

SOUTH SAN FRANCISCO PARKS DEFERRED MAINTENANCE ASSESSMENT

APRIL 13, 2015

PARKS INDEX

ALTA LOMA PARK.....	19
ALTA SCHOOL FIELDS.....	20
AVALON MEMORIAL LOTS.....	21
AVALON PARK.....	22
BRENTWOOD PARK.....	23
BURI BURI PARK.....	24
CAL WEST PARK.....	25
CARTER PARK.....	26
CLAY PARK.....	27
DOG PARK.....	28
DUNDEE PLAYLOT.....	29
ELKWOOD PARK.....	30
GREENVIEW COMMON GREENS.....	31
JACK DRAGO PARK.....	32
NEWMAN & GIBBS PLAYLOT.....	33
ORANGE MEMORIAL PARK - NORTH.....	34
ORANGE MEMORIAL PARK - SOUTH.....	35
OYSTER POINT LAWN MARINA.....	36
PARADISE VALLEY SCHOOL FIELD.....	37
PARADISE VALLEY POCKET PARK.....	38
PARADISE VALLEY RECREATION CENTER PARK.....	39
PONDEROSA SCHOOL FIELD.....	40
SELICK PARK.....	41
SIGN HILL PARK.....	42
SISTER CITIES PARK.....	43
SOUTHWOOD FIELD.....	44
STONEGATE COMMON GREENS.....	45
TERRABAY BALLFIELD.....	46
TERRABAY RECREATION CENTER PARK.....	47
WESTPARK COMMON GREENS.....	48
WESTBOROUGH PARK.....	49
WILLOW GARDENS COMMON GREENS.....	50
WIND HARP PARK.....	51
ZAMORA PARK.....	52

PROCESS

Maintenance items were first identified by South San Francisco maintenance staff, using a checklist covering major maintenance categories. These categories consisted of:

- A- Walkways and Trails
- B- Turf
- C- Park Trees
- D- Site Furnishings
- E- Sports Fields
- F- Paved Courts
- G- Play Areas
- H- Park Structures
- I- Parking Areas
- J- Signage
- K- Lighting
- L- Ornamental Landscape Beds

The checklist included an aerial plan of each park, to allow staff to note specific locations of the identified maintenance items, and to provide descriptions. After reviewing the checklists, the consultant team visited each park to further assess and provide quantification or cost estimates on the identified maintenance items. Field information gathered by City Staff and the consultant were compared and adjustments made. Original field notes and plans can be provided to South San Francisco Parks Maintenance Division for their reference.

The Deferred Maintenance Assessment provides a snapshot of conditions in South San Francisco's Parks, and of the medians maintained by the Division. Because the field assessments were visual assessments, certain functional items are not evaluated in this report. For example, irrigation systems were not tested, so irrigation repair costs are not included. Where irrigation problems were identified, they are noted in the spreadsheet, but without an associated cost. Similarly, structures were only assessed for externally visible maintenance issues.

Square footage calculations for infill planting include areas with significant bare spots and/or declining or dying plants. Costs for infill planting include clearing and grubbing, soil preparation, planting, mulch, and adjustments to irrigation systems.

The field information gathered was entered into a model, to determine a preliminary prioritization of maintenance projects. South San Francisco's Department of Parks and Recreation's goal of assessing and prioritizing the deferred maintenance of its parks was particularly complex since the department was interested in using multiple conditional parameters to determine the maintenance prioritization order. Specifically, these conditional parameters included:

1. **Time-frame:** The need to define the time-frame in which the maintenance should occur, e.g. within 3-5 years, or less than 3 years
2. **Severity:** The need to define the severity of the maintenance needs, e.g. safety vs. poor condition
3. **Budget:** The need to correlate the maintenance time-frame with the severity of the maintenance needs, and the ease of undertaking the maintenance based on discretionary and other budget constraints

Assessing multiple parameters simultaneously, and relative to each other, and then relative to the 30+ parks in SSF, is a highly complex problem. Together, the data evaluated from the 30+ SSF parks included more than 4,700 individual pieces of data, which then needed to be correlated the 3 conditional parameters noted above. To solve this problem, we developed a set of conditional formulas in a proprietary model. There are several advantages to this approach including:

- **Error reduction:** Reduced potential for error associated with a manual assessment of such a large data pool
- **Speed:** Easily (within seconds) filter and review the deferred maintenance rankings either on a park-by-park basis, or as a total park system, cost, or other parameters.
- **Flexibility:** Re-rank quickly and easily based on new information that may change quantities, areas, cost estimates etc. providing the flexibility to quickly reassess a large data set.

The parameter categories determined at the outset of the project are as follows:

1. Time-frame and severity

Rating	Definition
Good	Continue preventative maintenance
Fair	Address within 3-5 years
Poor	Address in <3 years
Safety	Safety issue

2. Budget

Budget proxy	Budget \$ amount / range
Small	Less than or equal to \$10,000
Moderate	Between \$10,001 and \$100,000
Large	More than \$100,000

3. Budget correlated to time-frame and severity to determine rank

Rating	Definition	Corresponding numerical rank
CRITICAL	Safety issue; immediate maintenance needed	4
High	Poor condition noted, and needs repair ASAP regardless of budget level	3
Med	Fair condition, budget is small to moderate	2
Low	1. Fair condition, budget is high OR 2. Good condition, continue with routine maintenance	1
	No comments provided	0

The following tables and spreadsheets group the identified park maintenance items by rating categories. Most elements in the South San Francisco Parks system are In the “Low” maintenance priority category, requiring only routine ongoing maintenance. Only a few Low priority items are identified in these tables, including items where the budget to repair would be high and the condition is fair.

ADDITIONAL COST FACTORS

As previously noted, costs identified in this study have been based on visual assessments. Additional items may be added as discovered and/or evaluated by City Staff.

The summary sheet provides costs, with an additional 25% factor for construction contingencies, which is a prudent industry standard. This contingency is not reflected on the more detailed sheets for the parkwide maintenance items or for the individual parks. Escalation factors are not integrated into this report, and have recently been running at approximately 4.5% per year.

Where repairs are extensive, or are undertaken as part of a larger renovation project, soft costs are also incurred (design, engineering, soils testing, project management, etc.). These costs may add 30 to 40% to the overall project.

RECOMMENDATIONS

The maintenance items have been ranked in this report to provide a preliminary prioritization of repairs. This ranking provides a starting point for proceeding with addressing the City's Deferred Maintenance. A few items have been identified as safety concerns, and should be addressed as a first priority. Aside from safety/liability issues, other factors should be considered.

- Deferred maintenance should be viewed in the context of overall park improvements. Where a park redesign is being planned or considered, it may be more prudent to defer maintenance in that park and address the issues as part of the overall capital improvement of the park.
- Many identified maintenance items include infill and revitalization of planting areas or turf. Given our current drought situation, these items may rise in importance if the landscape area or turf is being converted to drought tolerant, low water use plants. Conversely, water conservation measures may support the further deferral of planting in many circumstances.
- Maintenance priorities may be impacted by the availability of funding sources or volunteers, as in the case of the Improving Public Places group, or the volunteer efforts and potential grant availability for preservation and enhancement of habitat on Sign Hill.
- High use and high demand areas may also warrant higher prioritization than parks with lower use, as these parks benefit more South San Francisco residents.
- Prioritize maintenance items that maximize benefit and mitigate the need for additional expenditures, for example, upgrading the maintenance of existing sports fields may alleviate the immediate needs for building additional sports fields.

SUMMARY

CRITICAL ITEMS, ALL PARKS

(Safety issue; immediate maintenance needed)

Total Critical Items:		\$	76,100
Contingency	0.25	\$	19,025
Subtotal		\$	<u>95,125</u>

HIGH PRIORITY ITEMS, ALL PARKS

(Poor condition noted, and needs repair ASAP regardless of budget level)

Total High Priority Items:		\$	4,555,350
Contingency	0.25	\$	1,138,838
Subtotal		\$	<u>5,694,188</u>

MEDIUM PRIORITY ITEMS, ALL PARKS

(Fair condition, budget is small to moderate)

Total Medium Priority Items:		\$	958,245
Contingency	0.25	\$	239,561
Subtotal		\$	<u>1,197,806</u>

LOW PRIORITY ITEMS, ALL PARKS

(1. Fair condition, budget is high OR 2. Good condition, continue with routine maintenance)

Total Low Priority Items:		\$	428,140
Contingency	0.25	\$	107,035
Subtotal		\$	<u>535,175</u>

TOTAL PARKS

Contingency	0.25	\$	1,504,459
TOTAL WITH CONTINGENCY		\$	<u>7,522,294</u>

MEDIANS

		\$	1,529,920
Contingency	0.25	\$	382,480
Subtotal		\$	<u>1,912,400</u>

TOTAL PARKS & MEDIANS

		\$	<u>9,434,694</u>
--	--	-----------	-------------------------

CRITICAL ITEMS, ALL PARKS

(Safety issue; immediate maintenance needed)

Area	Park	Rating	Cost	
			Estimate	Comments
C- PARK TREES	Francisco Terrace Play Lot	CRITICAL	\$2,500	Root removal (part of current renovation)
A- WALKWAYS / TRAILS	Orange Park North	CRITICAL	\$7,200	Uneven paving at bocce area, chairs tip over 900 sf
C- PARK TREES	Orange Park North	CRITICAL	\$6,000	Trim 10 trees
E- SPORTS FIELDS	Ponderosa School Field	CRITICAL	\$2,000	Replace backstop - protruding nails
C- PARK TREES	Sellick Park	CRITICAL	\$50,000	Remove 20 eucalyptus trees
E- SPORTS FIELDS	Terrabay Ballfield	CRITICAL	\$2,000	Padding at 2 field lights
A- WALKWAYS / TRAILS	Terrabay Gym	CRITICAL	\$6,400	Repair concrete, cracking, trip hazard 400 sf
TOTAL			\$76,100	

HIGH PRIORITY ITEMS, ALL PARKS

(Poor condition noted, and needs repair ASAP regardless of budget level)

