	1.57	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	9	4	Updated; ornamental fixture
OPEN TURF AREA (AC)	1.5	2	Turf in moderate to poor condition; turf areas are largely being used for drainage retention and are not usable
PICNIC TABLE	2	2	Picnic tables in relatively poor condition
SIGNAGE (PARK ENTRY)	1	3	Signage is located in the center of the park at the Detroit Street intersection, but no signage exists at the ingress/egress points of this area
SIGNAGE (REGULATORY)	1	3	Some fading
TRAIL - PAVED (MI)	0.16	4	Sidewalk in good condition
TRASH RECEPTACLE	4	3	Average condition; typical signs of use and sun damage

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
INSTALL RAMADA	1	1	Install new shade ramada
PERFORM SITE IRRIGATION ASSESSMENT	2	1	Evaluate condition and methods to improve
PERFORM SOIL AMENDMENTS AND AERATION	2	1	Improve turf soil with application of amendments and aeration
PERFORM TREE ASSESSMENT (BY ARBORIST)	2	1	Evaluate mature existing trees and establish replacement program
PERFORM TURF QUALITY ASSESSMENT	2	1	Evaluate worn areas and quality of existing turf slopes

Priority Legend: 1=High | 2=Medium | 3=Low

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		SUSTAINABLE PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
EA	\$1,500		\$2,025	
EA	\$3,500		\$18,900	
EA	\$1,500		\$2,025	
EA	\$5,000		\$6,750	
EA	\$3,500		\$4,725	
AC	\$50,000		\$105,851	
EA	\$6,500			\$90,675
AC	\$70,000	\$105,000		
EA	\$4,500	\$9,000		
EA	\$5,500		\$7,425	
EA	\$1,500		\$2,025	
MI	\$155,000			\$38,440
EA	\$1,000		\$5,400	
<i>Sustainable Projects Subtotals</i>		<b>\$114,000</b>	<b>\$155,126</b>	<b>\$129,115</b>

		VISIONARY PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
EA	\$60,000	\$60,000		
LS	\$10,000		\$13,500	
LS	\$10,000		\$13,500	
LS	\$5,000		\$6,750	
LS	\$5,000		\$6,750	
<i>Visionary Projects Subtotals</i>		<b>\$60,000</b>	<b>\$40,500</b>	<b>\$0</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$174,000</b>	<b>\$195,626</b>	<b>\$129,115</b>
<i>Total Projected Park Improvements</i>				<b>\$498,741</b>

## ARROWHEAD MEADOWS PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BASEBALL FIELD (LIGHTED)	4	3	North fields are well-maintained; fencing at south fields is beginning to bow
BBQ PIT/ GRILL	10	3	Average condition; showing typical signs of use
BENCH	18	2	Vary in styles; concrete benches can pose a safety issue due to jagged edges/broken corners
BIKE RACK/ LOOP	2	3	Average condition; showing typical signs of use
BLEACHERS	8	3	Average condition
DOG BAG STATION	4	3	Some fading
DRINKING FOUNTAIN	6	3	Average condition; showing typical signs of use
FLAG POLE	1	3	Average condition
IRRIGATION SYSTEM (AC)	30.84	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	69	3	Dated site and sport court light fixtures
MAINTENANCE YARD/ BUILDING	1	3	Average; appears dated
OPEN TURF AREA (AC)	12.2	2	Turf is very patchy; erosion issues on slopes; likely irrigation issue
PARKING LOT (SPACES)	254	2	Resealing and ADA improvements needed; consider repaving south lot
PICKLEBALL COURT	6	3	Good condition; dated light fixtures
PICNIC TABLE	56	2	Picnic tables are generally in poor condition; consider replacement (2); group ramada picnic tables seem newer and are in good shape (4)
PLAYGROUND (SHADED)	2	3	Average condition
RAMADA	5	2	Ramadas with trellis roofs are generally in poor condition (2); group ramada with solid metal roof in good condition (4)
RESTROOM BUILDING	1	2	Dated; potential roof repairs; needs paint; exterior evaluated only
SIGNAGE (REGULATORY)	7	3	Average condition; some fading and rusting
TENNIS COURT (LIGHTED)	2	4	Good condition, dated light fixtures
TRAIL - PAVED (MI)	1.61	3	Relatively good condition
TRASH RECEPTACLE	78	3	Average condition; showing typical signs of use

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**SUSTAINABLE PROJECTS**

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$750,000		\$4,050,000	
EA	\$1,500		\$20,250	
EA	\$3,500	\$63,000		
EA	\$2,000		\$5,400	
EA	\$7,500		\$81,000	
EA	\$1,500		\$8,100	
EA	\$5,000		\$40,500	
EA	\$5,000		\$6,750	
AC	\$50,000		\$2,081,591	
EA	\$6,500		\$605,475	
LS	\$900,000		\$1,215,000	
AC	\$70,000	\$854,000		
SPACE	\$4,000	\$1,016,000		
LS	\$80,000		\$648,000	
EA	\$4,500	\$252,000		
LS	\$500,000		\$1,350,000	
EA	\$60,000	\$300,000		
LS	\$750,000	\$750,000		
EA	\$1,500		\$14,175	
LS	\$150,000			\$465,000
MI	\$155,000		\$336,893	
EA	\$1,000		\$105,300	
<i>Sustainable Projects Subtotals</i>		<b>\$3,235,000</b>	<b>\$10,568,433</b>	<b>\$465,000</b>



## ARROWHEAD MEADOWS PARK (CONT.)

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
CONSTRUCT BASKETBALL COURT (LIGHTED)	2	1	Construct new court
CONSTRUCT VOLLEYBALL COURT (SAND)	2	1	Construct new court
INSTALL FITNESS STATION	2	6	Install new fitness stations along existing paths
INSTALL SHADE STRUCTURE (STAND-ALONE)	1	10	Install spectator shade at courts and fields
PERFORM SITE IRRIGATION ASSESSMENT	1	1	Evaluate condition and methods to improve
PERFORM SOIL AMENDMENTS AND AERATION	2	1	Improve turf soil with application of amendments and aeration
PERFORM TREE ASSESSMENT (BY ARBORIST)	2	1	Evaluate mature existing trees and establish replacement program
PERFORM TURF QUALITY ASSESSMENT	2	1	Evaluate worn areas and quality of existing turf slopes
REPURPOSE AMPHITHEATER	3	1	Redesign and repurpose area for other uses
REPURPOSE MAINTENANCE AND CONCESSIONS BUILDING	2	1	Redesign and repurpose building for other uses

Priority Legend: 1=High | 2=Medium | 3=Low

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		VISIONARY PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$100,000		\$135,000	
LS	\$75,000		\$101,250	
EA	\$3,500		\$28,350	
EA	\$35,000	\$350,000		
LS	\$10,000	\$10,000		
LS	\$10,000		\$13,500	
LS	\$5,000		\$6,750	
LS	\$5,000		\$6,750	
LS	\$150,000			\$232,500
LS	\$500,000		\$675,000	
<i>Visionary Projects Subtotals</i>		<b>\$360,000</b>	<b>\$966,600</b>	<b>\$232,500</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$3,595,000</b>	<b>\$11,535,033</b>	<b>\$697,500</b>
<i>Total Projected Park Improvements</i>				<b>\$15,827,533</b>





# ASHLEY TRAIL PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
DOG BAG STATION	4	3	Signs of wear due to age and use; fading due to exposure
IRRIGATION SYSTEM (AC)	2.51	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	27	3	Showing signs of aging, wear, and weathering
SIGNAGE (REGULATORY)	5	3	Faded due to exposure and age
TRAIL - PAVED (MI)	0.60	3	Generally in good condition given age; minor cracking
TRASH RECEPTACLE	4	3	Showing signs of aging, wear, and weathering

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
PERFORM SITE IRRIGATION ASSESSMENT	1	1	Evaluate condition and methods to improve
PERFORM TREE ASSESSMENT (BY ARBORIST)	1	1	Evaluate mature existing trees and establish replacement program

*Priority Legend: 1=High | 2=Medium | 3=Low*

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		SUSTAINABLE PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
EA	\$1,500		\$8,100	
AC	\$50,000		\$169,326	
EA	\$6,500		\$236,925	
EA	\$1,500		\$10,125	
MI	\$155,000		\$125,550	
EA	\$1,000		\$5,400	
<i>Sustainable Projects Subtotals</i>		<b>\$0</b>	<b>\$555,426</b>	<b>\$0</b>
		VISIONARY PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$10,000.00	\$10,000		
LS	\$5,000.00	\$5,000		
<i>Visionary Projects Subtotals</i>		<b>\$15,000</b>	<b>\$0</b>	<b>\$0</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$15,000</b>	<b>\$555,426</b>	<b>\$0</b>
<i>Total Projected Park Improvements</i>				<b>\$570,426</b>





# BEAR CREEK GOLF COURSE

EXISTING AMENITY	QTY	GRADE	COMMENTS
GOLF HOLE (18 CHAMPIONSHIP, 18 EXECUTIVE)	36	N/A	Golf Course, not assessed or inventoried as a part of this study



Source: <https://www.bearcreekaz.com/>

SUSTAINABLE PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
EA	N/A	N/A	N/A	N/A
<i>Sustainable Projects Subtotals</i>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>



Source: <https://www.bearcreekaz.com/>

## BLUE HERRON PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BBQ PIT/ GRILL	2	3	General signs of wear due to use; consider deep clean
BENCH	9	3	Wear and fading due to exposure; minor rust near mounting; some chipping of paint/coating
DRINKING FOUNTAIN	1	3	Significant wear due to use, no signs of rust
IRRIGATION SYSTEM (AC)	2.85	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	24	4	Newer high pressure sodium fixtures; poles in good condition
OPEN TURF AREA (AC)	1.8	2	Slope; drainage/ maintenance issues with turf quality
PICNIC TABLE	4	4	Good condition; no obvious signs of fading and minor wear
PLAYGROUND (SHADED)	2	4	Surfacing settling
RAMADA	2	3	No signs of rust; minor fading and wear
SIGNAGE (PARK ENTRY)	1	2	Colors fading, signs of weathering; repaint needed
SIGNAGE (REGULATORY)	2	3	Fading due to exposure and age
TRAIL - PAVED (MI)	0.38	3	Good general condition; minor wear and cracking
TRASH RECEPTACLE	11	3	Signs of fading and wear; little to no signs of rust or significant damage

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
PERFORM SITE IRRIGATION ASSESSMENT	1	1	Evaluate condition and methods to improve
PERFORM SOIL AMENDMENTS AND AERATION	2	1	Improve turf soil with application of amendments and aeration

Priority Legend: 1=High | 2=Medium | 3=Low

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		SUSTAINABLE PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
EA	\$1,500		\$4,050	
EA	\$3,500		\$42,525	
EA	\$5,000		\$6,750	
AC	\$50,000		\$192,560	
EA	\$6,500			\$241,800
AC	\$70,000	\$126,000		
EA	\$4,500			\$27,900
LS	\$500,000			\$1,550,000
EA	\$60,000		\$162,000	
EA	\$5,500	\$5,500		
EA	\$1,500		\$4,050	
MI	\$155,000		\$79,515	
EA	\$1,000		\$14,850	
<i>Sustainable Projects Subtotals</i>		<b>\$131,500</b>	<b>\$506,300</b>	<b>\$1,819,700</b>

		VISIONARY PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$10,000.00	\$10,000		
LS	\$10,000.00		\$13,500	
<i>Visionary Projects Subtotals</i>		<b>\$10,000</b>	<b>\$13,500</b>	<b>\$0</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$141,500</b>	<b>\$519,800</b>	<b>\$1,819,700</b>
<i>Total Projected Park Improvements</i>				<b>\$2,481,000</b>



## BOYS & GIRLS CLUB PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BASEBALL FIELD (LIGHTED)	1	3	Consider replacing existing fence with a fence with bottom bar and concrete header in the future to eliminate fence bowing and maintenance issues
BASKETBALL COURT (LIGHTED)	1	4	Not post-tension; dated light fixtures
BENCH	2	3	Average condition
BLEACHERS	2	3	Average condition
DOG BAG STATION	1	3	Considerable amount of animal droppings along paths; consider adding more stations
IRRIGATION SYSTEM (AC)	5.40	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	11	3	Average; dated fixtures at basketball court
MULTIUSE FIELD (LIGHTED)	1	3	Moderate condition
OPEN TURF AREA (AC)	0.3	2	Moderate condition; could use improvement and more definition to these multi-use areas; consider turf reduction in drainage areas between path and building
PARKING LOT (SPACES)	1	4	Shared with facility; good condition
PICNIC TABLE	1	3	Average condition
SIGNAGE (REGULATORY)	2	3	Average condition
TRAIL - NON PAVED (MI)	0.15	2	Consider paved access to replace existing from north side of park and on both sides of field to provide stronger connectivity
TRAIL - PAVED (MI)	1	3	Average condition
TRASH RECEPTACLE	8	3	Average condition

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
CONSTRUCT ARTIFICIAL TURF	2	40,000	Replace turf with artificial
CONSTRUCT NEW SITE GRADING/ EARTHWORK	2	80,000	New grading to create adaptive use field
CONSTRUCT TRAIL - PAVED (MI)	2	0.1	New paved trails to create adaptive use field
PERFORM SITE IRRIGATION ASSESSMENT	2	1	Evaluate condition and methods to improve
PERFORM SOIL AMENDMENTS AND AERATION	2	1	Improve turf soil with application of amendments and aeration
PERFORM TURF QUALITY ASSESSMENT	2	1	Evaluate worn areas and quality of existing turf slopes

Priority Legend: 1=High | 2=Medium | 3=Low

**Note that costs shown are intended to be rough order of magnitude and based on park and recreation related amenities only. Projected costs do not include additional associated infrastructure or soft costs related to project implementation. The values shown within this document are based on 2021 dollars with cost escalators added in years 7-15 (35%) and years 16+ (55%). City staff should continue to evaluate costing information with current market conditions throughout the life of the plan as project funding opportunities arise.**

### SUSTAINABLE PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$750,000		\$1,012,500	
LS	\$150,000			\$232,500
EA	\$3,500		\$9,450	
EA	\$7,500		\$20,250	
EA	\$1,500		\$2,025	
AC	\$50,000		\$364,543	
EA	\$6,500		\$96,525	
LS	\$350,000		\$472,500	
AC	\$70,000	\$21,000		
SPACE	\$4,000			\$6,200
EA	\$4,500		\$6,075	
EA	\$1,500		\$4,050	
MI	\$75,000	\$11,250		
MI	\$155,000		\$209,250	
EA	\$1,000		\$10,800	
<i>Sustainable Projects Subtotals</i>		<b>\$32,250</b>	<b>\$2,207,968</b>	<b>\$238,700</b>

### VISIONARY PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
SF	\$25.00		\$1,350,000	
SF	\$2.50		\$270,000	
MI	\$155,000		\$20,925	
LS	\$10,000		\$13,500	
LS	\$10,000		\$13,500	
LS	\$5,000.00		\$6,750	
<i>Visionary Projects Subtotals</i>		<b>\$0</b>	<b>\$1,674,675</b>	<b>\$0</b>

	1-7 Years	8-15 Years	16+ Years
<i>Total (Sustainable + Visionary)</i>	<b>\$32,250</b>	<b>\$3,882,643</b>	<b>\$238,700</b>
<b>Total Projected Park Improvements</b>			<b>\$4,153,593</b>

## BROOKS CROSSING PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BASKETBALL COURT (LIGHTED)	1	4	Great condition
BBQ PIT/ GRILL	3	3	Average condition; showing typical signs of use
BENCH	12	3	Average condition; showing typical signs of use
DOG BAG STATION	3	3	Average condition; some fading
DRINKING FOUNTAIN	1	3	Average condition; showing typical signs of use
IRRIGATION SYSTEM (AC)	8.16	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	22	3	High pressure sodium lighting
OPEN TURF AREA (AC)	4.9	2	Muddy conditions under mature shade trees; patchy, erosion on slopes and near playground; likely irrigation issues
PICNIC TABLE	5	3	Average condition; showing typical signs of use
PLAYGROUND (SHADED)	2	3	Moderate condition; mushrooms growing in playground wood chips due to lack of maintenance
SIGNAGE (PARK ENTRY)	1	3	Average condition; some fading
SIGNAGE (REGULATORY)	4	3	Average condition; some fading
TRAIL - PAVED (MI)	0.65	3	Average condition
TRASH RECEPTACLE	18	3	Average condition; showing typical signs of wear
VOLLEYBALL COURT (SAND)	1	3	Additional sand needed to level court; lighting is updated; no sprinklers on posts

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
DEMOLITION OF TURF AND REPLACE WITH LANDSCAPE	1	65,000	Turf removal and replacement with landscape and decomposed granite
PERFORM SITE IRRIGATION ASSESSMENT	1	1	Evaluate condition and methods to improve
PERFORM SOIL AMENDMENTS AND AERATION	2	1	Improve turf soil with application of amendments and aeration
PERFORM TREE ASSESSMENT (BY ARBORIST)	3	1	Evaluate mature existing trees and establish replacement program
PERFORM TURF QUALITY ASSESSMENT	2	1	Evaluate worn areas and quality of existing turf slopes

Priority Legend: 1=High | 2=Medium | 3=Low

**Note that costs shown are intended to be rough order of magnitude and based on park and recreation related amenities only. Projected costs do not include additional associated infrastructure or soft costs related to project implementation. The values shown within this document are based on 2021 dollars with cost escalators added in years 7-15 (35%) and years 16+ (55%). City staff should continue to evaluate costing information with current market conditions throughout the life of the plan as project funding opportunities arise.**

		SUSTAINABLE PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$150,000			\$232,500
EA	\$1,500		\$6,075	
EA	\$3,500		\$56,700	
EA	\$1,500		\$6,075	
EA	\$5,000		\$6,750	
AC	\$50,000		\$550,778	
EA	\$6,500		\$193,050	
AC	\$70,000	\$343,000		
EA	\$4,500		\$30,375	
LS	\$500,000		\$1,350,000	
EA	\$5,500		\$7,425	
EA	\$1,500		\$8,100	
MI	\$155,000		\$136,013	
EA	\$1,000		\$24,300	
LS	\$65,000		\$87,750	
<i>Sustainable Projects Subtotals</i>		<b>\$343,000</b>	<b>\$2,463,390</b>	<b>\$232,500</b>

		VISIONARY PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
SF	\$12	\$780,000		
LS	\$10,000	\$10,000		
LS	\$10,000		\$13,500	
LS	\$5,000			\$7,750
LS	\$5,000		\$6,750	
<i>Visionary Projects Subtotals</i>		<b>\$790,000</b>	<b>\$20,250</b>	<b>\$7,750</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$1,133,000</b>	<b>\$2,483,640</b>	<b>\$240,250</b>
<i>Total Projected Park Improvements</i>				<b>\$3,856,890</b>

## CENTENNIAL PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BASKETBALL COURT (LIGHTED)	1	4	Newer condition; minor low spots/drainage
BBQ PIT/ GRILL	1	3	Good condition; signs of usage, consider deep clean
BENCH	14	2	Some newer benches have taken a beating, sun or vandalism
BIKE RACK/ LOOP	2	4	Minor wear; chipping
DOG BAG STATION	5	3	Signs of fading due to exposure
DRINKING FOUNTAIN	1	3	Signs of wear due to use; minor rust and water damage
IRRIGATION SYSTEM (AC)	10.88	4	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	48	4	Newer condition poles and LED fixtures
OPEN TURF AREA (AC)	8.1	3	Good condition; minor low spots and slope erosion
PICNIC TABLE	3	4	Good condition; minor signs of wear
PLAYGROUND (SHADED)	2	4	Newer structure; minor signs of use and fading
RAMADA	2	4	Mostly like new condition; some light column damage (caps missing/damaged)
SIGNAGE (PARK ENTRY)	2	4	No signs of fading or damage
SIGNAGE (REGULATORY)	4	3	Fading and wear due to exposure
TRAIL - PAVED (MI)	0.76	4	Good condition; minor cracking
TRASH RECEPTACLE	10	3	Signs of wear due to use
VOLLEYBALL COURT (SAND)	1	4	Good condition

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
PERFORM SOIL AMENDMENTS AND AERATION	2	1	Improve turf soil with application of amendments and aeration

Priority Legend: 1=High | 2=Medium | 3=Low

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		SUSTAINABLE PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$150,000			\$232,500
EA	\$1,500		\$2,025	
EA	\$3,500	\$49,000		
EA	\$2,000			\$6,200
EA	\$1,500		\$10,125	
EA	\$5,000		\$6,750	
AC	\$50,000			\$843,065
EA	\$6,500			\$483,600
AC	\$70,000		\$765,450	
EA	\$4,500			\$20,925
LS	\$500,000			\$1,550,000
EA	\$60,000			\$186,000
EA	\$5,500			\$17,050
EA	\$1,500		\$8,100	
MI	\$155,000			\$182,590
EA	\$1,000		\$13,500	
LS	\$65,000			\$100,750
<i>SUSTAINABLE PROJECTS Subtotals</i>		<b>\$49,000</b>	<b>\$805,950</b>	<b>\$3,622,680</b>
		VISIONARY PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$10,000.00		\$13,500	
<i>Visionary Projects Subtotals</i>		<b>\$0</b>	<b>\$13,500</b>	<b>\$0</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$49,000</b>	<b>\$819,450</b>	<b>\$3,622,680</b>
<i>Total Projected Park Improvements</i>				<b>\$4,491,130</b>

# CHUCKWALLA PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BASKETBALL COURT (LIGHTED)	1	3	Low spots, standing water, and hoops showing signs of wear; surface in good condition
BBQ PIT/ GRILL	2	3	Signs of use; consider deep clean
BENCH	6	2	Rust, signs of weathering, wear, and chipped paint/coating
DOG BAG STATION	4	3	Signs of fading due to exposure
DRINKING FOUNTAIN	1	3	Signs of wear and use; no rust noted
IRRIGATION SYSTEM (AC)	4.46	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	20	4	Lights and poles in generally good condition, high pressure sodium fixtures
OPEN TURF AREA (AC)	3.2	1	Low spots, uneven turf growth, brown spots, minor erosion and poor irrigation maintenance
PICNIC TABLE	6	3	Signs of wear and fading; chipped paint/coating
PLAYGROUND (SHADED)	2	3	Newer structure and shade fabric; surfacing recently replaced; minor low spots
RAMADA	3	3	Signs of wear and fading; minor rust spots
SIGNAGE (PARK ENTRY)	1	2	Faded, weathered, and cracking
SIGNAGE (REGULATORY)	4	3	Faded due to exposure
TRAIL - PAVED (MI)	0.39	3	Good condition; minor signs of settling and cracking
TRASH RECEPTACLE	7	3	Signs of use and fading due to exposure
VOLLEYBALL COURT (SAND)	1	3	Average condition given use; minor water damage on poles

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
PERFORM SITE IRRIGATION ASSESSMENT	1	1	Evaluate condition and methods to improve
PERFORM SOIL AMENDMENTS AND AERATION	1	1	Improve turf soil with application of amendments and aeration
PERFORM TURF QUALITY ASSESSMENT	1	1	Evaluate worn areas and quality of existing turf slopes

Priority Legend: 1=High | 2=Medium | 3=Low

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		SUSTAINABLE PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$150,000		\$202,500	
EA	\$1,500		\$4,050	
EA	\$3,500	\$21,000		
EA	\$1,500		\$8,100	
EA	\$5,000		\$6,750	
AC	\$50,000		\$301,143	
EA	\$6,500			\$201,500
AC	\$70,000	\$224,000		
EA	\$4,500		\$36,450	
LS	\$500,000		\$1,350,000	
EA	\$60,000		\$243,000	
EA	\$5,500	\$5,500		
EA	\$1,500		\$8,100	
MI	\$155,000		\$81,608	
EA	\$1,000		\$9,450	
LS	\$65,000		\$87,750	
<i>Sustainable Projects Subtotals</i>		<b>\$250,500</b>	<b>\$2,338,901</b>	<b>\$201,500</b>

		VISIONARY PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$10,000.00	\$10,000		
LS	\$10,000.00	\$10,000		
LS	\$5,000.00	\$5,000		
<i>Visionary Projects Subtotals</i>		<b>\$25,000</b>	<b>\$0</b>	<b>\$0</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$275,500</b>	<b>\$2,338,901</b>	<b>\$201,500</b>
<i>Total Projected Park Improvements</i>				<b>\$2,815,901</b>

