

Novato Parks Facility Condition Assessment and Maintenance Analysis
Executive Summary Report



Updated: December 11, 2013

Provided By:

Faithful+Gould, Inc.

Provided For:



TABLE OF CONTENTS

<u>SECTION 1 - EXECUTIVE SUMMARY</u>	<u>2</u>
<u>SECTION 2 - CONDITION SUMMARY</u>	<u>6</u>
<u>SECTION 3 - EXPENDITURE SUMMARY</u>	<u>36</u>

APPENDICES

<u>APPENDIX A TWENTY-YEAR EXPENDITURE FORECAST</u>
<u>APPENDIX B FACILITY PHOTOGRAPHS</u>
<u>APPENDIX C GLOSSARY OF TERMS</u>

Section 1 - EXECUTIVE SUMMARY

INTRODUCTION

In accordance with the agreement held between City of Novato, dated January 18, 2013 and Faithful+Gould Inc, this completed report provides a comprehensive Facility Condition Assessment of the park facilities located within Novato, CA.

This report provides a summary of the facility information known to us at the time of the study, the scope of work performed, an equipment inventory, evaluation of the visually apparent condition of the facilities and an expenditure forecast of expenditures anticipated over the next 20 years. The expenditure forecast does not account for typical planned maintenance items like weed abatement, mowing, and tree trimming, and only considers deficiencies above a \$500 aggregated value.

Our cost rates to produce life cycle and replacement cost estimates are based on our knowledge of the local regional market rates. Our line item costs assume that the work will be undertaken by either in-house or by direct sub-contract labor. Identified recommended works that are required during the twenty-year study period have been included with an allowance of 25% for professional fees and general contractor overhead/profit and management costs (where applicable).

Chart EX-1 provides a summary of the anticipated primary expenditures over the 20 year study period. Further details of these expenditures are included within each respective report section and within the 20 year expenditure forecast, in Appendix A.

PROJECT DETAILS

On the week commencing the April 29, 2013 Mr. Richard Rankin and Mr. Mark Taylor of Faithful+Gould visited a number of city parks and vacant city buildings to observe and document the condition of the facilities and site components. During our site visits, Faithful+Gould was assisted by Mr. Bill Johnson, of the City of Novato, CA. The following details the days particular sites were visited:

- April 29, 2013 - Dogbone Meadow, O'Hair Park, Marin Highlands Park, Milwok Park, Pioneer Park, Marion Recreation Area, Stafford Grove Park and Lee Gerner Park
- April 30, 2013 - Downtown Recreation Center Pocket Park Area, Hill Recreation Area Fields, Arroyo Avichi Park, Olive Tot Lot (KK1), Joy Street Tot Lot (KK2), Scottsdale Marsh and Pond, Slade Park, Olive School Park – Hamann Field, Pansy Tong Lo Park, Bahia Parks, Indian Valley Fields and Josef Hoog Park
- May 1, 2013 - Hillside Park, Novato Skate Park, Reservoir Hill Vista Trail, Hamilton Amphitheater, South Hamilton Park, Dunphy Baseball Field and Thigpen Sports Courts.

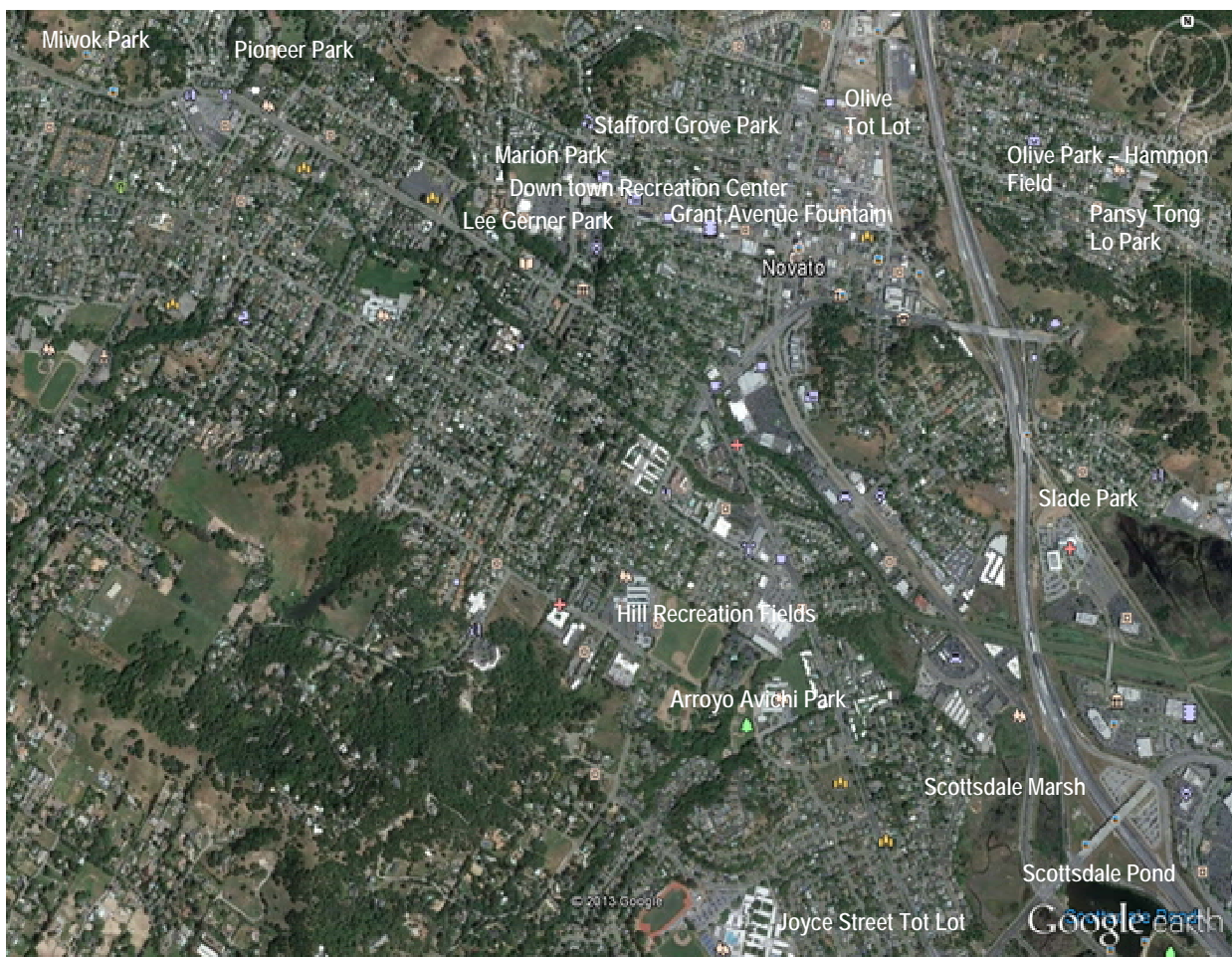
Playground Equipment Overview

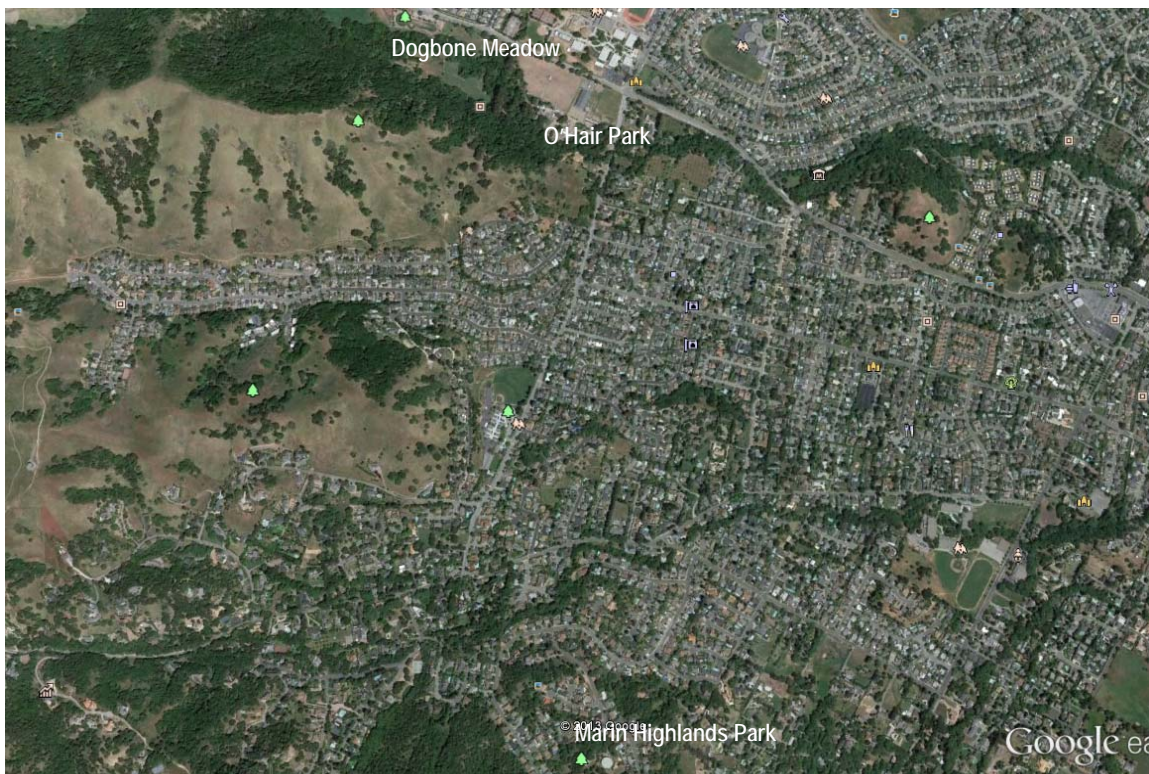
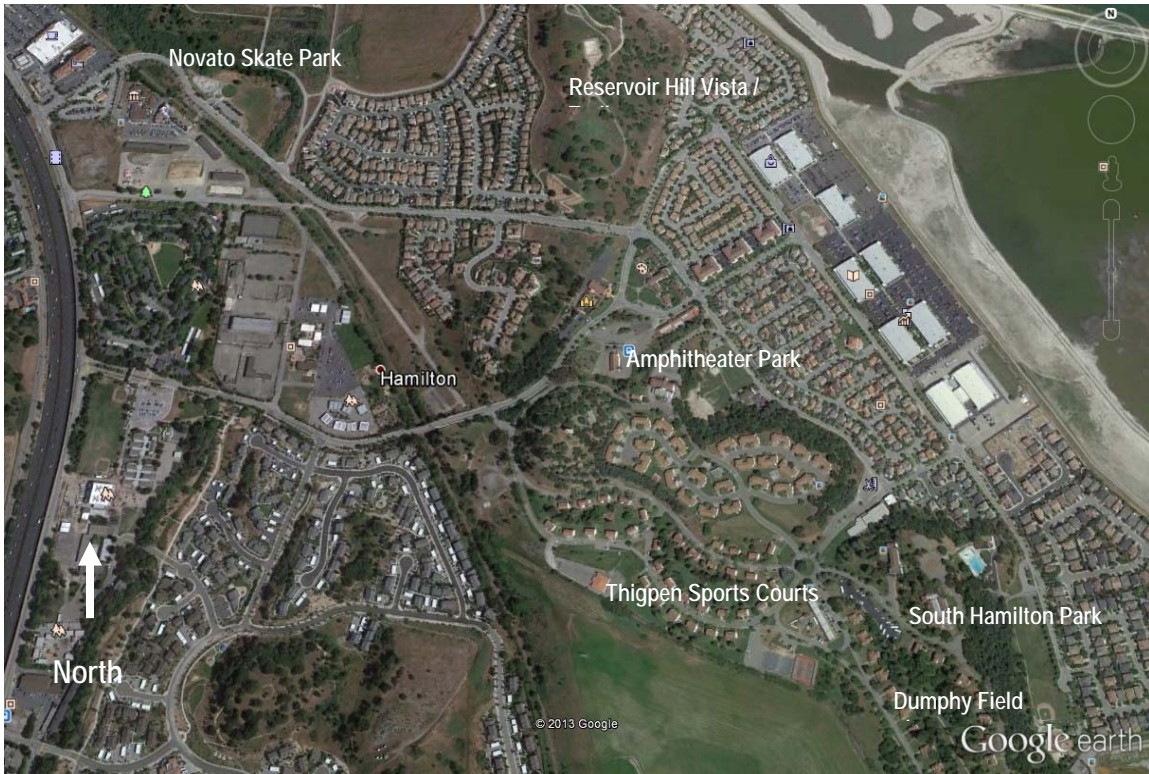
The replacement costs of playground equipment has been estimated based on three sizes; small playgrounds at \$200,000, medium- size playgrounds at \$250,000 and larger playgrounds at \$300,000.