Area	Park	Rating	Cost	
			Estimate	Comments
A- WALKWAYS / TRAILS	Alta Loma Park	High	\$20,400	Redo DG picnic area 1700 sf
A- WALKWAYS / TRAILS	Alta Loma Park	High	\$1,440	Damaged concrete 90 sf
F- PAVED COURTS	Alta Loma Park	High	\$86,400	Major cracking of tennis courts
G- PLAY AREAS	Alta Loma Park	High	\$12,400	Add play bark
G- PLAY AREAS	Alta Loma Park	High	\$3,000	ADA ramps into play area
L- ORNAMENTAL LANDSCAPE	Alta Loma Park	High	\$330,000	Infill plants 33000 sf Standing water at soccer bleachers, need area drains
A- WALKWAYS / TRAILS	Alta Loma School Fields	High	\$67,500	1500 sf
A- WALKWAYS / TRAILS	Alta Loma School Fields	High	\$15,600	DG path repair 1300 sf
A- WALKWAYS / TRAILS	Alta Loma School Fields	High	\$4,000	Add header both sides of DG path 500 lf
C- PARK TREES	Alta Loma School Fields	High	\$150,000	Remove 60 trees to thin along park edge
E- SPORTS FIELDS	Alta Loma School Fields	High	\$5,000	Redo weedy fines at baseball field
L- ORNAMENTAL LANDSCAPE	Alta Loma School Fields	High	\$1,435	Thin & weed 4100 sf
A- WALKWAYS / TRAILS	Avalon Memorial Lots	High	\$13,600	Root damage 850 sf
B- TURF	Avalon Memorial Lots	High	\$10,500	Infill soil to even grades 3000 cf
J- SIGNAGE	Avalon Memorial Lots	High	\$250	Repair leaning sign
L- ORNAMENTAL LANDSCAPE	Avalon Memorial Lots	High	\$875	Ivy infestation; remove
A- WALKWAYS / TRAILS	Avalon Park	High	\$2,400	Repair low spots in DG 200 sf
A- WALKWAYS / TRAILS	Avalon Park	High	\$9,000	Reinstall DG at picnic areas 750 sf
B- TURF	Avalon Park	High	\$21,300	Re-sod 7100 sf
C- PARK TREES	Avalon Park	High	\$7,500	Thin trees at outfield
C- PARK TREES	Avalon Park	High	\$2,500	Remove one tree
D- SITE FURNISHINGS	Avalon Park	High	\$2,500	Provide BBQ ash receptacle
E- SPORTS FIELDS	Avalon Park	High	\$500	Replace 30 fence slats and repaint chain link
G- PLAY AREAS	Avalon Park	High	\$900	Resurface -low points and damage at swings 30 sf
L- ORNAMENTAL LANDSCAPE	Avalon Park	High	\$83,500	Infill planting 8350 sf Uneven cracked and rough asphalt drive and path 5150 sf
A- WALKWAYS / TRAILS	Brentwood Park	High	\$41,200	
A- WALKWAYS / TRAILS	Brentwood Park	High	\$6,000	Concrete for ADA to picnic table 375 sf
D- SITE FURNISHINGS	Brentwood Park	High	\$500	Replace backstop board / target
F- PAVED COURTS	Brentwood Park	High	\$86,400	Tennis court full repair from subase 7200 sf
G- PLAY AREAS	Brentwood Park	High	\$4,000	Add play mulch 500 cf
G- PLAY AREAS	Brentwood Park	High	\$1,750	ADA access into play area
H- PARK STRUCTURES	Brentwood Park	High	\$500	Rotting wood, south side of building
K- LIGHTING	Brentwood Park	High	\$27,000	Add 3 lights at rear portion of park
L- ORNAMENTAL LANDSCAPE	Brentwood Park	High	\$0	Irrigation problem noted: manual operation only
L- ORNAMENTAL LANDSCAPE	Brentwood Park	High	\$800	Replant at front of park 80 sf Replace asphalt along base of BB stands & at walks
A- WALKWAYS / TRAILS	Buri Buri Park	High	\$28,000	3500 sf
A- WALKWAYS / TRAILS	Buri Buri Park	High	\$560	Concrete gutter repair 12 lf

DEFERRED MAINTENANCE ASSESSMENT

Area	Park	Rating	Cost	
			Estimate	Comments
C- PARK TREES	Buri Buri Park	High	\$5,400	Replace 6 dying trees
D- SITE FURNISHINGS	Buri Buri Park	High	\$1,250	Bollards, cattle rate, benches need painting
E- SPORTS FIELDS	Buri Buri Park	High	\$5,000	Misc. repairs including walls, scoreboards, backboards, bleachers
E- SPORTS FIELDS	Buri Buri Park	High	\$9,000	Repair damaged chain link 60 lf Basketball alligating; tennis - shave apply asphalt
F- PAVED COURTS	Buri Buri Park	High	\$187,800	layer, slurry, resurface 15650 sf
G- PLAY AREAS	Buri Buri Park	High	\$11,200	Play mulch 1400 cf
G- PLAY AREAS	Buri Buri Park	High	\$3,500	2 ADA ramps into play area
H- PARK STRUCTURES	Buri Buri Park	High	\$1,000	Repaint 30 lf metal fence, 8 bollards, swing gates
H- PARK STRUCTURES	Buri Buri Park	High	\$500	Repair wood and repaint wall (8 lf x 18")
B- TURF	Cal West	High	\$9,900	Re-sod 3300 sf
B- TURF	Cal West	High	\$6,500	Regrade to solve drainage issue 650 sf
C- PARK TREES	Cal West	High	\$4,200	Remove 12 unhealthy trees
C- PARK TREES	Cal West	High	\$30,000	Replace with 12 suitable species trees
C- PARK TREES	Cal West	High	\$600	Restake leaning tree
D- SITE FURNISHINGS	Cal West	High	\$7,500	Add 3 benches
J- SIGNAGE	Cal West	High	\$500	Add park signage
L- ORNAMENTAL LANDSCAPE	Cal West	High	\$60,000	Refurbish planting
A- WALKWAYS / TRAILS	Carter Park	High	\$6,000	Concrete ramp and pad for ADA access
A- WALKWAYS / TRAILS	Carter Park	High	\$21,600	Cracked concrete repair 1350 sf
B- TURF	Carter Park	High	\$2,000	Regrade to solve drainage along sidewalk 200 sf
C- PARK TREES	Carter Park	High	\$2,700	Canker issue with 3 of 4 pines; replace
C- PARK TREES	Carter Park	High	\$1,800	Re-stake 3 trees
D- SITE FURNISHINGS	Carter Park	High	\$5,000	Add trash cans
D- SITE FURNISHINGS	Carter Park	High	\$2,500	Replace bench
G- PLAY AREAS	Carter Park	High	\$2,500	Restripe asphalt at play area
G- PLAY AREAS	Carter Park	High	\$240	Add play mulch 30 cf
J- SIGNAGE	Carter Park	High	\$500	Add park sign
L- ORNAMENTAL LANDSCAPE	Carter Park	High	\$51,000	Renew planting areas 5100 sf
L- ORNAMENTAL LANDSCAPE	Centennial Way Trail	High	\$600,000	Infill planting 60000 sf Irrigation problem noted: irrigation off due to PG&E access
L- ORNAMENTAL LANDSCAPE	Centennial Way Trail	High	\$0	Repair special concrete paving, pebble finish 425 sf
A- WALKWAYS / TRAILS	City Hall	High	\$5,100	Repair concrete for ADA compliance around fountain
A- WALKWAYS / TRAILS	City Hall	High	\$12,800	800 sf
B- TURF	City Hall	High	\$1,650	Replace sod 550 sf
C- PARK TREES	City Hall	High	\$3,600	Replace 4 declining trees Stone pine near tot lot may becomehazard, declining
C- PARK TREES	City Hall	High	\$600	
D- SITE FURNISHINGS	City Hall	High	\$2,000	Replace handrails at stairs, not ADA
J- SIGNAGE	City Hall	High	\$100	Straighten leaning sign
A- WALKWAYS / TRAILS	Clay Avenue Park	High	\$28,000	Asphalt repair 3500 sf Repair benches, cracked wall, repaint walls & bollards
D- SITE FURNISHINGS	Clay Avenue Park	High	\$5,000	
F- PAVED COURTS	Clay Avenue Park	High	\$52,800	Refinish & slurry asphalt court 400 sf
G- PLAY AREAS	Clay Avenue Park	High	\$3,200	Add play mulch 400 cf
K- LIGHTING	Clay Avenue Park	High	\$18,000	Install 2 lights
A- WALKWAYS / TRAILS	Dog Park	High	\$50,400	Reestablish DG surfaces in large dog area 4200 sf
D- SITE FURNISHINGS	Dog Park	High	\$1,000	Repair rusty furnishings & repaint
D- SITE FURNISHINGS	Dog Park	High	\$2,000	Need sump or drain at drinking fountain
J- SIGNAGE	Dog Park	High	\$1,000	Repair rusting signage, replace panels
L- ORNAMENTAL LANDSCAPE	Dog Park	High	\$7,000	Replant, infill 700 sf
D- SITE FURNISHINGS	Dundee Park	High	\$2,500	Add bench at play area
F- PAVED COURTS	Dundee Park	High	\$2,000	Replace basketball standard
J- SIGNAGE	Dundee Park	High	\$500	Add park sign

DEFERRED MAINTENANCE ASSESSMENT

Area	Park	Rating	Cost	
			Estimate	Comments
L- ORNAMENTAL LANDSCAPE	Dundee Park	High	\$1,500	Water logged area; plant with water loving plants 150 sf
A- WALKWAYS / TRAILS	Elkwood	High	\$38,400	Repair DG walk 3200 sf
A- WALKWAYS / TRAILS	Elkwood	High	\$12,800	Repair asphalt cracks 1600 sf
A- WALKWAYS / TRAILS	Elkwood	High	\$7,200	Header at DG walk 900 lf
B- TURF	Elkwood	High	\$13,500	Replace sod - 10% of turf 4500 sf
F- PAVED COURTS	Elkwood	High	\$1,000	Restripe basketball courts
G- PLAY AREAS	Elkwood	High	\$3,500	Replace 4 swings, repaint play structures, ADA access to play area
H- PARK STRUCTURES	Elkwood	High	\$2,000	Repair and repaint 150 lf of wall & fence
J- SIGNAGE	Elkwood	High	\$1,000	Add 2 park signs
L- ORNAMENTAL LANDSCAPE	Elkwood	High	\$51,000	Replant areas 5100 sf
D- SITE FURNISHINGS	Elkwood	High	\$7,500	Add 3 benches, BBQ replace table and repaint basketball backboards
A- WALKWAYS / TRAILS	Francisco Terrace Play Lot	High	\$17,600	Repair asphalt 2000 sf
F- PAVED COURTS	Francisco Terrace Play Lot	High	\$38,400	Resurface and restripe basketball court
F- PAVED COURTS	Francisco Terrace Play Lot	High	\$500	Repaint basketball standards
G- PLAY AREAS	Francisco Terrace Play Lot	High	\$10,800	Add play mulch 1350 sf
G- PLAY AREAS	Francisco Terrace Play Lot	High	\$1,750	Ramp into play area
J- SIGNAGE	Francisco Terrace Play Lot	High	\$500	Add park sign
L- ORNAMENTAL LANDSCAPE	Francisco Terrace Play Lot	High	\$5,500	Replant areas 550 sf
G- PLAY AREAS	Gardiner Park	High	\$1,800	Repair damaged surfacing in play area
L- ORNAMENTAL LANDSCAPE	Gardiner Park	High	\$2,500	Replant areas 250 sf
L- ORNAMENTAL LANDSCAPE	Gardiner Park	High	-	Irrigation problem noted: no backflow or sprinklers
L- ORNAMENTAL LANDSCAPE	Greenview Commons	High	-	Irrigation problemn noted: broken laterals
D- SITE FURNISHINGS	Jack Drago Park	High	\$2,000	Replace headerboard 65 lf, damaged valve boxes, rusted controller box
L- ORNAMENTAL LANDSCAPE	Jack Drago Park	High	\$9,000	Replant areas 900 sf
L- ORNAMENTAL LANDSCAPE	Jack Drago Park	High	-	Irrigation problem noted: broken lateral, rusted controller case, broken valve boxes
G- PLAY AREAS	Newman and Gibbs	High	\$1,750	Add ADA ramp to play area
J- SIGNAGE	Newman and Gibbs	High	\$1,000	Add 2 signs
L- ORNAMENTAL LANDSCAPE	Newman and Gibbs	High	\$2,500	Infill and replant 250 sf
A- WALKWAYS / TRAILS	Orange Park North	High	\$1,760	Repair asphalt 220 sf
B- TURF	Orange Park North	High	\$12,000	New turf adjacent Fernekes bldg 4000 sf
E- SPORTS FIELDS	Orange Park North	High	\$7,200	Re-sod 2400 sf
G- PLAY AREAS	Orange Park North	High	\$1,750	ADA ramp into play area
K- LIGHTING	Orange Park North	High	\$1,250	Repair glass on light fixture
L- ORNAMENTAL LANDSCAPE	Orange Park North	High	\$6,825	Weed sculpture garden 19,500 SF
L- ORNAMENTAL LANDSCAPE	Orange Park North	High	\$160,000	Replant 16000 SF
A- WALKWAYS / TRAILS	Orange Park South	High	\$2,000	Repair concrete walk 125 sf
A- WALKWAYS / TRAILS	Orange Park South	High	\$12,800	Repair concrete at dugout 800 sf
D- SITE FURNISHINGS	Orange Park South	High	\$9,000	Drinking fountain
D- SITE FURNISHINGS	Orange Park South	High	\$5,000	Trash Cans 2
D- SITE FURNISHINGS	Orange Park South	High	\$30,000	Bleachers, bridge railings, bench at picnic area
D- SITE FURNISHINGS	Orange Park South	High	\$1,000	BBQ at euc shelter
E- SPORTS FIELDS	Orange Park South	High	\$1,000	Repaint bleachers
G- PLAY AREAS	Orange Park South	High	\$4,000	Add play mulch 500 cf
L- ORNAMENTAL LANDSCAPE	Orange Park South	High	\$1,000	Infill planting
A- WALKWAYS / TRAILS	Oyster Point Marina (Lawn or	High	\$3,600	Concrete pad for bench
A- WALKWAYS / TRAILS	Oyster Point Marina (Lawn or	High	\$8,000	Asphalt repair 1000 sf
B- TURF	Oyster Point Marina (Lawn or	High	\$22,800	Replace turf 7600 sf
C- PARK TREES	Oyster Point Marina (Lawn or	High	\$7,200	Replace 7 dying myoporum + tree at roundabout
D- SITE FURNISHINGS	Oyster Point Marina (Lawn or	High	\$3,500	Replace picnic table
D- SITE FURNISHINGS	Oyster Point Marina (Lawn or	High	\$5,000	Replace 2 benches
C- PARK TREES	Oyster Point Marina (Lawn or	High	\$10,800	Remove 18 stumps