# CHUPAROSA PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BASKETBALL COURT (LIGHTED)	2	3	Good condition; signs of wear, minor cracking and marks, and hoops showing age
BBQ PIT/ GRILL	3	3	General signs of wear due to use; consider deep clean
BENCH	8	2	Wear due to age, significant signs of rust, and chipped paint/coating
BIKE RACK/ LOOP	1	3	Average wear due to use and nicks/dings
DOG BAG STATION	3	3	Wear and faded due to age and exposure
DRINKING FOUNTAIN	2	3	No signs of rust or water damage
FLAG POLE	2	4	Good condition
IRRIGATION SYSTEM (AC)	29.38	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	78	3	Poles and highpressure sodium fixtures showing signs of weathering
MULTIUSE FIELD (LIGHTED)	2	2	Patchy turf, minor low spots, and patchy turf growth
OPEN TURF AREA (AC)	5.3	2	Significant patchy areas, uneven, and low spots, erosion
PARKING LOT (SPACES)	108	4	Great condition; recent resurface/stripping
PICNIC TABLE	11	3	Signs of wear with chipped paint/coating
PLAYGROUND (SHADED)	1	3	Newer structure and shade; wood fiber surfacing showing signs of settling
RAMADA	5	3	Average condition; general nicks/dings due to use and age; fading due to exposure
RESTROOM BUILDING	1	3	Average condition
SIGNAGE (PARK ENTRY)	1	3	Average condition; weathering due to exposure
SIGNAGE (REGULATORY)	3	3	Faded and worn due to exposure
SPRAY PAD	1	2	Surfacing is newer and equipment showing signs of wear and weathering
TRAIL - NON PAVED (MI)	0.42	3	Wear from use, low spots, surfacing displaced and in need of regrading/ additional DG.
TRAIL - PAVED (MI)	1.56	3	Average condition; signs of age and minor cracking
TRASH RECEPTACLE	34	3	Signs of wear, chipped paint/coating, and minor rust
VOLLEYBALL COURT (SAND)	4	5	Newer court, recently renovated

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**SUSTAINABLE PROJECTS**

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$150,000		\$405,000	
EA	\$1,500		\$6,075	
EA	\$3,500	\$28,000		
EA	\$2,000		\$2,700	
EA	\$1,500		\$6,075	
EA	\$5,000		\$13,500	
EA	\$5,000			\$15,500
AC	\$50,000		\$1,983,237	
EA	\$6,500		\$684,450	
LS	\$350,000	\$700,000		
AC	\$70,000	\$371,000		
SPACE	\$4,000			\$669,600
EA	\$4,500		\$66,825	
LS	\$500,000		\$675,000	
EA	\$60,000		\$405,000	
LS	\$750,000		\$1,012,500	
EA	\$5,500		\$7,425	
EA	\$1,500		\$6,075	
LS	\$325,000	\$325,000		
MI	\$75,000		\$42,525	
MI	\$155,000		\$326,430	
EA	\$1,000		\$45,900	
LS	\$65,000			\$403,000
<i>Sustainable Projects Subtotals</i>		<b>\$1,424,000</b>	<b>\$5,688,717</b>	<b>\$1,088,100</b>



## CHUPAROSA PARK (CONT.)

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
DEVELOP NEW PARK MASTER PLAN	3	1	New plan to utilize south basin area
PERFORM SITE IRRIGATION ASSESSMENT	2	1	Evaluate condition and methods to improve
PERFORM SOIL AMENDMENTS AND AERATION	2	1	Improve turf soil with application of amendments and aeration
PERFORM TREE ASSESSMENT (BY ARBORIST)	2	1	Evaluate mature existing trees and establish replacement program
PERFORM TURF QUALITY ASSESSMENT	2	1	Evaluate worn areas and quality of existing turf slopes

Priority Legend: 1=High | 2=Medium | 3=Low

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## VISIONARY PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$50,000			\$77,500
LS	\$10,000		\$13,500	
LS	\$10,000		\$13,500	
LS	\$5,000		\$6,750	
LS	\$5,000		\$6,750	
<i>Visionary Projects Subtotals</i>		<b>\$0</b>	<b>\$40,500</b>	<b>\$77,500</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$1,424,000</b>	<b>\$5,729,217</b>	<b>\$1,165,600</b>
<b>Total Projected Park Improvements</b>				<b>\$8,318,817</b>



## CITRUS VISTA PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BASKETBALL COURT (LIGHTED)	1	4	Good condition; hoops and poles like new
BBQ PIT/ GRILL	2	4	Good condition; signs of usage; consider deep clean
BENCH	16	4	Good condition; minor signs of use and exposure
BIKE RACK/ LOOP	2	4	Good condition; minor signs of wear
BOCCE BALL COURT	1	4	Good condition; surfacing displaced due to use
DOG BAG STATION	4	4	Good condition; minor signs of wear and fading due to exposure
DRINKING FOUNTAIN	2	3	Average condition; normal wear, minor water staining
HORSESHOE PIT	1	4	Good condition; surfacing displaced due to use
IRRIGATION SYSTEM (AC)	11.21	4	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	35	4	Good condition, high pressure sodium fixtures
OPEN TURF AREA (AC)	6.9	4	Minor low and brown spots; turf in good condition
PICNIC TABLE	6	3	Signs of wear and weathering due to use
PLAYGROUND (SHADED)	2	4	Surfacing in good condition; equipment and shade in good condition
RAMADA	2	4	Good condition; no major signs of damage or aging
SIGNAGE (PARK ENTRY)	1	4	Good condition; colors vibrant
SIGNAGE (REGULATORY)	2	4	Good condition; minor signs of fading due to exposure
TRAIL - NON PAVED (MI)	0.29	3	Low spots, grading, and surfacing displaced
TRAIL - PAVED (MI)	0.55	4	Minor cracking and settling
TRASH RECEPTACLE	11	4	Good condition; minor signs of wear
VOLLEYBALL COURT (SAND)	1	4	Good condition; minor signs of wear and aging

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
PERFORM SOIL AMENDMENTS AND AERATION	3	1	Improve turf soil with application of amendments and aeration

Priority Legend: 1=High | 2=Medium | 3=Low

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### SUSTAINABLE PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$150,000			\$232,500
EA	\$1,500			\$4,650
EA	\$3,500			\$86,800
EA	\$2,000			\$6,200
EA	\$50,000			\$77,500
EA	\$1,500			\$9,300
EA	\$5,000		\$13,500	
EA	\$3,500			\$5,425
AC	\$50,000			\$868,766
EA	\$6,500			\$352,625
AC	\$70,000			\$748,650
EA	\$4,500		\$36,450	
LS	\$500,000			\$1,550,000
EA	\$60,000			\$186,000
EA	\$5,500			\$8,525
EA	\$1,500			\$4,650
MI	\$75,000		\$29,363	
MI	\$155,000			\$132,138
EA	\$1,000			\$17,050
LS	\$65,000			\$100,750
<i>Sustainable Projects Subtotals</i>		<b>\$0</b>	<b>\$79,313</b>	<b>\$4,391,529</b>

### VISIONARY PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$10,000.00			\$15,500
<i>Visionary Projects Subtotals</i>		<b>\$0</b>	<b>\$0</b>	<b>\$15,500</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$0</b>	<b>\$79,313</b>	<b>\$4,407,029</b>
		<i>Total Projected Park Improvements</i>		<b>\$4,486,341</b>

## CROSSBOW PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BASKETBALL COURT (LIGHTED)	1	4	Good condition; no major signs of cracking; hoops and poles in newer condition
BBQ PIT/ GRILL	2	3	Signs of wear due to usage; consider deep clean
BENCH	12	3	Signs of use with minor chipping and fading
BIKE RACK/ LOOP	1	3	Minor dents and chipped coating; no visible rust
DOG BAG STATION	5	4	Good condition; minor fading and wear due to exposure
DRINKING FOUNTAIN	1	3	Minor signs of water and rust damage
IRRIGATION SYSTEM (AC)	7.95	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	15	3	Poles and LED fixtures showing signs of age/weathering
OPEN TURF AREA (AC)	4.7	2	Low spots, inconsistent turf, and bare spots
PICNIC TABLE	3	3	Signs of use, minor chipping, and fading
PLAYGROUND (NON-SHADED)	1	4	Surfacing in good condition; some signs of settling; newer structures and equipment
PLAYGROUND (SHADED)	1	4	Surfacing in good condition; some signs of settling; newer structures; equipment and shade fabric
RAMADA	1	4	Good condition; minor signs of fading and wear
SIGNAGE (PARK ENTRY)	2	3	Good condition; minor fading and chipping
SIGNAGE (REGULATORY)	5	3	Visible signs of fading due to exposure and age
TRAIL - PAVED (MI)	0.32	3	Signs of wear due to use and age, minor cracks, and settling
TRASH RECEPTACLE	13	3	Visible fading and wear due to exposure and use

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
INSTALL FITNESS STATION	2	6	Install fitness stations along existing park pathways
PERFORM SITE IRRIGATION ASSESSMENT	2	1	Evaluate condition and methods to improve
PERFORM SOIL AMENDMENTS AND AERATION	2	1	Improve turf soil with application of amendments and aeration
PERFORM TURF QUALITY ASSESSMENT	2	1	Evaluate worn areas and quality of existing turf slopes

Priority Legend: 1=High | 2=Medium | 3=Low

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		SUSTAINABLE PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$150,000			\$232,500
EA	\$1,500		\$4,050	
EA	\$3,500		\$56,700	
EA	\$2,000		\$2,700	
EA	\$1,500			\$11,625
EA	\$5,000		\$6,750	
AC	\$50,000		\$536,355	
EA	\$6,500		\$131,625	
AC	\$70,000	\$329,000		
EA	\$4,500		\$18,225	
LS	\$200,000			\$310,000
LS	\$500,000			\$775,000
EA	\$60,000			\$93,000
EA	\$5,500		\$14,850	
EA	\$1,500		\$10,125	
MI	\$155,000		\$66,960	
EA	\$1,000		\$17,550	
<i>Sustainable Projects Subtotals</i>		<b>\$329,000</b>	<b>\$865,890</b>	<b>\$1,422,125</b>

		VISIONARY PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
EA	\$3,500.00		\$28,350	
LS	\$10,000.00		\$13,500	
LS	\$10,000.00		\$13,500	
LS	\$5,000.00		\$6,750	
<i>Visionary Projects Subtotals</i>		<b>\$0</b>	<b>\$62,100</b>	<b>\$0</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$329,000</b>	<b>\$927,990</b>	<b>\$1,422,125</b>
<i>Total Projected Park Improvements</i>				<b>\$2,679,115</b>

## DESERT BREEZE PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BASEBALL FIELD (LIGHTED)	2	3	Consider replacing backstops; field in good condition; ball field shade and seating is new, good condition
BBQ PIT/ GRILL	18	3	Consider deep cleaning grills, particularly in pavilion area
BENCH	58	3	Average condition; styles vary
BIKE RACK/ LOOP	3	3	Average condition
BLEACHERS	2	4	Seating area and shade at ball fields are in good condition
DOG BAG STATION	10	3	Average condition; some fading
DRINKING FOUNTAIN	4	3	Average condition; typical signs of wear
IRRIGATION SYSTEM (AC)	44.40	3	Visual assessment only
LAKE / POND	3.40	3	Consider additional areas to get closer to lake; various landscape areas around lake eroding
LIGHTING (SITE, SPORTS, PED, ETC)	168	3	Dated light fixtures
MAINTENANCE YARD/ BUILDING	1	3	Average; facility showing signs of age
MULTIUSE FIELD (LIGHTED)	1	3	Turf in average condition
OPEN TURF AREA (AC)	12.0	2	Turf in good to poor condition; large shade trees are creating patchy and muddy areas on open turf areas not associated with fields
PARKING LOT (SPACES)	423	3	Consider resealing parking lots; provide ADA improvements
PICNIC TABLE	89	3	Average condition; styles vary
PLAYGROUND (SHADED)	3	3	Provide ADA access to swings; add and grade wood chips for uniform surface; play equipment is showing signs of wear; replace pour in place surface, as it is worn and uneven
RAMADA	13	3	Hard top ramadas near lake are well maintained but are showing signs of aging; group pavilion is in moderate condition, could use updates to counters; consider installing bird deterrents and deep cleaning the area
RESTROOM BUILDING	2	2	Park restroom near group pavilion needs exterior upgrades, interior appears to have recently been improved
SHADE STRUCTURE (STAND-ALONE)	4	4	Fabric shade ramadas near lake appear new and are in good condition
SIGNAGE (PARK ENTRY)	4	3	Average condition; typical signs of wear/sun damage
SIGNAGE (REGULATORY)	12	3	Average condition; typical signs of wear/sun damage
SPRAY PAD	1	3	Surface in good condition; spray features showing signs of age/faded
TENNIS COURT (LIGHTED)	4	5	Looks to be in new condition; dated light fixtures
TRAIL - PAVED (MI)	2.39	3	Average condition
TRASH RECEPTACLE	155	3	Average condition
VOLLEYBALL COURT (SAND)	1	2	Needs to be regraded; needs additional sand

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**SUSTAINABLE PROJECTS**

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$750,000		\$2,025,000	
EA	\$1,500		\$36,450	
EA	\$3,500		\$274,050	
EA	\$2,000		\$8,100	
EA	\$7,500			\$23,250
EA	\$1,500		\$20,250	
EA	\$5,000		\$27,000	
AC	\$50,000		\$2,996,739	
AC	\$500,000		\$2,295,000	
EA	\$6,500		\$1,474,200	
LS	\$900,000		\$1,215,000	
LS	\$350,000		\$472,500	
AC	\$70,000	\$840,000	\$-	
SPACE	\$4,000		\$2,284,200	
EA	\$4,500		\$540,675	
LS	\$500,000		\$2,025,000	
EA	\$60,000		\$1,053,000	
LS	\$750,000	\$1,500,000		
EA	\$35,000			\$217,000
EA	\$5,500		\$29,700	
EA	\$1,500		\$24,300	
LS	\$325,000		\$438,750	
LS	\$150,000			\$930,000
MI	\$155,000		\$500,108	
EA	\$1,000		\$209,250	
LS	\$65,000	\$65,000		
<i>Sustainable Projects Subtotals</i>		<b>\$2,405,000</b>	<b>\$17,949,272</b>	<b>\$1,170,250</b>

## DESERT BREEZE PARK (CONT.)

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
CONSTRUCT BASKETBALL COURT (LIGHTED)	2	2	Construct new basketball courts
CONSTRUCT NEW SITE GRADING/ EARTHWORK	2	18,000	Remove existing fire access lane and regrade
CONSTRUCT TRAIL - NON PAVED (MI)	3	0.29	Replace fire access lane with fitness path
DEMOLISH AC PAVEMENT	2	18,000	Remove existing fire access lane
INSTALL FITNESS STATION	2	12	Install new fitness stations along existing pathways
INSTALL SHADE STRUCTURE (STAND-ALONE)	3	30	Install shade in parking areas (trees also an option)
PERFORM SITE IRRIGATION ASSESSMENT	2	1	Evaluate condition and methods to improve
PERFORM SOIL AMENDMENTS AND AERATION	2	1	Improve turf soil with application of amendments and aeration

Priority Legend: 1=High | 2=Medium | 3=Low

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## VISIONARY PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$100,000.00		\$270,000	
SF	\$2.50		\$60,750	
MI	\$75,000.00			\$33,713
SF	\$4.50		\$109,350	
EA	\$3,500.00		\$56,700	
EA	\$35,000.00			\$1,627,500
LS	\$10,000.00		\$13,500	
LS	\$10,000.00		\$13,500	
<i>Visionary Projects Subtotals</i>		<b>\$0</b>	<b>\$523,800</b>	<b>\$1,661,213</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$2,405,000</b>	<b>\$18,473,072</b>	<b>\$2,831,463</b>
<i>Total Projected Park Improvements</i>				<b>\$23,709,534</b>





## DESERT OASIS PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BBQ PIT/ GRILL	1	3	Signs of wear due to usage, consider deep clean
DRINKING FOUNTAIN	1	4	Good condition, signs of water damage due to use
IRRIGATION SYSTEM (AC)	0.72	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	5	3	Signs of weathering
OPEN TURF AREA (AC)	0.1	4	Misc. low and brown spots, turf in good condition
PICNIC TABLE	4	4	Good condition, minor signs of wear due to usage
PLAYGROUND (SHADED)	1	4	Surfacing in good shape
RAMADA	1	4	Minimal shade provided, good condition, minimal fading and damage visible
SIGNAGE (PARK ENTRY)	1	3	Colors fading due to exposure
SIGNAGE (REGULATORY)	1	3	Signs of fading and wear due to exposure
TRAIL - PAVED (MI)	0.04	3	Signs of wear, minor cracking/settling
TRASH RECEPTACLE	2	3	Signs of usage and exposure
VOLLEYBALL COURT (SAND)	1	3	Average condition, signs of heavy usage and wear

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
CONSTRUCT TRAIL - PAVED (MI)	2	0.1	Expand entry to create indentify and open feeling
EVALUATE LAND PARCEL ACQUISITION	2	1	Evaluate agreement or acquisition of school property to the north
PERFORM SOIL AMENDMENTS AND AERATION	2	1	Improve turf soil with application of amendments and aeration
PERFORM TURF QUALITY ASSESSMENT	2	1	Evaluate worn areas and quality of existing turf slopes
REPURPOSE VOLLEYBALL COURT	2	1	Replace volleyball court with appropriate amenity

Priority Legend: 1=High | 2=Medium | 3=Low

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### SUSTAINABLE PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
EA	\$1,500		\$2,025	
EA	\$5,000			\$7,750
AC	\$50,000		\$48,600	
EA	\$6,500		\$43,875	
AC	\$70,000			\$10,850
EA	\$4,500			\$27,900
LS	\$500,000			\$775,000
EA	\$60,000			\$93,000
EA	\$5,500		\$7,425	
EA	\$1,500		\$2,025	
MI	\$155,000		\$8,370	
EA	\$1,000		\$2,700	
LS	\$65,000		\$87,750	
<i>Sustainable Projects Subtotals</i>		<b>\$0</b>	<b>\$202,770</b>	<b>\$914,500</b>

### VISIONARY PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
MI	\$155,000.00		\$20,925	
LS	\$10,000.00		\$13,500	
LS	\$10,000.00		\$13,500	
LS	\$5,000.00		\$6,750	
LS	\$50,000.00		\$67,500	
<i>Visionary Projects Subtotals</i>		<b>\$0</b>	<b>\$122,175</b>	<b>\$0</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$0</b>	<b>\$324,945</b>	<b>\$914,500</b>
<i>Total Projected Park Improvements</i>				<b>\$1,239,445</b>

## DOBSON PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BASKETBALL COURT (LIGHTED)	3	3	One full/two half courts, surfacing in good condition
BBQ PIT/ GRILL	6	3	Signs of wear due to usage; consider deep clean
BENCH	23	3	Signs of wear due to usage and exposure
BIKE RACK/ LOOP	1	3	Minor chipping and dents due to use
DOG BAG STATION	3	3	Fading and wear due to exposure and general use
DRINKING FOUNTAIN	1	3	Minor signs of water damage and rust
IRRIGATION SYSTEM (AC)	12.45	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	27	3	Older poles and fixtures
OPEN TURF AREA (AC)	9.1	2	Inconsistent turf with low/brown/bare spots
PICNIC TABLE	9	3	General signs of wear and usage, paint/coating chipping, and minor rust visible
PLAYGROUND (SHADED)	2	4	Shade structure is showing signs of age; surfacing average; shade fabric faded due to exposure
RAMADA	6	2	Visible signs of age and rust damage; fading due to exposure
SIGNAGE (PARK ENTRY)	2	3	Color fading due to exposure
SIGNAGE (REGULATORY)	5	3	Fading due to exposure and age
TRAIL - PAVED (MI)	0.98	3	Signs of wear, cracking, and settling
TRASH RECEPTACLE	15	3	Chipping and dents due to normal use
VOLLEYBALL COURT (SAND)	2	3	Minor surface settling from use

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
PERFORM SITE IRRIGATION ASSESSMENT	1	1	Evaluate condition and methods to improve
PERFORM SOIL AMENDMENTS AND AERATION	1	1	Improve turf soil with application of amendments and aeration
PERFORM TURF QUALITY ASSESSMENT	1	1	Evaluate worn areas and quality of existing turf slopes
RENOVATE/ REPLACE LANDSCAPE AND IRRIGATION	1	25,000	Renovate existing irrigation system, updated point of connection

Priority Legend: 1=High | 2=Medium | 3=Low

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### SUSTAINABLE PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$150,000		\$607,500	
EA	\$1,500		\$12,150	
EA	\$3,500		\$108,675	
EA	\$2,000		\$2,700	
EA	\$1,500		\$6,075	
EA	\$5,000		\$6,750	
AC	\$50,000		\$840,327	
EA	\$6,500		\$236,925	
AC	\$70,000	\$637,000		
EA	\$4,500		\$54,675	
LS	\$500,000			\$1,550,000
EA	\$60,000	\$360,000		
EA	\$5,500		\$14,850	
EA	\$1,500		\$10,125	
MI	\$155,000		\$205,065	
EA	\$1,000		\$20,250	
LS	\$65,000		\$175,500	
<i>Sustainable Projects Subtotals</i>		<b>\$997,000</b>	<b>\$2,301,567</b>	<b>\$1,550,000</b>

### VISIONARY PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$10,000.00	\$10,000		
LS	\$10,000.00	\$10,000		
LS	\$5,000.00	\$5,000		
SF	\$12.00	\$300,000		
<i>Visionary Projects Subtotals</i>		<b>\$325,000</b>	<b>\$0</b>	<b>\$0</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$1,322,000</b>	<b>\$2,301,567</b>	<b>\$1,550,000</b>
		<b>Total Projected Park Improvements</b>		<b>\$5,173,567</b>

## DR. AJ CHANDLER PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BENCH	23	5	Contemporary style, area newly renovated
BIKE RACK/ LOOP	2	5	Contemporary style, area newly renovated
DECORATIVE FOUNTAIN	2	3	Look well-maintained, but dated
DRINKING FOUNTAIN	1	3	Average condition
IRRIGATION SYSTEM (AC)	3.52	2	Visual assessment only
KIOSK (INTERPRETIVE)	7	3	Average condition
LIGHTING (SITE, SPORTS, PED, ETC)	76	5	Contemporary style, area newly renovated
OPEN TURF AREA (AC)	2.6	2	Poor turf quality
PARKING LOT (SPACES)	138	3	Paver surfacing, some settling
RESTROOM BUILDING	1	3	Average condition
SHADE STRUCTURE (STAND-ALONE)	21	5	Contemporary style, area newly renovated
SIGNAGE (PARK ENTRY)	8	5	Contemporary style, area newly renovated
SIGNAGE (REGULATORY)	4	5	Contemporary style, area newly renovated
TRAIL - PAVED (MI)	0.24	3	Average condition
TRASH RECEPTACLE	51	5	Contemporary style, area newly renovated

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
DEVELOP NEW PARK MASTER PLAN	1	1	Construct currently identified phase 1 park renovations
CONSTRUCT PARK RENNOVATIONS	1	1	New park master plan currently under development

*Priority Legend: 1=High | 2=Medium | 3=Low*

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		SUSTAINABLE PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
EA	\$3,500			\$124,775
EA	\$2,000			\$6,200
LS	\$150,000		\$405,000	
EA	\$5,000		\$6,750	
AC	\$50,000	\$176,000		
EA	\$9,500		\$89,775	
EA	\$6,500			\$765,700
AC	\$70,000	\$182,000		
SPACE	\$4,000		\$745,200	
LS	\$750,000		\$1,012,500	
EA	\$35,000			\$1,139,250
EA	\$5,500			\$68,200
EA	\$1,500			\$9,300
MI	\$155,000		\$50,220	
EA	\$1,000			\$79,050
<i>Sustainable Projects Subtotals</i>		<b>\$358,000</b>	<b>\$2,309,445</b>	<b>\$2,192,475</b>

		VISIONARY PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$12,172,000	\$12,172,000		
LS	\$50,000.00	\$50,000		
<i>Visionary Projects Subtotals</i>		<b>\$12,222,000</b>	<b>\$0</b>	<b>\$0</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$12,580,000</b>	<b>\$2,309,445</b>	<b>\$2,192,475</b>
<i>Total Projected Park Improvements</i>				<b>\$17,081,920</b>

## EAST MINI PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BBQ PIT/ GRILL	1	3	Average condition; typical signs of use
BENCH	1	3	Average condition; typical signs of use
IRRIGATION SYSTEM (AC)	0.26	2	Visual assessment only
OPEN TURF AREA (AC)	0.3	2	Turf in poor to moderate condition
PICNIC TABLE	1	2	Picnic table is rusting
PLAYGROUND (SHADED)	1	2	Playground equipment is well-used, paint and deck worn; ADA transition; playground is adjacent to alley and residence; consider providing buffer
TRAIL - PAVED (MI)	0.01	3	Average condition
TRASH RECEPTACLE	2	2	Receptacles don't match, some are temporary, and permanent receptacle is rusting and in middle of turf area

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
PERFORM SITE IRRIGATION ASSESSMENT	2	1	Evaluate condition and methods to improve
PERFORM SOIL AMENDMENTS AND AERATION	2	1	Improve turf soil with application of amendments and aeration
PERFORM TURF QUALITY ASSESSMENT	2	1	Evaluate worn areas and quality of existing turf slopes

Priority Legend: 1=High | 2=Medium | 3=Low

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		SUSTAINABLE PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
EA	\$1,500		\$2,025	
EA	\$3,500		\$4,725	
AC	\$50,000	\$13,088		
AC	\$70,000	\$21,000		
EA	\$4,500	\$4,500		
LS	\$500,000	\$500,000		
MI	\$155,000		\$2,093	
EA	\$1,000	\$2,000		
<i>Sustainable Projects Subtotals</i>		<b>\$540,588</b>	<b>\$8,843</b>	<b>\$0</b>

		VISIONARY PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$10,000.00		\$13,500	
LS	\$10,000.00		\$13,500	
LS	\$5,000.00		\$6,750	
<i>Visionary Projects Subtotals</i>		<b>\$0</b>	<b>\$33,750</b>	<b>\$0</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$540,588</b>	<b>\$42,593</b>	<b>\$0</b>
<i>Total Projected Park Improvements</i>				<b>\$583,181</b>