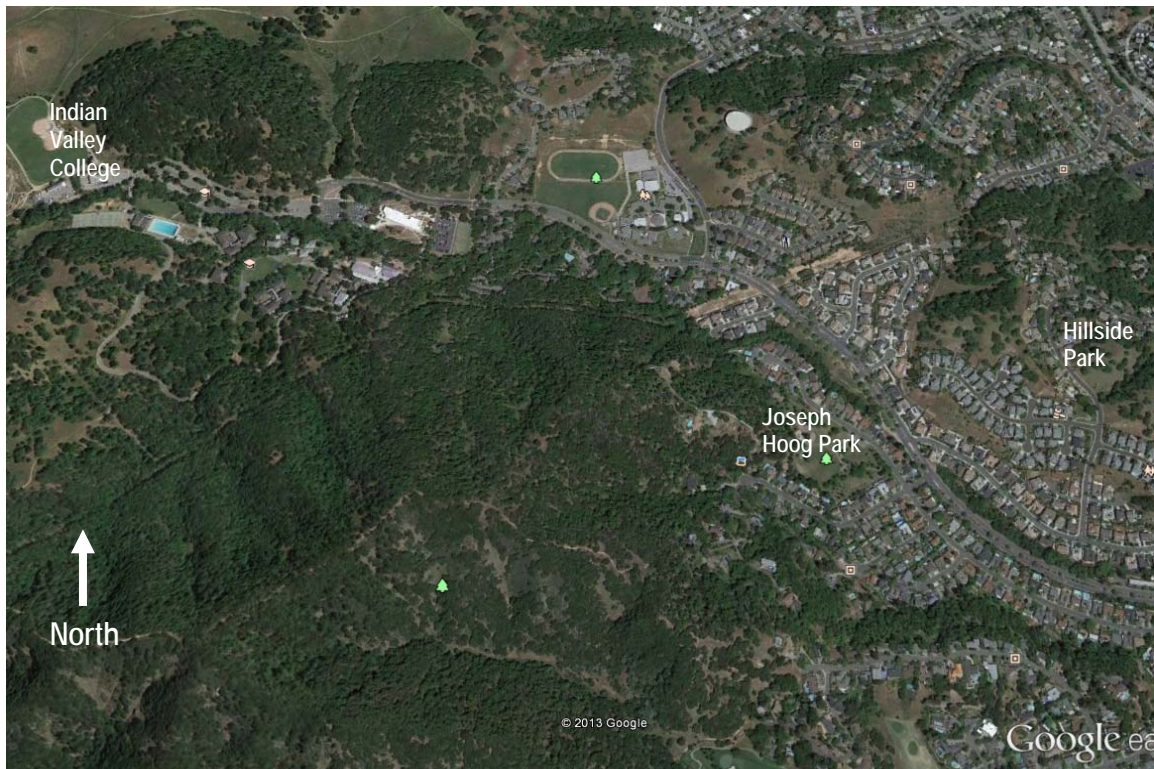
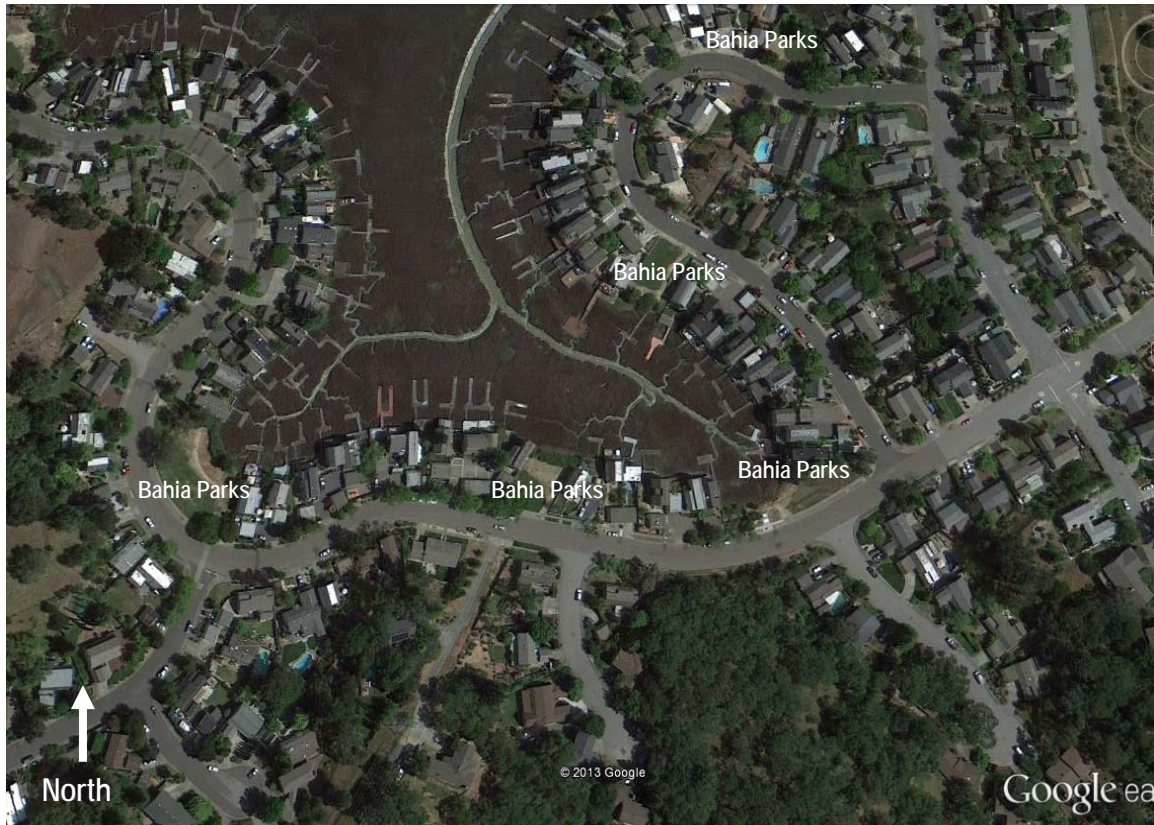
Park Locations

The following overview maps show the general location of the parks that were part of this assessment:

Overview of the Park Locations












Section 2 - Condition SUMMARY


Table EX-1 Facility Details


PARK & FACILITY	ACREAGE	PARK / FACILITY DESCRIPTION	
ARROYO AVICHI PARK			
<p style="text-align: center;">Arroyo Avichi Park</p> <p>1430 Johnson St.</p>	7.22	<p>Arroyo Avichi Park was established in 1967. It contains a run through spray water play feature, tot lot with playground equipment, barbeque grills, picnic tables, benches, grassy play areas and untouched forested areas. There are no restroom facilities present. The park includes Babe Silva Little League Field, which is owned by Novato School District and is maintained by Little League volunteers on behalf of the City.</p>	
CONDITION SUMMARY			
<p style="text-align: center;">Arroyo Avichi Park</p>		<p>The park was observed to be generally in fair-to-good condition at the time of our assessment. We understand that the park was rebuilt in 2002. Beyond expansion joint sealant replacement and other routine maintenance items such as seal coating and restriping the parking lot every five years, we have included refinishing the wood picnic tables and benches every eight years, and a cyclical allowance every five years for repairs to the irrigation system (reference Photographs 6 through 8 in Appendix B).</p> <p>The park's drinking fountain appeared to be in fair-to-good condition. The fountain has a typical EUL of 20 years; therefore, replacement is anticipated mid-term in the study period (reference Photograph 4 in Appendix B).</p> <p>The playground equipment appeared to be in fair-to-good condition (reference Photograph 3 in Appendix B). The typical EUL for public playground equipment is 15 years. However, due to observed conditions, we recommend extending the RUL by six years and, therefore, replacement is recommended mid-term in the study period.</p> <p>The run through water feature appeared to be in fair-to-good condition and working properly. The water feature's pump and filter have a typical EUL of 20 years. Therefore, we anticipate replacement will be required around mid-term in the study period.</p>	


BAHIA MINI PARKS			
<p>Bahia Mini Parks Topaz and Santana</p>	<p>1.83</p>	<p>The Bahia Mini Parks consist of six lots totaling 1.83 acres. They consist of grassy area with paths covered with decomposed granite. There are no restrooms or playground equipment and street parking only.</p>	
CONDITION SUMMARY			
<p>Bahia Mini Parks</p>		<p>The six mini parks are generally in fair condition overall. We understand that the playground equipment, drinking fountains or restroom facilities were removed in the last five years. Anticipated expenditures are recommended such as adding decomposed granite to the foot paths, reseeding bare ground areas, and routine maintenance items such as refinishing the wood benches every eight years, and a cyclical allowance every five years for repairs to the irrigation system (reference Photographs 1 through 4 in Appendix B). We recommend a budget of \$ 200,000 for new playground equipment at Bahia Mini Park A (across from Misty Road).</p>	
DOGBONE MEADOW PARK			
<p>Dogbone Meadow Novato Blvd.</p>	<p>2.78</p>	<p>Dogbone Meadow is a dog park with a fenced grassy run and play area, shaded seating and dog watering station. There is an onsite asphalt parking area. However, there are no restroom facilities.</p>	


CONDITION SUMMARY		
<p>Dogbone Meadow</p>		<p>The park picnic tables, dog wash area, and signage appeared to be in fair condition overall. Routine maintenance expenditures include a cyclical allowance for annual grassy area maintenance, seal coating and restriping the parking lot, adding decomposed granite to the foot paths and repairs to the irrigation system every five years, as well as refinishing the wood benches every eight years (reference Photograph 4 in Appendix B).</p> <p>The bench shade appeared to be in poor-to-fair condition due to corrosion at the base of the metal post supports. Therefore, we recommend it be replaced early in the study period (reference Photograph 3 in Appendix B).</p> <p>The perimeter chain link fence appeared to be in fair condition. The fence appears to be more than eight years old (we are unaware when it was installed). We recommend that the fence is replaced prior to mid-term as we anticipate that it will corrode and deteriorate over time (reference Photograph 5 in Appendix B).</p>
DOWNTOWN RECREATION CENTER PARK		
<p>Downtown Recreation Center Park 950 Seventh Ave.</p>	<p>.12</p>	<p>The park consists of a fenced tree shaded play area with an artificial turf covering, four benches and a picnic table.</p> 
CONDITION SUMMARY		
<p>Downtown Recreation Center Park</p>		<p>The park area was observed to be generally in fair-to-good condition at the time of our assessment. The park area has an artificial turf covering which appeared to be in good condition. The typical EUL for artificial turf is ten years; however, due to the observed conditions and assumed usage, we recommend replacement is undertaken mid-term in the study period and we have extended its RUL in this instance (reference Photograph 1 in Appendix B). However, we also recommend that the surface is reviewed at that time to ascertain if replacement is necessary or if it will last longer.</p>

<p>Downtown Recreation Center Park</p>		<p>The park benches are made of plastic with a metal frame and appeared to be in good condition. The typical EUL for a plastic bench is 15 years; however, due to the good condition we do not anticipate replacement will be necessary until mid-term in the study period at the same time as the turf replacement.</p> <p>The park's site lighting is provided by cast-iron light fixtures that appeared to be in good condition. The typical EUL for a cast-iron light is 20 years. Therefore, we do not anticipate replacement will be necessary mid-term in the study period (reference Photograph 3 in Appendix B).</p> <p>The park's perimeter has a wrought iron fence that appeared to be in good condition. We are unaware when the fence was last painted, therefore we recommend that it is repainted prior to mid-term and then every ten years in the study period to maintain the appearance of the facility (reference Photograph 2 in Appendix B).</p>
<p>GRANT AVENUE FOUNTAIN PARK</p>		
<p>Grant Avenue Fountain Grant Avenue and Redwood Blvd.</p>	<p>.03</p>	<p>The Grant Avenue Fountain is a wood fountain in a concrete, plaster basin, and framed with concrete blocks. The fountain was donated to the City of Novato by Mabel Hartman in 1980. The fountain and equipment are maintained by City of Novato Public Works Department.</p> 
<p>CONDITION SUMMARY</p>		
<p>Grant Avenue Fountain</p>		<p>The fountain was observed to be generally in fair-to-good condition at the time of our assessment. We observed routine maintenance work that include cyclical allowance every five years for repairs to the irrigation system that surround the fountain.</p> <p>The fountain's interior finish appeared to be in fair to good condition. The typical EUL for a fountain's finish is ten years. Therefore, based on condition and EUL, we anticipate replacement will be necessary early in the study period (reference Photograph 1 in Appendix B).</p> <p>The fountain's pump and filter system appeared to be in fair-to-good condition. The typical EUL for a fountain's pump system is 15 years, (we are unaware when it was installed). Therefore, based on condition and EUL, we anticipate replacement will be necessary mid-term in the study period (reference Photograph 2 and 3 in Appendix B).</p>


HAMILTON AMPHITHEATER PARK		
<p>Hamilton Amphitheater</p> <p>601 N. Hamilton Pkwy.</p>	<p>4.1</p>	<p>The Hamilton Amphitheater consists of historic stone retaining wall for the walkways and seating terraces, with a concrete stage. There is also playground equipment, barbeque grills, picnic table and a large grassy play area. Restrooms and on-site parting are provided.</p> 
CONDITION SUMMARY		
<p>Hamilton Amphitheater</p>		<p>The amphitheater and park area were observed to be generally in fair-to-good condition at the time of our assessment. Routine maintenance items include cyclical allowance for seal coating and restriping the parking lot every five years, repainting the restroom building and gazebo, along with refinishing the wood picnic tables and benches every eight years, and repairs to the irrigation system every five years (reference Photographs 2, 7, 8 and 12 in Appendix B).</p> <p>The park's drinking fountains appeared to be in fair-to-good condition. The fountain has a typical EUL of 20 years; therefore, replacement is anticipated early the study period (reference Photograph 4 in Appendix B).</p> <p>The park's site lighting fixtures appeared to be in poor-to-fair condition. The typical EUL for site lighting is 20 years. Therefore, based on condition and EUL, we anticipate replacement will be necessary early in the study period to maintain lighted areas through the park.</p> <p>The playground equipment appeared to be in fair-to-good condition. We assume the equipment to have been installed within the last five years. Therefore, with a typical EUL for of 15 years, replacement is anticipated mid-term in the study period to maintain a safe environment for children to play (reference Photograph 3 in Appendix B).</p>

HILL RECREATION AREA FIELDS		
<p>Hill Recreation Area Fields 1560 Hill Rd.</p>	<p>12.39</p>	<p>The Hill Recreation Area Fields consist of track and field area including a 440-yard track with a decomposed granite surface, and a baseball field with two three-row aluminum bleachers. There are no restroom facilities or onsite parking.</p> 
CONDITION SUMMARY		
<p>Hill Recreation Area Fields</p>		<p>The track and athletic fields were observed to be generally in fair condition at the time of our assessment. Routine maintenance items include a cyclical allowance every five years for repairs to the irrigation system (reference Photograph 1 in Appendix B).</p> <p>The field's irrigation system contains a pressure booster pump that appeared to be in fair condition, this is housed in the pump house (reference Photograph 3 in Appendix B). The typical EUL for equipment such as this is 15 years; therefore, replacement is anticipated early in the study period.</p> <p>The track appeared to be in poor condition with low areas and drainage ruts. It needs to be graded, compacted and decomposed granite placed on the surface and rolled (reference Photograph 5 in Appendix B).</p> <p>The pump house appeared to be in poor-to-fair condition due to the condition of the roof covering and exterior finish. The roof covering consist of asphalt shingles that are in poor condition and will need to be replaced early in the study period. The pump house exterior painted plywood siding appeared to be poor-to-fair condition and will need to be repainted early in the study period (reference Photograph 2 in Appendix B).</p> <p>The bleachers appeared to be in poor-to-fair condition. The bleachers appear to be more than 15 years old with a typical EUL of 20 years. Therefore, based on their EUL and observed condition, we recommend they are replaced early in the study period to maintain suitable safe seating for spectators (reference Photograph 4 in Appendix B).</p>