DEFERRED MAINTENANCE ASSESSMENT

Area	Park	Rating	Cost	
			Estimate	Comments
D- SITE FURNISHINGS	Paradise Valley Hillside Schoo	High	\$9,000	Replace drinking fountain
E- SPORTS FIELDS	Paradise Valley Hillside Schoo	High	\$6,000	Infill bare spote 1200 sf
E- SPORTS FIELDS	Paradise Valley Hillside Schoo	High	\$3,600	Add sod to infield 2000 sf
J- SIGNAGE	Paradise Valley Hillside Schoo	High	\$500	Add signage
L- ORNAMENTAL LANDSCAPE	Paradise Valley Hillside Schoo	High	\$67,500	Infill planting 6750 sf
L- ORNAMENTAL LANDSCAPE	Paradise Valley Pocket Park	High	\$4,550	Major weeding needed 13000 sf
L- ORNAMENTAL LANDSCAPE	Paradise Valley Pocket Park	High	-	Irrigation problem noted: overspray
L- ORNAMENTAL LANDSCAPE	Paradise Valley Pocket Park	High	\$115,000	Infill planting 11500 sf
A- WALKWAYS / TRAILS	Paradise Valley Rec Center Pa	High	\$24,800	Repair asphalt 3100 sf
F- PAVED COURTS	Paradise Valley Rec Center Pa	High	\$1,800	Repair surface, trim tree root
G- PLAY AREAS	Paradise Valley Rec Center Pa	High	\$7,200	Add play mulch 900 cf
G- PLAY AREAS	Paradise Valley Rec Center Pa	High	\$1,750	Add ADA ramps into play area
H- PARK STRUCTURES	Paradise Valley Rec Center Pa	High	\$5,000	Roof leaks at restroom
H- PARK STRUCTURES	Paradise Valley Rec Center Pa	High	\$500	Replace storm drain cover
L- ORNAMENTAL LANDSCAPE	Paradise Valley Rec Center Pa	High	\$40,000	Infill planting 4000 sf
A- WALKWAYS / TRAILS	Ponderosa School Field	High	\$2,800	Asphalt repair 350 sf
A- WALKWAYS / TRAILS	Ponderosa School Field	High	\$80	Add headerboard
B- TURF	Ponderosa School Field	High	\$35	Add soil
C- PARK TREES	Ponderosa School Field	High	\$10,800	Trim 18 trees
C- PARK TREES	Ponderosa School Field	High	\$5,000	Remove 2 dead trees
D- SITE FURNISHINGS	Ponderosa School Field	High	\$3,000	Paint dugout benches, backstop
E- SPORTS FIELDS	Ponderosa School Field	High	\$50,000	Water ponds in center field
L- ORNAMENTAL LANDSCAPE	Ponderosa School Field	High	-	Irrigation problem noted: shut of due to construction
C- PARK TREES	Sellick Park	High	\$24,000	Trim 40 eucalyptus trees
D- SITE FURNISHINGS	Sellick Park	High	\$1,000	22 skate stops
D- SITE FURNISHINGS	Sellick Park	High	\$24,500	7 picnic tables
K- LIGHTING	Sellick Park	High	\$2,500	2 footings damaged
D- SITE FURNISHINGS	Sellick Park	High	\$15,000	6 Benches
A- WALKWAYS / TRAILS	Sign Hill	High	\$24,000	Significant erosion and switchback cutting 2000 lf
A- WALKWAYS / TRAILS	Sign Hill	High	\$4,200	Repair/replace 40 timber stairs
C- PARK TREES	Sign Hill	High	\$100,000	Selectively remove non-native trees crowding grassland
L- ORNAMENTAL LANDSCAPE	Sign Hill	High	\$100,000	Erosion issue with back area; replant full area to entrance at Spruce
A- WALKWAYS / TRAILS	Sister Cities Linear Park	High	\$450	Overspray along path 20 lf
A- WALKWAYS / TRAILS	Sister Cities Linear Park	High	\$1,600	Repair concrete 100 sf
B- TURF	Sister Cities Linear Park	High	\$600	Infill patchy turf 200 sf
C- PARK TREES	Sister Cities Linear Park	High	\$900	Replace 1 missing tree
D- SITE FURNISHINGS	Sister Cities Linear Park	High	\$2,500	Replace trash can
D- SITE FURNISHINGS	Sister Cities Linear Park	High	\$2,000	Repair stone work and curb wall, storm drain erosion
L- ORNAMENTAL LANDSCAPE	Sister Cities Linear Park	High	\$51,000	Infill planting 5100 sf
L- ORNAMENTAL LANDSCAPE	Sister Cities Linear Park	High	-	Irrigation problem noted: overspray
A- WALKWAYS / TRAILS	Southwood Field	High	\$5,760	Concrete walk repair 360 sf
A- WALKWAYS / TRAILS	Southwood Field	High	\$38,400	Repair asphalt 4800 sf
B- TURF	Southwood Field	High	\$1,350	Infill turf 450 sf
C- PARK TREES	Southwood Field	High	\$6,000	Trim, thin and limb up 10 trees
D- SITE FURNISHINGS	Southwood Field	High	\$2,000	Replace 13" high retaining wall 80 lf
E- SPORTS FIELDS	Southwood Field	High	\$1,000	Remove tree roots 150 sf
E- SPORTS FIELDS	Southwood Field	High	\$2,000	Repaint backstop, repair chain link fencing
I- PARKING AREAS	Southwood Field	High	\$13,200	Repave, alligatoring 2200 sf
A- WALKWAYS / TRAILS	Stonegate CG	High	\$1,280	Extend concrete walk
A- WALKWAYS / TRAILS	Stonegate CG	High	\$160	Repair asphalt at catch basin 20 sf
C- PARK TREES	Stonegate CG	High	\$6,000	Tree trimming, pine pitch canker
K- LIGHTING	Stonegate CG	High	\$12,500	Replace rusting bases 5 poles
L- ORNAMENTAL LANDSCAPE	Stonegate CG	High	\$43,000	Infill planting 4300 sf

DEFERRED MAINTENANCE ASSESSMENT

Area	Park	Rating	Cost	
			Estimate	Comments
A- WALKWAYS / TRAILS	Terrabay Ballfield	High	\$24,000	Repair concrete 1500 sf
D- SITE FURNISHINGS	Terrabay Ballfield	High	\$1,000	Leaking drinking fountain
E- SPORTS FIELDS	Terrabay Ballfield	High	\$7,800	Infill turf 2600 sf
J- SIGNAGE	Terrabay Ballfield	High	\$500	Add signage at park entry
L- ORNAMENTAL LANDSCAPE	Terrabay Ballfield	High	-	Irrigation problem noted: broken lateral, inoperative valve
D- SITE FURNISHINGS	Terrabay Gym	High	\$2,500	Replace damaged bench
F- PAVED COURTS	Terrabay Gym	High	\$10,000	Fence at back of court is leaning, may involve repair of retaining wall to stabilize posts
H- PARK STRUCTURES	Terrabay Gym	High	\$3,500	Paint metal and stain wood on shade structure
H- PARK STRUCTURES	Terrabay Gym	High	\$4,000	Repair drainage at inner wall and gutter
L- ORNAMENTAL LANDSCAPE	Terrabay Gym	High	-	Irrigation problem noted: drip system broken and shut off
L- ORNAMENTAL LANDSCAPE	Terrabay Gym	High	\$143,000	Infill planting 14300 sf
A- WALKWAYS / TRAILS	Westborough Park	High	\$40,000	Replace asphalt 5000 sf
A- WALKWAYS / TRAILS	Westborough Park	High	\$12,800	Repair asphalt 1600 sf
B- TURF	Westborough Park	High	\$6,000	Infill turf 2000 sf
C- PARK TREES	Westborough Park	High	\$900	Replace 1 fir tree
E- SPORTS FIELDS	Westborough Park	High	\$18,000	Redo pitching zone 1500 sf
H- PARK STRUCTURES	Westborough Park	High	\$3,000	Repair wood retaining wall 30 lf
H- PARK STRUCTURES	Westborough Park	High	\$5,000	Replace bleachers
L- ORNAMENTAL LANDSCAPE	Westborough Park	High	\$7,500	Infill and replant areas 750 sf
A- WALKWAYS / TRAILS	Willow Gardens CG	High	\$32,000	Repair concrete walks 2200 sf
C- PARK TREES	Willow Gardens CG	High	\$2,400	Stump removal 4
D- SITE FURNISHINGS	Willow Gardens CG	High	\$10,000	Add 4 benches
G- PLAY AREAS	Willow Gardens CG	High	-	Note: replacement of play areas in current CIP
K- LIGHTING	Willow Gardens CG	High	\$5,000	Repaint light poles 17
L- ORNAMENTAL LANDSCAPE	Willow Gardens CG	High	\$95,000	Replant areas, improve visibility 9500 sf
L- ORNAMENTAL LANDSCAPE	Willow Gardens CG	High	-	Irrigation problem noted: broken sprinklers
L- ORNAMENTAL LANDSCAPE	Willow Gardens CG	High	\$500	Remove plants clogging large drain inlet
A- WALKWAYS / TRAILS	Wind Harp	High	\$30,000	Repair DG walk 2500 sf
A- WALKWAYS / TRAILS	Wind Harp	High	\$11,200	Replace asphalt to sculpture area 1400 sf
L- ORNAMENTAL LANDSCAPE	Wind Harp	High	\$360,000	Replant 3600 sf
L- ORNAMENTAL LANDSCAPE	Wind Harp	High	\$500	Remove planting from large drain inlet
B- TURF	Zamora Park	High	\$4,800	Infill turf 1600 sf
D- SITE FURNISHINGS	Zamora Park	High	\$7,000	Repair damaged fences and gate; add BBQ
G- PLAY AREAS	Zamora Park	High	\$21,000	Add play mulch 700 cf
L- ORNAMENTAL LANDSCAPE	Zamora Park	High	-	Irrigation problem noted: low pressure from backflow
TOTAL			\$4,555,350	

MEDIUM PRIORITY ITEMS, ALL PARKS

(Fair condition, budget is small to moderate)