## ESPEE PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BASEBALL FIELD (LIGHTED)	3	3	Field 1 – in-field in good condition, out field needs attention; Field 2-3 in good condition, consider more access paths to the fields
BBQ PIT/ GRILL	3	3	Normal wear and tear due to use; consider deep clean
BENCH	13	3	Normal wear through usage and age
BIKE RACK/ LOOP	3	3	Normal wear through usage and age
BIKE/ SKATE PARK (SF)	30,000	4	Well maintained; consider improving perimeter landscape and fence (rusted, needs paint)
BLEACHERS	6	3	Seating area and shade at ball fields is in good condition
DOG BAG STATION	3	3	Fading and wear due to exposure and general use
DRINKING FOUNTAIN	4	3	Average condition; typical signs of wear
FLAG POLE	1	3	Showing signs of age and weathering
IRRIGATION SYSTEM (AC)	32.77	3	Visual assessment only
KIOSK (INTERPRETIVE)	1	3	Good condition; light fading
LIGHTING (SITE, SPORTS, PED, ETC)	55	3	Poles and high pressure sodium fixtures show signs of age and weathering
OPEN TURF AREA (AC)	9.0	3	Inconsistent turf area; brown spots on slopes and smaller areas in poor condition
PARKING LOT (SPACES)	220	4	Well maintained; decent shade
PICNIC TABLE	12	3	Powder coating showing sun damage; well used
PLAYGROUND (SHADED)	2	3	Play equipment is well-used; pour-in-place areas should be evaluated and replaced
RAMADA	4	2	Dated, paint chipping, and picnic tables are well-used
RESTROOM BUILDING	1	3	Outside: well used; exterior showing signs of age
SHADE STRUCTURE (STAND-ALONE)	3	3	Fabric in good condition
SIGNAGE (PARK ENTRY)	3	3	Good condition showing sun fade
SIGNAGE (REGULATORY)	10	3	Slightly aged by sun and needs paint touch up
SPRAY PAD	1	3	Surface in good condition; spray features showing signs of age/faded
TRAIL - PAVED (MI)	0.93	3	Mature tree roots undermining integrity of concrete
TRASH RECEPTACLE	40	3	Signs of wear, chipping, and rust

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		SUSTAINABLE PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$750,000		\$3,037,500	
EA	\$1,500		\$6,075	
EA	\$3,500		\$61,425	
EA	\$2,000		\$8,100	
SF	\$75			\$3,487,500
EA	\$7,500		\$60,750	
EA	\$1,500		\$6,075	
EA	\$5,000		\$27,000	
EA	\$5,000		\$6,750	
AC	\$50,000		\$2,212,105	
EA	\$9,500		\$12,825	
EA	\$6,500		\$482,625	
AC	\$70,000		\$850,500	
SPACE	\$4,000			\$1,364,000
EA	\$4,500		\$72,900	
LS	\$500,000		\$1,350,000	
EA	\$60,000	\$240,000		
LS	\$750,000		\$1,012,500	
EA	\$35,000		\$141,750	
EA	\$5,500		\$22,275	
EA	\$1,500		\$20,250	
LS	\$325,000		\$438,750	
MI	\$155,000		\$194,603	
EA	\$1,000		\$54,000	
<i>Sustainable Projects Subtotals</i>		<b>\$240,000</b>	<b>\$10,078,757</b>	<b>\$4,851,500</b>



## ESPEE PARK (CONT.)

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
DEVELOP NEW PARK MASTER PLAN	3	1	Develop plan for utilization of SW corner of park
PERFORM SITE IRRIGATION ASSESSMENT	2	1	Evaluate condition and methods to improve
PERFORM SOIL AMENDMENTS AND AERATION	2	1	Improve turf soil with application of amendments and aeration
PERFORM TREE ASSESSMENT (BY ARBORIST)	2	1	Evaluate mature existing trees and establish replacement program
PERFORM TURF QUALITY ASSESSMENT	2	1	Evaluate worn areas and quality of existing turf slopes

*Priority Legend: 1=High | 2=Medium | 3=Low*

***Note that costs shown are intended to be rough order of magnitude and based on park and recreation related amenities only. Projected costs do not include additional associated infrastructure or soft costs related to project implementation. The values shown within this document are based on 2021 dollars with cost escalators added in years 7-15 (35%) and years 16+ (55%). City staff should continue to evaluate costing information with current market conditions throughout the life of the plan as project funding opportunities arise.***



## VISIONARY PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$50,000.00			\$77,500
LS	\$10,000.00		\$13,500	
LS	\$10,000.00		\$13,500	
LS	\$5,000.00		\$6,750	
LS	\$5,000.00		\$6,750	
<i>Visionary Projects Subtotals</i>		<b>\$0</b>	<b>\$40,500</b>	<b>\$77,500</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$240,000</b>	<b>\$10,119,257</b>	<b>\$4,929,000</b>
<b>Total Projected Park Improvements</b>				<b>\$15,288,257</b>



## FOLLEY MEMORIAL PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BASKETBALL COURT (LIGHTED)	2	4	Court surface, hoops, and posts in good condition
BBQ PIT/ GRILL	9	3	Obvious signs of usage; consider deep clean
BENCH	23	3	Signs of fading due to exposure and age; normal usage
BIKE RACK/ LOOP	1	4	Good condition; no visible signs of chipping/rust
BLEACHERS	5	3	Good condition; minor signs of wear
DOG BAG STATION	4	3	Faded due to usage and age
DRINKING FOUNTAIN	2	3	Minor signs of water and rust damage
IRRIGATION SYSTEM (AC)	22.86	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	63	3	Older poles and fixtures
OPEN TURF AREA (AC)	3.1	3	Low and brown spots; uneven in areas
PARKING LOT (SPACES)	271	2	Signs of cracking, chipped, and weathered surfacing
PICNIC TABLE	45	3	Most in good condition; minor wear and chipping
PLAYGROUND (SHADED)	1	4	Surfacing settling
RAMADA	9	3	Mix of old and new; older showing visible signs of age/wear due to use and exposure; consider replacement
RESTROOM BUILDING	1	2	Poor Condition, constructed in 2000
SIGNAGE (PARK ENTRY)	4	3	Color fade due to age and exposure
SIGNAGE (REGULATORY)	5	3	Fading due to use and age
SOFTBALL FIELD (LIGHTED)	3	3	Average condition; minor low spots and fence bowing
SOFTBALL FIELD (NON-LIGHTED)	1	3	Average condition; minor low spots and fence bowing
TRAIL - PAVED (MI)	0.92	3	Good condition; some signs of cracking and settling
TRASH RECEPTACLE	63	3	Visible signs of wear and weathering

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
CONSTRUCT PARK IMPROVEMENTS	1	1	Renovate park with identified improvements
DEVELOP NEW PARK MASTER PLAN	1	1	Develop new park master plan for complete renovations
PERFORM SITE IRRIGATION ASSESSMENT	1	1	Evaluate condition and methods to improve
PERFORM SOIL AMENDMENTS AND AERATION	1	1	Improve turf soil with application of amendments and aeration
PERFORM TREE ASSESSMENT (BY ARBORIST)	1	1	Evaluate mature existing trees and establish replacement program
PERFORM TURF QUALITY ASSESSMENT	1	1	Evaluate worn areas and quality of existing turf slopes

Priority Legend: 1=High | 2=Medium | 3=Low

## SUSTAINABLE PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$150,000			\$465,000
EA	\$1,500		\$18,225	
EA	\$3,500		\$108,675	
EA	\$2,000			\$3,100
EA	\$7,500		\$50,625	
EA	\$1,500		\$8,100	
EA	\$5,000		\$13,500	
AC	\$50,000		\$1,543,314	
EA	\$6,500		\$552,825	
AC	\$70,000		\$292,950	
SPACE	\$4,000	\$1,084,000		
EA	\$4,500		\$273,375	
LS	\$500,000			\$775,000
EA	\$60,000		\$729,000	
LS	\$750,000	\$750,000		
EA	\$5,500		\$29,700	
EA	\$1,500		\$10,125	
LS	\$750,000		\$3,037,500	
LS	\$550,000		\$742,500	
MI	\$155,000		\$192,510	
EA	\$1,000		\$85,050	

<i>Sustainable Projects Subtotals</i>	<b>\$1,834,000</b>	<b>\$7,687,974</b>	<b>\$1,243,100</b>
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## VISIONARY PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$7,590,000	\$7,590,000		
LS	\$50,000	\$50,000		
LS	\$10,000	\$10,000		
LS	\$10,000	\$10,000		
LS	\$5,000	\$5,000		
LS	\$5,000	\$5,000		

<i>Visionary Projects Subtotals</i>	<b>\$7,670,000</b>	<b>\$0</b>	<b>\$0</b>
	<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>

<i>Total (Sustainable + Visionary)</i>	<b>\$9,504,000</b>	<b>\$7,687,974</b>	<b>\$1,243,100</b>
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<b>Total Projected Park Improvements</b>	<b>\$18,435,074</b>
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## FOX CROSSING PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BASKETBALL COURT (LIGHTED)	1	2	Signs of use; significant wear
BBQ PIT/ GRILL	1	3	Normal wear and tear due to use; consider deep clean
BENCH	6	3	Signs of wear, chipping, and minor rust
DOG BAG STATION	2	3	Faded due to exposure and age
DRINKING FOUNTAIN	1	3	Minor water damage/staining
IRRIGATION SYSTEM (AC)	5.16	2	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	30	3	Poles and high pressure sodium fixtures show signs of age and weathering
OPEN TURF AREA (AC)	3.2	1	Low/bare spots; uneven turf growth
PICNIC TABLE	3	3	Normal wear through usage and age
PLAYGROUND (NON-SHADED)	1	3	Swing set; surface material newer; minor settling
PLAYGROUND (SHADED)	1	3	Surfacing has low spots due to use; appears to be newer material
RAMADA	1	3	Minor signs of rust and weathering
SIGNAGE (PARK ENTRY)	1	3	Good condition; minor color fade
SIGNAGE (REGULATORY)	3	3	Fading due to age and exposure
TRAIL - PAVED (MI)	0.51	3	Minor cracking and settling
TRASH RECEPTACLE	7	3	Signs of wear, chipping, and minor rust
VOLLEYBALL COURT (SAND)	1	3	Surfacing settling due to use and age

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
PERFORM SITE IRRIGATION ASSESSMENT	2	1	Evaluate condition and methods to improve
PERFORM SOIL AMENDMENTS AND AERATION	2	1	Improve turf soil with application of amendments and aeration
PERFORM TURF QUALITY ASSESSMENT	2	1	Evaluate worn areas and quality of existing turf slopes

Priority Legend: 1=High | 2=Medium | 3=Low

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		SUSTAINABLE PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$150,000	\$150,000		
EA	\$1,500		\$2,025	
EA	\$3,500		\$28,350	
EA	\$1,500		\$4,050	
EA	\$5,000		\$6,750	
AC	\$50,000	\$257,818		
EA	\$6,500		\$263,250	
AC	\$70,000	\$224,000		
EA	\$4,500		\$18,225	
LS	\$200,000		\$270,000	
LS	\$500,000		\$675,000	
EA	\$60,000		\$81,000	
EA	\$5,500		\$7,425	
EA	\$1,500		\$6,075	
MI	\$155,000		\$106,718	
EA	\$1,000		\$9,450	
LS	\$65,000		\$87,750	
<i>Sustainable Projects Subtotals</i>		<b>\$631,818</b>	<b>\$1,566,068</b>	<b>\$0</b>

		VISIONARY PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$10,000.00		\$13,500	
LS	\$10,000.00		\$13,500	
LS	\$5,000.00		\$6,750	
<i>Visionary Projects Subtotals</i>		<b>\$0</b>	<b>\$33,750</b>	<b>\$0</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$631,818</b>	<b>\$1,599,818</b>	<b>\$0</b>
<i>Total Projected Park Improvements</i>				<b>\$2,231,636</b>

## GAZELLE MEADOWS PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BBQ PIT/ GRILL	2	3	Normal wear and tear due to use; consider deep clean
BENCH	11	3	Replace wood benches
DOG BAG STATION	3	3	Faded due to exposure and age
DRINKING FOUNTAIN	1	3	Minor water damage/staining
IRRIGATION SYSTEM (AC)	8.39	2	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	27	3	Poles and fixtures show signs of age and weathering
OPEN TURF AREA (AC)	3.3	2	Turf in average to poor condition, apparent irrigation issues
PICNIC TABLE	9	2	Worn; paint chipping; rusting
PLAYGROUND (SHADED)	2	5	Play equipment appears to be new; lacks ADA access; consider shade over 2-5 play area; refresh wood chips
RAMADA	1	2	Dated structure: worn, faded, and needs paint
SIGNAGE (PARK ENTRY)	1	3	Good condition
SIGNAGE (REGULATORY)	3	3	Showing signs of light wear
TRAIL - PAVED (MI)	0.63	3	Minor cracking and settling
TRASH RECEPTACLE	11	3	Signs of wear, chipping, and minor rust

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
CONSTRUCT BASKETBALL COURT (LIGHTED)	2	1	Construct new basketball court
CONSTRUCT CONCRETE ADA COMPLIANT RAMP WITH TRUNCATED DOMES	3	4	Expand park connectivity
CONSTRUCT TRAIL - PAVED (MI)	3	0.35	Expand park connectivity
EVALUATE LAND PARCEL ACQUISITION	2	1	Evaluate land acquisition for future connectivity
INSTALL FITNESS STATION	2	6	Install fitness stations along existing paths
INSTALL SHADE STRUCTURE (STAND-ALONE)	2	1	Install new shade structure at playground (2-5)
PERFORM SITE IRRIGATION ASSESSMENT	2	1	Evaluate condition and methods to improve
PERFORM SOIL AMENDMENTS AND AERATION	2	1	Improve turf soil with application of amendments and aeration
PERFORM TURF QUALITY ASSESSMENT	2	1	Evaluate worn areas and quality of existing turf slopes

Priority Legend: 1=High | 2=Medium | 3=Low

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		SUSTAINABLE PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
EA	\$1,500		\$4,050	
EA	\$3,500		\$51,975	
EA	\$1,500		\$6,075	
EA	\$5,000		\$6,750	
AC	\$50,000	\$419,467		
EA	\$6,500		\$236,925	
AC	\$70,000	\$231,000		
EA	\$4,500	\$40,500		
LS	\$500,000			\$1,550,000
EA	\$60,000	\$60,000		
EA	\$5,500		\$7,425	
EA	\$1,500		\$6,075	
MI	\$155,000		\$131,828	
EA	\$1,000		\$14,850	
<i>Sustainable Projects Subtotals</i>		<b>\$750,967</b>	<b>\$465,953</b>	<b>\$1,550,000</b>
		VISIONARY PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$100,000		\$135,000	
EA	\$3,500			\$21,700
MI	\$155,000			\$84,088
LS	\$10,000		\$13,500	
EA	\$3,500		\$28,350	
EA	\$35,000		\$47,250	
LS	\$10,000		\$13,500	
LS	\$10,000		\$13,500	
LS	\$5,000		\$6,750	
<i>Visionary Projects Subtotals</i>		<b>\$0</b>	<b>\$257,850</b>	<b>\$105,788</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$750,967</b>	<b>\$723,803</b>	<b>\$1,655,788</b>
		<b>Total Projected Park Improvements</b>		<b>\$3,130,557</b>

## HARMONY HOLLOW PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
DOG BAG STATION	3	3	Faded due to exposure and age
DRINKING FOUNTAIN	1	3	Minor water damage/staining
IRRIGATION SYSTEM (AC)	6.06	2	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	13	3	Poles and fixtures show signs of age and weathering
OPEN TURF AREA (AC)	4.9	2	Some erosion on slopes; potential irrigation issues
SIGNAGE (PARK ENTRY)	1	3	Good condition
SIGNAGE (REGULATORY)	3	3	Fading due to age and exposure
TRAIL - PAVED (MI)	0.55	3	Minor cracking and settling; flooding in pathway
TRASH RECEPTACLE	4	3	Signs of wear, chipping, and minor rust

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
CONSTRUCT BASKETBALL COURT (LIGHTED)	2	2	Construct new lighted sport courts
CONSTRUCT NEW SITE GRADING/ EARTHWORK	1	500,000	General grading improvements
CONSTRUCT PLAYGROUND (SHADED)	1	1	Construct new shaded playground
INSTALL BENCH	1	6	Install new benches along paths
INSTALL FITNESS STATION	1	4	Install new fitness stations along existing pathways
PERFORM SITE IRRIGATION ASSESSMENT	1	1	Evaluate condition and methods to improve
PERFORM SOIL AMENDMENTS AND AERATION	1	1	Improve turf soil with application of amendments and aeration
PERFORM TREE ASSESSMENT (BY ARBORIST)	1	1	Evaluate mature existing trees and establish replacement program
PERFORM TURF QUALITY ASSESSMENT	1	1	Evaluate worn areas and quality of existing turf slopes

Priority Legend: 1=High | 2=Medium | 3=Low

**Note that costs shown are intended to be rough order of magnitude and based on park and recreation related amenities only. Projected costs do not include additional associated infrastructure or soft costs related to project implementation. The values shown within this document are based on 2021 dollars with cost escalators added in years 7-15 (35%) and years 16+ (55%). City staff should continue to evaluate costing information with current market conditions throughout the life of the plan as project funding opportunities arise.**

### SUSTAINABLE PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
EA	\$1,500		\$6,075	
EA	\$5,000		\$6,750	
AC	\$50,000	\$302,856		
EA	\$6,500		\$114,075	
AC	\$70,000	\$343,000		
EA	\$5,500		\$7,425	
EA	\$1,500		\$6,075	
MI	\$155,000		\$115,088	
EA	\$1,000		\$5,400	
<i>Sustainable Projects Subtotals</i>		<b>\$645,856</b>	<b>\$260,888</b>	<b>\$0</b>

### VISIONARY PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$100,000.00		\$270,000	
SF	\$2.50	\$1,250,000		
LS	\$500,000	\$500,000		
EA	\$3,500	\$21,000		
EA	\$3,500	\$14,000		
LS	\$10,000	\$10,000		
LS	\$10,000	\$10,000		
LS	\$5,000	\$5,000		
LS	\$5,000	\$5,000		
<i>Visionary Projects Subtotals</i>		<b>\$1,815,000</b>	<b>\$270,000</b>	<b>\$0</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$2,460,856</b>	<b>\$530,888</b>	<b>\$0</b>
<i>Total Projected Park Improvements</i>				<b>\$2,991,743</b>



## N.J. HARRIS PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BASKETBALL COURT (LIGHTED)	1	4	Good condition
BEAN BAG TOSS (CORNHOLE)	1	4	Good condition
BENCH	9	4	Good condition; minor signs of use and exposure
BIKE RACK/ LOOP	1	4	Good condition; no visible signs of chipping/rust
DOG BAG STATION	2	3	Faded due to exposure and age
DRINKING FOUNTAIN	1	3	Minor water damage/staining
IRRIGATION SYSTEM (AC)	0.66	2	Visual assessment only
KIOSK (INTERPRETIVE)	1	3	Good condition; light fading
LIGHTING (SITE, SPORTS, PED, ETC)	5	4	Good condition
OPEN TURF AREA (AC)	0.3	2	Turf area in poor to moderate condition; patchy
PICNIC TABLE	4	4	Most in good condition; minor wear and chipping
SHADE STRUCTURE (STAND-ALONE)	1	4	Fabric in good condition
SIGNAGE (REGULATORY)	1	3	Slightly aged by sun and needs paint touch up
TRAIL - PAVED (MI)	0.01	4	Good condition
TRASH RECEPTACLE	4	3	Consider relocating trash from under tree to eliminate bird droppings

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
DEVELOP NEW PARK MASTER PLAN	3	1	Develop new park master plan to guide future development
INSTALL SIGNAGE (PARK ENTRY)	1	1	No apparent standard entry monument sign
PERFORM SITE IRRIGATION ASSESSMENT	2	1	Evaluate condition and methods to improve
PERFORM SOIL AMENDMENTS AND AERATION	2	1	Improve turf soil with application of amendments and aeration
PERFORM TREE ASSESSMENT (BY ARBORIST)	2	1	Evaluate mature existing trees and establish replacement program
PERFORM TURF QUALITY ASSESSMENT	2	1	Evaluate worn areas and quality of existing turf slopes

Priority Legend: 1=High | 2=Medium | 3=Low

**Note that costs shown are intended to be rough order of magnitude and based on park and recreation related amenities only. Projected costs do not include additional associated infrastructure or soft costs related to project implementation. The values shown within this document are based on 2021 dollars with cost escalators added in years 7-15 (35%) and years 16+ (55%). City staff should continue to evaluate costing information with current market conditions throughout the life of the plan as project funding opportunities arise.**

		SUSTAINABLE PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$150,000			\$232,500
EA	\$2,500			\$3,875
EA	\$3,500			\$48,825
EA	\$2,000			\$3,100
EA	\$1,500		\$4,050	
EA	\$5,000		\$6,750	
AC	\$50,000	\$33,042		
EA	\$9,500		\$12,825	
EA	\$6,500			\$50,375
AC	\$70,000	\$21,000		
EA	\$4,500			\$27,900
EA	\$35,000			\$54,250
EA	\$1,500		\$2,025	
MI	\$155,000			\$2,403
EA	\$1,000		\$5,400	
<i>Sustainable Projects Subtotals</i>		<b>\$54,042</b>	<b>\$31,050</b>	<b>\$423,228</b>

		VISIONARY PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$50,000.00			\$77,500
EA	\$5,500.00	\$5,500		
LS	\$10,000.00		\$13,500	
LS	\$10,000.00		\$13,500	
LS	\$5,000.00		\$6,750	
LS	\$5,000.00		\$6,750	
<i>Visionary Projects Subtotals</i>		<b>\$5,500</b>	<b>\$40,500</b>	<b>\$77,500</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$59,542</b>	<b>\$71,550</b>	<b>\$500,728</b>
<i>Total Projected Park Improvements</i>				<b>\$631,819</b>

## HARTER PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BASKETBALL COURT (LIGHTED)	1	4	Court surface, hoops, and posts in good condition
BENCH	9	4	Good condition; minor signs of use and exposure
BIKE RACK/ LOOP	2	4	Good condition; no visible signs of chipping/rust
DOG BAG STATION	3	3	Faded due to exposure and age
DRINKING FOUNTAIN	1	4	Good condition; light signs of wear
IRRIGATION SYSTEM (AC)	8.65	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	20	5	Updated LED; good condition
OPEN TURF AREA (AC)	4.2	3	Erosion on slopes; irrigation issues at south turf area
PICNIC TABLE	2	4	Good condition
PLAYGROUND (SHADED)	2	4	Good condition with ADA access
RAMADA	1	5	New condition
SIGNAGE (PARK ENTRY)	1	3	Good condition
SIGNAGE (REGULATORY)	2	3	Good condition
TRAIL - PAVED (MI)	0.62	4	Good condition; minor cracking and settling
TRASH RECEPTACLE	12	4	Minor signs of wear
VOLLEYBALL COURT (SAND)	1	4	Net, posts, sand in good condition

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
CONSTRUCT PICKLEBALL COURT	1	2	Construct new sport courts
PERFORM SITE IRRIGATION ASSESSMENT	2	1	Evaluate condition and methods to improve
PERFORM SOIL AMENDMENTS AND AERATION	2	1	Improve turf soil with application of amendments and aeration
PERFORM TREE ASSESSMENT (BY ARBORIST)	2	1	Evaluate mature existing trees and establish replacement program
PERFORM TURF QUALITY ASSESSMENT	2	1	Evaluate worn areas and quality of existing turf slopes

Priority Legend: 1=High | 2=Medium | 3=Low

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### SUSTAINABLE PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$150,000			\$232,500
EA	\$3,500			\$48,825
EA	\$2,000			\$6,200
EA	\$1,500		\$6,075	
EA	\$5,000			\$7,750
AC	\$50,000		\$584,127	
EA	\$6,500			\$201,500
AC	\$70,000		\$396,900	
EA	\$4,500			\$13,950
LS	\$500,000			\$1,550,000
EA	\$60,000			\$93,000
EA	\$5,500		\$7,425	
EA	\$1,500		\$4,050	
MI	\$155,000			\$148,955
EA	\$1,000			\$18,600
LS	\$65,000			\$100,750
<i>Sustainable Projects Subtotals</i>		<b>\$0</b>	<b>\$998,577</b>	<b>\$2,422,030</b>

### VISIONARY PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$80,000	\$160,000		
LS	\$10,000		\$13,500	
LS	\$10,000		\$13,500	
LS	\$5,000		\$6,750	
LS	\$5,000		\$6,750	
<i>Visionary Projects Subtotals</i>		<b>\$160,000</b>	<b>\$40,500</b>	<b>\$0</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$160,000</b>	<b>\$1,039,077</b>	<b>\$2,422,030</b>
		<i>Total Projected Park Improvements</i>		<b>\$3,621,107</b>

# HOMESTEAD SOUTH PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BENCH	2	5	Condition like new
BIKE RACK/ LOOP	2	5	Condition like new
FITNESS STATION	3	5	Condition like new
IRRIGATION SYSTEM (AC)	4.98	5	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	7	5	Condition like new
OPEN TURF AREA (AC)	2.6	4	Good condition, minor inconsistencies in turf quality
PLAYGROUND (SHADED)	1	5	Condition like new
SIGNAGE (PARK ENTRY)	1	4	Good condition
SIGNAGE (REGULATORY)	1	4	Good condition, minor signs of fading beginning
TRAIL - PAVED (MI)	0.16	5	Condition like new
TRASH RECEPTACLE	1	4	Good condition, minor signs of wear