HILLSIDE PARK		
<p>Hillside Park 2 Aaron Dr. at Highland Dr.</p>	<p>1.22</p>	<p>Hillside Park contains a play area with playground equipment along with picnic tables, benches, concrete sidewalks, and restrooms. Street parking only.</p> 
CONDITION SUMMARY		
<p>Hillside Park</p>		<p>The park was observed to be generally in fair-to-good condition at the time of our assessment. Routine maintenance items include painting the exterior and interior of the restroom building, refinishing the wood picnic tables and benches every eight years, and a cyclical allowance every five years for repairs to the irrigation system (reference Photograph 1 in Appendix B).</p> <p>The restroom building appeared to be in fair-to-good condition. The roof covering consists of pre-formed corrugated metal panels that are in good condition; therefore, we do not anticipate replacement will be necessary until toward end of the study period. The building's exterior consists of painted plywood siding and appeared to be fair condition. It will need to be repainted early in the study period (reference Photograph 4 in Appendix B). Three hollow metal doors appeared to be in fair condition with a typical EUL of 25 years. Therefore, based on a RUL of five years, we anticipate they will need to be replaced early in the study period. The plumbing fixtures including lavatories, urinal and water closets appeared to be in fair to good condition. The plumbing fixtures have a typical EUL of 35 years; therefore, replacement is anticipated towards the end of the study period.</p> <p>The park's site lighting fixtures appeared to be in fair condition. The typical EUL for a bollard style light is 20 years; therefore, based on condition and EUL, we anticipate replacement will be necessary early in the study period to maintain safely lit areas (reference Photograph 8 in Appendix B).</p> <p>The park's electrical distribution panel at the restroom facility appeared to be in poor-to-fair condition. The electrical panel has a typical EUL of 30 years; therefore, based on observed condition and estimated RUL, replacement is anticipated early in the study period (reference Photograph 7 in Appendix B).</p>


<p>Hillside Park</p>		<p>There are settlement and movement cracks in sections of the concrete sidewalk that make the surface to be in poor condition and over time could progress into tripping hazards. We recommend that the concrete sidewalks are repaired/replaced so that any cracks and potential tripping hazards are removed near-term in the study period (reference Photograph 2 in Appendix B). In addition, the sealant between the concrete walkway slabs has started to deteriorate with missing and cracked sections of sealant occurring. We also recommend that the sealant is replaced in the near term.</p> <p>The park's drinking fountain appeared to be in fair-to-good condition. The fountain has a typical EUL of 20 years; therefore, replacement is anticipated mid-term in the study period to maintain adequate supply (reference Photograph 5 in Appendix B).</p> <p>The park has a split rail fence along the walkways that appeared to be in fair condition. The fence appeared to be more than ten years old (we are unaware when it was installed) with a typical EUL of 20 years for a split rail fence. Therefore, based on its EUL and observed condition, we recommend it be replaced prior to mid-term in the study period (reference Photograph 6 in Appendix B).</p> <p>The playground equipment appeared to be in fair-to-good condition. The typical EUL for public playground equipment is 15 years (reference Photograph 3 in Appendix B). The replacement is anticipated mid-term in the study period to maintain a safe environment for children to play and also the appearance of the park.</p>
<p>INDIAN VALLEY FIELDS</p>		
<p>Indian Valley Fields 1800 Ignacio Blvd.</p>	<p>8.09</p>	<p>Indian Valley Fields consists of two lighted baseball fields with chain link fence backstops, shaded dugouts and two sets of aluminum bleachers, along with soccer fields. There are restrooms adjacent to the fields, asphalt walkways, and parking to the east of the baseball fields that is shared with the campus security office building.</p> 

CONDITION SUMMARY		
<p>Indian Valley Fields</p>		<p>The park is owned by the College of Marin and is maintained by the City of Novato per agreement, and was observed to be generally in fair-to-good condition at the time of our assessment. Routine maintenance items include painting the exterior and interior of the restroom and storage/equipment buildings, refinishing the wood picnic tables and benches every eight years, and a cyclical allowance every five years for repairs to the irrigation system (reference Photographs 1 and 2 in Appendix B).</p> <p>The restroom building appeared to be in fair-to-good condition. The roof covering consists of pre-formed corrugated metal panels that are in good condition; therefore, we do not anticipate replacement will be necessary until near the end of the study period. The building's exterior consists of painted cementitious siding that appeared to be fair condition. We observed damaged sections at the surface of the siding that we recommend is repaired and then the surface receives a painted finish at the start of the study period to maintain the appearance of the building (reference Photographs 3 and 4 in Appendix B).</p> <p>The hollow metal doors at the restroom and storage buildings appeared to be in fair condition with a typical EUL of 25 years. We anticipate they will need to be replaced mid-term in the study period.</p> <p>The baseball field's restroom plumbing fixtures appeared to be in fair-to-good condition. The plumbing fixtures have a typical EUL of 35 years; therefore, to maintain the appearance of the restrooms, we have recommended that they are replaced towards the end of the study period (reference Photograph 5 in Appendix B). In addition, we recommend that the faucets are replaced every ten years to maintain suitable operation; and, therefore, their first replacement will fall prior to mid-term.</p> <p>The baseball field's electrical main distribution panel, field lighting controls and panel board which is located in the storage/equipment building all appeared to be in fair-to-good condition. The electrical panels have a typical EUL of 30 years; therefore, based on RUL of 14 years and observed condition, replacement will be necessary after mid-term in the study period (reference Photographs 7 and 8 in Appendix B).</p>

<p>Indian Valley Fields</p>		<p>The walkways and driveways are constructed of asphalt paving and appeared to be in fair condition. To maintain the condition and extend the Remaining Useful Life (RUL), we recommend that the asphalt surface be seal coated and restriped at the start of the study period and then every five years (reference Photographs 12 through 14 in Appendix B).</p> <p>The baseball field's drinking fountain appeared to be in fair condition. The fountain has a typical EUL of 20 years; therefore, replacement is anticipated early in the study period to maintain an adequate supply of suitable drinking water at the park for park users (reference Photograph 6 in Appendix B).</p> <p>The baseball field's chain link fence and backstop appeared to be in fair-to-good condition. The fence and backstop has exceeded the typical EUL of 15 years for a chain link fence. Therefore, based on its EUL and observed condition, we are extending the RUL ten years to mid-term in the study period (reference Photograph 9 in Appendix B).</p> <p>The bleachers appeared to be in fair-to-good condition. The bleachers have a typical EUL of 20 years; therefore, based on its EUL and observed condition, we are extending the RUL to mid-term in the study period as they appear to be free from defects at this time (reference Photograph 10 in Appendix B).</p> <p>The baseball field's high site lighting fixtures appeared to be in fair condition (as observed from the ground). The high lighting fixtures have a typical EUL of 20 years; therefore, based on the EUL, replacement is anticipated early in the study period (reference Photograph 11 in Appendix B).</p>
<p>JOSEF HOOG PARK</p>		
<p>Josef Hoog Park 558 Marin Oaks Dr.</p>	<p>9.8</p>	<p>Josef Hoog Park consists of a tot lot with playground equipment, barbeque grills, picnic tables, benches, a basketball court, large grassy play areas and untouched forested areas. The park also contains restrooms and asphalt paved walkways and onsite parking. There are bird houses in some of the trees that are specially designed for owls.</p> 


CONDITION SUMMARY		
<p>Josef Hoog Park</p>		<p>The park was observed to be generally in fair-to-good condition at the time of our assessment. Routine maintenance items include painting the exterior and interior of the restroom building, refinishing the wood picnic tables and benches every eight years, and a cyclical allowance every five years for repairs to the irrigation system (reference Photographs 2 through 5 in Appendix B).</p> <p>The restroom building appeared to be in fair-to-good condition. The roof covering consists of pre-formed corrugated metal panels that are in good condition; therefore, we do not anticipate replacement will be necessary until late in the study period. The building's exterior consists of painted metal siding and appeared to be fair condition, although it will need to be repainted early in the study period.</p> <p>The restroom building's three hollow metal doors appeared to be in poor-to-fair condition, with a typical EUL of 25 years; therefore, we anticipate they will need to be replaced early in the study period.</p> <p>The park's restroom plumbing fixtures included wall-hung lavatories and water closets that appeared to be in fair-to-good condition. The plumbing fixtures have a typical EUL of 35 years; therefore, replacement is anticipated near the end of the study period (reference Photographs 6 and 7 in Appendix B).</p> <p>The park's electrical distribution panel at the restroom facility appeared to be in poor-to-fair condition. The electrical panel has a typical EUL of 30 years (we are unaware when it was installed); therefore, based on observed condition and estimated RUL, replacement is anticipated early in the study period.</p> <p>The walkways, basketball court and parking lot are constructed of asphalt paving and appeared to be in fair condition. We recommend that the asphalt surfaces be seal coated and restriped early in the study period and then every five years (reference Photograph 1 in Appendix B).</p> <p>The park's drinking fountain appeared to be in fair condition. The fountain has a typical EUL of 20 years; therefore, replacement is anticipated early in the study period (reference Photograph 8 in Appendix B).</p> <p>The playground equipment appeared to be in fair condition. The typical EUL for public playground equipment is 15 years; therefore, due to RUL and observed conditions, we have recommended replacement prior to mid-term (reference Photograph 9 in Appendix B).</p>

LEE GERNER PARK		
<p>Lee Gerner Park 939 Seventh St.</p>	<p>2.02</p>	<p>Lee Gerner Park consists of tree shaded areas along both sides of Novato Creek. There are asphalt paved walks along both sides of the creek with a connecting foot bridge and fixed park benches. There are no restroom facilities or playground equipment present.</p>
		
CONDITION SUMMARY		
<p>Lee Gerner Park</p>		<p>The park was observed to be generally in fair condition at the time of our assessment. Routine maintenance items include refinishing the wood picnic tables and benches every eight years and a cyclical allowance every five years for repairs to the irrigation system (reference Photographs 1, 3 and 5 in Appendix B).</p> <p>The park's site lighting fixtures appeared to be in fair condition. The typical EUL for this type of site lighting is 20 years, (we are unaware when it was installed). Therefore, based on condition and EUL, we anticipate replacement will be necessary early in the study period (reference Photograph 6 in Appendix B).</p> <p>The walkways are constructed of asphalt paving and generally appeared to be in fair condition. We noted some damaged areas that need to be repaired at the start of the study period and then seal coated and restriped every five-years (reference Photograph 4 in Appendix B). The foot bridge over Novato Creek is in good condition as repairs were recently made to the bridge and the walkway planks have been recently replaced.</p>