Area	Park	Rating	Cost	
			Estimate	Comments
C- PARK TREES	Alta Loma Park	Med	\$900	Replace missing tree in planter
D- SITE FURNISHINGS	Alta Loma Park	Med	\$8,000	1 picnic area in gold fines, concrete pad or stabilizer for ADA
D- SITE FURNISHINGS	Alta Loma Park	Med	\$1,000	Repaint bike racks, backboards, table back support
E- SPORTS FIELDS	Alta Loma Park	Med	\$3,000	
E- SPORTS FIELDS	Alta Loma Park	Med	\$1,500	Add sod to infields
F- PAVED COURTS	Alta Loma Park	Med	\$68,400	Minor cracking, resurface basketball courts
G- PLAY AREAS	Alta Loma Park	Med	\$3,500	Runoff from hill
H- PARK STRUCTURES	Alta Loma Park	Med	\$8,000	Paint bathroom exteriors

DEFERRED MAINTENANCE ASSESSMENT

Area	Park	Rating	Cost Estimate	Comments
L- ORNAMENTAL LANDSCAPE	Alta Loma Park	Med	\$21,000	Infill lemonwood
D- SITE FURNISHINGS	Alta Loma School Fields	Med	\$5,350	Repaint backstops
E- SPORTS FIELDS	Alta Loma School Fields	Med	\$1,500	Add sod to foul area
E- SPORTS FIELDS	Alta Loma School Fields	Med	\$250	Repair chain link gate
E- SPORTS FIELDS	Alta Loma School Fields	Med	\$5,000	Repair long jump area
C- PARK TREES	Avalon Memorial Lots	Med	\$3,000	Trim 5 trees
C- PARK TREES	Avalon Memorial Lots	Med	\$3,000	Trim 5 trees
L- ORNAMENTAL LANDSCAPE	Avalon Memorial Lots	Med	\$12,500	Replant to address ivy infestation
A- WALKWAYS / TRAILS	Avalon Park	Med	\$400	Concrete walk repair 25 sf
C- PARK TREES	Avalon Park	Med	\$6,000	Trim trees at outfield
D- SITE FURNISHINGS	Avalon Park	Med	\$8,000	Concrete pads for BBQ tables
D- SITE FURNISHINGS	Avalon Park	Med	\$500	Paint 3 tables
E- SPORTS FIELDS	Avalon Park	Med	\$1,500	Add sod to infield
D- SITE FURNISHINGS	Brentwood Park	Med	\$7,500	Add 3 benches
D- SITE FURNISHINGS	Brentwood Park	Med	\$150	Repaint bench
D- SITE FURNISHINGS	Brentwood Park	Med	\$3,500	Add ADA picnic table
E- SPORTS FIELDS	Brentwood Park	Med	\$60,000	50% of back turf area (incl ballfield) 20000 sf
E- SPORTS FIELDS	Brentwood Park	Med	\$1,500	Infield arc too big, add sod 500 sf
F- PAVED COURTS	Brentwood Park	Med	\$26,520	Resurface basketball court 2210 sf
G- PLAY AREAS	Brentwood Park	Med	\$250	Paint spring riders
H- PARK STRUCTURES	Brentwood Park	Med	\$20,000	Repaint restroom building 4000 sf
A- WALKWAYS / TRAILS	Buri Buri Park	Med	\$10,800	Picnic Area 4 - DG repair 900 sf
D- SITE FURNISHINGS	Buri Buri Park	Med	\$6,000	Fines stabilizer or concrete pad at Picnic Area 4
D- SITE FURNISHINGS	Buri Buri Park	Med	\$250	Replace boards on 2 benches
E- SPORTS FIELDS	Buri Buri Park	Med	\$3,000	Repair bottom fence rails 20 lf
L- ORNAMENTAL LANDSCAPE	Cal West	Med	\$4,000	Regrade & veg management 400 SF
C- PARK TREES	Carter Park	Med	\$3,600	Replace 4 in 2-3 years
L- ORNAMENTAL LANDSCAPE	Carter Park	Med	\$850	Mulch under pines 1700 sf
A- WALKWAYS / TRAILS	City Hall	Med	\$11,200	Repair concrete walks 700 sf Slopes cause drainage issues, consider replanting
B- TURF	City Hall	Med	\$60,000	
D- SITE FURNISHINGS	City Hall	Med	\$250	Chipped paint
I- PARKING AREAS	City Hall	Med	\$3,000	Currently being patched 500 sf
I- PARKING AREAS	City Hall	Med	\$3,600	Parking stall striping 1200 lf
L- ORNAMENTAL LANDSCAPE	City Hall	Med	\$45,500	Infill and replanting 4550 sf
C- PARK TREES	Clay Avenue Park	Med	\$600	Restake leaning tree
H- PARK STRUCTURES	Clay Avenue Park	Med	\$1,000	Repair wall crack
A- WALKWAYS / TRAILS	Dog Park	Med	\$8,400	Slope DG to resolve drainage issues 700 sf
C- PARK TREES	Dundee Park	Med	\$1,200	Trim bottlebrushes
D- SITE FURNISHINGS	Dundee Park	Med	\$2,500	Repaint fence 135 lf
F- PAVED COURTS	Dundee Park	Med	\$600	Restripe basketball court
G- PLAY AREAS	Dundee Park	Med	\$5,600	Add play mulch 700 cf
G- PLAY AREAS	Elkwood	Med	\$15,200	Add play mulch 1900 sf
A- WALKWAYS / TRAILS	Francisco Terrace Play Lot	Med	\$6,400	Regrade access drive to meet curb cut
C- PARK TREES	Francisco Terrace Play Lot	Med	\$1,200	Trim trees
H- PARK STRUCTURES	Francisco Terrace Play Lot	Med	\$10,000	Repair wooden retaining wall 50 lf
D- SITE FURNISHINGS	Gardinier Park	Med	\$3,500	Add picnic table
F- PAVED COURTS	Gardinier Park	Med	\$1,000	Repaint basketball court
H- PARK STRUCTURES	Gardinier Park	Med	\$5,000	Repaint walls 1000 sf
C- PARK TREES	Greenview Commons	Med	\$6,000	Tree trimming 10
C- PARK TREES	Newman and Gibbs	Med	\$900	Single tree in decline
F- PAVED COURTS	Newman and Gibbs	Med	\$24,000	Resurface & restripe basketball court
H- PARK STRUCTURES	Newman and Gibbs	Med	\$6,000	Repaint fence and gate 400 lf
G- PLAY AREAS	Newman and Gibbs	Med	\$280	Add play mulch 35 cf
A- WALKWAYS / TRAILS	Orange Park North	Med	\$4,800	Reslurry around bocce area 600 sf
C- PARK TREES	Orange Park North	Med	\$2,700	Replace 3 trees
C- PARK TREES	Orange Park North	Med	\$15,000	Trim 25 trees

DEFERRED MAINTENANCE ASSESSMENT

Area	Park	Rating	Cost	
			Estimate	Comments
C- PARK TREES	Orange Park North	Med	\$3,000	Trim 5 trees
D- SITE FURNISHINGS	Orange Park North	Med	\$1,000	Repaint 10 benches
D- SITE FURNISHINGS	Orange Park North	Med	\$3,000	Repair/replace benches, provide 2 drinking fountains, replace skatestops, bathroom mirror
F- PAVED COURTS	Orange Park North	Med	\$7,000	Regrade to resolve drainage at bocce and tennis courts
H- PARK STRUCTURES	Orange Park North	Med	\$2,500	Paint bocce bathroom
J- SIGNAGE	Orange Park North	Med	\$500	Repair "Improving Public Places" Sign
A- WALKWAYS / TRAILS	Orange Park South	Med	\$16,800	Reslurry asphalt at entry 2100 sf
B- TURF	Orange Park South	Med	\$3,000	Add turf 1000 sf
C- PARK TREES	Orange Park South	Med	\$3,000	Trim 5 trees
C- PARK TREES	Orange Park South	Med	\$1,750	Add 5 trees
E- SPORTS FIELDS	Orange Park South	Med	\$10,800	Infill turf 3600 sf
K- LIGHTING	Orange Park South	Med	\$2,500	Repaint 12 fixtures
A- WALKWAYS / TRAILS	Oyster Point Marina (Lawn or	Med	\$8,800	Asphalt repair 1100 sf
L- ORNAMENTAL LANDSCAPE	Oyster Point Marina (Lawn or	Med	\$1,250	Replant 125 sf
C- PARK TREES	Paradise Valley Hillside Schoo	Med	\$1,200	Trim 2 trees
C- PARK TREES	Paradise Valley Hillside Schoo	Med	\$5,000	Remove 2 trees
A- WALKWAYS / TRAILS	Paradise Valley Rec Center Pa	Med	\$10,800	Replace DG 900 sf
B- TURF	Paradise Valley Rec Center Pa	Med	\$2,100	Infill turf 700 sf
C- PARK TREES	Paradise Valley Rec Center Pa	Med	\$1,800	Trim 3 trees
B- TURF	Ponderosa School Field	Med	\$90	Infill turf 30 sf
D- SITE FURNISHINGS	Ponderosa School Field	Med	\$8,000	Add concrete pad
E- SPORTS FIELDS	Ponderosa School Field	Med	\$3,000	Infield too large, add sod
L- ORNAMENTAL LANDSCAPE	Ponderosa School Field	Med	\$70	Thin & weed planted areas 200 sf
A- WALKWAYS / TRAILS	Sellick Park	Med	\$12,800	Repiar asphalt 1600 sf
B- TURF	Sellick Park	Med	\$15,000	Infill turf 5000 sf
B- TURF	Sellick Park	Med	\$50,000	Drainage issues 5000 sf
D- SITE FURNISHINGS	Sellick Park	Med	\$150	Paint handrails
H- PARK STRUCTURES	Sellick Park	Med	\$5,000	Paint building & trellis / shade structure 1000 sf
A- WALKWAYS / TRAILS	Sign Hill	Med	\$8,400	Erosion and trail deterioration 700 lf
D- SITE FURNISHINGS	Sister Cities Linear Park	Med	\$500	Repair / repaint 4 benches, post
D- SITE FURNISHINGS	Southwood Field	Med	\$4,000	Paint and repair bleachers
L- ORNAMENTAL LANDSCAPE	Southwood Field	Med	\$35	Thinning & weeding 100 sf
B- TURF	Stonegate CG	Med	\$600	Infill turf 200 sf
C- PARK TREES	Terrabay Ballfield	Med	\$3,000	Trim trees and limb up
D- SITE FURNISHINGS	Terrabay Ballfield	Med	\$5,000	Repaint bleachers, benches, field lights
H- PARK STRUCTURES	Terrabay Ballfield	Med	\$10,000	Paint restroom
I- PARKING AREAS	Terrabay Ballfield	Med	\$66,000	Slurry coat, striping 11,000 sf
H- PARK STRUCTURES	Terrabay Ballfield	Med	\$500	Lighting in women's restroom
B- TURF	Terrabay Gym	Med	\$1,000	Regrade to solve drainage issue 100 sf
D- SITE FURNISHINGS	Terrabay Gym	Med	\$100	Repaint gate
I- PARKING AREAS	Terrabay Gym	Med	\$2,500	Add drain at HC parking to resolve drainage issue
K- LIGHTING	Terrabay Gym	Med	\$5,000	Repaint 15 light poles @ tennis & parking
G- PLAY AREAS	Terrabay Gym	Med	\$3,600	Add play mulch 450 cf
C- PARK TREES	West Park CG	Med	\$50,000	Removal 20 dying myoporums
G- PLAY AREAS	West Park CG	Med	\$500	Play structure nuts & bolt repairs
C- PARK TREES	Westborough Park	Med	\$6,000	Trim 10 trees
D- SITE FURNISHINGS	Westborough Park	Med	\$5,000	Redo upper picnic area, repaint/replace
D- SITE FURNISHINGS	Westborough Park	Med	1000	Install skate stops
E- SPORTS FIELDS	Westborough Park	Med	\$1,000	Drainage issue along right foul line
F- PAVED COURTS	Westborough Park	Med	\$4,800	Repair cracks and reseal tennis court
H- PARK STRUCTURES	Westborough Park	Med	\$500	Re-route gutter to plantin area
B- TURF	Willow Gardens CG	Med	\$300	Infill turf
C- PARK TREES	Willow Gardens CG	Med	\$3,000	Trim 5 trees
D- SITE FURNISHINGS	Willow Gardens CG	Med	\$1,000	Painting, decorative rail repair, misc. repairs
D- SITE FURNISHINGS	Willow Gardens CG	Med	\$10,000	Repaint / repair railings