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
PERFORM SOIL AMENDMENTS AND AERATION	2	1	Improve turf soil with application of amendments and aeration

Priority Legend: 1=High | 2=Medium | 3=Low

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## SUSTAINABLE PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
EA	\$3,500			\$10,850
EA	\$2,000			\$6,200
EA	\$3,500			\$16,275
AC	\$50,000			\$385,950
EA	\$6,500			\$70,525
AC	\$70,000			\$282,100
LS	\$500,000			\$775,000
EA	\$5,500			\$8,525
EA	\$1,500			\$2,325
MI	\$155,000			\$38,440
EA	\$1,000			\$1,550
<i>Sustainable Projects Subtotals</i>		<b>\$0</b>	<b>\$0</b>	<b>\$1,597,740</b>

## VISIONARY PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$10,000.00		\$13,500	
<i>Visionary Projects Subtotals</i>		<b>\$0</b>	<b>\$13,500</b>	<b>\$0</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$0</b>	<b>\$13,500</b>	<b>\$1,597,740</b>
<b>Total Projected Park Improvements</b>				<b>\$1,611,240</b>



## HOOPES PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BASKETBALL COURT (LIGHTED)	1	4	Normal wear from use; little to no cracking
BBQ PIT/ GRILL	4	3	Normal wear from use
BENCH	5	4	Minor chipping and fading due to use and exposure
BIKE RACK/ LOOP	1	3	Clearly visible signs of rust and chipping
DOG BAG STATION	3	3	Faded due to exposure and age
DRINKING FOUNTAIN	1	3	Visible minor water and rust damage
IRRIGATION SYSTEM (AC)	12.54	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	24	4	Newer poles and fixtures
OPEN TURF AREA (AC)	9.8	3	Low/bare spots, inconsistent growth on slopes and shaded areas
PICNIC TABLE	14	3	Normal wear and chipping from use
PLAYGROUND (SHADED)	1	4	Surfacing settling; structure in good condition
RAMADA	3	3	Signs of wear and aging
SIGNAGE (PARK ENTRY)	2	3	Faded due to exposure and age
SIGNAGE (REGULATORY)	4	3	Faded from exposure and use
TRAIL - PAVED (MI)	0.41	3	Normal wear; minor signs of cracking
TRASH RECEPTACLE	23	3	Minor signs of fading and chipping from use and exposure

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
PERFORM SOIL AMENDMENTS AND AERATION	2	1	Improve turf soil with application of amendments and aeration
PERFORM TREE ASSESSMENT (BY ARBORIST)	2	1	Evaluate mature existing trees and establish replacement program
PERFORM TURF QUALITY ASSESSMENT	2	1	Evaluate worn areas and quality of existing turf slopes
RENOVATE/ REPLACE LANDSCAPE AND IRRIGATION	2	3,500	Replace existing damaged or dead landscaping and decomposed granite, replace drainage rock with turf

Priority Legend: 1=High | 2=Medium | 3=Low

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### SUSTAINABLE PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$150,000			\$232,500
EA	\$1,500		\$8,100	
EA	\$3,500			\$27,125
EA	\$2,000		\$2,700	
EA	\$1,500		\$6,075	
EA	\$5,000		\$6,750	
AC	\$50,000		\$846,201	
EA	\$6,500			\$241,800
AC	\$70,000		\$926,100	
EA	\$4,500		\$85,050	
LS	\$500,000			\$775,000
EA	\$60,000		\$243,000	
EA	\$5,500		\$14,850	
EA	\$1,500		\$8,100	
MI	\$155,000		\$85,793	
EA	\$1,000		\$31,050	
<i>Sustainable Projects Subtotals</i>		<b>\$0</b>	<b>\$2,263,768</b>	<b>\$1,276,425</b>

### VISIONARY PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$10,000.00		\$13,500	
LS	\$5,000.00		\$6,750	
LS	\$5,000.00		\$6,750	
SF	\$12.00		\$56,700	
<i>Visionary Projects Subtotals</i>		<b>\$0</b>	<b>\$83,700</b>	<b>\$0</b>

	1-7 Years	8-15 Years	16+ Years
<i>Total (Sustainable + Visionary)</i>	<b>\$0</b>	<b>\$2,347,468</b>	<b>\$1,276,425</b>
<b><i>Total Projected Park Improvements</i></b>			<b><i>\$3,623,893</i></b>

## JACKRABBIT PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BENCH	5	3	Visible chipping of paint/coating from use
DOG BAG STATION	2	3	Fading and wear from exposure
IRRIGATION SYSTEM (AC)	2.79	4	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	3	3	Signs of weathering and exposure, high pressure sodium fixtures
OPEN TURF AREA (AC)	1.1	4	Bare spots/low spots; turf in good condition
PICNIC TABLE	2	3	Faded and chipped due to age and exposure
PLAYGROUND (SHADED)	1	4	Minor damage to shade structure (holes); surfacing newer
SIGNAGE (PARK ENTRY)	1	3	Minor wear, fading, and weathering
SIGNAGE (REGULATORY)	2	3	Faded due to exposure and age
TRAIL - PAVED (MI)	0.11	4	Good condition; minor settling and cracks
TRASH RECEPTACLE	7	3	Signs of use, dents, chipping, etc.

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
INSTALL RAMADA	1	1	Install new shade ramada
PERFORM SOIL AMENDMENTS AND AERATION	2	1	Improve turf soil with application of amendments and aeration
PERFORM TURF QUALITY ASSESSMENT	2	1	Evaluate worn areas and quality of existing turf slopes
RENOVATE/ REPLACE LANDSCAPE AND IRRIGATION	2	30,000	Add additional turf areas to east and south

Priority Legend: 1=High | 2=Medium | 3=Low

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		SUSTAINABLE PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
EA	\$3,500		\$23,625	
EA	\$1,500		\$4,050	
AC	\$50,000			\$216,200
EA	\$6,500		\$26,325	
AC	\$70,000			\$119,350
EA	\$4,500		\$12,150	
LS	\$500,000			\$775,000
EA	\$5,500		\$7,425	
EA	\$1,500		\$4,050	
MI	\$155,000			\$26,428
EA	\$1,000		\$9,450	
<i>Sustainable Projects Subtotals</i>		<b>\$0</b>	<b>\$87,075</b>	<b>\$1,136,978</b>

		VISIONARY PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
EA	\$60,000.00	\$60,000		
LS	\$10,000.00		\$13,500	
LS	\$5,000.00		\$6,750	
SF	\$12.00		\$486,000	
<i>Visionary Projects Subtotals</i>		<b>\$60,000</b>	<b>\$506,250</b>	<b>\$0</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$60,000</b>	<b>\$593,325</b>	<b>\$1,136,978</b>
<i>Total Projected Park Improvements</i>				<b>\$1,790,303</b>



## LA PALOMA PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BASKETBALL COURT (LIGHTED)	1	3	Good condition; wear of striping
BBQ PIT/ GRILL	1	3	Normal signs of use; consider deep clean
BENCH	14	4	Newer condition
DOG BAG STATION	3	3	Fading due to exposure and age
DRINKING FOUNTAIN	1	3	Signs of normal use; minor water damage
HORSESHOE PIT	2	2	Damaged backstops; surface wear due to use
IRRIGATION SYSTEM (AC)	15.64	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	41	3	Generally good condition; minor weathering, high pressure sodium fixtures
MULTIUSE COURT (LIGHTED)	1	3	Pickleball court included, good condition, wear of striping
OPEN TURF AREA (AC)	9.9	2	Low spots; inconsistent turf quality areas in shaded areas
PICKLEBALL COURT	1	3	Good condition; wear of striping
PICNIC TABLE	6	3	Normal signs of use; minor chipping
PLAYGROUND (SHADED)	1	4	Newer structure; minor surface settling
RAMADA	1	2	Signs of age, fading, and weathering due to age
SIGNAGE (PARK ENTRY)	1	3	Visible signs of weathering/fading
SIGNAGE (REGULATORY)	4	3	Minor signs of fading due to exposure
TRAIL - PAVED (MI)	0.71	3	Signs of cracking, settling, and wear
TRASH RECEPTACLE	10	4	Newer condition

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
PERFORM SITE IRRIGATION ASSESSMENT	2	1	Evaluate condition and methods to improve
PERFORM SOIL AMENDMENTS AND AERATION	2	1	Improve turf soil with application of amendments and aeration
PERFORM TURF QUALITY ASSESSMENT	2	1	Evaluate worn areas and quality of existing turf slopes

Priority Legend: 1=High | 2=Medium | 3=Low

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		SUSTAINABLE PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$150,000		\$202,500	
EA	\$1,500		\$2,025	
EA	\$3,500			\$75,950
EA	\$1,500		\$6,075	
EA	\$5,000		\$6,750	
EA	\$3,500	\$7,000		
AC	\$50,000		\$1,055,580	
EA	\$6,500		\$359,775	
LS	\$100,000		\$135,000	
AC	\$70,000	\$693,000		
LS	\$80,000		\$108,000	
EA	\$4,500		\$36,450	
LS	\$500,000			\$775,000
EA	\$60,000	\$60,000		
EA	\$5,500		\$7,425	
EA	\$1,500		\$8,100	
MI	\$155,000		\$148,568	
EA	\$1,000			\$15,500
<i>Sustainable Projects Subtotals</i>		<b>\$760,000</b>	<b>\$2,076,247</b>	<b>\$866,450</b>

		VISIONARY PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$10,000.00		\$13,500	
LS	\$10,000.00		\$13,500	
LS	\$5,000.00		\$6,750	
<i>Visionary Projects Subtotals</i>		<b>\$0</b>	<b>\$33,750</b>	<b>\$0</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$760,000</b>	<b>\$2,109,997</b>	<b>\$866,450</b>
<i>Total Projected Park Improvements</i>				<b>\$3,736,447</b>

## LANTANA RANCH PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
PARK UNDER DEVELOPMENT	N/A	N/A	Not assessed or inventoried as a part of this study

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
PHASE TWO EXPANSION	1	1	Park expansion for identified improvements

*Priority Legend: 1=High | 2=Medium | 3=Low*

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		SUSTAINABLE PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
EA	N/A	N/A	N/A	N/A
<i>Sustainable Projects Subtotals</i>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

		VISIONARY PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$4,703,000	\$4,703,000		
<i>Visionary Projects Subtotals</i>		<b>\$4,703,000</b>	<b>\$0</b>	<b>\$0</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$4,703,000</b>	<b>\$0</b>	<b>\$0</b>
<i>Total Projected Park Improvements</i>				<b>\$4,703,000</b>

## LOS ALTOS PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BBQ PIT/ GRILL	1	3	Normal signs of use; consider deep clean
BENCH	6	3	Visible chipping of paint/coating from use
DOG BAG STATION	1	3	Fading due to exposure and age
IRRIGATION SYSTEM (AC)	1.17	3	Visual assessment only
OPEN TURF AREA (AC)	0.4	2	Turf in relatively poor condition; few usable areas; mainly used for drainage
PICNIC TABLE	2	3	Normal signs of use; minor chipping
PLAYGROUND (SHADED)	1	2	Worn; deck chipping and rusting
SIGNAGE (PARK ENTRY)	1	3	Good condition
SIGNAGE (REGULATORY)	1	3	Good condition; minor signs of fading beginning
TRAIL - PAVED (MI)	0.03	3	Average condition
TRASH RECEPTACLE	2	3	Signs of use, fading, chipping, etc.

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
PERFORM SITE IRRIGATION ASSESSMENT	2	1	Evaluate condition and methods to improve
PERFORM SOIL AMENDMENTS AND AERATION	2	1	Improve turf soil with application of amendments and aeration
PERFORM TURF QUALITY ASSESSMENT	2	1	Evaluate worn areas and quality of existing turf slopes
RENOVATE/ REPLACE LANDSCAPE AND IRRIGATION	2	7,500	Expand existing turf area

Priority Legend: 1=High | 2=Medium | 3=Low

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### SUSTAINABLE PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
EA	\$1,500		\$2,025	
EA	\$3,500		\$28,350	
EA	\$1,500		\$2,025	
AC	\$50,000		\$78,971	
AC	\$70,000	\$28,000		
EA	\$4,500		\$12,150	
LS	\$500,000	\$500,000		
EA	\$5,500		\$7,425	
EA	\$1,500		\$2,025	
MI	\$155,000		\$6,278	
EA	\$1,000		\$2,700	
<i>Sustainable Projects Subtotals</i>		<b>\$528,000</b>	<b>\$141,949</b>	<b>\$0</b>

### VISIONARY PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$10,000.00		\$13,500	
LS	\$10,000.00		\$13,500	
LS	\$5,000.00		\$6,750	
SF	\$12.00		\$121,500	
<i>Visionary Projects Subtotals</i>		<b>\$0</b>	<b>\$155,250</b>	<b>\$0</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$528,000</b>	<b>\$297,199</b>	<b>\$0</b>
<i>Total Projected Park Improvements</i>				<b>\$825,199</b>

# LOS ARBOLES PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BENCH	5	3	Stone benches and a hitching post showing age and wear
DOG BAG STATION	2	3	Fading and wear due to age and exposure
DRINKING FOUNTAIN	1	3	Minor signs of water damage/ staining
IRRIGATION SYSTEM (AC)	11.37	3	Minor signs of water damage/staining
LIGHTING (SITE, SPORTS, PED, ETC)	22	3	Signs of age and weathering
SIGNAGE (PARK ENTRY)	1	2	Visible signs of discoloration, weathering, and fading
SIGNAGE (REGULATORY)	1	3	Fading and wear due to exposure
TRAIL - NON PAVED (MI)	0.40	3	Minor disruption of surfacing due to wear
TRAIL - PAVED (MI)	0.41	3	Minor signs of cracking and settling
TRASH RECEPTACLE	3	2	Visible signs of rust and age

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
DEVELOP NEW PARK MASTER PLAN	1	1	Develop new park master plan

*Priority Legend: 1=High | 2=Medium | 3=Low*

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### SUSTAINABLE PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
EA	\$3,500		\$23,625	
EA	\$1,500		\$4,050	
EA	\$5,000		\$6,750	
AC	\$50,000		\$767,145	
EA	\$6,500		\$193,050	
EA	\$5,500	\$5,500		
EA	\$1,500		\$2,025	
MI	\$75,000		\$40,500	
MI	\$155,000		\$85,793	
EA	\$1,000	\$3,000		
<i>Sustainable Projects Subtotals</i>		<b>\$8,500</b>	<b>\$1,122,938</b>	<b>\$0</b>

### VISIONARY PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$50,000.00	\$50,000		
<i>Visionary Projects Subtotals</i>		<b>\$50,000</b>	<b>\$0</b>	<b>\$0</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$58,500</b>	<b>\$1,122,938</b>	<b>\$0</b>
<i>Total Projected Park Improvements</i>				<b>\$1,181,438</b>



# MAGGIO RANCH PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BASKETBALL COURT (LIGHTED)	1	2	Consider resurfacing
BBQ PIT/ GRILL	1	3	Normal signs of use; consider deep clean
BENCH	4	3	Visible chipping of paint/coating from use
DOG BAG STATION	5	3	Fading due to exposure and age
DRINKING FOUNTAIN	1	3	Minor signs of water damage/staining
IRRIGATION SYSTEM (AC)	5.28	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	12	3	Dated high pressure sodium lighting fixtures throughout park
OPEN TURF AREA (AC)	3.2	3	Inconsistent turf quality; possible irrigation issues
PICNIC TABLE	5	2	Worn, rusting, uneven surfaces
PLAYGROUND (SHADED)	2	3	Two of the same 2-5 structures; no 5-12 structures
SIGNAGE (PARK ENTRY)	1	3	Good condition
SIGNAGE (REGULATORY)	3	3	Good condition
TRAIL - PAVED (MI)	0.13	3	Tree roots encroaching on sidewalks
TRASH RECEPTACLE	18	3	Signs of use, fading, chipping, etc.
VOLLEYBALL COURT (SAND)	1	2	Needs additional sand, no net, tree debris

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
PERFORM SITE IRRIGATION ASSESSMENT	2	1	Evaluate condition and methods to improve
PERFORM SOIL AMENDMENTS AND AERATION	2	1	Improve turf soil with application of amendments and aeration
PERFORM TREE ASSESSMENT (BY ARBORIST)	2	1	Evaluate mature existing trees and establish replacement program
PERFORM TURF QUALITY ASSESSMENT	2	1	Evaluate worn areas and quality of existing turf slopes
REPURPOSE VOLLEYBALL COURT	2	1	Redesign volleyball court area for other uses

Priority Legend: 1=High | 2=Medium | 3=Low

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		SUSTAINABLE PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$150,000	\$150,000		
EA	\$1,500		\$2,025	
EA	\$3,500		\$18,900	
EA	\$1,500		\$10,125	
EA	\$5,000		\$6,750	
AC	\$50,000		\$356,655	
EA	\$6,500		\$105,300	
AC	\$70,000		\$302,400	
EA	\$4,500	\$22,500		
LS	\$500,000		\$1,350,000	
EA	\$5,500		\$7,425	
EA	\$1,500		\$6,075	
MI	\$155,000		\$27,203	
EA	\$1,000		\$24,300	
LS	\$65,000	\$65,000		
<i>Sustainable Projects Subtotals</i>		<b>\$237,500</b>	<b>\$2,217,157</b>	<b>\$0</b>

		VISIONARY PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$10,000.00		\$13,500	
LS	\$10,000.00		\$13,500	
LS	\$5,000.00		\$6,750	
LS	\$5,000.00		\$6,750	
LS	\$50,000.00		\$67,500	
<i>Visionary Projects Subtotals</i>		<b>\$0</b>	<b>\$108,000</b>	<b>\$0</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$237,500</b>	<b>\$2,325,157</b>	<b>\$0</b>
<i>Total Projected Park Improvements</i>				<b>\$2,562,657</b>



## MEADOWBROOK PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BASKETBALL COURT (LIGHTED)	1	4	Newer condition
BBQ PIT/ GRILL	1	3	General signs of use/wear
BEAN BAG TOSS (CORNHOLE)	1	4	Good condition; minor chipping from use
BIKE RACK/ LOOP	1	4	Good condition
DOG BAG STATION	3	4	Newer condition
DRINKING FOUNTAIN	1	4	Good condition
FITNESS STATION	10	4	Newer condition
HORSESHOE PIT	1	3	Wear due to use; surfacing displaced
IRRIGATION SYSTEM (AC)	7.09	4	Visual assessment only
LAKE / POND	0.71	4	Water feature adjacent to park, stream
LIGHTING (SITE, SPORTS, PED, ETC)	27	4	Newer condition
OPEN TURF AREA (AC)	4.6	4	General good condition; minor brown/low spots
PICNIC TABLE	10	4	Good condition
PLAYGROUND (SHADED)	1	5	Newer condition
RAMADA	1	4	Newer condition
SIGNAGE (PARK ENTRY)	2	4	Newer condition
SIGNAGE (REGULATORY)	3	4	Slight wear and fading
TRAIL - NON PAVED (MI)	0.43	3	Minor low spots from use
TRAIL - PAVED (MI)	0.59	4	Good condition
TRASH RECEPTACLE	8	4	Good condition
VOLLEYBALL COURT (SAND)	1	4	Good condition; surface disruption from use

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
PERFORM SOIL AMENDMENTS AND AERATION	2	1	Improve turf soil with application of amendments and aeration

Priority Legend: 1=High | 2=Medium | 3=Low

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		SUSTAINABLE PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$150,000			\$232,500
EA	\$1,500		\$2,025	
EA	\$2,500			\$3,875
EA	\$2,000			\$3,100
EA	\$1,500			\$6,975
EA	\$5,000			\$7,750
EA	\$3,500			\$54,250
EA	\$3,500		\$4,725	
AC	\$50,000			\$549,454
AC	\$500,000			\$550,250
EA	\$6,500			\$272,025
AC	\$70,000			\$499,100
EA	\$4,500			\$69,750
LS	\$500,000			\$775,000
EA	\$60,000			\$93,000
EA	\$5,500			\$17,050
EA	\$1,500			\$6,975
MI	\$75,000		\$43,538	
MI	\$155,000			\$141,748
EA	\$1,000			\$12,400
LS	\$65,000			\$100,750
<i>Sustainable Projects Subtotals</i>		<b>\$0</b>	<b>\$50,288</b>	<b>\$3,395,951</b>

		VISIONARY PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$10,000.00		\$13,500	
<i>Visionary Projects Subtotals</i>		<b>\$0</b>	<b>\$13,500</b>	<b>\$0</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$0</b>	<b>\$63,788</b>	<b>\$3,395,951</b>
<i>Total Projected Park Improvements</i>				<b>\$3,459,739</b>

## MESQUITE GROVES PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
AQUATIC CENTER	1	N/A	Not assessed or inventoried as a part of this study

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
PHASE TWO EXPANSION	1	1	Park expansion for identified improvements
PHASE THREE EXPANSION	1	1	Park expansion for identified improvements

*Priority Legend: 1=High | 2=Medium | 3=Low*

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		SUSTAINABLE PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
EA	N/A	N/A	N/A	N/A
<i>Sustainable Projects Subtotals</i>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

		VISIONARY PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$19,557,000	\$19,557,000		
LS	\$21,371,000	\$21,371,000		
<i>Visionary Projects Subtotals</i>		<b>\$40,928,000</b>	<b>\$0</b>	<b>\$0</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$40,928,000</b>	<b>\$0</b>	<b>\$0</b>
<i>Total Projected Park Improvements</i>				<b>\$40,928,000</b>

## MOUNTAIN VIEW PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BASKETBALL COURT (LIGHTED)	1	3	Consider restriping; previous vandalism; minor cracking
BBQ PIT/ GRILL	6	3	Normal signs of use; consider deep clean
BENCH	13	3	Visible chipping of paint/coating from use
BIKE RACK/ LOOP	1	3	Good condition, no visible signs of chipping/rust
DOG BAG STATION	4	3	Fading and wear due to age and exposure
DRINKING FOUNTAIN	1	3	Minor signs of water damage/staining
IRRIGATION SYSTEM (AC)	18.07	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	32	3	Average condition, high pressure sodium fixtures
OPEN TURF AREA (AC)	10.5	2	Inconsistent turf quality; empty patches
PICNIC TABLE	6	2	Poor condition
PLAYGROUND (SHADED)	1	3	Some play equipment showing sun damage; refresh wood chips; consider ADA access improvements
RAMADA	1	3	Dated; decent condition
SIGNAGE (PARK ENTRY)	1	3	Good condition
SIGNAGE (REGULATORY)	4	3	Good condition
TRAIL - PAVED (MI)	1.06	3	Tree roots encroaching on sidewalks
TRASH RECEPTACLE	21	2	Signs of use, fading, chipping, etc.
VOLLEYBALL COURT (SAND)	1	3	Good condition; post and net show aging

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
DEVELOP NEW PARK MASTER PLAN	1	1	Develop new park master plan for grant funding
PERFORM SITE IRRIGATION ASSESSMENT	1	1	Evaluate condition and methods to improve
PERFORM SOIL AMENDMENTS AND AERATION	1	1	Improve turf soil with application of amendments and aeration
PERFORM TREE ASSESSMENT (BY ARBORIST)	1	1	Evaluate mature existing trees and establish replacement program
PERFORM TURF QUALITY ASSESSMENT	1	1	Evaluate worn areas and quality of existing turf slopes

Priority Legend: 1=High | 2=Medium | 3=Low

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		SUSTAINABLE PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$150,000		\$202,500	
EA	\$1,500		\$12,150	
EA	\$3,500		\$61,425	
EA	\$2,000		\$2,700	
EA	\$1,500		\$8,100	
EA	\$5,000		\$6,750	
AC	\$50,000		\$1,219,452	
EA	\$6,500		\$280,800	
AC	\$70,000	\$735,000		
EA	\$4,500	\$27,000		
LS	\$500,000		\$675,000	
EA	\$60,000		\$81,000	
EA	\$5,500		\$7,425	
EA	\$1,500		\$8,100	
MI	\$155,000		\$221,805	
EA	\$1,000	\$21,000		
LS	\$65,000		\$87,750	
<i>Sustainable Projects Subtotals</i>		<b>\$783,000</b>	<b>\$2,874,957</b>	<b>\$0</b>

		VISIONARY PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$50,000.00	\$50,000		
LS	\$10,000.00	\$10,000		
LS	\$10,000.00	\$10,000		
LS	\$5,000.00	\$5,000		
LS	\$5,000.00	\$5,000		
<i>Visionary Projects Subtotals</i>		<b>\$80,000</b>	<b>\$0</b>	<b>\$0</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$863,000</b>	<b>\$2,874,957</b>	<b>\$0</b>
<i>Total Projected Park Improvements</i>				<b>\$3,737,957</b>

# NAVARRETE PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BBQ PIT/ GRILL	5	3	Normal signs of use; consider deep clean
BENCH	2	3	Visible chipping of paint/coating from use
DOG BAG STATION	2	3	Fading due to exposure and age
DRINKING FOUNTAIN	1	3	Minor signs of water damage/staining
IRRIGATION SYSTEM (AC)	4.37	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	29	3	Dated lighting fixtures throughout park
OPEN TURF AREA (AC)	2.5	2	Inconsistent turf conditions
PARKING LOT (SPACES)	25	3	Fair to poor condition; consider repaving
PICNIC TABLE	8	3	Normal signs of use; minor chipping
PLAYGROUND (SHADED)	1	2	Equipment worn; needs additional wood chips; consider alternate play surface
RAMADA	1	2	Aging but well-maintained
RESTROOM BUILDING	1	4	Good condition
SIGNAGE (PARK ENTRY)	2	3	Good condition
SIGNAGE (REGULATORY)	3	3	Good condition
TRAIL - PAVED (MI)	0.11	3	Good condition
TRASH RECEPTACLE	14	3	Signs of use, fading, chipping, etc.