MARIN HIGHLANDS PARK			
<p>Marin Highlands Park Santa Maria Dr.</p>	<p>3.83</p>	<p>Marin Hillside Park contains a play area with playground equipment, picnic tables, asphalt sidewalks, and grassy play area. There are no restrooms or onsite parking.</p>	
CONDITION SUMMARY			
<p>Marin Highlands Park</p>		<p>The park was observed to be generally in fair-to-good condition at the time of our assessment. Routine maintenance items include refinishing the wood picnic tables every eight years, and a cyclical allowance every five years for repairs to the irrigation system (reference Photographs 2 and 3 in Appendix B).</p> <p>The retaining wall around the playground area has graffiti that we recommend be removed at the start of the study period (reference Photograph 4 in Appendix B).</p> <p>The walkway is constructed of asphalt paving and appeared to be in fair-to-good condition. We recommend that the asphalt surface be seal coated and restriped early in the study period and then every five years (reference Photographs 6 and 7 in Appendix B).</p> <p>The playground equipment appeared to be in fair condition and is assumed more than 15 years old. The typical EUL for public playground equipment is 15 years. Therefore, due to its RUL, observed deteriorated conditions, and that the equipment does not adhere to today's standards with sand beneath, we recommend replacement of the equipment is undertaken early in the study period to maintain the usefulness and appearance of the park (reference Photograph 5 in Appendix B).</p>	


MARION RECREATION AREA		
<p> Marion Recreation Area 1720 Grant Ave. </p>	<p>1.98</p>	<p>Marion Recreation Area consists of a youth softball field with benches and a large grassy play area. The park is fenced and contains shade trees at the perimeter. There is a concession/storage building that appears to be no longer in use. There are no restroom facilities or onsite parking.</p>
<p>CONDITION SUMMARY</p>		
<p> Marion Recreation Area </p>		<p>The park was observed to be generally in fair-to-good condition at the time of our assessment. Routine maintenance items include normal repairs to the irrigation system.</p> <p>The baseball field's chain link backstop and fence along the south elevation appeared to be in poor condition. The fence and backstop appear to have exceeded the typical EUL of 15 years for a chain link fence; therefore, based on its EUL and observed condition, we recommend it is replaced at the start of the study period (reference Photographs 1 through 3 in Appendix B).</p>






MIWOK PARK		
<p>Miwok Park 2200 Novato Blvd.</p>	<p>37.91</p>	<p>Miwok Park consists of a children's playground, barbecue grills, picnic tables, benches, and large grassy play areas. There is a large untouched forested area along Novato Creek connected to the park by the Miwok Bridge. The park also contains restrooms and asphalt paved walkways and onsite parking. The park houses the Marin Museum of the American Indian, which is operated by a private nonprofit organization.</p>
		
CONDITION SUMMARY		
<p>Miwok Park</p>		<p>The park was observed to be generally in fair-to-good condition at the time of our assessment. Routine maintenance items include painting the exterior trim and interiors of the restroom building, refinishing the wood picnic tables and benches every eight years, and normal repairs to the irrigation system (reference Photographs 2 and 3 in Appendix B).</p> <p>The parking lot is asphalt paving, the walkways are combination asphalt and concrete that appeared to be in fair-to-good condition. We recommend that the asphalt surface be seal coated and restriped early in the study period and then every five years (reference Photographs 7 and 8 in Appendix B).</p> <p>The park's site lighting fixtures appeared to be in fair condition. The typical EUL for pole mounted site lights is 20 years; therefore, based on observed condition and EUL, we anticipate replacement will be necessary early in the study period (reference Photograph 5 in Appendix B).</p> <p>The playground equipment appeared to be in fair condition. We assumed the equipment to be approximately ten years old. The typical EUL for public playground equipment is 15 years; therefore, based on the RUL and observed conditions, we recommend that replacement is undertaken mid-term in the study period to maintain the appearance of the park and create a safe environment (reference Photograph 6 in Appendix B).</p>


NOVATO HIGH SCHOOL TENNIS COURTS		
<p> Novato High School Tennis Courts 625 Arthur St. </p>	<p>N/A</p>	<p>City of Novato Public Works Department is only responsible for maintaining the light fixtures and controls at the Novato High School Tennis Courts. The court surfaces and fencing are maintained by the school district.</p>
<p>CONDITION SUMMARY</p>		
<p> Novato High School Tennis Courts </p>		<p>The tennis court lighting fixtures appeared to be in fair condition. The typical EUL for high pole lighting is 20 years; therefore, based on condition and EUL, we anticipate replacement will be necessary early in the study period (reference Photographs 1 and 2 in Appendix B).</p> <p>The tennis court lighting controls appeared to be in fair condition. The typical EUL for court lighting controls is 15 years; therefore, based on condition and EUL, replacement will be necessary at the start of study period and again in 15 years (reference Photograph 3 in Appendix B).</p>





NOVATO SKATE PARK		
<p>Novato Skate Park</p>	<p>1.3</p>	<p>Novato Skate Park is a skate facility with fenced skate course with fixed picnic tables and benches. There is an onsite asphalt paved parking area. There are no restroom facilities; however, there are portable toilets on site. The park also contains a large open lawn area along with an undeveloped area to the south and east of the parking lot.</p> 
CONDITION SUMMARY		
<p>Novato Skate Park</p>		<p>The park was observed to be generally in good condition at the time of our assessment. Routine maintenance items include refinishing the wood picnic tables and benches every eight years and normal repairs to the irrigation system (reference Photograph 6 in Appendix B). Park signage appeared to be in good condition; however, they may need to be replaced mid-term in the study period due to weathering.</p> <p>The concrete skate board course appeared to be in fair-to-good condition. However, we noted some cracks in the course that are in need of repair at the start of the study period (reference Photographs 1 through 3 in Appendix B).</p> <p>The expansion joints in the concrete walkways are cracking and appeared to be in poor condition. We recommend the expansion joint sealant be replaced at the start of the study period and then every 15 years (reference Photograph 8 in Appendix B).</p> <p>The park's drinking fountain appeared to be in fair condition. The fountain has a typical EUL of 20 years; therefore, replacement is anticipated late in the study period (reference Photograph 5 in Appendix B).</p> <p>The parking lot is asphalt paving that appeared to be in fair-to-good condition. We recommend that the asphalt surface be seal coated and restriped early in the study period and then every five years (reference Photograph 9 in Appendix B).</p> <p>The park's site lighting fixtures appeared to be in good condition. The typical EUL for pole mounted site lights is 20 years; therefore, based on condition, we anticipate replacement will be necessary late in the study period (reference Photograph 7 in Appendix B).</p>


O'HAIR PARK		
<p>O'Hair Park 885 Suto Ave.</p>	<p>98.26</p>	<p>O'Hair Park has two bridges: a foot bridge that crosses a seasonal creek and connects to the dog park and a vehicle traffic bridge that crosses Novato Creek. The vehicle traffic bridge has been used by the Novato Fire District for access to a large meadow and the base of a mountain. The park is generally 98 acres of forest with few trails. There is one wood shade structure; however there are no tables, benches, restroom facilities or onsite parking.</p> 
CONDITION SUMMARY		
<p>O'Hair Park</p>		<p>The park was observed to be generally in good condition at the time of our assessment. Routine maintenance items include refinishing the wood shade structure every eight years (reference Photographs 5 in Appendix B).</p> <p>The park contains two bridges that provide access across a seasonal creek and Novato Creek respectively. The bridge over Novato Creek was observed to be in poor condition with structural cracking issues present. We recommend that the traffic across the bridge be restricted to foot traffic only; no motor vehicles permitted (reference Photographs 3 and 4 in Appendix B). The wood foot bridge over the seasonal creek was observed to be in good condition with no actions anticipated; however, we do recommend a structural review of the bridges periodically for safety.</p> <p>The shade structure needs the mold damaged trim board replaced at the start of the study period (reference Photograph 6 in Appendix B).</p> <p>The shade asphalt shingles roof covering appeared to be in fair condition. The typical EUL for asphalt shingles is 40 years; therefore, based on condition, we anticipate replacement will be necessary early in the study period (reference Photograph 5 in Appendix B).</p>

OLIVE SCHOOL – HAMANN FIELD			
<p>Olive School – Hamann Field</p> <p>Olive Ave.</p>		<p>Olive School Park and Hamann Baseball Field are at the same location. The playground, playground equipment and play areas are owned by the Olive School, which is a public school. There was a restroom facility owned by the City; however, the fixtures have been removed and the building has been repurposed for Little League storage. The park includes Hamann Little League Field, which is owned by Novato Unified School District and is maintained by Little League volunteers on behalf of the City. The City is responsible for a baseball net just beyond left field to prevent baseballs from hitting the neighboring houses.</p>	
CONDITION SUMMARY			
<p>Olive School – Hamann Field</p>		<p>There is baseball protective netting beyond left field at the fence line, which appeared to be in poor-to-fair condition. The netting has exceeded the typical EUL of 15 years for this type of netting; however, based on condition, we recommend it be replaced early in the study period (reference Photograph 3 in Appendix B).</p>	
OLIVE TOT LOT PARK			
<p>Olive Tot Lot</p> <p>3 Elmwood Ct.</p>	<p>.07</p>	<p>Olive Tot Lot contains a tot play area with playground equipment along with shaded picnic tables, benches, concrete sidewalks and wood chip covered play areas. There are no restrooms or onsite parking.</p>	