DEFERRED MAINTENANCE ASSESSMENT

Area	Park	Rating	Cost	
			Estimate	Comments
D- SITE FURNISHINGS	Wind Harp	Med	\$1,500	Repaint rusty benches 3
D- SITE FURNISHINGS	Wind Harp	Med	\$2,500	Replace trash can
H- PARK STRUCTURES	Wind Harp	Med	\$750	Repaint fence and gate
A- WALKWAYS / TRAILS	Zamora Park	Med	\$1,600	Repair/replace concrete add access 100 sf
C- PARK TREES	Zamora Park	Med	\$3,000	Trim / thin willows
L- ORNAMENTAL LANDSCAPE	Zamora Park	Med	\$20,000	Infill planting 2000 sf
TOTAL			\$958,245	

LOW PRIORITY ITEMS, ALL PARKS

(1. Fair condition, budget is high OR 2. Good condition, continue with routine maintenance)

Area	Park	Rating	Cost	
			Estimate	Comments
H- PARK STRUCTURES	Brentwood Park	Low	\$2,500	Paint only 500 sf
D- SITE FURNISHINGS	City Hall	Low	\$1,000	Provide level footings for 4 benches
L- ORNAMENTAL LANDSCAPE	City Hall	Low	\$1,450	Add mulch 2900 sf
L- ORNAMENTAL LANDSCAPE	Greenview Commons	Low	\$10,000	Infill planting 1000 sf
F- PAVED COURTS	Orange Park North	Low	\$86,400	Resurface tennis court
I- PARKING AREAS	Oyster Point Marina (Lawn or	Low	\$202,800	Replace gravel parking with asphalt 33800 sf
D- SITE FURNISHINGS	Paradise Valley Hillside Schoo	Low	\$250	repair chain link fencepost
A- WALKWAYS / TRAILS	Paradise Valley Pocket Park	Low	\$450	Overspray & runoff
E- SPORTS FIELDS	Ponderosa School Field	Low	\$4,800	Restrung bottom of chain link fence
F- PAVED COURTS	Sellick Park	Low	\$111,600	Resurface Basketball & Tennis courts 9300 sf
J- SIGNAGE	Sister Cities Linear Park	Low	\$250	Repaint signs
C- PARK TREES	Terrabay Gym	Low	\$6,000	Trim 10 trees
A- WALKWAYS / TRAILS	West Park CG	Low	\$640	Repair lifted concrete 40 sf
TOTAL			\$428,140	

TOTAL DEFERRED MAINTENANCE

Critical	\$76,100
High Priority	\$4,555,350
Medium Priority	\$958,245
Low Priority	\$428,140
TOTAL	\$6,017,835

ALTA LOMA PARK

Area	Rating	Cost Estimate	Comments
A- WALKWAYS / TRAILS	High	\$20,400	Redo DG picnic area 1700 sf
A- WALKWAYS / TRAILS	High	\$1,440	Damaged concrete 90 sf
F- PAVED COURTS	High	\$86,400	Major cracking of tennis courts
G- PLAY AREAS	High	\$12,400	Add play bark
G- PLAY AREAS	High	\$3,000	ADA ramps into play area
L- ORNAMENTAL LANDSCAPE BEDS	High	\$330,000	Infill plants 33000 sf
Subtotal		\$453,640	
C- PARK TREES	Med	\$900	Replace missing tree in planter
D- SITE FURNISHINGS	Med	\$8,000	1 picnic area in gold fines, concrete pad or stabilizer for ADA
D- SITE FURNISHINGS	Med	\$1,000	Repaint bike racks, backboards, table back support
E- SPORTS FIELDS	Med	\$3,000	Infill turf 1000 sf
E- SPORTS FIELDS	Med	\$1,500	Add sod to infields
F- PAVED COURTS	Med	\$68,400	Minor cracking, resurface basketball courts
G- PLAY AREAS	Med	\$3,500	Runoff from hill
H- PARK STRUCTURES	Med	\$8,000	Paint bathroom exteriors
L- ORNAMENTAL LANDSCAPE BEDS	Med	\$21,000	Infill lemonwood
Subtotal		\$115,300	
TOTAL		\$568,940	

ALTA LOMA SCHOOL FIELDS

Area	Rating	Cost Estimate	Comments
A- WALKWAYS / TRAILS	High	\$67,500	Standing water at soccer bleachers, need area drains 1500 sf DG path repair 1300 sf Add header both sides of DG path 500 lf Remove 60 trees to thin along park edge Redo weedy fines at baseball field Thin & weed 4100 sf
A- WALKWAYS / TRAILS	High	\$15,600	
A- WALKWAYS / TRAILS	High	\$4,000	
C- PARK TREES	High	\$150,000	
E- SPORTS FIELDS	High	\$5,000	
L- ORNAMENTAL LANDSCAPE BEDS	High	\$1,435	
Subtotal		\$243,535	
D- SITE FURNISHINGS	Med	\$5,350	Repaint backstops Add sod to foul area Repair chain link gate Repair long jump area
E- SPORTS FIELDS	Med	\$1,500	
E- SPORTS FIELDS	Med	\$250	
E- SPORTS FIELDS	Med	\$5,000	
Subtotal		\$12,100	
TOTAL		\$255,635	

AVALON MEMORIAL LOTS

Area	Rating	Cost Estimate	Comments
A- WALKWAYS / TRAILS	High	\$13,600	Root damage 850 sf
B- TURF	High	\$10,500	Infill soil to even grades 3000 cf
J- SIGNAGE	High	\$250	Repair leaning sign
L- ORNAMENTAL LANDSCAPE BEDS	High	\$875	Ivy infestation; remove
		Subtotal	
		\$25,225	
C- PARK TREES	Med	\$3,000	Trim 5 trees
C- PARK TREES	Med	\$3,000	Trim 5 trees
L- ORNAMENTAL LANDSCAPE BEDS	Med	\$12,500	Replant to address ivy infestation
		Subtotal	
		\$18,500	
		TOTAL	
		\$43,725	

AVALON PARK

Area	Rating	Cost Estimate	Comments
A- WALKWAYS / TRAILS	High	\$2,400	Repair low spots in DG 200 sf
A- WALKWAYS / TRAILS	High	\$9,000	Reinstall DG at picnic areas 750 sf
B- TURF	High	\$21,300	Re-sod 7100 sf
C- PARK TREES	High	\$7,500	Thin trees at outfield
C- PARK TREES	High	\$2,500	Remove one tree
D- SITE FURNISHINGS	High	\$2,500	Provide BBQ ash receptacle
E- SPORTS FIELDS	High	\$500	Replace 30 fence slats and repaint chain link
G- PLAY AREAS	High	\$900	Resurface -low points and damage at swings 30 sf
L- ORNAMENTAL LANDSCAPE BEDS	High	\$83,500	Infill planting 8350 sf
		Subtotal	\$130,100
A- WALKWAYS / TRAILS	Med	\$400	Concrete walk repair 25 sf
C- PARK TREES	Med	\$6,000	Trim trees at outfield
D- SITE FURNISHINGS	Med	\$8,000	Concrete pads for BBQ tables
D- SITE FURNISHINGS	Med	\$500	Paint 3 tables
E- SPORTS FIELDS	Med	\$1,500	Add sod to infield
		Subtotal	\$16,400
		TOTAL	\$146,500

BRENTWOOD PARK

Area	Rating	Cost		Comments
		Estimate		
A- WALKWAYS / TRAILS	High	\$41,200		Uneven cracked and rough asphalt drive and path 5150 sf
A- WALKWAYS / TRAILS	High	\$6,000		Concrete for ADA to picnic table 375 sf
D- SITE FURNISHINGS	High	\$500		Replace backstop board / target
F- PAVED COURTS	High	\$86,400		Tennis court full repair from subbase 7200 sf
G- PLAY AREAS	High	\$4,000		Add play mulch 500 cf
G- PLAY AREAS	High	\$1,750		ADA access into play area
H- PARK STRUCTURES	High	\$500		Rotting wood, south side of building
K- LIGHTING	High	\$27,000		Add 3 lights at rear portion of park
L- ORNAMENTAL LANDSCAPE	High	\$800		Replant at front of park 80 sf
L- ORNAMENTAL LANDSCAPE	High	-		Irrigation problem noted: manual operation only
		Subtotal	\$168,150	
D- SITE FURNISHINGS	Med	\$7,500		Add 3 benches
D- SITE FURNISHINGS	Med	\$150		Repaint bench
D- SITE FURNISHINGS	Med	\$3,500		Add ADA picnic table
E- SPORTS FIELDS	Med	\$60,000		50% of back turf area (incl ballfield) 20000 sf
E- SPORTS FIELDS	Med	\$1,500		Infield arc too big, add sod 500 sf
F- PAVED COURTS	Med	\$26,520		Resurface basketball court 2210 sf
G- PLAY AREAS	Med	\$250		Paint spring riders
H- PARK STRUCTURES	Med	\$20,000		Repaint restroom building 4000 sf
		Subtotal	\$119,420	
H- PARK STRUCTURES	Low	\$2,500		Paint only 500 sf
		Subtotal	\$2,500	
		TOTAL	\$290,070	

BURI BURI PARK

Area	Rating	Cost Estimate	Comments
A- WALKWAYS / TRAILS	High	\$560	Concrete gutter repair 12 lf
C- PARK TREES	High	\$5,400	Replace 6 dying trees
D- SITE FURNISHINGS	High	\$1,250	Bollards, cattle rate, benches need painting
E- SPORTS FIELDS	High	\$5,000	Misc. repairs including walls, scoreboards, backboards, bleachers
E- SPORTS FIELDS	High	\$9,000	Repair damaged chain link 60 lf
F- PAVED COURTS	High	\$187,800	Basketball alligating; tennis - shave apply asphalt layer, slurry, resurface 15650 sf
G- PLAY AREAS	High	\$11,200	Play mulch 1400 cf
G- PLAY AREAS	High	\$3,500	2 ADA ramps into play area
H- PARK STRUCTURES	High	\$1,000	Repaint 30 lf metal fence, 8 bollards, swing gates
H- PARK STRUCTURES	High	\$500	Repair wood and repaint wall (8 lf x 18")
Subtotal		\$225,210	
A- WALKWAYS / TRAILS	Med	\$10,800	Picnic Area 4 - DG repair 900 sf
D- SITE FURNISHINGS	Med	\$6,000	Fines stabilizer or concrete pad at Picnic Area 4
D- SITE FURNISHINGS	Med	\$250	Replace boards on 2 benches
E- SPORTS FIELDS	Med	\$3,000	Repair bottom fence rails 20 lf
Subtotal		\$20,050	
TOTAL		\$245,260	