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
CONSTRUCT BASEBALL FIELD (LIGHTED)	3	1	Construct new basketball court
CONSTRUCT VOLLEYBALL COURT (SAND)	3	1	Construct new volleyball court
EVALUATE RESTROOM BUILDING FEASIBILITY	2	1	Evaluate condition and need for restroom in this location
PERFORM SITE IRRIGATION ASSESSMENT	1	1	Evaluate condition and methods to improve
PERFORM SOIL AMENDMENTS AND AERATION	1	1	Improve turf soil with application of amendments and aeration
PERFORM TREE ASSESSMENT (BY ARBORIST)	2	1	Evaluate mature existing trees and establish replacement program
PERFORM TURF QUALITY ASSESSMENT	1	1	Evaluate worn areas and quality of existing turf slopes

Priority Legend: 1=High | 2=Medium | 3=Low

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		SUSTAINABLE PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
EA	\$1,500		\$10,125	
EA	\$3,500		\$9,450	
EA	\$1,500		\$4,050	
EA	\$5,000		\$6,750	
AC	\$50,000		\$295,270	
EA	\$6,500		\$254,475	
AC	\$70,000	\$175,000		
SPACE	\$4,000		\$135,000	
EA	\$4,500		\$48,600	
LS	\$500,000	\$500,000		
EA	\$60,000	\$60,000		
LS	\$750,000			\$1,162,500
EA	\$5,500		\$14,850	
EA	\$1,500		\$6,075	
MI	\$155,000		\$23,018	
EA	\$1,000		\$18,900	
<i>Sustainable Projects Subtotals</i>		<b>\$735,000</b>	<b>\$826,562</b>	<b>\$1,162,500</b>

		VISIONARY PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$750,000			\$1,162,500
LS	\$75,000			\$116,250
LS	\$10,000		\$13,500	
LS	\$10,000	\$10,000		
LS	\$10,000	\$10,000		
LS	\$5,000		\$6,750	
LS	\$5,000	\$5,000		
<i>Visionary Projects Subtotals</i>		<b>\$25,000</b>	<b>\$20,250</b>	<b>\$1,278,750</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$760,000</b>	<b>\$846,812</b>	<b>\$2,441,250</b>
<i>Total Projected Park Improvements</i>				<b>\$4,048,062</b>

## NOZOMI PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BASEBALL FIELD (LIGHTED)	3	2	Poor condition; some turf issues; potential irrigation issue on field three
BBQ PIT/ GRILL	3	3	Normal signs of use; consider deep clean
BENCH	19	3	Vary considerably; consider permanent benches
BIKE RACK/ LOOP	3	3	Fading due to exposure and age
BLEACHERS	7	3	Visible chipping of paint/coating from use
DOG BAG STATION	8	3	Minor signs of water damage/staining
DOG PARK	1	3	Moderate condition; patchy turf; nice amenities
DRINKING FOUNTAIN	6	3	Minor signs of water damage/staining
FLAG POLE	2	3	Showing signs of age and weathering
IRRIGATION SYSTEM (AC)	21.36	3	Visual assessment only
KIOSK (INTERPRETIVE)	1	3	Good condition; light fading
LIGHTING (SITE, SPORTS, PED, ETC)	59	3	Poles and LED fixtures show signs of age and weathering
MULTIUSE FIELD (LIGHTED)	1	3	Fair condition; some turf issues; potential irrigation issue
OPEN TURF AREA (AC)	1.7	2	Some turf issues; potential irrigation issue
PARKING LOT (SPACES)	346	3	Consider resealing parking lots; provide ADA improvements
PICNIC TABLE	9	3	Average condition; styles vary
PLAYGROUND (SHADED)	1	3	Fair condition; some turf issues; consider adding wood chips
RAMADA	3	3	Good condition; well maintained
RESTROOM BUILDING	2	3	Good condition
SIGNAGE (PARK ENTRY)	1	3	Good condition
SIGNAGE (REGULATORY)	3	3	Good condition; minor signs of fading beginning
TRAIL - NON PAVED (MI)	1.51	3	Minor low spots from use
TRAIL - PAVED (MI)	0.55	3	Minor signs of cracking and settling
TRASH RECEPTACLE	43	2	Styles vary; many temporary receptacles
VOLLEYBALL COURT (SAND)	1	3	Net, posts, and sand in good condition

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
EVALUATE LAND PARCEL ACQUISITION	2	1	Evaluate park expansion to the south (TUSD property)
PERFORM SITE IRRIGATION ASSESSMENT	2	1	Improve turf soil with application of amendments and aeration
PERFORM SOIL AMENDMENTS AND AERATION	2	1	Evaluate mature existing trees and establish replacement program
PERFORM TREE ASSESSMENT (BY ARBORIST)	2	1	Evaluate worn areas and quality of existing turf slopes

Priority Legend: 1=High | 2=Medium | 3=Low

**SUSTAINABLE PROJECTS**

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$750,000	\$2,250,000		
EA	\$1,500		\$6,075	
EA	\$3,500		\$89,775	
EA	\$2,000		\$8,100	
EA	\$7,500		\$70,875	
EA	\$1,500		\$16,200	
EA	\$100,000		\$135,000	
EA	\$5,000		\$40,500	
EA	\$5,000		\$13,500	
AC	\$50,000		\$1,441,564	
EA	\$9,500		\$12,825	
EA	\$6,500		\$517,725	
LS	\$350,000		\$472,500	
AC	\$70,000	\$119,000		
SPACE	\$4,000		\$1,868,400	
EA	\$4,500		\$54,675	
LS	\$500,000		\$675,000	
EA	\$60,000		\$243,000	
LS	\$750,000		\$2,025,000	
EA	\$5,500		\$7,425	
EA	\$1,500		\$6,075	
MI	\$75,000		\$152,888	
MI	\$155,000		\$115,088	
EA	\$1,000	\$43,000		
LS	\$65,000		\$87,750	
<i>Sustainable Projects Subtotals</i>		<b>\$2,412,000</b>	<b>\$8,059,939</b>	<b>\$0</b>

**VISIONARY PROJECTS**

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$10,000.00		\$13,500	
LS	\$10,000.00		\$13,500	
LS	\$10,000.00		\$13,500	
LS	\$5,000.00		\$6,750	
<i>Visionary Projects Subtotals</i>		<b>\$0</b>	<b>\$47,250</b>	<b>\$0</b>

		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$2,412,000</b>	<b>\$8,107,189</b>	<b>\$0</b>
		<b>Total Projected Park Improvements</b>		<b>\$10,519,189</b>



## PARK MANORS PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BBQ PIT/ GRILL	1	3	Fair Condition
BENCH	3	3	Fair Condition
DRINKING FOUNTAIN	1	3	Fair Condition
IRRIGATION SYSTEM (AC)	0.29	3	Visual assessment only
KIOSK (INTERPRETIVE)	1	3	Good condition; light fading
LIGHTING (SITE, SPORTS, PED, ETC)	4	3	Poles and fixtures show signs of age and weathering
OPEN TURF AREA (AC)	0.2	4	Good condition, few dry patches
PICNIC TABLE	2	3	Fair Condition
PLAYGROUND (SHADED)	1	3	Equipment is showing wear; shade in fair condition
SIGNAGE (PARK ENTRY)	1	3	Good condition
SIGNAGE (REGULATORY)	1	3	Good condition
TRAIL - PAVED (MI)	0.05	3	Minor signs of cracking and settling
TRASH RECEPTACLE	2	3	Fair Condition

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
PERFORM SOIL AMENDMENTS AND AERATION	2	1	Improve turf soil with application of amendments and aeration
PERFORM TREE ASSESSMENT (BY ARBORIST)	2	1	Evaluate mature existing trees and establish replacement program

Priority Legend: 1=High | 2=Medium | 3=Low

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### SUSTAINABLE PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
EA	\$1,500		\$2,025	
EA	\$3,500		\$14,175	
EA	\$5,000		\$6,750	
AC	\$50,000		\$19,583	
EA	\$9,500		\$12,825	
EA	\$6,500		\$35,100	
AC	\$70,000			\$21,700
EA	\$4,500		\$12,150	
LS	\$500,000		\$675,000	
EA	\$5,500		\$7,425	
EA	\$1,500		\$2,025	
MI	\$155,000		\$10,463	
EA	\$1,000		\$2,700	
<i>Sustainable Projects Subtotals</i>		<b>\$0</b>	<b>\$800,220</b>	<b>\$21,700</b>

### VISIONARY PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$10,000.00		\$13,500	
LS	\$5,000.00		\$6,750	
<i>Visionary Projects Subtotals</i>		<b>\$0</b>	<b>\$20,250</b>	<b>\$0</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$0</b>	<b>\$820,470</b>	<b>\$21,700</b>
<i>Total Projected Park Improvements</i>				<b>\$842,170</b>

## PASEO TRAIL

EXISTING AMENITY	QTY	GRADE	COMMENTS
BENCH	28	2	Obvious signs of age, wear, rust, and discoloration
DOG BAG STATION	6	2	Fading and discoloration due to age and weathering
IRRIGATION SYSTEM (AC)	80.55	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	366	3	Varies: Some poles and fixtures dated and weathering, others in better condition
PICNIC TABLE	1	3	Signs of use and age
RAMADA	1	3	Minor signs of fading and chipping/dents
SIGNAGE (PARK ENTRY)	1	3	Signs of age and weathering
SIGNAGE (REGULATORY)	25	2	Obvious signs of discoloration, weathering, and age
TRAIL - NON PAVED (MI)	0.3	3	Includes equestrian; lack of clear demarcation; low spots
TRAIL - PAVED (MI)	6.6	4	Average condition; signs of chipping and settling
TRASH RECEPTACLE	30	2	Age, wear, minor rust, and discoloration

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
INSTALL BIKE REPAIR STATION	2	4	Install bike repair stations along pathway
INSTALL DRINKING FOUNTAIN	2	4	Install new drinking fountains along pathway
INSTALL FITNESS STATION	2	24	Install fitness stations along existing pathway
INSTALL RAMADA	2	4	Install new shade ramadas along pathway

Priority Legend: 1=High | 2=Medium | 3=Low

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## SUSTAINABLE PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
EA	\$3,500	\$98,000		
EA	\$1,500	\$9,000		
AC	\$50,000		\$5,437,218	
EA	\$6,500		\$3,211,650	
EA	\$4,500		\$6,075	
EA	\$60,000		\$81,000	
EA	\$5,500		\$7,425	
EA	\$1,500	\$37,500		
MI	\$75,000		\$30,375	
MI	\$155,000			\$1,585,650
EA	\$1,000	\$30,000		
<i>Sustainable Projects Subtotals</i>		<b>\$174,500</b>	<b>\$8,773,743</b>	<b>\$1,585,650</b>

## VISIONARY PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
EA	\$2,500		\$13,500	
EA	\$5,000		\$27,000	
EA	\$3,500		\$113,400	
EA	\$60,000		\$324,000	
<i>Visionary Projects Subtotals</i>		<b>\$0</b>	<b>\$477,900</b>	<b>\$0</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$174,500</b>	<b>\$9,251,643</b>	<b>\$1,585,650</b>
<i>Total Projected Park Improvements</i>				<b>\$11,011,793</b>



## PASEO VISTA RECREATION AREA

EXISTING AMENITY	QTY	GRADE	COMMENTS
ARCHERY RANGE	1	3	Visible signs of wear from usage
BENCH	37	4	Good condition
BIKE RACK/ LOOP	4	3	Visible signs of wear from usage
DISC GOLF COURSE	1	3	Signs of fading due to exposure and use
DOG BAG STATION	17	3	Signs of use and discoloration due to exposure
DOG PARK	1	4	Significant turf wear; amenities in good condition
DRINKING FOUNTAIN	2	3	Minor water/rust damage
IRRIGATION SYSTEM (AC)	18.50	4	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	99	3	Newer poles and fixtures; signs of fading due to exposure
MAINTENANCE YARD/ BUILDING	1	3	Appears to be in average state of condition
OPEN TURF AREA (AC)	1.0	3	Multiple low/bare spots; uneven turf growth
PARKING LOT (SPACES)	416	2	Surfacing chipped and quite rough finish, millings
PICNIC TABLE	8	3	Normal wear and usage patterns
PLAYGROUND (NON-SHADED)	2	4	Equipment in good condition, playability limited
PUBLIC ART	3	3	Exposure has created some visible fading
RAMADA	12	4	Archery area heavily used; other built in seat/table combos show wear from usage
RESTROOM BUILDING	4	4	Newer prefab structures; no access to interior
SHADE STRUCTURE (STAND-ALONE)	2	4	Fabric and structures in good condition at dog park
SIGNAGE (PARK ENTRY)	2	4	Good condition; specific to facility
SIGNAGE (REGULATORY)	13	3	Fading due to wear and exposure
TRAIL - NON PAVED (MI)	1.2	4	Good condition; expected low spots and disrupted surfacing due to typical usage
TRASH RECEPTACLE	99	3	Signs of wear and fading from exposure; minor chipping

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
INSTALL RAMADA	2	4	Install additional shade ramadas or structures

Priority Legend: 1=High | 2=Medium | 3=Low

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		SUSTAINABLE PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$400,000		\$540,000	
EA	\$3,500			\$200,725
EA	\$2,000		\$10,800	
LS	\$75,000		\$101,250	
EA	\$1,500		\$34,425	
EA	\$100,000			\$155,000
EA	\$5,000		\$13,500	
AC	\$50,000			\$1,433,750
EA	\$6,500		\$868,725	
LS	\$900,000		\$1,215,000	
AC	\$70,000		\$94,500	
SPACE	\$4,000	\$1,664,000		
EA	\$4,500		\$48,600	
LS	\$200,000			\$620,000
EA	\$150,000		\$607,500	
EA	\$60,000			\$1,116,000
LS	\$750,000			\$4,650,000
EA	\$35,000			\$108,500
EA	\$5,500			\$17,050
EA	\$1,500		\$26,325	
MI	\$75,000			\$139,500
EA	\$1,000		\$133,650	
<i>Sustainable Projects Subtotals</i>		<b>\$1,664,000</b>	<b>\$3,694,275</b>	<b>\$8,440,525</b>

		VISIONARY PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
EA	\$60,000.00		\$324,000	
<i>Visionary Projects Subtotals</i>		<b>\$0</b>	<b>\$324,000</b>	<b>\$0</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$1,664,000</b>	<b>\$4,018,275</b>	<b>\$8,440,525</b>
<i>Total Projected Park Improvements</i>				<b>\$14,122,800</b>

## PECOS RANCH PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BASKETBALL COURT (LIGHTED)	1	3	Poles and hoops are aging; surface showing signs of wear
BBQ PIT/ GRILL	1	3	Normal wear from usage/age; consider deep clean
BENCH	7	3	Minor fading from exposure; some chipping
BIKE RACK/ LOOP	1	3	Normal wear from usage/age
DOG BAG STATION	6	3	Minor fading due to age and exposure
DRINKING FOUNTAIN	1	3	Good condition
IRRIGATION SYSTEM (AC)	10.61	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	44	3	Newer LED fixtures; poles show minor signs of weathering
OPEN TURF AREA (AC)	7.3	2	Multiple low/bare spots, uneven turf, and slope erosion
PICKLEBALL COURT	1	2	Surface wear, aging, and exposure
PICNIC TABLE	5	3	Normal wear from usage/age
PLAYGROUND (SHADED)	1	5	Brand new structure and surfacing installed
RAMADA	1	3	Good condition; signs of wear due to age and exposure
SIGNAGE (PARK ENTRY)	1	2	Obvious signs of fading and discoloration due to exposure
SIGNAGE (REGULATORY)	5	3	Minor fading due to age
TRAIL - PAVED (MI)	2.38	3	Signs of cracking and settling
TRASH RECEPTACLE	15	3	Fading due to exposure, signs of dents, and minor rust

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
PERFORM SOIL AMENDMENTS AND AERATION	1	1	Improve turf soil with application of amendments and aeration
PERFORM TURF QUALITY ASSESSMENT	1	1	Evaluate worn areas and quality of existing turf slopes

*Priority Legend: 1=High | 2=Medium | 3=Low*

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### SUSTAINABLE PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$150,000		\$202,500	
EA	\$1,500		\$2,025	
EA	\$3,500		\$33,075	
EA	\$2,000		\$2,700	
EA	\$1,500		\$12,150	
EA	\$5,000		\$6,750	
AC	\$50,000		\$715,975	
EA	\$6,500		\$386,100	
AC	\$70,000	\$511,000		
LS	\$80,000	\$80,000		
EA	\$4,500		\$30,375	
LS	\$500,000			\$775,000
EA	\$60,000		\$81,000	
EA	\$5,500	\$5,500		
EA	\$1,500		\$10,125	
MI	\$155,000		\$498,015	
EA	\$1,000		\$20,250	
<i>Sustainable Projects Subtotals</i>		<b>\$596,500</b>	<b>\$2,001,040</b>	<b>\$775,000</b>

### VISIONARY PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$10,000.00	\$10,000		
LS	\$5,000.00	\$5,000		
<i>Visionary Projects Subtotals</i>		<b>\$15,000</b>	<b>\$0</b>	<b>\$0</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$611,500</b>	<b>\$2,001,040</b>	<b>\$775,000</b>
<i>Total Projected Park Improvements</i>				<b>\$3,387,540</b>

## PEQUENO PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BASKETBALL COURT (LIGHTED)	1	3	Poles and hoop aging; surfacing showing signs of cracking and settling
BBQ PIT/ GRILL	1	3	Normal wear; consider deep clean
BENCH	7	3	Signs of wear from usage; minor rust at mounting
DOG BAG STATION	3	3	Fading due to wear and exposure
DRINKING FOUNTAIN	1	3	Normal signs of usage; minor water marks/damage
IRRIGATION SYSTEM (AC)	4.54	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	28	3	Poles and high pressure sodium fixtures showing signs of age and exposure
MULTIUSE COURT (LIGHTED)	1	3	Good condition; no striped or marked use
OPEN TURF AREA (AC)	2.3	3	Multiple low/bare spots
PICNIC TABLE	3	3	Fading from exposure/age; minor chipping of coating
PLAYGROUND (SHADED)	1	3	Shade structures aging; surfacing settling and signs of wear
PUBLIC ART	1	3	Sundial
SIGNAGE (PARK ENTRY)	1	2	Weathering and discoloration due to exposure and age
SIGNAGE (REGULATORY)	3	3	Fading and wear from usage
TRAIL - PAVED (MI)	0.41	3	Minor signs of cracking/settling
TRASH RECEPTACLE	9	3	Normal signs of wear from usage and age

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
INSTALL RAMADA	2	2	Replace existing shade structures near playground
PERFORM SOIL AMENDMENTS AND AERATION	2	1	Improve turf soil with application of amendments and aeration
PERFORM TREE ASSESSMENT (BY ARBORIST)	2	1	Evaluate mature existing trees and establish replacement program

Priority Legend: 1=High | 2=Medium | 3=Low

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### SUSTAINABLE PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$150,000		\$202,500	
EA	\$1,500		\$2,025	
EA	\$3,500		\$33,075	
EA	\$1,500		\$6,075	
EA	\$5,000		\$6,750	
AC	\$50,000		\$306,787	
EA	\$6,500		\$245,700	
LS	\$100,000		\$135,000	
AC	\$70,000		\$217,350	
EA	\$4,500		\$18,225	
LS	\$500,000		\$675,000	
EA	\$150,000		\$202,500	
EA	\$5,500	\$5,500		
EA	\$1,500		\$6,075	
MI	\$155,000		\$85,793	
EA	\$1,000		\$12,150	
<i>Sustainable Projects Subtotals</i>		<b>\$5,500</b>	<b>\$2,155,004</b>	<b>\$0</b>

### VISIONARY PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
EA	\$60,000.00		\$162,000	
LS	\$10,000.00		\$13,500	
LS	\$5,000.00		\$6,750	
<i>Visionary Projects Subtotals</i>		<b>\$0</b>	<b>\$182,250</b>	<b>\$0</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$5,500</b>	<b>\$2,337,254</b>	<b>\$0</b>
<i>Total Projected Park Improvements</i>				<b>\$2,342,754</b>



## PIMA PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BASEBALL FIELD (LIGHTED)	1	3	Good condition; some fence bowing and repair; minor surface grading issues
BBQ PIT/ GRILL	3	3	Normal wear from age and usage; consider deep clean
BENCH	17	4	Good condition; minor chips, dents, and rust
BLEACHERS	5	2	Dents and wear from usage, age, and exposure
DOG BAG STATION	7	3	Fading due to age and exposure
DRINKING FOUNTAIN	3	3	Minor signs of water staining and damage
HORSESHOE PIT	2	3	Normal signs of surface wear; backstops in good condition
IRRIGATION SYSTEM (AC)	31.68	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	116	3	Poles and fixtures dated, upgrade fields to LED
MULTIUSE FIELD (NON-LIGHTED)	1	3	Standing water areas, low/bare spots, and slope erosion
OPEN TURF AREA (AC)	11.7	3	Visible bare/brown spots and uneven turf growth
PARKING LOT (SPACES)	89	3	Older surfacing, multiple cracks, and uneven spots
PICNIC TABLE	14	3	Good condition; minor chips, dents, and rust
PLAYGROUND (SHADED)	1	3	Surfacing worn and settling; structure colors fading due to age
RAMADA	5	3	New and old mix; showing signs of weathering
RESTROOM BUILDING	1	4	Appears in good condition
SHADE STRUCTURE (STAND-ALONE)	5	4	Newer fabric and supports at ballfields
SIGNAGE (PARK ENTRY)	2	3	Minor signs of fading and wear from exposure
SIGNAGE (REGULATORY)	6	3	Fading from age and exposure
SOFTBALL FIELD (LIGHTED)	1	3	Good condition; some fence bowing and repair; minor surface grading issues
TRAIL - PAVED (MI)	1.69	3	Signs of cracking and settling
TRASH RECEPTACLE	38	3	Normal signs of wear due to age

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
CONSTRUCT TRAIL - PAVED (MI)	1	0.35	Replace asphalt paths with concrete
DEMOLISH AC PAVEMENT	1	11,000	Replace asphalt paths with concrete
DEVELOP NEW PARK MASTER PLAN	2	1	Develop new park master plan
PERFORM SOIL AMENDMENTS AND AERATION	2	1	Improve turf soil with application of amendments and aeration
PERFORM TREE ASSESSMENT (BY ARBORIST)	2	1	Evaluate mature existing trees and establish replacement program
PERFORM TURF QUALITY ASSESSMENT	2	1	Evaluate worn areas and quality of existing turf slopes

Priority Legend: 1=High | 2=Medium | 3=Low

## SUSTAINABLE PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$750,000		\$1,012,500	
EA	\$1,500		\$6,075	
EA	\$3,500			\$92,225
EA	\$7,500	\$37,500		
EA	\$1,500		\$14,175	
EA	\$5,000		\$20,250	
EA	\$3,500		\$9,450	
AC	\$50,000		\$2,138,252	
EA	\$6,500		\$1,017,900	
LS	\$150,000		\$202,500	
AC	\$70,000		\$1,105,650	
SPACE	\$4,000		\$480,600	
EA	\$4,500		\$85,050	
LS	\$500,000		\$675,000	
EA	\$60,000		\$405,000	
LS	\$750,000			\$1,162,500
EA	\$35,000			\$271,250
EA	\$5,500		\$14,850	
EA	\$1,500		\$12,150	
LS	\$750,000		\$1,012,500	
MI	\$155,000		\$353,633	
EA	\$1,000		\$51,300	
<i>Sustainable Projects Subtotals</i>		<b>\$37,500</b>	<b>\$8,616,835</b>	<b>\$1,525,975</b>

## VISIONARY PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
MI	\$155,000	\$54,250		
SF	\$4.50	\$49,500		
LS	\$50,000		\$67,500	
LS	\$10,000		\$13,500	
LS	\$5,000		\$6,750	
LS	\$5,000		\$6,750	
<i>Visionary Projects Subtotals</i>		<b>\$103,750</b>	<b>\$94,500</b>	<b>\$0</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$141,250</b>	<b>\$8,711,335</b>	<b>\$1,525,975</b>
<b>Total Projected Park Improvements</b>				<b>\$10,378,560</b>