CONDITION SUMMARY		
Olive Tot Lot		<p>The park was observed to be generally in good condition at the time of our assessment. Routine maintenance items include refinishing the wood shade every eight years and normal repairs to the irrigation system (reference Photograph 1 in Appendix B).</p> <p>The park's drinking fountain appeared to be in fair-to-good condition. The fountain has a typical EUL of 20 years; therefore, replacement is anticipated mid-term in the study period (reference Photograph 2 in Appendix B).</p> <p>The playground equipment appeared to be in fair-to-good condition. The typical EUL for public playground equipment is 15 years (we are unaware when it was installed). However, due to observed condition, we recommend that it be replaced mid-term in the study period.</p>
PANSY TONG LO PARK		
Pansy Tong Lo Park	2	<p>At the time of assessment, Pansy Tong Lo Park contained a play area with wood playground equipment, benches, asphalt sidewalks, and open native grass play area. At the time of publication of this report, the playground structure had been removed. There are no restrooms or onsite parking.</p> 
CONDITION SUMMARY		
Pansy Tong Lo Park		<p>The park was observed to be generally in poor condition at the time of our assessment. Routine maintenance items include general landscaping monthly, refinishing the wood park benches every eight years, and normal repairs to the irrigation system (reference Photograph 3 in Appendix B).</p> <p>The wood park benches appeared to be in poor condition. We recommend that they be replaced at the start of the study period (reference Photographs 5 and 6 in Appendix B).</p> <p>The walkway is constructed of asphalt paving and appeared to be in fair condition, with some cracked sections. We recommend that the asphalt walkway be repaired; seal coated and restriped at the start of the study period and then every five years (reference Photographs 4 in Appendix B).</p>


<p>Pansy Tong Lo Park</p>		<p>The park has a split rail fence along the walkway that appeared to be in fair condition. The fence appeared to be more than ten years old (we are unaware when it was installed) with a typical EUL of 20 years for a split rail fence. Therefore, based on its EUL and observed condition, we recommend it be replaced prior to mid-term in the study period (reference Photograph 7 in Appendix B).</p> <p>At the time of our assessment, the playground areas and playground equipment appeared to be in poor condition. The playground equipment was subsequently removed as it was aged and in poor condition. The typical EUL for public playground equipment is 15 years. We recommend that the playground equipment be replaced early in the study period (reference Photographs 1 and 2 in Appendix B).</p>
<p>PIONEER PARK</p>		
<p>Pioneer Park 1007 Simmons Lane</p>	<p>8.89</p>	<p>Pioneer Park consists of large grassy areas, a sand playground with playground equipment, drinking fountains, barbeque grills, shaded picnic tables, benches, a gazebo, four lighted tennis courts and a historic cemetery. The park also contains restrooms, paved walkways and onsite parking.</p> 
<p>CONDITION SUMMARY</p>		
<p>Pioneer Park</p>		<p>The park was observed to be generally in fair-to-good condition at the time of our assessment. Routine maintenance items include painting the exterior trim and interior of the restroom building, refinishing the gazebo, wood picnic tables and benches every eight years, and normal repairs to the irrigation system (reference Photographs 1 through 4 in Appendix B).</p> <p>The park's drinking fountains appeared to be in fair-to-good condition. The fountains have a typical EUL of 20 years; therefore, replacement is anticipated mid-term in the study period.</p> <p>The parking lot is of asphalt paving. The walkways are combination asphalt and concrete that appeared to be in fair to good condition. We recommend that the asphalt surface be seal coated and restriped early in the study period and then every five years (reference Photographs 12 and 13 in Appendix B).</p>


<p>Pioneer Park</p>		<p>The park's tennis courts appeared to be in fair condition. The typical EUL for tennis court surfaces is seven years, (we are unaware when it was installed). Therefore, based on condition and EUL, the court repairs and resurfacing will be necessary at the start of the study period and then every seven years (reference Photograph 5 and 6 in Appendix B).</p> <p>The park's wood retaining wall along Simmons Lane appeared to be in poor condition. We would recommend that the retaining wall be replaced (reference Photographs 7 and 8 in Appendix B). However, we understand that there is another study under way to address the condition of City-maintained retaining walls and, in order to avoid double-counting, we have excluded this item from the financial projections.</p> <p>The wood steps through the cemetery appeared to be in poor-to-fair condition. There are sections of the steps that are starting to deteriorate from weathering, leaving an uneven and cracked walking surface. We recommend that the uneven and cracked sections be replaced at the start of the study period (reference Photographs 9 and 10 in Appendix B).</p> <p>The park's site lighting fixtures appeared to be in fair condition. The typical EUL for pole mounted site lights is 20 years, (we are unaware when it was installed); therefore, based on condition and EUL, we anticipate replacement will be necessary early in the study period (reference Photograph 11 in Appendix B).</p> <p>The park's irrigation system contains a pressure booster pump that is housed in the pump vault. It appeared to be in fair condition (reference Photograph 15 in Appendix B). The typical EUL for equipment such as this is 15 years; therefore, replacement is anticipated early in the study period.</p> <p>The playground equipment appeared to be in good condition, and assumed to be recently installed. The typical EUL for public playground equipment is 15 years; therefore, based on observed conditions, replacement is anticipated after mid-term in the study period (reference Photograph 14 in Appendix B).</p>
<p>RESERVOIR HILL VISTA TRAIL</p>		
<p>Reservoir Hill Vista Trail Hamilton Parkway</p>	<p>32</p>	<p>Reservoir Hill Vista Trail consists of decomposed granite covered foot paths around the hill and to a viewing vista atop Reservoir Hill. There is onsite parking, but there are no restroom facilities.</p> 

CONDITION SUMMARY		
<p>Reservoir Hill Vista Trail</p>		<p>The park was observed to be generally in good condition at the time of our assessment. Routine maintenance items include refinishing the wood benches every eight years.</p> <p>The parking lot is of asphalt paving that appeared to be in fair-to-good condition. We recommend that the asphalt surface be seal coated and restriped early in the study period then every five years (reference Photograph 4 and 5 in Appendix B). The retaining wall at the parking lot appeared to be in good condition.</p> <p>The path to the vista and around the park has a decomposed granite surface that appeared to be in fair condition. We recommend that granite is added to the paths early in the study period then every ten years (reference Photograph 2 in Appendix B).</p> <p>The park's vista viewing area has interpretive signs describing interesting items in the view at different locations. The signs appeared to be in fair-to-good condition. The typical EUL for this type of signage is ten years (we are unaware when they were installed). Therefore, based on condition, we anticipate replacement will be necessary early in the study period (reference Photograph 3 in Appendix B).</p>
SCOTTSDALE MARSH AND POND		
<p>Scottsdale Marsh and Pond Redwood and Rowland Blvd.</p>	<p>51.85</p>	<p>Scottsdale Marsh and Pond consists of a large marsh and a pond that are fed from street run off. The marsh has a viewing vista with a shaded bench, interpretive signs and paving stone walkways. The pond has a gazebo with benches, a handicap accessible fishing pier and access foot paths with interpretive signs along the south and west sides of the pond. There are no restrooms or onsite parking.</p> 


CONDITION SUMMARY		
Scottsdale Marsh and Pond		<p>The park appeared to be in fair condition. Routine maintenance expenditures include refinishing the wood shade, wood benches, wood fence, paint the metal fencing and gazebo every eight years, adding decomposed granite to the foot paths every five years and normal repairs to the irrigation system (reference Photograph 1 through 5 in Appendix B).</p> <p>The park's drinking fountains appeared to be in fair-to-good condition. The fountains have a typical EUL of 20 years; therefore, replacement is anticipated mid-term in the study period (reference Photograph 11 in Appendix B).</p> <p>The pond has two sets of pumps, three directional circulation pumps and two aeration pumps that appeared to be fair-to-good condition. The pumps have a typical EUL of 15 years; therefore, we anticipate they will need to be replaced mid-term in the study period.</p> <p>The pond has a handicap accessible fishing pier that appeared to be in fair-to-good condition. The pier appears to be more than 11 years old with a typical EUL of 30 years; however, they need to be refinished every eight years. Therefore, based on its EUL and observed condition, we recommend it be refinished at the start of the study period and then every eight years (reference Photograph 6 and 7 in Appendix B).</p> <p>The paths along the south and west elevation of the pond have a decomposed granite surface that appeared to be in fair condition. We recommend that granite is added to the paths early in the study period then every ten years (reference Photograph 9 in Appendix B).</p> <p>The sealant in the concrete sidewalks expansion joints appeared to be in poor condition. The sealant has a typical EUL of 15 years; therefore, replacement is needed at the start of the study period and then every 15 years (reference Photograph 8 in Appendix B).</p> <p>The marsh and pond have interpretive signs describing interesting items in the view at different locations. The signs appeared to be in fair-to-good condition. The typical EUL for this type of signage is ten years; therefore, based on condition, we anticipate replacement will be necessary early in the study period (reference Photograph 10 in Appendix B).</p>

SLADE PARK		
<p>Slade Park 593 Manuel Dr.</p>	<p>3</p>	<p>Slade Park contains two baseball backstops with benches, large grassy area, sand covered play area with playground equipment, barbeque grills and shaded picnic tables. The park is fenced and contains shade trees at the perimeter. There is onsite parking; however, there are no restroom facilities. Slade Park is owned by the Flood Control District and is maintained by the City of Novato Public Works Department.</p> 
CONDITION SUMMARY		
<p>Slade Park</p>		<p>The park was observed to be generally in fair condition at the time of our assessment. Routine maintenance items include refinishing the wood shade, wood picnic tables and benches every eight years, and normal repairs to the irrigation system (reference Photographs 1, 7 and 8 in Appendix B).</p> <p>The park's drinking fountain appeared to be in fair-to-good condition. The fountains have a typical EUL of 20 years; therefore, replacement is anticipated mid-term in the study period (reference Photograph 6 in Appendix B).</p> <p>The parking lot is asphalt paving and, along with the walkways, appeared to be in poor-to-fair condition. We recommend the parking lot be repaired and the asphalt parking lot and walkways be seal coated and restriped at the start of the study period and then every five-years (reference Photographs 9 and 10 in Appendix B). The asphalt basketball court is in fair condition; however, to extend to life of the asphalt we recommend that it be seal coated at the same time as the parking lot.</p> <p>The perimeter chain link fence appeared to be in poor-to-fair condition. The fence appears to be more than 15 years old (we are unaware when it was installed) with a typical EUL of 15 years for a chain link fence. Therefore, based on its EUL and observed condition, we recommend it be replaced at the start of the study period (reference Photograph 11 in Appendix B).</p> <p>The playground equipment appeared to be in fair condition and assumed to be more than ten years old. The typical EUL for public playground equipment is 15 years. However, due to observed condition, we recommend that it be replaced early in the study period (reference Photograph 2 in Appendix B).</p>