CAL WEST PARK

Area	Rating	Cost Estimate	Comments
B- TURF	High	\$9,900	Re-sod 3300 sf
B- TURF	High	\$6,500	Regrade to solve drainage issue 650 sf
C- PARK TREES	High	\$4,200	Remove 12 unhealthy trees
C- PARK TREES	High	\$30,000	Replace with 12 suitable species trees
C- PARK TREES	High	\$600	Restake leaning tree
D- SITE FURNISHINGS	High	\$7,500	Add 3 benches
J- SIGNAGE	High	\$500	Add park signage
L- ORNAMENTAL LANDSCAPE BEDS	High	\$60,000	Refurbish planting
		Subtotal	
		\$119,200	
L- ORNAMENTAL LANDSCAPE BEDS	Med	\$4,000	Regrade & veg management 400 SF
		Subtotal	
		\$4,000	
		TOTAL	
		\$123,200	

CARTER PARK

Area	Rating	Cost Estimate	Comments
A- WALKWAYS / TRAILS	High	\$6,000	Concrete ramp and pad for ADA access
A- WALKWAYS / TRAILS	High	\$21,600	Cracked concrete repair 1350 sf
B- TURF	High	\$2,000	Regrade to solve drainage along sidewalk 200 sf
C- PARK TREES	High	\$2,700	Canker issue with 3 of 4 pines; replace
C- PARK TREES	High	\$1,800	Re-stake 3 trees
D- SITE FURNISHINGS	High	\$5,000	Add trash cans
D- SITE FURNISHINGS	High	\$2,500	Replace bench
G- PLAY AREAS	High	\$2,500	Restripe asphalt at play area
G- PLAY AREAS	High	\$240	Add play mulch 30 cf
J- SIGNAGE	High	\$500	Add park sign
L- ORNAMENTAL LANDSCAPE BEDS	High	\$51,000	Renew planting areas 5100 sf
	Subtotal	\$95,840	
C- PARK TREES	Med	\$3,600	Replace 4 in 2-3 years
L- ORNAMENTAL LANDSCAPE BEDS	Med	\$850	Mulch under pines 1700 sf
	Subtotal	\$4,450	
	TOTAL	\$100,290	

CENTENNIAL WAY

Area	Rating	Cost Estimate	Comments
L- ORNAMENTAL LANDSCAPE BEDS	High	\$600,000	Infill planting 60000 sf
L- ORNAMENTAL LANDSCAPE BEDS	High	-	Irrigation problem noted: irrigation off due to PG&E access
Subtotal		\$600,000	
TOTAL		\$600,000	

CITY HALL PLAYLOT & GROUNDS

Area	Rating	Cost		Comments
		Estimate		
A- WALKWAYS / TRAILS	High	\$5,100		Repair special concrete paving, pebble finish 425 sf
A- WALKWAYS / TRAILS	High	\$12,800		Repair concrete for ADA compliance around fountain 800 sf
B- TURF	High	\$1,650		Replace sod 550 sf
C- PARK TREES	High	\$3,600		Replace 4 declining trees
C- PARK TREES	High	\$600		Stone pine near tot lot may becomehazard, declining
D- SITE FURNISHINGS	High	\$2,000		Replace handrails at stairs, not ADA
J- SIGNAGE	High	\$100		Straighten leaning sign
	Subtotal	\$25,850		
A- WALKWAYS / TRAILS	Med	\$11,200		Repair concrete walks 700 sf
B- TURF	Med	\$60,000		Slopes cause drainage issues, consider replanting
D- SITE FURNISHINGS	Med	\$250		Chipped paint
I- PARKING AREAS	Med	\$3,000		Currently being patched 500 sf
I- PARKING AREAS	Med	\$3,600		Parking stall striping 1200 lf
L- ORNAMENTAL LANDSCAPE BEDS	Med	\$45,500		Infill and replanting 4550 sf
	Subtotal	\$123,550		
D- SITE FURNISHINGS	Low	\$1,000		Provide level footings for 4 benches
L- ORNAMENTAL LANDSCAPE BEDS	Low	\$1,450		Add mulch 2900 sf
	Subtotal	\$2,450		
	TOTAL	\$151,850		

CLAY PARK

Area	Rating	Cost Estimate	Comments
A- WALKWAYS / TRAILS	High	\$28,000	Asphalt repair 3500 sf
D- SITE FURNISHINGS	High	\$5,000	Repair benches, cracked wall, repaint walls & bollards
F- PAVED COURTS	High	\$52,800	Refinish & slurry asphalt court 400 sf
G- PLAY AREAS	High	\$3,200	Add play mulch 400 cf
K- LIGHTING	High	\$18,000	Install 2 lights
	Subtotal	\$107,000	
C- PARK TREES	Med	\$600	Restake leaning tree
H- PARK STRUCTURES	Med	\$1,000	Repair wall crack
	Subtotal	\$1,600	
	TOTAL	\$108,600	

DOG PARK

Area	Rating	Cost Estimate	Comments
A- WALKWAYS / TRAILS	High	\$50,400	Reestablish DG surfaces in large dog area 4200 sf
D- SITE FURNISHINGS	High	\$1,000	Repair rusty furnishings & repaint
D- SITE FURNISHINGS	High	\$2,000	Need sump or drain at drinking fountain
J- SIGNAGE	High	\$1,000	Repair rusting signage, replace panels
L- ORNAMENTAL LANDSCAPE BEDS	High	\$7,000	Replant, infill 700 sf
	Subtotal	\$61,400	
A- WALKWAYS / TRAILS	Med	\$8,400	Slope DG to resolve drainage issues 700 sf
H- PARK STRUCTURES	Med	\$1,000	Repair wall crack
	Subtotal	\$9,400	
	TOTAL	\$70,800	

DUNDEE PLAYLOT

Area	Rating	Cost Estimate	Comments
D- SITE FURNISHINGS	High	\$2,500	Add bench at play area
F- PAVED COURTS	High	\$2,000	Replace basketball standard
J- SIGNAGE	High	\$500	Add park sign
L- ORNAMENTAL LANDSCAPE BEDS	High	\$1,500	Water logged area; plant with water loving plants 150 sf
	Subtotal	\$6,500	
C- PARK TREES	Med	\$1,200	Trim bottlebrushes
D- SITE FURNISHINGS	Med	\$2,500	Repaint fence 135 lf
F- PAVED COURTS	Med	\$600	Restripe basketball court
G- PLAY AREAS	Med	\$5,600	Add play mulch 700 cf
	Subtotal	\$9,900	
	TOTAL	\$16,400	

ELKWOOD PARK

Area	Rating	Cost		Comments
		Estimate		
A- WALKWAYS / TRAILS	High	\$38,400		Repair DG walk 3200 sf
A- WALKWAYS / TRAILS	High	\$12,800		Repair asphalt cracks 1600 sf
A- WALKWAYS / TRAILS	High	\$7,200		Header at DG walk 900 lf
B- TURF	High	\$13,500		Replace sod - 10% of turf 4500 sf
F- PAVED COURTS	High	\$1,000		Restripe basketball courts
G- PLAY AREAS	High	\$3,500		Replace 4 swings, repaint play structures, ADA access to play area
H- PARK STRUCTURES	High	\$2,000		Repair and repaint 150 lf of wall &
J- SIGNAGE	High	\$1,000		Add 2 park signs
L- ORNAMENTAL LANDSCAPE BEDS	High	\$51,000		Replant areas 5100 sf
D- SITE FURNISHINGS	High	\$7,500		Add 3 benches, BBQ replace table and repaint basketball backboards
		Subtotal	\$137,900	
G- PLAY AREAS	Med	\$15,200		Add play mulch 1900 sf
		Subtotal	\$15,200	
		TOTAL	\$153,100	

FRANCISCO TERRACE PLAYLOT

Area	Rating	Cost Estimate	Comments
C- PARK TREES	CRITICAL	\$2,500	Root removal (part of current renovation)
	Subtotal	\$2,500	
A- WALKWAYS / TRAILS	High	\$17,600	Repair asphalt 2000 sf
F- PAVED COURTS	High	\$38,400	Resurface and restripe basketball court
F- PAVED COURTS	High	\$500	Repaint basketball standards
G- PLAY AREAS	High	\$10,800	Add play mulch 1350 sf
G- PLAY AREAS	High	\$1,750	Ramp into play area
J- SIGNAGE	High	\$500	Add park sign
L- ORNAMENTAL LANDSCAPE BEDS	High	\$5,500	Replant areas 550 sf
	Subtotal	\$75,050	
A- WALKWAYS / TRAILS	Med	\$6,400	Regrade access drive to meet curb cut
C- PARK TREES	Med	\$1,200	Trim trees
H- PARK STRUCTURES	Med	\$10,000	Repair wooden retaining wall 50 lf
	Subtotal	\$17,600	
	TOTAL	\$95,150	

GARDINER PLAYLOT

Area	Rating	Cost Estimate	Comments
G- PLAY AREAS	High	\$1,800	Repair damaged surfacing in play area
L- ORNAMENTAL LANDSCAPE BEDS	High	\$2,500	Replant areas 250 sf
L- ORNAMENTAL LANDSCAPE BEDS	High	-	Irrigation problem noted: no backflow or sprinklers
Subtotal		\$4,300	
D- SITE FURNISHINGS	Med	\$3,500	Add picnic table
F- PAVED COURTS	Med	\$1,000	Repaint basketball court
H- PARK STRUCTURES	Med	\$5,000	Repaint walls 1000 sf
Subtotal		\$9,500	
TOTAL		\$13,800	

GREENVIEW COMMON GREENS

Area	Rating	Cost Estimate	Comments
C- PARK TREES	Med	\$6,000	Tree trimming 10 Irrigation problemn noted: broken laterals
L- ORNAMENTAL LANDSCAPE BEDS	High	-	
	Subtotal	\$6,000	
L- ORNAMENTAL LANDSCAPE BEDS	Low	\$10,000	Infill planting 1000 sf
	Subtotal	\$10,000	
	TOTAL	\$16,000	

JACK DRAGO PARK

Area	Rating	Cost Estimate	Comments
D- SITE FURNISHINGS	High	\$2,000	Replace headerboard 65 lf, damaged valve boxes, rusted controller box Replant areas 900 sf Irrigation problem noted: broken lateral
L- ORNAMENTAL LANDSCAPE BEDS	High	\$9,000	
L- ORNAMENTAL LANDSCAPE BEDS	High	-	
Subtotal		\$11,000	
TOTAL		\$11,000	

NEWMAN & GIBBS PLAYLOT

Area	Rating	Cost Estimate	Comments
G- PLAY AREAS	High	\$1,750	Add ADA ramp to play area
J- SIGNAGE	High	\$1,000	Add 2 signs
L- ORNAMENTAL LANDSCAPE BEDS	High	\$2,500	Infill and replant 250 sf
	Subtotal	\$5,250	
C- PARK TREES	Med	\$900	Single tree in decline
F- PAVED COURTS	Med	\$24,000	Resurface & restripe basketball court
H- PARK STRUCTURES	Med	\$6,000	Repaint fence and gate 400 lf
G- PLAY AREAS	Med	\$280	Add play mulch 35 cf
	Subtotal	\$31,180	
	TOTAL	\$36,430	

