

CITY OF ARLINGTON
PARKS & RECREATION DEPARTMENT

MEMORANDUM

TO: Citizens' Bond Committee

FROM: Matt Young, Assistant Director – Parks and Recreation 

SUBJECT: Condition Assessments and Identified Safety Concerns

DATE: April 8, 2014

The purpose of this memorandum is to provide the Citizens' Bond Committee with additional information regarding the condition assessments and identified safety concerns of the parks and recreation projects proposed in the 2014 bond program.

The Parks and Recreation Department conducts a full condition analysis every three years to quantify the deterioration rate and remaining useful life of each asset in the park system. Asset conditions are primarily determined by visual inspections and tests, in combination with specific recommendations from engineers and consultants on items such as bridges and electrical systems. The most recent process was completed in early 2013, however, more frequent inspections are performed at playgrounds and pools.

The 2013 condition assessment included the inspection of more than 4,500 unique assets within the parks and recreation system. Values are applied to assets needing repairs, or replacement if the asset has exceeded its useful life. Each asset is given a numerical score using the scale below, along with staff observations and comments. The condition assessments consider many factors, including compliance with standards, aesthetics, functionality and safety. While some assets may be classified as an overall "1," please note that this may be reflective purely on the functionality of a particular asset and not necessarily have any safety hazards associated with the condition.

Asset Condition Codes

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|----------|-------------------|--|
| 1 | FAILED | Maintenance required; asset is not safe/functional |
| 2 | POOR | Maintenance required; asset is safe/functional |
| 3 | ACCEPTABLE | Maintenance nearing; asset is safe/functional |
| 4 | GOOD | Not new condition; asset is safe/functional |
| 5 | EXCELLENT | New condition |

The table below provides a summary of the current infrastructure needs for the projects that are being proposed in the 2014 bond program.

Facility	Project Description	Condition	Assessment Comments
Bowman Springs Park	Parking lot; sea wall	2	Significant erosion along gabion baskets, boat ramps and docks
	Playground	3	Subsurface drainage needs to be re-worked
	Pavilion	2	Roof, shingles, fascia boards, kiosk, grills, tables need replacement
	Restroom	3	Minor roof and plumbing repairs needed; slight separation between walls and sidewalk
Brantley Hinshaw Park	Sprayground	2	Play structures and pump system need to be replaced
	Pavilion	2	Fabric is wearing at pole connections

California Lane Park	Sprayground	3	Pump system need to be replaced
	Playground	3	Play structures nearing the end of their useful life
Cravens Park	Pond	2	Remove siltation
	Pavilion	2	Surface cracking; deck and fascia boards need repair; electrical boxes need to be upgraded
C.W. Ditto Golf Course		2	Roadway and parking lot need replacement; Cart path panels show severe heaving; On-course restroom building has roof and plumbing damage; Erosion control needed around ponds and fairways; Maintenance building needs replacement; golf cart storage building electrical system needs re-wiring
Deaver Park	Pond	1	Remove siltation; remove aquatic vegetation
	Playground	3	Play structures nearing the end of their useful life; benches and signage need to be replaced
Harold Patterson Sports Center	Parking lot	1	Lot B needs total replacement
	Concession/Restroom Building	2	Plumbing/fixtures need replacement; need to gain compliance with ADA
	Soccer Fields	2	Drainage between fields needs to be re-routed; lighting system needs replacement
Helen Wessler Park	Creek	1	Significant erosion along south side
Hugh Smith Indoor Pool		1	Restrooms need new plumbing, fixtures, counters, and hardware; Pump room needs replacement of all piping, heating system exchanger, circulating pumps; Pool lighting system needs replacement; Deck drainage system does not function properly
Hugh Smith Recreation Center		1	Restrooms need new plumbing, fixtures, counters, and hardware; Roof, HVAC, gutter system need replacement; Parking lot and sidewalk cracks need maintenance; Interior lights need to be replaced and upgraded
Randol Mill Park	Pond	1	Remove siltation; stabilize bank erosion; replace aerators
	Basketball/tennis courts	2	Fence fabric needs replacement; surface cracking; electrical system needs to be upgraded
	Parking lots	2	Replace roadway and parking lot sections near purple field, aquatic center, and greenhouse
River Legacy Parks	Roadway and parking lots	1	Severe cracking and gatoring of asphalt surfaces
	Trail	1	Significant erosion along trail edges
Village Creek Historical Area / Bob Findlay Linear Park	Trail	1	Severe cracking, chipping and heaving exists in some areas; needs total replacement