SOUTH HAMILTON PARK		
<p style="text-align: center;">South Hamilton Park</p> <p>251 Hangar Ave.</p>	<p>6.92</p>	<p>South Hamilton Park consists of a large grassy area, and the Palmisano Community Play Park which has three sand covered play areas with playground equipment, barbeque grills, shaded picnic tables and benches. Dunphy Baseball Field is located at the south end of Hangar Avenue and has a contained baseball field with chain link fences, chain link fence shaded dugouts and three sets of aluminum bleachers. There are two portable toilets supplied by the Little League and onsite parking within the park.</p> 
CONDITION SUMMARY		
<p style="text-align: center;">South Hamilton Park</p>		<p>The park and baseball field were observed to be generally in fair-to-good condition at the time of our assessment. Routine maintenance items include refinishing the wood shades, wood picnic tables and benches every eight years, and a normal cyclical allowance every five years for repairs to the irrigation system (reference Photographs 1 and 2 in Appendix B).</p> <p>The park's drinking fountain appeared to be in fair-to-good condition. The fountain has a typical EUL of 20 years; therefore, replacement is anticipated mid-term in the study period (reference Photograph 3 in Appendix B).</p> <p>The parking lot's asphalt paving appeared to be in fair-to-good condition. We recommend that the asphalt surface be seal coated and restriped early in the study period and then every five years (reference Photograph 7 in Appendix B).</p> <p>The park's concrete walkways appeared to be in fair condition. However, we noted cracked section of walkways that need to be repaired at the start of the period (reference Photograph 8 in Appendix B).</p>

<p>South Hamilton Park</p>		<p>The park's site lighting fixtures appeared to be in fair condition. The typical EUL for bollard type light fixtures is 20 years, (we are unaware when it was installed). Therefore, based on condition and EUL, we anticipate replacement will be necessary early in the study period (reference Photograph 4 in Appendix B).</p> <p>The playground equipment appeared to be in fair condition. The typical EUL for public playground equipment is 15 years (we are unaware when it was installed); however, due to observed condition, we recommend that it be replaced mid-term in the study period (reference Photographs 5 and 6 in Appendix B).</p> <p>The perimeter chain link fence and backstop appeared to be in fair-to-good condition. The fence and backstop appears to be more than eight years old, with a typical EUL of 15 years for a chain link fence. We recommend the fence and backstop chain link be scheduled for replacement mid-term in the study period (reference Photograph 9 in Appendix B).</p> <p>The bleachers appeared to be in fair condition although they were assumed to be more than 15 years old. Based on a typical EUL of 20 years and observed conditions, we have anticipated replacement prior to mid-term in the study period (reference Photograph 9 in Appendix B) so that safe and suitable seating is maintained at the facility.</p> <p>The snack shack appeared to be in fair condition; therefore, with regular maintenance it will last well beyond the study period. The snack shack and baseball field is maintained by the Little League on behalf of the City.</p>
<p>STAFFORD GROVE PARK</p>		
<p>Stafford Grove Park 1035 Seventh St.</p>	<p>.26</p>	<p>Stafford Grove Park consists of a sand covered play area with playground equipment, barbeque grills, picnic tables, benches, a gazebo and paved walkways. There are no restrooms facilities or onsite parking.</p> 

CONDITION SUMMARY		
Stafford Grove Park		<p>The park was observed to be generally in fair-to-good condition at the time of our assessment. Routine maintenance items include refinishing the gazebo, wood picnic tables and benches every eight years, and normal repairs to the irrigation system (reference Photograph 1 and 2 in Appendix B).</p> <p>The park's site lighting fixtures appeared to be in fair condition. The typical EUL for pole style lighting is 20 years; therefore, based on condition and EUL, we anticipate replacement will be necessary early in the study period (reference Photograph 5 in Appendix B).</p> <p>The park's drinking fountain appeared to be in fair-to-good condition. The fountain has a typical EUL of 20 years; therefore, replacement is anticipated mid-term in the study period (reference Photograph 3 in Appendix B).</p> <p>The park has a split rail fence along the walkways appeared to be in fair-to-good condition. The fence appeared to be more than ten years old (we are unaware when it was installed) with a typical EUL of 20 years for a split rail fence. Therefore, based on its EUL and observed condition, we recommend it be replaced prior to mid-term in the study period (reference Photograph 6 in Appendix B).</p> <p>The playground equipment appeared to be in fair condition and assumed more than ten years old. The typical EUL for public playground equipment is 15 years; however, due to observed condition, we recommend that it be replaced early in the study period to maintain the appearance of the park (reference Photograph 4 in Appendix B).</p>

THIGPEN SPORTS COURTS		
<p>Thigpen Sports Courts Crescent Dr.</p>	<p>1.8</p>	<p>Thigpen Sports Courts consists of lighted fenced outdoor roller hockey, basketball courts and two tennis courts. The courts are constructed of asphalt paving with Nova-Coat surface. The park has concrete stairs, walkways and onsite parking. There are no restrooms facilities present. The courts are built on Coast Guard owned property and are maintained by the City of Novato Public Works Department.</p> 
CONDITION SUMMARY		
<p>Thigpen Sports Courts</p>		<p>The park was observed to be generally in fair-to-good condition at the time of our assessment. Routine maintenance items include normal repairs to the irrigation system.</p> <p>The park's drinking fountains appeared to be in fair-to-good condition. The fountains have a typical EUL of 20 years; therefore, replacement is anticipated mid-term in the study period (reference Photograph 1 in Appendix B).</p> <p>The parking lot is asphalt paving and the walkways are a combination of asphalt and concrete that appear to be in fair-to-good condition. We recommend that the asphalt surface be seal coated and restriped early in the study period and then every five years (reference Photographs 7 and 8 in Appendix B).</p> <p>The park's tennis and sport courts appeared to be in fair condition. The typical EUL for tennis court surfaces is seven years (we are unaware when it was installed). Therefore, based on condition and EUL, the court repairs and resurfacing are recommended every seven years (reference Photographs 2 and 3 in Appendix B).</p> <p>The tennis and sport courts lighting fixtures appeared to be in fair condition. The typical EUL for pole mounted lighting is 20 years; therefore, based on condition and EUL, we anticipate replacement will be necessary early in the study period (reference Photograph 4 in Appendix B).</p>

<p>Thigpen Sports Courts</p>		<p>The parking lot lighting fixtures appeared to be in fair condition. The typical EUL for pole lighting fixtures is 20 years (we are unaware when it was installed); therefore, based on condition and EUL, we anticipate replacement will be necessary early in the study period (reference Photograph 5 in Appendix B).</p> <p>The tennis and sport courts lighting controls system appeared to be in fair condition. The typical EUL for court lighting controls is 15 years, (we are unaware when it was installed); therefore, based on condition and EUL, we anticipate replacement will be necessary early in the study period (reference Photograph 6 in Appendix B).</p>
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Section 3 - Expenditure SUMMARY

PARK EXPENDITURE SUMMARY

The park expenditure summary section provides an executive overview of the findings from each of the park/facilities. The following charts illustrate projected expenditures over the next 20 years, a breakdown of expenditure for each location, a summary of deferred and forecasted expenditures, a summary of expenditures by priority and plan type. Further details of these expenditures are included within the 20-year expenditure forecast in Appendix A of this report.

FUNDING PROJECTION

Chart EX-1 illustrates a summary of the total 20-year expenditure forecast for the combined facilities with a total anticipated combined expenditure over the study period of \$6,672,315. A more detailed analysis of expenditure is included in the capital expenditure forecast within Appendix A of this report. The chart illustrates the lowest annual expenditure of \$8,679 in year 20 with the highest being \$1,617,948 in year 10.