ORANGE MEMORIAL PARK - NORTH

Area	Rating	Cost Estimate	Comments
A- WALKWAYS / TRAILS	CRITICAL	\$7,200	Uneven paving at bocce area, chairs tip over 900 sf Trim 10 trees
C- PARK TREES	CRITICAL	\$6,000	
	Subtotal	\$13,200	
A- WALKWAYS / TRAILS	High	\$1,760	Repair asphalt 220 sf New turf adjacent Fernekes bldg 4000 sf Re-sod 2400 sf ADA ramp into play area Repair glass on light fixture Weed sculpture garden 19,500 SF Replant 16000 SF
B- TURF	High	\$12,000	
E- SPORTS FIELDS	High	\$7,200	
G- PLAY AREAS	High	\$1,750	
K- LIGHTING	High	\$1,250	
L- ORNAMENTAL LANDSCAPE BEDS	High	\$6,825	
L- ORNAMENTAL LANDSCAPE BEDS	High	\$160,000	
	Subtotal	\$190,785	
A- WALKWAYS / TRAILS	Med	\$4,800	Reslurry around bocce area 600 sf Replace 3 trees Trim 25 trees Trim 5 trees Repaint 10 benches Repair/replace benches, provide 2 drinking fountains, replace skatestops, bathroom mirror Regrade to resolve drainage at bocce and tennis courts Paint bocce bathroom Repair "Improving Public Places" Sign
C- PARK TREES	Med	\$2,700	
C- PARK TREES	Med	\$15,000	
C- PARK TREES	Med	\$3,000	
D- SITE FURNISHINGS	Med	\$1,000	
D- SITE FURNISHINGS	Med	\$3,000	
F- PAVED COURTS	Med	\$7,000	
H- PARK STRUCTURES	Med	\$2,500	
J- SIGNAGE	Med	\$500	
	Subtotal	\$39,500	
F- PAVED COURTS	Low	\$86,400	Resurface tennis court
	Subtotal	\$86,400	
	TOTAL	\$329,885	

ORANGE MEMORIAL PARK - SOUTH

Area	Rating	Cost Estimate	Comments
A- WALKWAYS / TRAILS	High	\$2,000	Repair concrete walk 125 sf
A- WALKWAYS / TRAILS	High	\$12,800	Repair concrete at dugout 800 sf
D- SITE FURNISHINGS	High	\$9,000	Drinking fountain
D- SITE FURNISHINGS	High	\$5,000	Trash Cans 2
D- SITE FURNISHINGS	High	\$30,000	Bleachers, bridge railings, bench at picnic area
D- SITE FURNISHINGS	High	\$1,000	BBQ at euc shelter
E- SPORTS FIELDS	High	\$1,000	Repaint bleachers
G- PLAY AREAS	High	\$4,000	Add play mulch 500 cf
L- ORNAMENTAL LANDSCAPE BEDS	High	\$1,000	Infill planting
		Subtotal	
		\$65,800	
A- WALKWAYS / TRAILS	Med	\$16,800	Reslurry asphalt at entry 2100 sf
B- TURF	Med	\$3,000	Add turf 1000 sf
C- PARK TREES	Med	\$3,000	Trim 5 trees
C- PARK TREES	Med	\$1,750	Add 5 trees
E- SPORTS FIELDS	Med	\$10,800	Infill turf 3600 sf
K- LIGHTING	Med	\$2,500	Repaint 12 fixtures
		Subtotal	
		\$37,850	
		TOTAL	
		\$103,650	

OYSTER POINT MARINA LAWN

Area	Rating	Cost Estimate	Comments
A- WALKWAYS / TRAILS	High	\$3,600	Concrete pad for bench
A- WALKWAYS / TRAILS	High	\$8,000	Asphalt repair 1000 sf
B- TURF	High	\$22,800	Replace turf 7600 sf
C- PARK TREES	High	\$7,200	Replace 7 dying myoporum + tree at roundabout
D- SITE FURNISHINGS	High	\$3,500	Replace picnic table
D- SITE FURNISHINGS	High	\$5,000	Replace 2 benches
C- PARK TREES	High	\$10,800	Remove 18 stumps
	Subtotal	\$60,900	
A- WALKWAYS / TRAILS	Med	\$8,800	Asphalt repair 1100 sf
L- ORNAMENTAL LANDSCAPE BEDS	Med	\$1,250	Replant 125 sf
	Subtotal	\$10,050	
I- PARKING AREAS	Low	\$202,800	Replace gravel parking with asphalt 33800 sf
	Subtotal	\$202,800	
	TOTAL	\$273,750	

PARADISE VALLEY SCHOOL FIELD

Area	Rating	Cost Estimate	Comments
D- SITE FURNISHINGS	High	\$9,000	Replace drinking fountain
E- SPORTS FIELDS	High	\$6,000	Infill bare spote 1200 sf
E- SPORTS FIELDS	High	\$3,600	Add sod to infield 2000 sf
J- SIGNAGE	High	\$500	Add signage
L- ORNAMENTAL LANDSCAPE BEDS	High	\$67,500	Infill planting 6750 sf
	Subtotal	\$86,600	
C- PARK TREES	Med	\$1,200	Trim 2 trees
C- PARK TREES	Med	\$5,000	Remove 2 trees
	Subtotal	\$6,200	
D- SITE FURNISHINGS	Low	\$250	repair chain link fencepost
	Subtotal	\$250	
	TOTAL	\$93,050	

PARADISE VALLEY POCKET PARK

Area	Rating	Cost Estimate	Comments
L- ORNAMENTAL LANDSCAPE BEDS	High	\$4,550	Major weeding needed 13000 sf Infill planting 11500 sf Irrigation problem noted: overspray
L- ORNAMENTAL LANDSCAPE BEDS	High	\$115,000	
L- ORNAMENTAL LANDSCAPE BEDS	High	-	
	Subtotal	\$119,550	
A- WALKWAYS / TRAILS	Low	\$450	Overspray & runoff
	Subtotal	\$450	
	TOTAL	\$120,000	

PARADISE VALLEY RECREATION CENTER PARK

Area	Rating	Cost Estimate	Comments
A- WALKWAYS / TRAILS	High	\$24,800	Repair asphalt 3100 sf
F- PAVED COURTS	High	\$1,800	Repair surface, trim tree root
G- PLAY AREAS	High	\$7,200	Add play mulch 900 cf
G- PLAY AREAS	High	\$1,750	Add ADA ramps into play area
H- PARK STRUCTURES	High	\$5,000	Roof leaks at restroom
H- PARK STRUCTURES	High	\$500	Replace storm drain cover
L- ORNAMENTAL LANDSCAPE BEDS	High	\$40,000	Infill planting 4000 sf
	Subtotal	\$81,050	
A- WALKWAYS / TRAILS	Med	\$10,800	Replace DG 900 sf
B- TURF	Med	\$2,100	Infill turf 700 sf
C- PARK TREES	Med	\$1,800	Trim 3 trees
	Subtotal	\$14,700	
	TOTAL	\$95,750	

PONDEROSA SCHOOL FIELD

Area	Rating	Cost Estimate	Comments
E- SPORTS FIELDS	CRITICAL	\$2,000	Replace backstop - protruding nails
	Subtotal	\$2,000	
A- WALKWAYS / TRAILS	High	\$2,800	Asphalt repair 350 sf
A- WALKWAYS / TRAILS	High	\$80	Add headerboard
B- TURF	High	\$35	Add soil
C- PARK TREES	High	\$10,800	Trim 18 trees
C- PARK TREES	High	\$5,000	Remove 2 dead trees
D- SITE FURNISHINGS	High	\$3,000	Paint dugout benches, backstop
E- SPORTS FIELDS	High	\$50,000	Water ponds in center field
L- ORNAMENTAL LANDSCAPE BEDS	High	-	Irrigation problem noted: shut of due to construction
	Subtotal	\$71,715	
B- TURF	Med	\$90	Infill turf 30 sf
D- SITE FURNISHINGS	Med	\$8,000	Add concrete pad
E- SPORTS FIELDS	Med	\$3,000	Infield too large, add sod
L- ORNAMENTAL LANDSCAPE BEDS	Med	\$70	Thin & weed planted areas 200 sf
	Subtotal	\$11,160	
E- SPORTS FIELDS	Low	\$4,800	Restrung bottom of chain link fence
	Subtotal	\$4,800	
	TOTAL	\$89,675	

SELICK PARK

Area	Rating	Cost Estimate	Comments
C- PARK TREES	CRITICAL	\$50,000	Remove 20 eucalyptus trees
	Subtotal	\$50,000	
C- PARK TREES	High	\$24,000	Trim 40 eucalyptus trees
D- SITE FURNISHINGS	High	\$1,000	22 skate stops
D- SITE FURNISHINGS	High	\$24,500	7 picnic tables
K- LIGHTING	High	\$2,500	2 footings damaged
D- SITE FURNISHINGS	High	\$15,000	6 Benches
	Subtotal	\$67,000	
A- WALKWAYS / TRAILS	Med	\$12,800	Repair asphalt 1600 sf
B- TURF	Med	\$15,000	Infill turf 5000 sf
B- TURF	Med	\$50,000	Drainage issues 5000 sf
D- SITE FURNISHINGS	Med	\$150	Paint handrails
H- PARK STRUCTURES	Med	\$5,000	Paint building & trellis / shade structure 1000 sf
	Subtotal	\$82,950	
F- PAVED COURTS	Low	\$111,600	Resurface Basketball & Tennis courts 9300 sf
	Subtotal	\$111,600	
	TOTAL	\$311,550	

SIGN HILL PARK

Area	Rating	Cost Estimate	Comments
A- WALKWAYS / TRAILS	High	\$24,000	Significant erosion and switchback cutting 2000 lf Repair/replace 40 timber stairs Selectively remove non-native trees crowding grassland Erosion issue with back area; replant full area to entrance at Spruce
A- WALKWAYS / TRAILS	High	\$4,200	
C- PARK TREES	High	\$100,000	
L- ORNAMENTAL LANDSCAPE BEDS	High	\$100,000	
	Subtotal	\$228,200	
A- WALKWAYS / TRAILS	Med	\$8,400	Erosion and trail deterioration 700 lf
	Subtotal	\$8,400	
	TOTAL	\$236,600	

SISTER CITIES PARK

Area	Rating	Cost Estimate	Comments
A- WALKWAYS / TRAILS	High	\$450	Overspray along path 20 lf
A- WALKWAYS / TRAILS	High	\$1,600	Repair concrete 100 sf
B- TURF	High	\$600	Infill patchy turf 200 sf
C- PARK TREES	High	\$900	Replace 1 missing tree
D- SITE FURNISHINGS	High	\$2,500	Replace trash can
D- SITE FURNISHINGS	High	\$2,000	Repair stone work and curb wall, storm drain erosion
L- ORNAMENTAL LANDSCAPE BEDS	High	\$51,000	Infill planting 5100 sf
L- ORNAMENTAL LANDSCAPE BEDS	High	-	Irrigation problem noted: overspray
Subtotal		\$59,050	
D- SITE FURNISHINGS	Med	\$500	Repair / repaint 4 benches, post
Subtotal		\$500	
J- SIGNAGE	Low	\$250	Repaint signs
Subtotal		\$250	
TOTAL		\$59,800	

SOUTHWOOD FIELD

Area	Rating	Cost Estimate	Comments
A- WALKWAYS / TRAILS	High	\$5,760	Concrete walk repair 360 sf
A- WALKWAYS / TRAILS	High	\$38,400	Repair asphalt 4800 sf
B- TURF	High	\$1,350	Infill turf 450 sf
C- PARK TREES	High	\$6,000	Trim, thin and limb up 10 trees
D- SITE FURNISHINGS	High	\$2,000	Replace 13" high retaining wall 80 lf
E- SPORTS FIELDS	High	\$1,000	Remove tree roots 150 sf
E- SPORTS FIELDS	High	\$2,000	Repaint backstop, repair chain link fencing
I- PARKING AREAS	High	\$13,200	Repave, alligating 2200 sf
		Subtotal	
		\$69,710	
D- SITE FURNISHINGS	Med	\$4,000	Paint and repair bleachers
L- ORNAMENTAL LANDSCAPE BEDS	Med	\$35	Thinning / weeding 100 sf
		Subtotal	
		\$4,035	
		TOTAL	
		\$73,745	