## PINE SHADOWS PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BBQ PIT/ GRILL	1	3	Fair Condition
BENCH	3	3	Fair Condition
BIKE RACK/ LOOP	1	3	Fair Condition
DOG BAG STATION	3	3	Fading due to exposure and age
DRINKING FOUNTAIN	1	3	Minor signs of water damage/staining
IRRIGATION SYSTEM (AC)	5.28	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	9	3	Dated lighting fixtures throughout park
OPEN TURF AREA (AC)	4.8	3	Multiple trip hazards; consider stump removal
PICNIC TABLE	5	3	Fair condition
PLAYGROUND (NON-SHADED)	1	5	Ages 2-5 play not shaded
PLAYGROUND (SHADED)	1	5	Newer equipment; provide ADA access
SIGNAGE (PARK ENTRY)	1	3	Good condition
SIGNAGE (REGULATORY)	2	3	Minor signs of fading and wear from exposure
TRAIL - PAVED (MI)	0.20	3	Good condition
TRASH RECEPTACLE	4	3	Fair Condition
VOLLEYBALL COURT (SAND)	1	4	Post, net, and sand in good condition

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
CONSTRUCT BASKETBALL COURT (LIGHTED)	2	1	New basketball court on west side of park
CONSTRUCT PICKLEBALL COURT	2	1	Construct new pickleball court
PERFORM SOIL AMENDMENTS AND AERATION	2	1	Improve turf soil with application of amendments and aeration
PERFORM TREE ASSESSMENT (BY ARBORIST)	2	1	Evaluate mature existing trees and establish replacement program
PERFORM TURF QUALITY ASSESSMENT	2	1	Evaluate worn areas and quality of existing turf slopes

Priority Legend: 1=High | 2=Medium | 3=Low

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### SUSTAINABLE PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
EA	\$1,500		\$2,025	
EA	\$3,500		\$14,175	
EA	\$2,000		\$2,700	
EA	\$1,500		\$6,075	
EA	\$5,000		\$6,750	
AC	\$50,000		\$356,707	
EA	\$6,500		\$78,975	
AC	\$70,000		\$453,600	
EA	\$4,500		\$30,375	
LS	\$200,000			\$310,000
LS	\$500,000			\$775,000
EA	\$5,500		\$7,425	
EA	\$1,500		\$4,050	
MI	\$155,000		\$41,850	
EA	\$1,000		\$5,400	
LS	\$65,000			\$100,750
<i>Sustainable Projects Subtotals</i>		<b>\$0</b>	<b>\$1,010,107</b>	<b>\$1,185,750</b>

### VISIONARY PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$100,000		\$135,000	
LS	\$80,000		\$108,000	
LS	\$10,000		\$13,500	
LS	\$5,000		\$6,750	
LS	\$5,000		\$6,750	
<i>Visionary Projects Subtotals</i>		<b>\$0</b>	<b>\$270,000</b>	<b>\$0</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$0</b>	<b>\$1,280,107</b>	<b>\$1,185,750</b>
		<b><i>Total Projected Park Improvements</i></b>		<b><i>\$2,465,857</i></b>

## PINELAKE PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BASKETBALL COURT (LIGHTED)	1	3	Poles, backboards, surfacing showing signs of wear
BBQ PIT/ GRILL	2	3	Normal wear from usage; consider deep clean
BENCH	13	2	Visible signs of rust and wear
BIKE RACK/ LOOP	1	2	Visible signs of rust and wear from usage
DOG BAG STATION	4	3	Fading and wear from age and exposure
DRINKING FOUNTAIN	1	3	Normal wear; minor water/rust damage
HORSESHOE PIT	2	3	Signs of usage and wear
IRRIGATION SYSTEM (AC)	7.80	2	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	12	3	Poles and high pressure sodium fixtures in generally good condition
OPEN TURF AREA (AC)	3.5	2	Multiple bare/brown spots, grading, and erosion issues
PLAYGROUND (SHADED)	2	4	Surfacing showing signs of settling; shade fabric fading due to exposure
RAMADA	1	4	Good condition; minor signs of weathering
SIGNAGE (PARK ENTRY)	2	2	Obvious signs of discoloration and weathering due to age
SIGNAGE (REGULATORY)	4	3	Fading due to exposure and age
TRAIL - PAVED (MI)	0.89	3	Signs of cracking and settling
TRASH RECEPTACLE	14	3	Normal wear due to age, dents, and fading
VOLLEYBALL COURT (SAND)	1	2	Poles showing rust and water damage

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
PERFORM SOIL AMENDMENTS AND AERATION	2	1	Improve turf soil with application of amendments and aeration
PERFORM TURF QUALITY ASSESSMENT	2	1	Evaluate worn areas and quality of existing turf slopes
RENOVATE/ REPLACE LANDSCAPE AND IRRIGATION	1	80,000	Replace existing dead landscape and irrigation damaged by gophers and plant lifecycle

Priority Legend: 1=High | 2=Medium | 3=Low

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		SUSTAINABLE PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$150,000		\$202,500	
EA	\$1,500		\$4,050	
EA	\$3,500	\$45,500		
EA	\$2,000	\$2,000		
EA	\$1,500		\$8,100	
EA	\$5,000		\$6,750	
EA	\$3,500		\$9,450	
AC	\$50,000	\$390,124		
EA	\$6,500		\$105,300	
AC	\$70,000	\$245,000		
LS	\$500,000			\$1,550,000
EA	\$60,000			\$93,000
EA	\$5,500	\$11,000		
EA	\$1,500		\$8,100	
MI	\$155,000		\$186,233	
EA	\$1,000		\$18,900	
LS	\$65,000	\$65,000		
<i>Sustainable Projects Subtotals</i>		<b>\$758,624</b>	<b>\$549,383</b>	<b>\$1,643,000</b>

		VISIONARY PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$10,000		\$13,500	
LS	\$5,000		\$6,750	
SF	\$12	\$960,000		
<i>Visionary Projects Subtotals</i>		<b>\$960,000</b>	<b>\$20,250</b>	<b>\$0</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$1,718,624</b>	<b>\$569,633</b>	<b>\$1,643,000</b>
<i>Total Projected Park Improvements</i>				<b>\$3,931,256</b>



## PRICE PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BASKETBALL COURT (LIGHTED)	1	4	Goals and standards showing signs of age
BBQ PIT/ GRILL	1	3	Normal wear from age/usage; consider deep clean
BENCH	5	3	Minor chipping and wear from usage and age
BIKE RACK/ LOOP	3	3	Visible signs of fading from exposure and age
DOG BAG STATION	3	3	Fading from exposure and usage
DRINKING FOUNTAIN	2	3	Visible signs of water damage and rust
IRRIGATION SYSTEM (AC)	12.57	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	39	3	Fixtures and poles showing age
OPEN TURF AREA (AC)	6.8	3	Low/brown spots and minor slope erosion
PICNIC TABLE	10	2	Various ages of tables, rust, and weathering
PLAYGROUND (SHADED)	3	4	Newer surfacing; minor signs of settling; shade fabric showing fading from exposure
RAMADA	1	3	Signs of wear through usage and exposure
SIGNAGE (PARK ENTRY)	2	3	Minor wear from exposure
SIGNAGE (REGULATORY)	5	2	Minor fading due to exposure
TRAIL - PAVED (MI)	0.37	3	Condition varies; some signs of cracking/settling
TRASH RECEPTACLE	15	2	Visible signs of rust and weathering
VOLLEYBALL COURT (SAND)	1	3	Surface low spots form use; poles showing age and wear

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
CONSTRUCT CONCRETE ADA COMPLIANT RAMP WITH TRUNCATED DOMES	2	2	Expand connectivity to east
CONSTRUCT NEW SITE GRADING/ EARTHWORK	2	8,000	Expand connectivity to east
CONSTRUCT TRAIL - PAVED (MI)	2	0.25	Expand connectivity to east
PERFORM LIGHTING AND ELECTRICAL SITE ASSESSMENT	1	1	Site in need of new electrical system, evaluate and replacement plan to be developed
PERFORM SOIL AMENDMENTS AND AERATION	2	1	Improve turf soil with application of amendments and aeration
PERFORM TURF QUALITY ASSESSMENT	2	1	Evaluate worn areas and quality of existing turf slopes

Priority Legend: 1=High | 2=Medium | 3=Low

**Note that costs shown are intended to be rough order of magnitude and based on park and recreation related amenities only. Projected costs do not include additional associated infrastructure or soft costs related to project implementation. The values shown within this document are based on 2021 dollars with cost escalators added in years 7-15 (35%) and years 16+ (55%). City staff should continue to evaluate costing information with current market conditions throughout the life of the plan as project funding opportunities arise.**

### SUSTAINABLE PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$150,000			\$232,500
EA	\$1,500		\$2,025	
EA	\$3,500		\$23,625	
EA	\$2,000		\$8,100	
EA	\$1,500		\$6,075	
EA	\$5,000		\$13,500	
AC	\$50,000		\$848,478	
EA	\$6,500		\$342,225	
AC	\$70,000		\$642,600	
EA	\$4,500	\$45,000		
LS	\$500,000			\$2,325,000
EA	\$60,000		\$81,000	
EA	\$5,500		\$14,850	
EA	\$1,500	\$7,500		
MI	\$155,000		\$77,423	
EA	\$1,000	\$15,000		
LS	\$65,000		\$87,750	
<i>Sustainable Projects Subtotals</i>		<b>\$67,500</b>	<b>\$2,147,650</b>	<b>\$2,557,500</b>

### VISIONARY PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
EA	\$3,500.00		\$9,450	
SF	\$2.50		\$27,000	
MI	\$155,000.00		\$52,313	
LS	\$20,000.00	\$20,000		
LS	\$10,000.00		\$13,500	
LS	\$5,000.00		\$6,750	
<i>Visionary Projects Subtotals</i>		<b>\$20,000</b>	<b>\$109,013</b>	<b>\$0</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$87,500</b>	<b>\$2,256,663</b>	<b>\$2,557,500</b>
<i>Total Projected Park Improvements</i>				<b>\$4,901,663</b>

## PROVINCES PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BBQ PIT/ GRILL	2	3	Normal signs of wear from usage
BENCH	4	3	Normal signs of wear from usage
DOG BAG STATION	4	3	Fair condition
DRINKING FOUNTAIN	1	3	Normal signs of wear from usage
IRRIGATION SYSTEM (AC)	5.97	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	22	3	Poles and high pressure sodium fixtures showing signs of age and exposure
OPEN TURF AREA (AC)	4.8	3	Turf in moderate condition, irrigation issues and erosion
PICNIC TABLE	1	3	Normal signs of wear from usage
PLAYGROUND (SHADED)	1	3	Needs ADA improvements
RAMADA	1	3	Fair condition but aging
SIGNAGE (PARK ENTRY)	1	3	Nice condition; great surrounding planting
SIGNAGE (REGULATORY)	3	3	Slight exposure fading
TRAIL - PAVED (MI)	0.48	3	Light settling; surrounding erosion
TRASH RECEPTACLE	5	3	Normal signs of wear from usage

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
CONSTRUCT NEW SITE GRADING/ EARTHWORK	2	7,500	Drainage issues at existing playground, grading at new location
DEMOLITION OF PLAYGROUND	2	5,000	Drainage issues at existing playground, remove. Replacement cost captured in SUSTAINABLE PROJECTS
PERFORM SITE IRRIGATION ASSESSMENT	2	1	Evaluate condition and methods to improve
PERFORM SOIL AMENDMENTS AND AERATION	2	1	Improve turf soil with application of amendments and aeration
PERFORM TREE ASSESSMENT (BY ARBORIST)	2	1	Evaluate mature existing trees and establish replacement program
PERFORM TURF QUALITY ASSESSMENT	2	1	Evaluate worn areas and quality of existing turf slopes

Priority Legend: 1=High | 2=Medium | 3=Low

**Note that costs shown are intended to be rough order of magnitude and based on park and recreation related amenities only. Projected costs do not include additional associated infrastructure or soft costs related to project implementation. The values shown within this document are based on 2021 dollars with cost escalators added in years 7-15 (35%) and years 16+ (55%). City staff should continue to evaluate costing information with current market conditions throughout the life of the plan as project funding opportunities arise.**

## SUSTAINABLE PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
EA	\$1,500		\$4,050	
EA	\$3,500		\$18,900	
EA	\$1,500		\$8,100	
EA	\$5,000		\$6,750	
AC	\$50,000		\$402,781	
EA	\$6,500		\$193,050	
AC	\$70,000		\$453,600	
EA	\$4,500		\$6,075	
LS	\$500,000		\$675,000	
EA	\$60,000		\$81,000	
EA	\$5,500		\$7,425	
EA	\$1,500		\$6,075	
MI	\$155,000		\$100,440	
EA	\$1,000		\$6,750	
<i>Sustainable Projects Subtotals</i>		<b>\$0</b>	<b>\$1,969,996</b>	<b>\$0</b>

## VISIONARY PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
SF	\$2.50		\$25,313	
SF	\$2.25		\$15,188	
LS	\$10,000		\$13,500	
LS	\$10,000		\$13,500	
LS	\$5,000		\$6,750	
LS	\$5,000		\$6,750	
<i>Visionary Projects Subtotals</i>		<b>\$0</b>	<b>\$81,000</b>	<b>\$0</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$0</b>	<b>\$2,050,996</b>	<b>\$0</b>
<b>Total Projected Park Improvements</b>				<b>\$2,050,996</b>

## PUEBLO ALTO PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BASKETBALL COURT (LIGHTED)	1	3	Pole and hoop showing wear from usage; court in good condition
BBQ PIT/ GRILL	1	3	Normal wear from usage and age
BENCH	3	3	Signs of wear from use and age; minor chipping and rust
FENCING (LF)	1	3	Some weathering and minor signs of rust
IRRIGATION SYSTEM (AC)	0.25	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	4	2	Age, weathering, and use
OPEN TURF AREA (AC)	0.1	3	Average condition
PICNIC TABLE	1	3	Signs of wear from use and age, minor chipping and rust
PLAYGROUND (SHADED)	1	4	Newer structure; some surface settling; shade fabric in good condition
RAMADA	1	2	Signs of weathering, rust, and roof damage
SIGNAGE (PARK ENTRY)	1	3	Minor fading due to exposure
SIGNAGE (REGULATORY)	1	3	Minor fading due to exposure
TRAIL - PAVED (MI)	0.01	3	Average condition
TRASH RECEPTACLE	1	3	Signs of weathering and rust

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
PERFORM TREE ASSESSMENT (BY ARBORIST)	1	1	Evaluate mature existing trees and establish replacement program
PERFORM TURF QUALITY ASSESSMENT	1	1	Evaluate worn areas and quality of existing turf slopes

*Priority Legend: 1=High | 2=Medium | 3=Low*

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		SUSTAINABLE PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$150,000		\$202,500	
EA	\$1,500		\$2,025	
EA	\$3,500		\$14,175	
LF	\$40		\$54	
AC	\$50,000		\$17,018	
EA	\$6,500	\$26,000		
AC	\$70,000		\$9,450	
EA	\$4,500		\$6,075	
LS	\$500,000			\$775,000
EA	\$60,000	\$60,000		
EA	\$5,500		\$7,425	
EA	\$1,500		\$2,025	
MI	\$155,000		\$2,093	
EA	\$1,000		\$1,350	
<i>Sustainable Projects Subtotals</i>		<b>\$86,000</b>	<b>\$264,189</b>	<b>\$775,000</b>

		VISIONARY PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$5,000.00	\$5,000		
LS	\$5,000.00	\$5,000		
<i>Visionary Projects Subtotals</i>		<b>\$10,000</b>	<b>\$0</b>	<b>\$0</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$96,000</b>	<b>\$264,189</b>	<b>\$775,000</b>
<i>Total Projected Park Improvements</i>				<b>\$1,135,189</b>



## QUAIL HAVEN PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BASKETBALL COURT (LIGHTED)	1	2	Hoops, poles, and surface wear; fading from age
BBQ PIT/ GRILL	2	3	Normal signs of wear from usage
BENCH	2	2	Visible damage, uneven seat, and loose planks
BIKE RACK/ LOOP	3	3	Normal wear from usage
DOG BAG STATION	3	3	Fading and wear from exposure
DRINKING FOUNTAIN	2	3	Good condition; minor water staining
IRRIGATION SYSTEM (AC)	9.77	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	40	3	Newer poles and high pressure sodium fixtures; signs of age and wear
OPEN TURF AREA (AC)	3.9	3	Low/brown spots, uneven turf growth, and slope erosion
PICNIC TABLE	5	4	Good condition
PLAYGROUND (SHADED)	1	3	Shade fabric discoloration; minor surfacing wear/settling
SHADE STRUCTURE (STAND-ALONE)	2	4	Good condition; minor fabric fading
SIGNAGE (PARK ENTRY)	1	3	Signs of weathering and discoloration
SIGNAGE (REGULATORY)	2	3	Fading due to exposure and age
TRAIL - NON PAVED (MI)	0.17	3	Some grading low spots due to usage
TRAIL - PAVED (MI)	0.39	3	Minor signs of cracking and settling
TRASH RECEPTACLE	5	2	Signs of rust and weathering
VOLLEYBALL COURT (SAND)	1	3	Poles aging; surface displacement from usage

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
PERFORM SITE IRRIGATION ASSESSMENT	1	1	Evaluate condition and methods to improve
PERFORM SOIL AMENDMENTS AND AERATION	1	1	Improve turf soil with application of amendments and aeration
PERFORM TURF QUALITY ASSESSMENT	1	1	Evaluate worn areas and quality of existing turf slopes

Priority Legend: 1=High | 2=Medium | 3=Low

**Note that costs shown are intended to be rough order of magnitude and based on park and recreation related amenities only. Projected costs do not include additional associated infrastructure or soft costs related to project implementation. The values shown within this document are based on 2021 dollars with cost escalators added in years 7-15 (35%) and years 16+ (55%). City staff should continue to evaluate costing information with current market conditions throughout the life of the plan as project funding opportunities arise.**

## SUSTAINABLE PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$150,000	\$150,000		
EA	\$1,500		\$4,050	
EA	\$3,500	\$7,000		
EA	\$2,000		\$8,100	
EA	\$1,500		\$6,075	
EA	\$5,000		\$13,500	
AC	\$50,000		\$659,433	
EA	\$6,500		\$351,000	
AC	\$70,000		\$368,550	
EA	\$4,500			\$34,875
LS	\$500,000		\$675,000	
EA	\$35,000			\$108,500
EA	\$5,500		\$7,425	
EA	\$1,500		\$4,050	
MI	\$75,000		\$17,213	
MI	\$155,000		\$81,608	
EA	\$1,000	\$5,000		
LS	\$65,000		\$87,750	
<b><i>Sustainable Projects Subtotals</i></b>		<b>\$162,000</b>	<b>\$2,283,753</b>	<b>\$143,375</b>

## VISIONARY PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$10,000	\$10,000		
LS	\$10,000	\$10,000		
LS	\$5,000	\$5,000		
<b><i>Visionary Projects Subtotals</i></b>		<b>\$25,000</b>	<b>\$0</b>	<b>\$0</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<b><i>Total (Sustainable + Visionary)</i></b>		<b>\$187,000</b>	<b>\$2,283,753</b>	<b>\$143,375</b>
<b><i>Total Projected Park Improvements</i></b>				<b>\$2,614,128</b>

## ROADRUNNER PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BASKETBALL COURT (LIGHTED)	1	4	Newer condition
BBQ PIT/ GRILL	4	3	Normal signs of usage; consider deep clean
BENCH	20	3	Signs of wear from usage; minor coating chipping
BIKE RACK/ LOOP	2	4	Newer condition
DOG BAG STATION	7	4	Newer condition
DRINKING FOUNTAIN	2	3	Signs of water staining due to use
IRRIGATION SYSTEM (AC)	10.24	4	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	50	4	Newer condition
OPEN TURF AREA (AC)	7.1	4	Good condition; minor brown/bare spots
PICNIC TABLE	4	4	Newer condition
PLAYGROUND (SHADED)	2	4	Structure good condition; surfacing settled, dispersed
RAMADA	4	4	Newer condition
SIGNAGE (PARK ENTRY)	2	4	Newer condition
SIGNAGE (REGULATORY)	4	3	Good condition; minor fading from exposure
TRAIL - NON PAVED (MI)	0.17	3	Misc. low spots from use and normal wear
TRAIL - PAVED (MI)	0.56	4	Newer condition
TRASH RECEPTACLE	13	3	Signs of wear from usage; minor coating chipping
VOLLEYBALL COURT (SAND)	1	4	Newer condition

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
PERFORM SOIL AMENDMENTS AND AERATION	1	1	Improve turf soil with application of amendments and aeration

Priority Legend: 1=High | 2=Medium | 3=Low

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		SUSTAINABLE PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$150,000			\$232,500
EA	\$1,500		\$8,100	
EA	\$3,500		\$94,500	
EA	\$2,000			\$6,200
EA	\$1,500			\$16,275
EA	\$5,000		\$13,500	
AC	\$50,000			\$793,641
EA	\$6,500			\$503,750
AC	\$70,000			\$770,350
EA	\$4,500			\$27,900
LS	\$500,000			\$1,550,000
EA	\$60,000			\$372,000
EA	\$5,500			\$17,050
EA	\$1,500		\$8,100	
MI	\$75,000		\$17,213	
MI	\$155,000			\$134,540
EA	\$1,000		\$17,550	
LS	\$65,000			\$100,750
<i>Sustainable Projects Subtotals</i>		<b>\$0</b>	<b>\$158,963</b>	<b>\$4,524,956</b>

		VISIONARY PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$10,000	\$10,000		
<i>Visionary Projects Subtotals</i>		<b>\$10,000</b>	<b>\$0</b>	<b>\$0</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$10,000</b>	<b>\$158,963</b>	<b>\$4,524,956</b>
<i>Total Projected Park Improvements</i>				<b>\$4,693,918</b>

## RYAN PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BASKETBALL COURT (LIGHTED)	1	3	Good condition; signs of wear from usage and exposure
BBQ PIT/ GRILL	1	3	Signs of normal wear; consider deep clean
BENCH	17	2	Visible signs of rust and weathering due to use and exposure
BIKE RACK/ LOOP	2	3	Normal signs of wear and minor chipping
DOG BAG STATION	6	3	Fading due to exposure and usage
DRINKING FOUNTAIN	2	3	Good condition; minor signs of water staining
IRRIGATION SYSTEM (AC)	13.85	3	Visual assessment only
KIOSK (INTERPRETIVE)	1	2	Noticeable light damage/vandalism
LIGHTING (SITE, SPORTS, PED, ETC)	21	3	Poles and fixtures weathering due to exposure
MULTIUSE COURT (NON-LIGHTED)	1	3	Good condition; signs of wear from usage and exposure
OPEN TURF AREA (AC)	8.8	2	Low spots, bare/brown inconsistent turf, and slope erosion
PICNIC TABLE	10	2	Visible signs of rust and weathering
PLAYGROUND (SHADED)	2	3	Surface showing wear signs of settling; shade fabric fading
SHADE STRUCTURE (STAND-ALONE)	4	3	Fabric discoloration from exposure
SIGNAGE (PARK ENTRY)	2	3	Fading from age and exposure
SIGNAGE (REGULATORY)	3	3	Fading from age and exposure
TRAIL - PAVED (MI)	0.57	3	Minor signs of cracking and settling
TRASH RECEPTACLE	25	2	Rust and weathering
VOLLEYBALL COURT (SAND)	1	3	Signs of use and wear; minor pole water damage

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
PERFORM SITE IRRIGATION ASSESSMENT	1	1	Evaluate condition and methods to improve
PERFORM SOIL AMENDMENTS AND AERATION	1	1	Improve turf soil with application of amendments and aeration
PERFORM TURF QUALITY ASSESSMENT	1	1	Evaluate worn areas and quality of existing turf slopes

Priority Legend: 1=High | 2=Medium | 3=Low

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		SUSTAINABLE PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$150,000		\$202,500	
EA	\$1,500		\$2,025	
EA	\$3,500	\$59,500		
EA	\$2,000		\$5,400	
EA	\$1,500		\$12,150	
EA	\$5,000		\$13,500	
AC	\$50,000		\$935,000	
EA	\$9,500	\$9,500		
EA	\$6,500		\$184,275	
LS	\$65,000		\$87,750	
AC	\$70,000	\$616,000		
EA	\$4,500	\$45,000		
LS	\$500,000		\$1,350,000	
EA	\$35,000		\$189,000	
EA	\$5,500		\$14,850	
EA	\$1,500		\$6,075	
MI	\$155,000		\$119,273	
EA	\$1,000	\$25,000		
LS	\$65,000		\$87,750	
<i>Sustainable Projects Subtotals</i>		<b>\$755,000</b>	<b>\$3,209,547</b>	<b>\$0</b>

		VISIONARY PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$10,000.00	\$10,000		
LS	\$10,000.00	\$10,000		
LS	\$5,000.00	\$5,000		
<i>Visionary Projects Subtotals</i>		<b>\$25,000</b>	<b>\$0</b>	<b>\$0</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$780,000</b>	<b>\$3,209,547</b>	<b>\$0</b>
		<b>Total Projected Park Improvements</b>		<b>\$3,989,547</b>



## SAN MARCOS PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BASKETBALL COURT (LIGHTED)	2	5	Court in good condition; dated light fixtures
BBQ PIT/ GRILL	3	3	Normal signs of wear from usage
BIKE RACK/ LOOP	3	5	Rack in good condition
DOG BAG STATION	3	3	Fair condition
DRINKING FOUNTAIN	1	3	Normal signs of wear from usage
IRRIGATION SYSTEM (AC)	14.65	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	41	3	Dated poles and fixtures
OPEN TURF AREA (AC)	7.9	3	Large turf areas in good condition; smaller in poor condition, flood irrigated
PICNIC TABLE	5	3	Normal signs of wear from usage
PLAYGROUND (SHADED)	1	4	Needs ADA improvements
RAMADA	2	2	Wood structure; dated and showing signs of wear
SIGNAGE (PARK ENTRY)	2	3	Good condition
SIGNAGE (REGULATORY)	4	3	Minor signs of fading and wear from exposure
TRAIL - PAVED (MI)	0.96	3	Tree roots impacting sidewalk integrity
TRASH RECEPTACLE	21	3	Normal signs of wear from usage
VOLLEYBALL COURT (SAND)	1	3	Needs regrading and additional sand