Chart EX-1 Combined Facilities Twenty-Year Expenditure Forecast

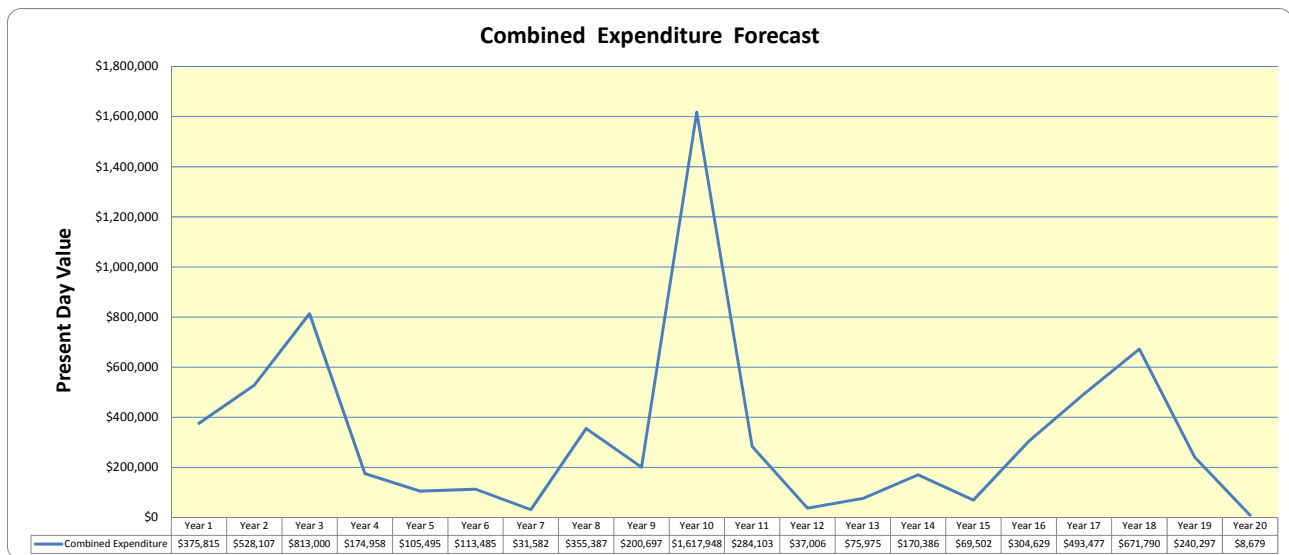
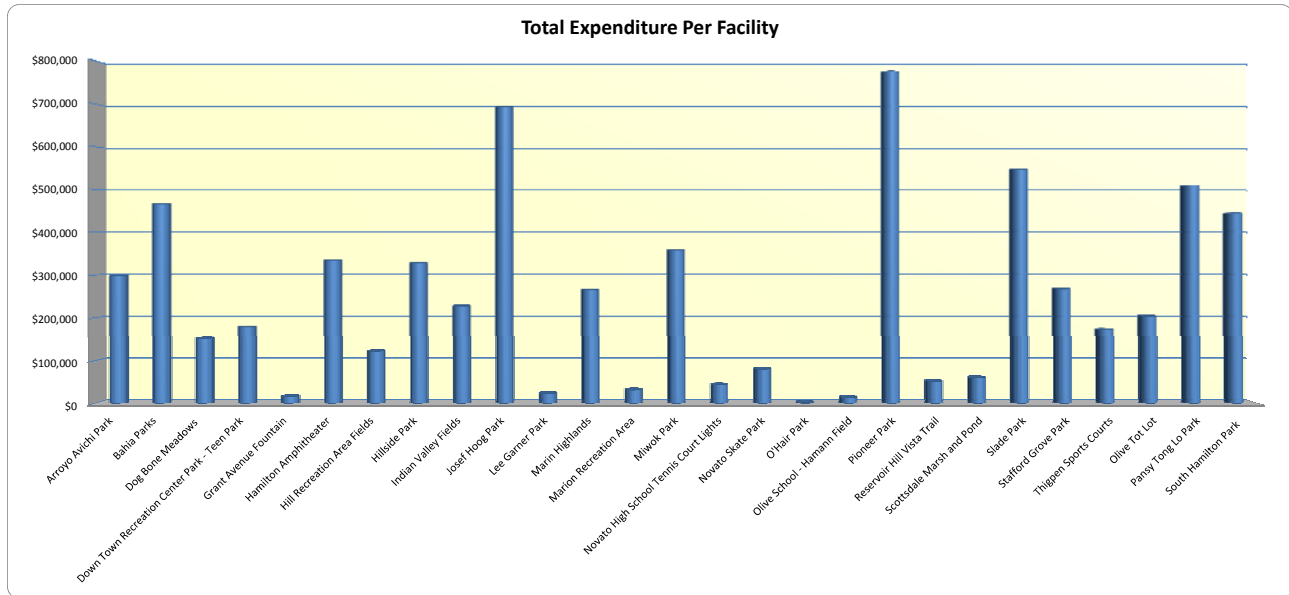


Chart EX-2 illustrates a breakdown of expenditures against each park/facility providing an opportunity to effectively target budget allocation against facilities with the greatest expenditure need.

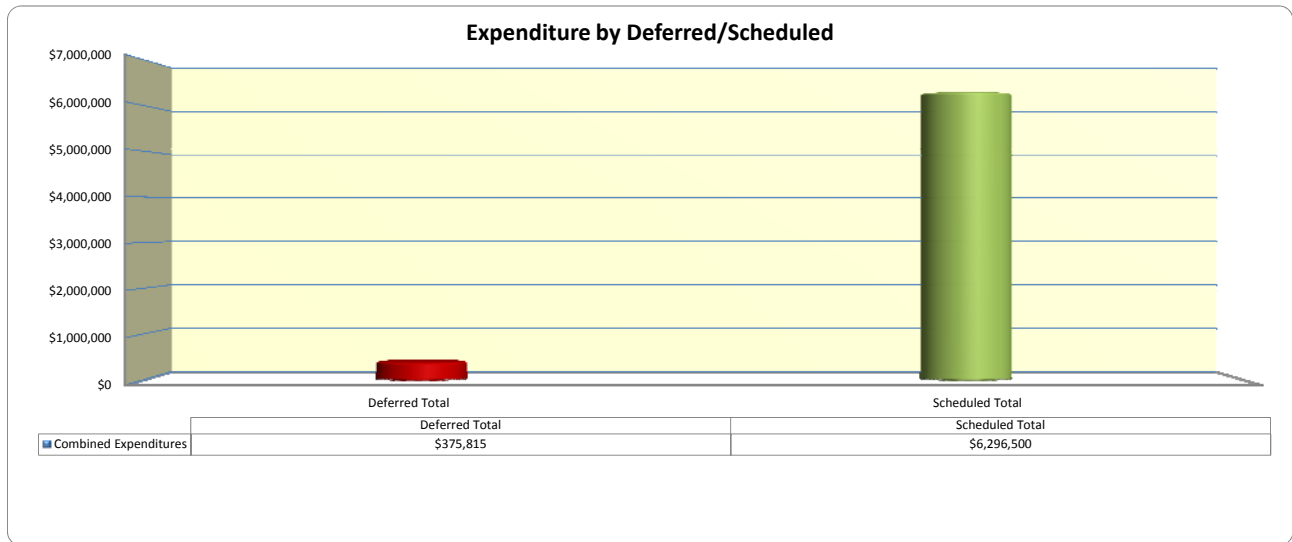
Chart EX-2 Combined Facilities Twenty-Year Expenditure Forecast



The chart illustrates that Bahia Parks, Josef Hoog, Pioneer Park, Slade Park and Pansy Tong Lo Park will require the greatest anticipated expenditure over the next 20 years.

Chart EX-3 illustrates a breakdown of expenditures against Deferred and Scheduled providing an opportunity to understand the extent of deferred maintenance.

Chart EX-3 Combined Facilities Expenditure by Deferred/Scheduled



The chart illustrates that scheduled maintenance requires most amount of expenditure at \$6,296,500 follow by deferred maintenance expenditure at \$375,815.

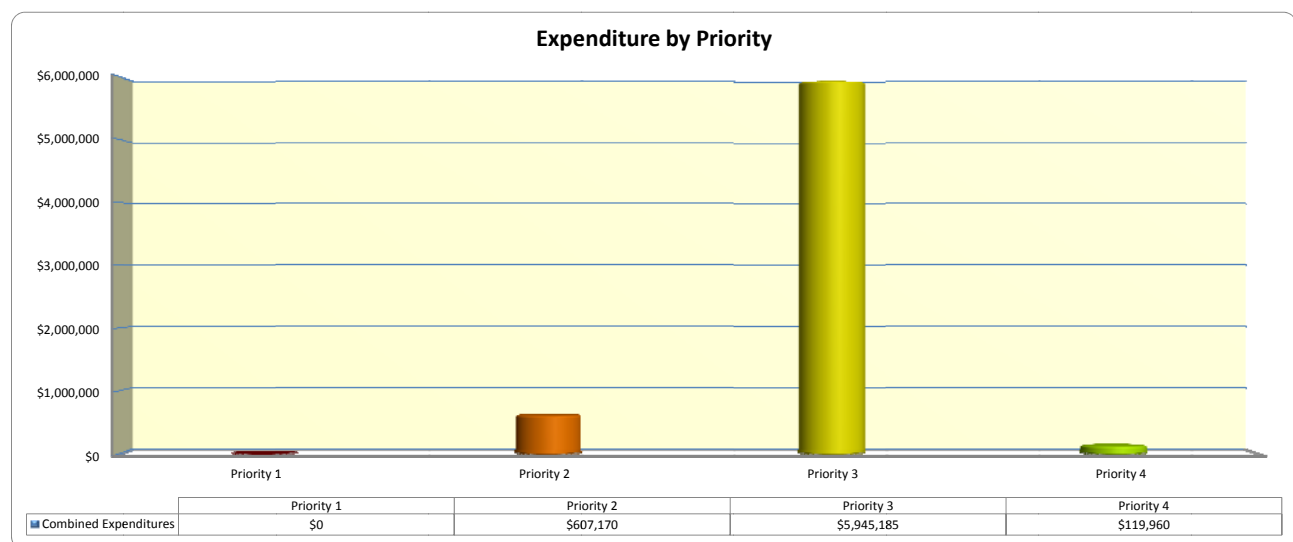
PRIORITIZATION OF WORK

Faithful+Gould has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The following Priorities have been applied to each action:

Priority 1 Life Safety/Code Compliance:	<ul style="list-style-type: none"> • Compromises staff or public safety or when a system requires to be upgraded to comply with current codes and standards
Priority 2 Currently Critical:	<ul style="list-style-type: none"> • A system or component is inoperable or compromised and requires immediate action
Priority 3 Necessary / Not Critical:	<ul style="list-style-type: none"> • Maintain the integrity of the facility or component and replace those items, which have exceeded their expected useful life
Priority 4 Image/Reputation:	<ul style="list-style-type: none"> • Used to maintain the appearance of a system due to image/reputation

Chart EX-4 illustrates a breakdown of expenditures by priority providing an opportunity to make informed decisions on funding according to the criticality of the action required. The chart illustrates that Priority 3 – Necessary/Not Critical works require the highest anticipated expenditures of \$5,945,185.

Chart EX-4 Combined Facilities Expenditure by Priority



PLAN TYPES

Faithful+Gould has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types have been applied to each action:

Chart EX-5 illustrates a breakdown of expenditures by plan type providing an opportunity to target funding more effectively against different revenue categories. The chart illustrates that Capital Renewal expenditure of \$5,380,922 represents the greatest amount of required funding over the 20-year period.

Chart EX-5 Combined Facilities Expenditure by Plan Type