STONEGATE COMMON GREENS

Area	Rating	Cost Estimate	Comments
A- WALKWAYS / TRAILS	High	\$1,280	Extend concrete walk
A- WALKWAYS / TRAILS	High	\$160	Repair asphalt at catch basin 20 sf
C- PARK TREES	High	\$6,000	Tree trimming, pine pitch canker
K- LIGHTING	High	\$12,500	Replace rusting bases 5 poles
L- ORNAMENTAL LANDSCAPE BEDS	High	\$43,000	Infill planting 4300 sf
		Subtotal	
		\$62,940	
B- TURF	Med	\$600	Infill turf 200 sf
		Subtotal	
		\$600	
		TOTAL	
		\$63,540	

TERRABAY BALLFIELD

Area	Rating	Cost Estimate	Comments
E- SPORTS FIELDS	CRITICAL	\$2,000	Padding at 2 field lights
Subtotal		\$2,000	
A- WALKWAYS / TRAILS	High	\$24,000	Repair concrete 1500 sf
D- SITE FURNISHINGS	High	\$1,000	Leaking drinking fountain
E- SPORTS FIELDS	High	\$7,800	Infill turf 2600 sf
J- SIGNAGE	High	\$500	Add signage at park entry
L- ORNAMENTAL LANDSCAPE BEDS	High	-	Irrigation problem noted: broken lateral, inoperative valve
Subtotal		\$33,300	
C- PARK TREES	Med	\$3,000	Trim trees and limb up
D- SITE FURNISHINGS	Med	\$5,000	Repaint bleachers, benches, field lights
H- PARK STRUCTURES	Med	\$10,000	Paint restroom
I- PARKING AREAS	Med	\$66,000	Slurry coat, striping 11,000 sf
H- PARK STRUCTURES	Med	\$500	Lighting in women's restroom
Subtotal		\$84,500	
TOTAL		\$119,800	

TERRABAY RECREATION CENTER PARK

Area	Rating	Cost Estimate	Comments
A- WALKWAYS / TRAILS	CRITICAL	\$6,400	Repair concrete, cracking, trip hazard 400 sf
		Subtotal	
		\$6,400	
D- SITE FURNISHINGS	High	\$2,500	Replace damaged bench
F- PAVED COURTS	High	\$10,000	Fence at back of court is leaning, may involve repair of retaining wall to stabilize posts
H- PARK STRUCTURES	High	\$3,500	Paint metal and stain wood on shade structure
H- PARK STRUCTURES	High	\$4,000	Repair drainage at inner wall and gutter
L- ORNAMENTAL LANDSCAPE BEDS	High	\$143,000	Infill planting 14300 sf
L- ORNAMENTAL LANDSCAPE BEDS	High		Irrigation problem noted: drip system broken and shut off
		Subtotal	
		\$163,000	
B- TURF	Med	\$1,000	Regrade to solve drainage issue 100 sf
D- SITE FURNISHINGS	Med	\$100	Repaint gate
I- PARKING AREAS	Med	\$2,500	Add drain at HC parking to resolve drainage issue
K- LIGHTING	Med	\$5,000	Repaint 15 light poles @ tennis & parking
G- PLAY AREAS	Med	\$3,600	Add play mulch 450 cf
		Subtotal	
		\$12,200	
C- PARK TREES	Low	\$6,000	Trim 10 trees
		Subtotal	
		\$6,000	
		TOTAL	
		\$187,600	

WESTPARK COMMON GREENS

Area	Rating	Cost Estimate	Comments
C- PARK TREES	Med	\$50,000	Removal 20 dying myoporums Play structure nuts & bolt repairs
G- PLAY AREAS	Med	\$500	
	Subtotal	\$50,500	
A- WALKWAYS / TRAILS	Low	\$640	Repair lifted concrete 40 sf
	Subtotal	\$640	
	TOTAL	\$51,140	

WESTBOROUGH PARK

Area	Rating	Cost Estimate	Comments
A- WALKWAYS / TRAILS	High	\$40,000	Replace asphalt 5000 sf
A- WALKWAYS / TRAILS	High	\$12,800	Repair asphalt 1600 sf
B- TURF	High	\$6,000	Infill turf 2000 sf
C- PARK TREES	High	\$900	Replace 1 fir tree
E- SPORTS FIELDS	High	\$18,000	Redo pitching zone 1500 sf
H- PARK STRUCTURES	High	\$3,000	Repair wood retaining wall 30 lf
H- PARK STRUCTURES	High	\$5,000	Replace bleachers
L- ORNAMENTAL LANDSCAPE BEDS	High	\$7,500	Infill and replant areas 750 sf
Subtotal		\$93,200	
C- PARK TREES	Med	\$6,000	Trim 10 trees
D- SITE FURNISHINGS	Med	\$5,000	Redo upper picnic area, repaint/replace
D- SITE FURNISHINGS	Med	1000	Install skate stops
E- SPORTS FIELDS	Med	\$1,000	Drainage issue along right foul line
F- PAVED COURTS	Med	\$4,800	Repair cracks and reseal tennis court
H- PARK STRUCTURES	Med	\$500	Re-route gutter to plantin area
Subtotal		\$18,300	
TOTAL		\$111,500	

WILLOW GARDENS COMMON GREENS

Area	Rating	Cost Estimate	Comments
A- WALKWAYS / TRAILS	High	\$32,000	Repair concrete walks 2200 sf
C- PARK TREES	High	\$2,400	Stump removal 4
D- SITE FURNISHINGS	High	\$10,000	Add 4 benches
K- LIGHTING	High	\$5,000	Repaint light poles 17
L- ORNAMENTAL LANDSCAPE BEDS	High	\$95,000	Replant areas, improve visibility 9500 sf
L- ORNAMENTAL LANDSCAPE BEDS	High	\$500	Remove plants clogging large drain inlet
G- PLAY AREAS	High	-	Note: replacement of play areas in current CIP
L- ORNAMENTAL LANDSCAPE BEDS	High	-	Irrigation problem noted: broken sprinklers
	Subtotal	\$144,900	
B- TURF	Med	\$300	Infill turf
C- PARK TREES	Med	\$3,000	Trim 5 trees
D- SITE FURNISHINGS	Med	\$1,000	Painting, decorative rail repair, misc. repairs
D- SITE FURNISHINGS	Med	\$10,000	Repaint / repair railings
	Subtotal	\$14,300	
	TOTAL	\$159,200	

WIND HARP PARK

Area	Rating	Cost Estimate	Comments
A- WALKWAYS / TRAILS	High	\$30,000	Repair DG walk 2500 sf
A- WALKWAYS / TRAILS	High	\$11,200	Replace asphalt to sculpture area 1400 sf
L- ORNAMENTAL LANDSCAPE BEDS	High	\$360,000	Replant 3600 sf
L- ORNAMENTAL LANDSCAPE BEDS	High	\$500	Remove planting from large drain inlet
Subtotal		\$401,700	
D- SITE FURNISHINGS	Med	\$1,500	Repaint rusty benches 3
D- SITE FURNISHINGS	Med	\$2,500	Replace trash can
H- PARK STRUCTURES	Med	\$750	Repaint fence and gate
Subtotal		\$4,750	
TOTAL		\$406,450	

ZAMORA PARK

Area	Rating	Cost Estimate	Comments
B- TURF	High	\$4,800	Infill turf 1600 sf
D- SITE FURNISHINGS	High	\$7,000	Repair damaged fences and gate; add BBQ
G- PLAY AREAS	High	\$21,000	Add play mulch 700 cf
L- ORNAMENTAL LANDSCAPE BEDS	High	-	Irrigation problem noted: low pressure from backflow
	Subtotal	\$32,800	
A- WALKWAYS / TRAILS	Med	\$1,600	Repair/replace concrete add access 100 sf
C- PARK TREES	Med	\$3,000	Trim / thin willows
L- ORNAMENTAL LANDSCAPE BEDS	Med	\$20,000	Infill planting 2000 sf
	Subtotal	\$24,600	
	TOTAL	\$57,400	

WESTBOROUGH BLVD.

Segment	Planting Area Cost	Comments
Skyline to Junipero Serra		Clear and grub, add shrubs, weed and revise irrigation
1 - Skyline to Fleetwood	\$ 1,013	
2 - Fleetwood to Oakmont	\$ 29,575	
3 - Oakmont to Galway	\$ 87,188	
4 - Galway to Olympic	\$ 36,750	
5 - Olympic to Gellert	\$ 12,900	
6 - Gellert to Junipero Serra	\$ 46,238	
Camaritas to El Camino		
7 - Camaritas to El Camino	\$ -	
	\$ 213,663	

JUNIPERO SERRA

Segment	Planting Area Cost	Tree Infill Cost	Comments
Colma to Westborough			Infill 24" box trees, assume mulch, no planting
1 - Colma to Serramonte	\$ -	\$ -	
2 - Serramonte/Collins to Hickey	\$ 50,563	\$ 14,400	
3 - Hickey to King	\$ 255,888	\$ 7,200	
4 - King to Arroyo	\$ 136,025	\$ 6,000	
5 - Arroyo to Westborough	\$ 12,338	\$ -	
	\$ 454,813	\$ 27,600	

EL CAMINO REAL

Segment	Planting Area Cost	Comments
Colma to San Bruno		Heavy weeding required, clear and grub, planting, irrigation revision
1 - City limits to Hickey	\$ -	
2 - Hickey to McLellan	\$ 8,325	
3 - McClellan to Arroyo	\$ 83,850	
4 - Arroyo to Westborough	\$ -	
5 - Westborough to Southwood	\$ 15,900	
6 - Southwood to W Orange	\$ 34,313	
7 - W Orange to Ponderosa	\$ 6,975	
8 - Ponderosa to Country Club	\$ 70,875	
9 - Country Club to Spruce	\$ 69,713	
10 - Spruce to Noor	\$ 10,388	Dying woody shrubs
	\$ 300,338	

SISTER CITIES BLVD.

Segment	Planting Area Cost	Comments
Hillside Blvd to Airport Blvd		Clear and grub, planting, irrigation revision
1 -Hillside to Airport	\$ 41,985	
	\$ 41,985	

AIRPORT BLVD.

Segment	Planting Area Cost	Comments
Grand to Sister Cities		Demo all asphalt, convert to planting. Mosly trees, few shrubs groundcovers.
1 - Grand to Lux	\$ 11,985	
2 - Lux to Pine	\$ 19,975	
3 - Pine to Armour	\$ 29,028	
4 - Armour to Linden	\$ 16,150	
5 - Linden to Chapman	\$ 50,575	Includes median between through lane and right turn lane
6 - Chapman to Sister Cities	\$ 56,610	
	\$ 184,323	

OYSTER POINT BLVD.

Segment	Planting Area Cost	Comments
Entire Street		Clear and grub, add shrubs, weed and revise irrigation
1 - Airport to Gateway	\$ 750	
2 - Gateway to Veterans	\$ -	
3 - Veterans to Gull	\$ 113,325	
4 - Gull to Marina	\$ 4,800	Includes median between right turn lane and through lane Redo all
5 - Marina to End	\$ 1,688	
	\$ 120,563	

GATEWAY BLVD.

Segment	Planting Area Cost	Comments
Entire Street		Clear and grub, add shrubs, weed and revise irrigation
1 - Mitchell to Grand	\$ 108,450	
2 - Grand to Corporate	\$ 22,125	
3 - Corporate to Oyster Point	\$ 48,450	
	\$ 179,025	

GATEWAY BLVD.

Segment	Planting Area Cost	Comments
Grand to Point San Bruno Park		Clear and grub, add shrubs, weed and revise irrigation
1 - E. Grand Overpass to Gateway	\$ 1,763	
2 - Gateway to Harbor/Forbes	\$ -	
3 - Harbor to Littlefield	\$ 5,850	
4 - Littlefield to Point San Bruno Park	\$ -	
	\$ 7,613	

TOTAL PLANTING AREAS	\$ 1,502,320
TOTAL TREE INFILL	\$ 27,600
TOTAL MEDIAN COSTS	\$ 1,529,920