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
CONSTRUCT CRICKET FIELD	3	1	Evaluate and construct cricket pitch
PERFORM SOIL AMENDMENTS AND AERATION	2	1	Improve turf soil with application of amendments and aeration
PERFORM TREE ASSESSMENT (BY ARBORIST)	2	1	Evaluate mature existing trees and establish replacement program
PERFORM TURF QUALITY ASSESSMENT	2	1	Evaluate worn areas and quality of existing turf slopes

Priority Legend: 1=High | 2=Medium | 3=Low

**Note that costs shown are intended to be rough order of magnitude and based on park and recreation related amenities only. Projected costs do not include additional associated infrastructure or soft costs related to project implementation. The values shown within this document are based on 2021 dollars with cost escalators added in years 7-15 (35%) and years 16+ (55%). City staff should continue to evaluate costing information with current market conditions throughout the life of the plan as project funding opportunities arise.**

### SUSTAINABLE PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$150,000			\$465,000
EA	\$1,500		\$6,075	
EA	\$2,000			\$9,300
EA	\$1,500		\$6,075	
EA	\$5,000		\$6,750	
AC	\$50,000		\$988,960	
EA	\$6,500		\$359,775	
AC	\$70,000		\$746,550	
EA	\$4,500		\$30,375	
LS	\$500,000			\$775,000
EA	\$60,000	\$120,000		
EA	\$5,500		\$14,850	
EA	\$1,500		\$8,100	
MI	\$155,000		\$200,880	
EA	\$1,000		\$28,350	
LS	\$65,000		\$87,750	
<i>Sustainable Projects Subtotals</i>		<b>\$120,000</b>	<b>\$2,484,490</b>	<b>\$1,249,300</b>

### VISIONARY PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$650,000			\$1,007,500
LS	\$10,000		\$13,500	
LS	\$5,000		\$6,750	
LS	\$5,000		\$6,750	
<i>Visionary Projects Subtotals</i>		<b>\$0</b>	<b>\$27,000</b>	<b>\$1,007,500</b>

	1-7 Years	8-15 Years	16+ Years
<i>Total (Sustainable + Visionary)</i>	<b>\$120,000</b>	<b>\$2,511,490</b>	<b>\$2,256,800</b>
<i>Total Projected Park Improvements</i>			<b>\$4,888,290</b>

## SAN TAN PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BASKETBALL COURT (LIGHTED)	1	5	Updated court, lighting
BBQ PIT/ GRILL	1	5	Normal wear from use
BENCH	10	5	Great condition
DOG BAG STATION	3	5	Great condition – new
IRRIGATION SYSTEM (AC)	9.71	4	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	16	5	Great condition – contemporary
OPEN TURF AREA (AC)	3	4	Some brown spots; overall healthy
PICNIC TABLE	3	4	Mismatched picnic tables in relatively good condition
PLAYGROUND (SHADED)	2	5	New playground and shade; vandalism on shade sail
RAMADA	1	3	Old but well maintained, will likely need replaced soon
SIGNAGE (PARK ENTRY)	1	3	Average condition; some paint chipping/fading
SIGNAGE (REGULATORY)	3	3	Standard signage at each point of entry
TRAIL - PAVED (MI)	0.29	5	Good condition
TRASH RECEPTACLE	3	4	Condition varies; some showing signs of age

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
CONSTRUCT NEW SITE GRADING/ EARTHWORK	2	150,000	Construct new site drainage
INSTALL FITNESS STATION	2	4	Install new fitness stations along pathway
PERFORM SOIL AMENDMENTS AND AERATION	1	1	Improve turf soil with application of amendments and aeration
PERFORM TREE ASSESSMENT (BY ARBORIST)	1	1	Evaluate mature existing trees and establish replacement program
PERFORM TURF QUALITY ASSESSMENT	1	1	Evaluate worn areas and quality of existing turf slopes
RENOVATE/ REPLACE LANDSCAPE AND IRRIGATION	2	70,000	Expand turf area to the east

Priority Legend: 1=High | 2=Medium | 3=Low

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### SUSTAINABLE PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$150,000			\$232,500
EA	\$1,500			\$2,325
EA	\$3,500			\$54,250
EA	\$1,500			\$6,975
AC	\$50,000			\$752,301
EA	\$6,500			\$161,200
AC	\$70,000			\$282,100
EA	\$4,500			\$20,925
LS	\$500,000			\$1,550,000
EA	\$60,000		\$81,000	
EA	\$5,500		\$7,425	
EA	\$1,500		\$6,075	
MI	\$155,000			\$69,673
EA	\$1,000			\$4,650
<i>Sustainable Projects Subtotals</i>		<b>\$0</b>	<b>\$94,500</b>	<b>\$3,136,898</b>

### VISIONARY PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
SF	\$2.50		\$506,250	
EA	\$3,500		\$18,900	
LS	\$10,000	\$10,000		
LS	\$5,000	\$5,000		
LS	\$5,000	\$5,000		
SF	\$12.00		\$1,134,000	
<i>Visionary Projects Subtotals</i>		<b>\$20,000</b>	<b>\$1,659,150</b>	<b>\$0</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$20,000</b>	<b>\$1,753,650</b>	<b>\$3,136,898</b>
<i>Total Projected Park Improvements</i>				<b>\$4,910,548</b>

## SHAWNEE PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BBQ PIT/ GRILL	3	3	Normal wear from usage; consider deep clean
BENCH	14	4	Good condition
BLEACHERS	3	3	Minor damage from use and exposure
DOG BAG STATION	15	3	Fading due to age and exposure
DOG PARK	1.00	3	Amenities show signs of wear, multiple brown spots, and slope erosion
DRINKING FOUNTAIN	1	3	Normal wear from usage with minor rust
IRRIGATION SYSTEM (AC)	17.55	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	31	3	Poles and fixtures show signs of age and weathering
OPEN TURF AREA (AC)	6.5	3	Low spots, uneven turf, and slope drainage
PARKING LOT (SPACES)	40	3	Some surface cracking, chipping
PICNIC TABLE	27	3	Fading and coating chipping due to use
PLAYGROUND (SHADED)	2	4	Good condition; minor signs of surface wear/settling
RAMADA	3	4	Good condition
RESTROOM BUILDING	1	3,4	Good condition; no access to interior
SIGNAGE (PARK ENTRY)	1	3	Fading due to age and exposure
SIGNAGE (REGULATORY)	7	3	Fading due to age and exposure
SOFTBALL FIELD (LIGHTED)	1	3	Minor low spots; infield and fencing in good condition
TRAIL - PAVED (MI)	0.89	3	Signs of cracking and settling
TRASH RECEPTACLE	230	3	Signs of wear from usage and exposure

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
EVALUATE LAND PARCEL ACQUISITION	1	1	Evaluate addition of school parcel to northwest
INSTALL LIGHTING (SITE, SPORTS, PED, ETC)	2	25	Install additional LED lighting along pathways, new sports field lights captured under SUSTAINABLE PROJECTS
PERFORM SOIL AMENDMENTS AND AERATION	2	1	Improve turf soil with application of amendments and aeration
PERFORM TREE ASSESSMENT (BY ARBORIST)	2	1	Evaluate mature existing trees and establish replacement program
PERFORM TURF QUALITY ASSESSMENT	2	1	Evaluate worn areas and quality of existing turf slopes

Priority Legend: 1=High | 2=Medium | 3=Low

**Note that costs shown are intended to be rough order of magnitude and based on park and recreation related amenities only. Projected costs do not include additional associated infrastructure or soft costs related to project implementation. The values shown within this document are based on 2021 dollars with cost escalators added in years 7-15 (35%) and years 16+ (55%). City staff should continue to evaluate costing information with current market conditions throughout the life of the plan as project funding opportunities arise.**

		SUSTAINABLE PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
EA	\$1,500		\$6,075	
EA	\$3,500			\$75,950
EA	\$7,500		\$30,375	
EA	\$1,500		\$30,375	
EA	\$100,000		\$135,000	
EA	\$5,000		\$6,750	
AC	\$50,000		\$1,184,397	
EA	\$6,500		\$272,025	
AC	\$70,000		\$614,250	
SPACE	\$4,000		\$216,000	
EA	\$4,500		\$164,025	
LS	\$500,000			\$1,550,000
EA	\$60,000			\$279,000
LS	\$750,000			
EA	\$5,500		\$7,425	
EA	\$1,500		\$14,175	
LS	\$750,000		\$1,012,500	
MI	\$155,000		\$186,233	
EA	\$1,000		\$310,500	
<i>Sustainable Projects Subtotals</i>		<b>\$0</b>	<b>\$4,190,104</b>	<b>\$1,904,950</b>

		VISIONARY PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$10,000.00	\$10,000		
EA	\$6,500.00		\$219,375	
LS	\$10,000.00		\$13,500	
LS	\$5,000.00		\$6,750	
LS	\$5,000.00		\$6,750	
<i>Visionary Projects Subtotals</i>		<b>\$10,000</b>	<b>\$246,375</b>	<b>\$0</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$10,000</b>	<b>\$4,436,479</b>	<b>\$1,904,950</b>
<i>Total Projected Park Improvements</i>				<b>\$6,351,429</b>



## SNEDIGAR SPORTSPLEX

EXISTING AMENITY	QTY	GRADE	COMMENTS
BASEBALL FIELD (LIGHTED)	6	2	4 little league fields, low/brown spots, slope erosion
BBQ PIT/ GRILL	5	3	Normal wear through usage, consider deep clean
BENCH	88	3	Fading from exposure, signs of chipping and rust
BIKE RACK/ LOOP	3	4	Good condition
BIKE/ SKATE PARK (SF)	30,000	3	Normal wear due to age
BLEACHERS	4	3	Normal wear due to age
CRICKET FIELD	1	3	Low spots and inconsistent turf growth
DOG BAG STATION	12	3	Fading and wear due to age and exposure
DOG PARK	1	3	Good condition, signs of heavy use
DRINKING FOUNTAIN	5	4	Mix of new and old
FLAG POLE	2	2	Signs of age and weathering
IRRIGATION SYSTEM (AC)	90.83	3	Visual assessment only
KIOSK (INTERPRETIVE)	3	3	Wear and fading due to age and exposure
LIGHTING (SITE, SPORTS, PED, ETC)	178	3	Newer technology fixtures
MAINTENANCE YARD/ BUILDING	1	2	Signs of age and use; no access to interior
MULTIUSE FIELD (LIGHTED)	8	2	Low spots, inconsistent turf growth, and slope erosion
MULTIUSE FIELD (NON-LIGHTED)	4	3	Generally good condition
OPEN TURF AREA (AC)	3.6	2	Low spots and inconsistent turf growth
PARKING LOT (SPACES)	871	3	Signs of cracking, chipping, and rough surfaces
PICNIC TABLE	99	3	Signs of rust and chipping
PLAYGROUND (NON-SHADED)	2	3	Surfacing settling
PLAYGROUND (SHADED)	2	4	Newer condition
RAMADA	12	3	Mix of new and old, roof damage, rust, and weathering
RESTROOM BUILDING	3	3	Good condition; no access to interior
SHADE STRUCTURE (STAND-ALONE)	2	3	Good condition; mix of new and old
SIGNAGE (PARK ENTRY)	5	4	Good condition
SIGNAGE (REGULATORY)	14	3	Fading from exposure and age
SOFTBALL FIELD (LIGHTED)	4	3	Low spots and inconsistent turf growth
TRAIL - PAVED (MI)	3.15	3	Signs of cracking and settling
TRASH RECEPTACLE	230	3	Signs of wear from usage and exposure

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**SUSTAINABLE PROJECTS**

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$750,000	\$4,500,000		
EA	\$1,500		\$10,125	
EA	\$3,500		\$415,800	
EA	\$2,000			\$9,300
SF	\$75		\$3,037,500	
EA	\$7,500		\$40,500	
LS	\$650,000		\$877,500	
EA	\$1,500		\$24,300	
EA	\$100,000		\$135,000	
EA	\$5,000			\$38,750
EA	\$5,000	\$10,000		
AC	\$50,000		\$6,131,025	
EA	\$9,500		\$38,475	
EA	\$6,500		\$1,561,950	
LS	\$900,000	\$900,000		
LS	\$350,000	\$2,800,000		
LS	\$150,000		\$810,000	
AC	\$70,000	\$252,000		
SPACE	\$4,000		\$4,703,400	
EA	\$4,500		\$601,425	
LS	\$200,000		\$540,000	
LS	\$500,000			\$1,550,000
EA	\$60,000		\$972,000	
LS	\$750,000		\$3,037,500	
EA	\$35,000		\$94,500	
EA	\$5,500			\$42,625
EA	\$1,500		\$28,350	
LS	\$750,000		\$4,050,000	
MI	\$155,000		\$659,138	
EA	\$1,000		\$310,500	
<i>Sustainable Projects Subtotals</i>		<b>\$8,462,000</b>	<b>\$28,078,988</b>	<b>\$1,640,675</b>

## SNEDIGAR SPORTSPLEX (CONT.)

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
DEVELOP NEW PARK MASTER PLAN	1	1	Develop new park master plan, coordinate park use and reservations
PERFORM SITE IRRIGATION ASSESSMENT	1	1	Evaluate condition and methods to improve
PERFORM SOIL AMENDMENTS AND AERATION	1	1	Improve turf soil with application of amendments and aeration
PERFORM TURF QUALITY ASSESSMENT	1	1	Evaluate worn areas and quality of existing turf slopes

*Priority Legend: 1=High | 2=Medium | 3=Low*

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**VISIONARY PROJECTS**

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$50,000	\$50,000		
LS	\$10,000	\$10,000		
LS	\$10,000	\$10,000		
LS	\$5,000	\$5,000		
<i>Visionary Projects Subtotals</i>		<b>\$75,000</b>	<b>\$0</b>	<b>\$0</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$8,537,000</b>	<b>\$28,078,988</b>	<b>\$1,640,675</b>
<i>Total Projected Park Improvements</i>				<b>\$38,256,663</b>





## STONEGATE PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BASKETBALL COURT (LIGHTED)	1	4	Dated light fixtures
BBQ PIT/ GRILL	1	3	Fair condition
BENCH	5	3	Fair condition; sun exposure
DOG BAG STATION	2	3	Fair condition
DRINKING FOUNTAIN	1	3	Typical wear from being used and exposure
IRRIGATION SYSTEM (AC)	8.32	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	31	3	Recently updated
OPEN TURF AREA (AC)	4.8	3	Great condition; good irrigation coverage; slope erosion
PICNIC TABLE	3	3	Good condition; well maintained
PLAYGROUND (SHADED)	2	3	Fair condition; needs additional wood chips
RAMADA	1	4	Great condition; well maintained
SIGNAGE (PARK ENTRY)	1	3	Good condition
SIGNAGE (REGULATORY)	2	3	Minor signs of fading and wear from exposure
TRAIL - PAVED (MI)	0.48	3	Good condition; minor cracking
TRASH RECEPTACLE	8	4	Good condition; well maintained
VOLLEYBALL COURT (SAND)	1	3	Needs regrading

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
EVALUATE LAND PARCEL ACQUISITION	3	1	Evaluate acquisition of parcels to connect to Espee Park and downtown
PERFORM SOIL AMENDMENTS AND AERATION	2	1	Improve turf soil with application of amendments and aeration
PERFORM TREE ASSESSMENT (BY ARBORIST)	2	1	Evaluate mature existing trees and establish replacement program

Priority Legend: 1=High | 2=Medium | 3=Low

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### SUSTAINABLE PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$150,000			\$232,500
EA	\$1,500		\$2,025	
EA	\$3,500		\$23,625	
EA	\$1,500		\$4,050	
EA	\$5,000		\$6,750	
AC	\$50,000		\$561,460	
EA	\$6,500		\$272,025	
AC	\$70,000		\$453,600	
EA	\$4,500		\$18,225	
LS	\$500,000		\$1,350,000	
EA	\$60,000			\$93,000
EA	\$5,500		\$7,425	
EA	\$1,500		\$4,050	
MI	\$155,000		\$100,440	
EA	\$1,000			\$12,400
LS	\$65,000		\$87,750	
<i>Sustainable Projects Subtotals</i>		<b>\$0</b>	<b>\$2,891,425</b>	<b>\$337,900</b>

### VISIONARY PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$10,000.00			\$15,500
LS	\$10,000.00		\$13,500	
LS	\$5,000.00		\$6,750	
<i>Visionary Projects Subtotals</i>		<b>\$0</b>	<b>\$20,250</b>	<b>\$15,500</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$0</b>	<b>\$2,911,675</b>	<b>\$353,400</b>
		<i>Total Projected Park Improvements</i>		<b>\$3,265,075</b>



## SUMMIT POINT PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BEAN BAG TOSS (CORNHOLE)	1	5	New condition
BENCH	4	5	New condition
DOG BAG STATION	1	4	Good condition; minor signs of wear
FENCING (LF)	350	4	CMU/fence; good condition
FITNESS STATION	4	5	New condition
IRRIGATION SYSTEM (AC)	0.29	5	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	3	4	Good condition
OPEN TURF AREA (AC)	0.1	5	New condition
PICNIC TABLE	2	5	New condition
PLAYGROUND (SHADED)	1	5	New surfacing and structures
SHADE STRUCTURE (STAND-ALONE)	1	5	New condition
SIGNAGE (PARK ENTRY)	1	3	Minor signs of exposure; additional signage at entry (overhead)
SIGNAGE (REGULATORY)	1	3	Minor fading due to exposure
TRAIL - PAVED (MI)	0.01	5	New condition
TRASH RECEPTACLE	1	5	New condition

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
CONSTRUCT NEW SITE GRADING/ EARTHWORK	3	13,000	Trail along alley for future connectivity
CONSTRUCT TRAIL - PAVED (MI)	3	0.1	Trail along alley for future connectivity
EVALUATE LAND PARCEL ACQUISITION	1	1	Evaluate to alley to trail conversion

*Priority Legend: 1=High | 2=Medium | 3=Low*

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		SUSTAINABLE PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
EA	\$2,500			\$3,875
EA	\$3,500			\$21,700
EA	\$1,500			\$2,325
LF	\$40			\$21,700
EA	\$3,500			\$21,700
AC	\$50,000			\$22,406
EA	\$6,500			\$30,225
AC	\$70,000			\$10,850
EA	\$4,500			\$13,950
LS	\$500,000			\$775,000
EA	\$35,000			\$54,250
EA	\$5,500		\$7,425	
EA	\$1,500		\$2,025	
MI	\$155,000			\$2,403
EA	\$1,000			\$1,550
<i>Sustainable Projects Subtotals</i>		<b>\$0</b>	<b>\$9,450</b>	<b>\$981,933</b>

		VISIONARY PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
SF	\$2.50			\$50,375
MI	\$155,000			\$24,025
LS	\$10,000.00	\$10,000		
<i>Visionary Projects Subtotals</i>		<b>\$10,000</b>	<b>\$0</b>	<b>\$74,400</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$10,000</b>	<b>\$9,450</b>	<b>\$1,056,333</b>
<i>Total Projected Park Improvements</i>				<b>\$1,075,783</b>

## SUNDANCE PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BASKETBALL COURT (LIGHTED)	1	3	Poor to moderate condition; reseal surface; dated light fixtures
BENCH	2	3	Good to moderate condition
DOG BAG STATION	2	3	Good condition; minor signs of wear
DRINKING FOUNTAIN	1	3	Good condition; minor signs of water staining
IRRIGATION SYSTEM (AC)	3.52	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	12	3	Poles and LED fixtures show signs of age and weathering
OPEN TURF AREA (AC)	1.5	3	Moderate condition
PICNIC TABLE	5	3	Good condition; minor signs of wear
PLAYGROUND (SHADED)	2	3	Moderate condition; consider shading all equipment and making ADA access improvements
RAMADA	1	3	Good condition; signs of wear
SIGNAGE (PARK ENTRY)	1	3	Good condition
SIGNAGE (REGULATORY)	2	3	Minor signs of fading and wear from exposure
TRAIL - PAVED (MI)	0.12	3	Good condition
TRASH RECEPTACLE	7	3	Moderate condition; consider making permanent
VOLLEYBALL COURT (SAND)	1	3	Sand needs regrading

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
PERFORM SITE IRRIGATION ASSESSMENT	2	1	Evaluate condition and methods to improve
PERFORM SOIL AMENDMENTS AND AERATION	2	1	Improve turf soil with application of amendments and aeration
PERFORM TREE ASSESSMENT (BY ARBORIST)	2	1	Evaluate mature existing trees and establish replacement program
PERFORM TURF QUALITY ASSESSMENT	2	1	Evaluate worn areas and quality of existing turf slopes

Priority Legend: 1=High | 2=Medium | 3=Low

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### SUSTAINABLE PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$150,000		\$202,500	
EA	\$3,500		\$9,450	
EA	\$1,500		\$4,050	
EA	\$5,000		\$6,750	
AC	\$50,000		\$237,632	
EA	\$6,500		\$105,300	
AC	\$70,000		\$141,750	
EA	\$4,500		\$30,375	
LS	\$500,000		\$1,350,000	
EA	\$60,000		\$81,000	
EA	\$5,500		\$7,425	
EA	\$1,500		\$4,050	
MI	\$155,000		\$25,110	
EA	\$1,000		\$9,450	
LS	\$65,000		\$87,750	
<i>Sustainable Projects Subtotals</i>		<b>\$0</b>	<b>\$2,302,592</b>	<b>\$0</b>

### VISIONARY PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$10,000.00		\$13,500	
LS	\$10,000.00		\$13,500	
LS	\$5,000.00		\$6,750	
LS	\$5,000.00		\$6,750	
<i>Visionary Projects Subtotals</i>		<b>\$0</b>	<b>\$40,500</b>	<b>\$0</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$0</b>	<b>\$2,343,092</b>	<b>\$0</b>
<b><i>Total Projected Park Improvements</i></b>				<b><i>\$2,343,092</i></b>

## SUNSET PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BBQ PIT/ GRILL	2	3	Moderate condition; consider deep cleaning
BENCH	7	3	Moderate condition
DOG BAG STATION	3	3	Moderate condition
DRINKING FOUNTAIN	1	3	Moderate condition
IRRIGATION SYSTEM (AC)	4.99	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	14	3	Dated, high pressure sodium fixtures
OPEN TURF AREA (AC)	4.8	3	Good to moderate condition, some dry patches
PICNIC TABLE	7	3	Moderate condition
PLAYGROUND (NON-SHADED)	1	2	Equipment fading, deck worn/chipping
RAMADA	1	3	Good condition, well maintained
SIGNAGE (PARK ENTRY)	1	3	Good condition
SIGNAGE (REGULATORY)	3	3	Good condition
TRAIL - PAVED (MI)	0.36	3	Fair condition, replace asphalt with concrete
TRASH RECEPTACLE	12	3	Moderate condition, some rust
VOLLEYBALL COURT (SAND)	1	3	Drainage issue

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
CONSTRUCT CONCRETE ADA COMPLIANT RAMP WITH TRUNCATED DOMES	3	2	Future connectivity to library
CONSTRUCT TRAIL - PAVED (MI)	3	0.1	Future connectivity to library
DEVELOP NEW PARK MASTER PLAN	2	1	Develop park master plan
INSTALL SHADE STRUCTURE (STAND-ALONE)	2	1	Install additional shade structure at playground
PERFORM SITE IRRIGATION ASSESSMENT	1	1	Evaluate condition and methods to improve
PERFORM SOIL AMENDMENTS AND AERATION	1	1	Improve turf soil with application of amendments and aeration
PERFORM TREE ASSESSMENT (BY ARBORIST)	1	1	Evaluate mature existing trees and establish replacement program
PERFORM TURF QUALITY ASSESSMENT	1	1	Evaluate worn areas and quality of existing turf slopes

Priority Legend: 1=High | 2=Medium | 3=Low

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## SUSTAINABLE PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
EA	\$1,500		\$4,050	
EA	\$3,500		\$33,075	
EA	\$1,500		\$6,075	
EA	\$5,000		\$6,750	
AC	\$50,000		\$337,102	
EA	\$6,500		\$122,850	
AC	\$70,000		\$453,600	
EA	\$4,500		\$42,525	
LS	\$200,000	\$200,000		
EA	\$60,000		\$81,000	
EA	\$5,500		\$7,425	
EA	\$1,500		\$6,075	
MI	\$155,000		\$75,330	
EA	\$1,000		\$16,200	
LS	\$65,000		\$87,750	
<i>Sustainable Projects Subtotals</i>		<b>\$200,000</b>	<b>\$1,279,807</b>	<b>\$0</b>

## VISIONARY PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
EA	\$3,500			\$10,850
MI	\$155,000			\$24,025
LS	\$50,000		\$67,500	
EA	\$35,000		\$47,250	
LS	\$10,000	\$10,000		
LS	\$10,000	\$10,000		
LS	\$5,000	\$5,000		
LS	\$5,000	\$5,000		
<i>Visionary Projects Subtotals</i>		<b>\$30,000</b>	<b>\$114,750</b>	<b>\$34,875</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$230,000</b>	<b>\$1,394,557</b>	<b>\$34,875</b>
<b>Total Projected Park Improvements</b>				<b>\$1,659,432</b>



## THUDE PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BBQ PIT/ GRILL	1	3	Wear and staining from usage; consider deep clean
BENCH	4	3	Signs of usage and age; minor damage
DOG BAG STATION	8	3	Minor signs of fading from exposure
FENCING (LF)	650	3	Chainlink along Price Road
IRRIGATION SYSTEM (AC)	25.98	3	Visual assessment only
KIOSK (INTERPRETIVE)	1	3	Fading from exposure and age
OPEN TURF AREA (AC)	4.0	3	Low spots, bare spots, and slope erosion
RAMADA	1	3	Minor signs of rust and weathering
RC AIRPLANE FLYING AREA	5	3	Relatively good condition
SIGNAGE (REGULATORY)	4	3	Fading from exposure and age
SOFTBALL FIELD (NON-LIGHTED)	1	2	Significant signs of age, use, and wear
TRAIL - NON PAVED (MI)	0.78	3	Low spots and surface regrading due to use
TRASH RECEPTACLE	25	3	Signs of usage and age; minor damage

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
CONSTRUCT NEW SITE GRADING/ EARTHWORK	2	10,000	Grading for new R/C Field ADA access
CONSTRUCT TRAIL - PAVED (MI)	2	0.1	New ADA trail to R/C Field
INSTALL LIGHTING (SITE, SPORTS, PED, ETC)	1	50	Install new pedestrian walk lights
PERFORM SOIL AMENDMENTS AND AERATION	2	1	Improve turf soil with application of amendments and aeration
PERFORM TREE ASSESSMENT (BY ARBORIST)	2	1	Evaluate mature existing trees and establish replacement program
PERFORM TURF QUALITY ASSESSMENT	2	1	Evaluate worn areas and quality of existing turf slopes

Priority Legend: 1=High | 2=Medium | 3=Low

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### SUSTAINABLE PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
EA	\$1,500		\$2,025	
EA	\$3,500		\$18,900	
EA	\$1,500		\$16,200	
LF	\$40		\$35,100	
AC	\$50,000		\$1,753,506	
EA	\$9,500		\$12,825	
AC	\$70,000		\$378,000	
EA	\$60,000		\$81,000	
AC	\$70,000		\$472,500	
EA	\$1,500		\$8,100	
LS	\$550,000	\$550,000	\$-	
MI	\$75,000		\$78,975	
EA	\$1,000		\$33,750	
<i>Sustainable Projects Subtotals</i>		<b>\$550,000</b>	<b>\$2,890,881</b>	<b>\$0</b>

### VISIONARY PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
SF	\$2.50		\$33,750	
MI	\$155,000		\$20,925	
EA	\$6,500	\$325,000		
LS	\$10,000		\$13,500	
LS	\$5,000		\$6,750	
LS	\$5,000		\$6,750	
<i>Visionary Projects Subtotals</i>		<b>\$325,000</b>	<b>\$81,675</b>	<b>\$0</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$875,000</b>	<b>\$2,972,556</b>	<b>\$0</b>
<i>Total Projected Park Improvements</i>				<b>\$3,847,556</b>

## TIBSHRAENY PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BASKETBALL COURT (LIGHTED)	1	4	Good condition
BBQ PIT/ GRILL	1	3	Normal signs of wear from usage
BENCH	13	3	Minor signs of fading and chipping due to exposure and use
BIKE RACK/ LOOP	1	4	Good condition
DOG BAG STATION	5	3	Minor fading due to use and exposure
DRINKING FOUNTAIN	2	3	Good condition; minor water staining
IRRIGATION SYSTEM (AC)	16.34	3	Visual assessment only
KIOSK (INTERPRETIVE)	1	4	Good condition
LIGHTING (SITE, SPORTS, PED, ETC)	35	4	Good condition, high pressure sodium fixtures
OPEN TURF AREA (AC)	6.8	3	Average condition; minor low/bare spots
PARKING LOT (SPACES)	26	4	Good condition
PICNIC TABLE	4	3,4	Good condition; minor signs of wear and use
PLAYGROUND (SHADED)	2	4	Newer surfacing; minor settling
RAMADA	2	3	Minor signs of rust and some fading due to exposure
RESTROOM BUILDING	1	4	Good condition; no access to interior
SIGNAGE (PARK ENTRY)	4	3	Minor fading due to exposure
SIGNAGE (REGULATORY)	6	3	Minor fading due to exposure
TRAIL - PAVED (MI)	0.24	4	Good condition
TRASH RECEPTACLE	33	3	Minor signs of fading and chipping due to exposure and use
VOLLEYBALL COURT (SAND)	1	3	Poles have water staining, damage, and surfacing worn due to use

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
INSTALL BIKE REPAIR STATION	2	1	Install new bike repair station along pathway
INSTALL FITNESS STATION	2	6	Install new fitness stations along pathway
PERFORM SOIL AMENDMENTS AND AERATION	2	1	Improve turf soil with application of amendments and aeration
PERFORM TURF QUALITY ASSESSMENT	2	1	Evaluate worn areas and quality of existing turf slopes

Priority Legend: 1=High | 2=Medium | 3=Low

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		SUSTAINABLE PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$150,000			\$232,500
EA	\$1,500		\$2,025	
EA	\$3,500		\$61,425	
EA	\$2,000			\$3,100
EA	\$1,500		\$10,125	
EA	\$5,000		\$13,500	
AC	\$50,000		\$1,102,877	
EA	\$9,500			\$14,725
EA	\$6,500			\$352,625
AC	\$70,000		\$642,600	
SPACE	\$4,000			\$161,200
EA	\$4,500			
LS	\$500,000			\$1,550,000
EA	\$60,000		\$162,000	
LS	\$750,000			\$1,162,500
EA	\$5,500		\$29,700	
EA	\$1,500		\$12,150	
MI	\$155,000			\$57,660
EA	\$1,000		\$44,550	
LS	\$65,000		\$87,750	
<i>Sustainable Projects Subtotals</i>		<b>\$0</b>	<b>\$2,168,702</b>	<b>\$3,534,310</b>

		VISIONARY PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
EA	\$2,500		\$3,375	
EA	\$3,500		\$28,350	
LS	\$10,000		\$13,500	
LS	\$5,000		\$6,750	
<i>Visionary Projects Subtotals</i>		<b>\$0</b>	<b>\$51,975</b>	<b>\$0</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$0</b>	<b>\$2,220,677</b>	<b>\$3,534,310</b>
<i>Total Projected Park Improvements</i>				<b>\$5,754,987</b>

## TUMBLEWEED PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BBQ PIT/ GRILL	25	3	Wear due to heavy use; consider deep clean
BEAN BAG TOSS (CORNHOLE)	1	3	Signs of wear due to use and age
BENCH	110	2	Mix of old and new; various levels of wear, rust, etc.
BIKE RACK/ LOOP	9	2	Visible signs of rust and weathering
BLEACHERS	6	4	Good condition; built in at tennis center w/shade
BOCCE BALL COURT	2	4	Newer condition
DECORATIVE FOUNTAIN	1	3	Showing signs of aging; generally good condition
DOG BAG STATION	4	3	Fading and wear due to use and exposure
DRINKING FOUNTAIN	10	2	Signs of rust, wear, and weathering
FENCING (LF)	887	2	Some in need of repair; missing or damaged parts
FLAG POLE	4	3	Average condition
HORSESHOE PIT	1	3	Signs of wear due to usage
IRRIGATION SYSTEM (AC)	211.10	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	314	3	Fixtures and poles show signs of age and weathering
MULTIUSE FIELD (LIGHTED)	9	3	Good condition, future field expansion under construction
MULTIUSE FIELD (NON-LIGHTED)	2	3	Good condition, future field expansion under construction
OPEN TURF AREA (AC)	19.3	2	Low spots, slope erosion, and brown/bare spots
PARKING LOT (SPACES)	961	3	Average condition
PICNIC TABLE	145	2	Visible signs of rust, use, and wear
PLAYGROUND (NON-SHADED)	4	2	Visible signs of use, wear, and weathering
PLAYGROUND (SHADED)	2	3	Surfacing wear and settling
PUBLIC ART	1	4	Sculpture; good condition
RAMADA	22	2	Visible signs of severe rust, use, and wear
RESTROOM BUILDING	4	2	Older restrooms are original; no access to interior
SHADE STRUCTURE (STAND-ALONE)	17	3	Generally good condition; some signs of wear and use
SIGNAGE (PARK ENTRY)	16	3	Signs of fading due to exposure
SIGNAGE (REGULATORY)	13	3	Signs of fading due to exposure
TENNIS CENTER	1	3	Good condition
TENNIS COURT (LIGHTED)	15	4	Great condition
TRAIL - NON PAVED (MI)	1.17	2	Low spots, wear, and drainage issues
TRAIL - PAVED (MI)	5.30	2	Obvious signs of cracking and settling
TRASH RECEPTACLE	196	2	Many signs of rust and weathering
VOLLEYBALL COURT (SAND)	1	3	Poles show signs of water damage

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		SUSTAINABLE PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
EA	\$1,500		\$50,625	
EA	\$2,500		\$3,375	
EA	\$3,500	\$385,000		
EA	\$2,000	\$18,000		
EA	\$7,500			\$69,750
EA	\$50,000			\$155,000
LS	\$150,000		\$202,500	
EA	\$1,500		\$8,100	
EA	\$5,000	\$50,000		
LF	\$40	\$35,480		
EA	\$5,000		\$27,000	
EA	\$3,500		\$4,725	
AC	\$50,000		\$14,249,343	
EA	\$6,500		\$2,755,350	
LS	\$350,000		\$4,252,500	
LS	\$150,000		\$405,000	
AC	\$70,000	\$1,351,000		
SPACE	\$4,000		\$5,189,400	
EA	\$4,500	\$652,500		
LS	\$200,000	\$800,000		
LS	\$500,000		\$1,350,000	
EA	\$150,000			\$232,500
EA	\$60,000	\$1,320,000		
LS	\$750,000	\$3,000,000		
EA	\$35,000		\$803,250	
EA	\$5,500		\$118,800	
EA	\$1,500		\$26,325	
EA	\$1,500,000		\$2,025,000	
LS	\$150,000			\$3,487,500
MI	\$75,000	\$87,750		
MI	\$155,000	\$821,500		
EA	\$1,000	\$196,000		
LS	\$65,000		\$87,750	
<i>Sustainable Projects Subtotals</i>		<b>\$8,717,230</b>	<b>\$31,559,043</b>	<b>\$3,944,750</b>



## TUMBLEWEED PARK (CONT.)

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
CONSTRUCT ARTIFICIAL TURF	3	200,000	New artificial turf at fields to increase use and minimize maintenance
CONSTRUCT PARK IMPROVEMENTS	1	1	Construct planned park improvements
CONSTRUCT PARKING LOT (SPACES)	2	350	Construct new parking lot and access to south fields
CONSTRUCT PICKLEBALL COURT	2	12	Construct new pickleball courts at tennis center
CONSTRUCT SOFTBALL FIELD (LIGHTED)	3	4	Construct new softball fields
CONSTRUCT SPRAY PAD	2	1	Construct new spray pad
CONSTRUCT TRAIL - NON PAVED (MI)	2	0.5	Complete promenade
EVALUATE LAND PARCEL ACQUISITION	3	1	Evaluate the commercial pad site at Germann and McQueen
INSTALL NEW FIELD LIGHTING	3	1	Install new field lighting near TRC
PERFORM SITE IRRIGATION ASSESSMENT	1	1	Evaluate condition and methods to improve
PERFORM SOIL AMENDMENTS AND AERATION	1	1	Improve turf soil with application of amendments and aeration
PERFORM TURF QUALITY ASSESSMENT	1	1	Evaluate worn areas and quality of existing turf slopes
RENOVATE/ REPLACE LANDSCAPE AND IRRIGATION	1	50,000	Complete promenade

Priority Legend: 1=High | 2=Medium | 3=Low

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## VISIONARY PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
SF	\$25			\$7,750,000
LS	\$18,074,000	\$18,074,000		
SPACE	\$4,000		\$1,890,000	
LS	\$80,000		\$1,296,000	
LS	\$750,000			\$4,650,000
EA	\$325,000		\$438,750	
MI	\$75,000		\$50,625	
LS	\$10,000			\$15,500
LS	\$250,000			\$387,500
LS	\$10,000	\$10,000		
LS	\$10,000	\$10,000		
LS	\$5,000	\$5,000		
SF	\$12.00	\$600,000		
<i>Visionary Projects Subtotals</i>		<b>\$18,099,000</b>	<b>\$3,675,375</b>	<b>\$12,803,000</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$26,816,230</b>	<b>\$35,234,418</b>	<b>\$16,747,750</b>
<b>Total Projected Park Improvements</b>				<b>\$78,798,398</b>



## VALENCIA PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BASKETBALL COURT (LIGHTED)	1	4	Good condition
BBQ PIT/ GRILL	2	3	Normal wear from usage
BENCH	15	4	Good condition
BIKE RACK/ LOOP	1	4	Good condition
DOG BAG STATION	4	3	Fading and wear from exposure and usage
DRINKING FOUNTAIN	1	3	Good condition; minor signs of water damage
HORSESHOE PIT	1	4	Good condition; surface displaced due to use
IRRIGATION SYSTEM (AC)	9.35	4	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	27	4	Good condition
OPEN TURF AREA (AC)	5.1	4	Good condition; minor brown spots
PICNIC TABLE	8	4	Good condition
PLAYGROUND (NON-SHADED)	1	4	Good condition; minor wear and settling
PLAYGROUND (SHADED)	2	4	Good condition; minor wear and settling
PUBLIC ART	2	4	Circular and drainage area features
RAMADA	2	4	Good condition; minor signs of fading/exposure
SIGNAGE (PARK ENTRY)	1	4	Good condition
SIGNAGE (REGULATORY)	4	3	Minor fading due to exposure
TRAIL - PAVED (MI)	0.63	4	Good condition
TRASH RECEPTACLE	14	4	Good condition
VOLLEYBALL COURT (SAND)	1	3	Poles show signs of water damage; surface displacement from usage

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
PERFORM SOIL AMENDMENTS AND AERATION	2	1	Improve turf soil with application of amendments and aeration

Priority Legend: 1=High | 2=Medium | 3=Low

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### SUSTAINABLE PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$150,000			\$232,500
EA	\$1,500		\$4,050	
EA	\$3,500			\$81,375
EA	\$2,000			\$3,100
EA	\$1,500		\$8,100	
EA	\$5,000		\$6,750	
EA	\$3,500			\$5,425
AC	\$50,000			\$724,739
EA	\$6,500			\$272,025
AC	\$70,000			\$553,350
EA	\$4,500			\$55,800
LS	\$200,000			\$310,000
LS	\$500,000			\$1,550,000
EA	\$150,000			\$465,000
EA	\$60,000			\$186,000
EA	\$5,500			\$8,525
EA	\$1,500		\$8,100	
MI	\$155,000			\$151,358
EA	\$1,000			\$21,700
LS	\$65,000		\$87,750	
<i>Sustainable Projects Subtotals</i>		<b>\$0</b>	<b>\$114,750</b>	<b>\$4,620,897</b>

### VISIONARY PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$10,000		\$13,500	
<i>Visionary Projects Subtotals</i>		<b>\$0</b>	<b>\$13,500</b>	<b>\$0</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$0</b>	<b>\$128,250</b>	<b>\$4,620,897</b>
<b>Total Projected Park Improvements</b>				<b>\$4,749,147</b>

## VETERANS OASIS PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BBQ PIT/ GRILL	5	3	Normal signs of wear from age; consider deep clean
BENCH	25	3	Minor fading and wear due to usage and exposure
BIKE RACK/ LOOP	6	3	Minor fading and wear due to usage and exposure
DOG BAG STATION	7	3	Minor fading due to exposure
DRINKING FOUNTAIN	3	3	Some signs usage and minor water staining
FLAG POLE	7	4	Good condition
IRRIGATION SYSTEM (AC)	34.75	4	Visual assessment only
LAKE / POND	6.18	4	Generally good condition
LIGHTING (SITE, SPORTS, PED, ETC)	133	3	Signs of exposure and age
MAINTENANCE YARD/ BUILDING	1	3	Good condition; no access to interior
OPEN TURF AREA (AC)	2.0	3	Low spots, brown/bare spots, and turf inconsistency
PARKING LOT (SPACES)	230	5	Good condition; recent resurfacing/restriping
PICNIC TABLE	24	3	Minor fading and wear due to usage and exposure
RAMADA	9	3	Signs of wear and discoloration
RESTROOM BUILDING	1	4	Good condition; no access to interior
SIGNAGE (PARK ENTRY)	25	4	Good condition
SIGNAGE (REGULATORY)	12	3	Some fading due to exposure
TRAIL - NON PAVED (MI)	2.5	3	Generally good condition; minor settling
TRAIL - PAVED (MI)	1.65	3	Some surface displacement from use
TRASH RECEPTACLE	61	3	Minor fading and wear due to usage and exposure
VETERANS MEMORIAL	1	5	Memorial newer than rest of the park

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
CONSTRUCT BIRD OBSERVATION AREA	2	3	Construct new bird observation areas
CONSTRUCT PIER/ DOCK	3	1	Construct new observation deck
CONSTRUCT PLAYGROUND (SHADED)	1	1	Construct new nature themed play area
CONSTRUCT VETERANS MEMORIAL	1	1	Construct phase 2 of the veterans memorial
INSTALL KIOSK (INTERPRETIVE)	2	3	Install new interpretive kiosks
PERFORM LIGHTING AND ELECTRICAL SITE ASSESSMENT	3	1	
PERFORM TURF QUALITY ASSESSMENT	2	1	Evaluate worn areas and quality of existing turf slopes

Priority Legend: 1=High | 2=Medium | 3=Low



## SUSTAINABLE PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
EA	\$1,500		\$10,125	
EA	\$3,500		\$118,125	
EA	\$2,000		\$16,200	
EA	\$1,500		\$14,175	
EA	\$5,000		\$20,250	
EA	\$5,000			\$54,250
AC	\$50,000			\$2,693,125
AC	\$500,000			\$4,789,500
EA	\$6,500		\$1,167,075	
LS	\$900,000		\$1,215,000	
AC	\$70,000		\$189,000	
SPACE	\$4,000			\$1,426,000
EA	\$4,500		\$145,800	
EA	\$60,000		\$729,000	
LS	\$750,000			\$1,162,500
EA	\$5,500			\$213,125
EA	\$1,500		\$24,300	
MI	\$75,000		\$253,125	
MI	\$155,000		\$345,263	
EA	\$1,000		\$82,350	
LS	\$2,000,000			\$3,100,000
<i>Sustainable Projects Subtotals</i>		<b>\$0</b>	<b>\$4,329,788</b>	<b>\$13,438,500</b>

## VISIONARY PROJECTS

UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
EA	\$50,000		\$202,500	
EA	\$75,000			\$116,250
LS	\$500,000	\$500,000		
LS	\$2,000,000	\$2,000,000		
EA	\$9,500		\$38,475	
LS	\$20,000			\$31,000
LS	\$5,000		\$6,750	
<i>Visionary Projects Subtotals</i>		<b>\$2,500,000</b>	<b>\$247,725</b>	<b>\$147,250</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$2,500,000</b>	<b>\$4,577,513</b>	<b>\$13,585,750</b>
<b>Total Projected Park Improvements</b>				<b>\$20,663,263</b>



## WINDMILLS WEST PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BENCH	8	3	Moderate condition; some exposure damage
DOG BAG STATION	4	3	Moderate condition; some exposure damage
DRINKING FOUNTAIN	1	3	Moderate condition; some exposure damage
IRRIGATION SYSTEM (AC)	6.32	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	12	3	Moderate condition; some rusting, high pressure sodium fixtures
OPEN TURF AREA (AC)	3.2	3	Moderate condition; some erosion on slopes
PICNIC TABLE	3	3	Moderate condition; some exposure damage
PLAYGROUND (SHADED)	2	4	Good condition; shaded with swings
SIGNAGE (PARK ENTRY)	1	3	Good condition
SIGNAGE (REGULATORY)	3	3	Good condition
TRAIL - PAVED (MI)	3.33	3	Good condition; minimal cracking and settling
TRASH RECEPTACLE	11	3	Moderate condition; some exposure damage
VOLLEYBALL COURT (SAND)	1	4	Sand and net in good condition

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
PERFORM SITE IRRIGATION ASSESSMENT	2	1	Evaluate condition and methods to improve
PERFORM SOIL AMENDMENTS AND AERATION	2	1	Improve turf soil with application of amendments and aeration
PERFORM TREE ASSESSMENT (BY ARBORIST)	2	1	Evaluate mature existing trees and establish replacement program
PERFORM TURF QUALITY ASSESSMENT	2	1	Evaluate worn areas and quality of existing turf slopes

*Priority Legend: 1=High | 2=Medium | 3=Low*

**Note that costs shown are intended to be rough order of magnitude and based on park and recreation related amenities only. Projected costs do not include additional associated infrastructure or soft costs related to project implementation. The values shown within this document are based on 2021 dollars with cost escalators added in years 7-15 (35%) and years 16+ (55%). City staff should continue to evaluate costing information with current market conditions throughout the life of the plan as project funding opportunities arise.**

		SUSTAINABLE PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
EA	\$3,500		\$37,800	
EA	\$1,500		\$8,100	
EA	\$5,000		\$6,750	
AC	\$50,000		\$426,549	
EA	\$6,500		\$105,300	
AC	\$70,000		\$302,400	
EA	\$4,500		\$18,225	
LS	\$500,000			\$1,550,000
EA	\$5,500		\$7,425	
EA	\$1,500		\$6,075	
MI	\$155,000		\$696,803	
EA	\$1,000		\$14,850	
LS	\$65,000			\$100,750
<i>Sustainable Projects Subtotals</i>		<b>\$0</b>	<b>\$1,630,276</b>	<b>\$1,650,750</b>

		VISIONARY PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$10,000		\$13,500	
LS	\$10,000		\$13,500	
LS	\$5,000		\$6,750	
LS	\$5,000		\$6,750	
<i>Visionary Projects Subtotals</i>		<b>\$0</b>	<b>\$40,500</b>	<b>\$0</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$0</b>	<b>\$1,670,776</b>	<b>\$1,650,750</b>
<i>Total Projected Park Improvements</i>				<b>\$3,321,526</b>

# WINN PARK

EXISTING AMENITY	QTY	GRADE	COMMENTS
BASKETBALL COURT (LIGHTED)	1	2	Moderate cracking
IRRIGATION SYSTEM (AC)	0.80	3	Visual assessment only
LIGHTING (SITE, SPORTS, PED, ETC)	9	3	Good condition
OPEN TURF AREA (AC)	0.5	1	Turf in poor condition, likely irrigation issues
PLAYGROUND (SHADED)	1	4	Needs surfacing improvements
TRAIL - PAVED (MI)	0.01	3	Good condition
TRASH RECEPTACLE	2	3	Moderate condition; some exposure damage

FUTURE AMENITY, SERVICE OR STUDY	PRIORITY	QTY	COMMENTS
DEVELOP NEW PARK MASTER PLAN	1	1	Develop new park master plan for relocation due to Washington Street realignment
PERFORM SITE IRRIGATION ASSESSMENT	1	1	Evaluate condition and methods to improve
PERFORM SOIL AMENDMENTS AND AERATION	1	1	Improve turf soil with application of amendments and aeration
PERFORM TREE ASSESSMENT (BY ARBORIST)	1	1	Evaluate mature existing trees and establish replacement program

Priority Legend: 1=High | 2=Medium | 3=Low

**Note that costs shown are intended to be rough order of magnitude and based on park and recreation related amenities only. Projected costs do not include additional associated infrastructure or soft costs related to project implementation. The values shown within this document are based on 2021 dollars with cost escalators added in years 7-15 (35%) and years 16+ (55%). City staff should continue to evaluate costing information with current market conditions throughout the life of the plan as project funding opportunities arise.**



		SUSTAINABLE PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$150,000	\$150,000		
AC	\$50,000		\$53,723	
EA	\$6,500		\$78,975	
AC	\$70,000	\$35,000		
LS	\$500,000			\$775,000
MI	\$155,000		\$2,093	
EA	\$1,000		\$2,700	
<i>Sustainable Projects Subtotals</i>		<b>\$185,000</b>	<b>\$137,491</b>	<b>\$775,000</b>

		VISIONARY PROJECTS		
UNIT	CURRENT UNIT COST	CIP 1-7 Years	CIP 8-15 Years	CIP 16+ Years
LS	\$50,000.00	\$50,000		
LS	\$10,000.00	\$10,000		
LS	\$10,000.00	\$10,000		
LS	\$5,000.00	\$5,000		
<i>Visionary Projects Subtotals</i>		<b>\$75,000</b>	<b>\$0</b>	<b>\$0</b>
		<i>1-7 Years</i>	<i>8-15 Years</i>	<i>16+ Years</i>
<i>Total (Sustainable + Visionary)</i>		<b>\$260,000</b>	<b>\$137,491</b>	<b>\$775,000</b>
		<i>Total Projected Park Improvements</i>		<b>\$1,172,491</b>



