

City of San Diego

Park Amenity Assessment: **CUMULATIVE REPORT**

June 30, 2016



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INTRODUCTION

In 2014 & 2015, the City of San Diego Park and Recreation Department (City) selected Kitchell CEM to perform Park Amenity Assessments (PAA's) and abbreviated accessibility assessments for seventy five (75) parks located within the Greater San Diego area. This report is a comprehensive summary report on the developed systems of the 75 parks assessed in fiscal year (FY) 2014 and 2015.

The PAA's at the parks included the following assessments:

- Detailed Visual Assessments. The assessment included major park facilities and systems including (as applicable) site parking lots, site roadways, pedestrian walkways, playgrounds, sports fields, play courts, landscaping, above-ground storm water items (e.g. concrete drainage ditches), and other miscellaneous items identified visually on-site. The assessment did not include buildings, comfort stations, structures, underground utilities, or land value estimations. The assessment was based upon the condition of the facilities "as-is"; no recommendations were made for additional site improvements or enhancements.
- Abbreviated Accessibility Assessments. The abbreviated accessibility assessments were performed to determine the condition or existence of accessibility features, and whether major park areas were accessible (e.g. ramps provided, accessible parking stalls and pathways, etc.). The assessment did not include any buildings or major structures, nor did it include any underground utilities. This assessment was also based upon the condition of the facilities "as-is"; no recommendations were made for additional site improvements or enhancements, with the exception of items related to disabled accessibility.



Adobe Bluffs Neighborhood Park

The overall primary goal of this project was to identify the current park-related maintenance and capital backlogs, and also to forecast anticipated future capital renewals for site systems. Other work to achieve this goal included the research and review of available as-built drawings, general development plans and other available information from the City staff. The information contained within this report and the individual park amenity assessments will be used to assist City staff in planning for park maintenance and capital renewal, for both current backlogs (for FY-2016) and future park concerns (for the next 20 years).

Park assessments began in May 2014 and continued through April 2015. The 75 parks assessed comprised a total of 36,432,998 gross square feet (836 gross acres). This area represents the identified developed areas of the parks (including hardscape, landscape, and park amenities), and does not include buildings, structures, underground utilities, or open land areas beyond developed park areas.



City Heights Community Park

During the course of the assessments and subsequent analysis, the team identified an estimated total of \$109,769,495 in maintenance and capital backlog items. Of this amount, \$32,933,379 was identified as maintenance backlog and \$76,836,117 as capital backlog. The backlogs are based on each park system's overall condition, age, and stipulations for replacement. The total plant replacement value (PRV) of the developed areas for the 75 parks is estimated at \$667,100,915.



Golden Hill Community Park

A condition index rating was determined by the City of San Diego and in turn was developed into a Park Condition Index (PCI) for established park areas only, excluding the systems described above. The 75 parks assessed received an average PCI rating of 16, indicating that the facilities are in an overall "Good" condition. Of these 75 facilities, 47 received a rating of "Good" (PCI 0-20), 12 received a rating of "Fair" (PCI 21-29), and 16 received a rating of "Poor" (PCI 30 or greater). The PCI formula and a summary table on condition findings by park type (Community and Neighborhood Parks) for the 75 parks assessed is shown below.

$$\text{PCI} = \frac{\text{Cost of Repairs for Assessed Systems}}{\text{Current Replacement Value of Assessed Systems}}$$

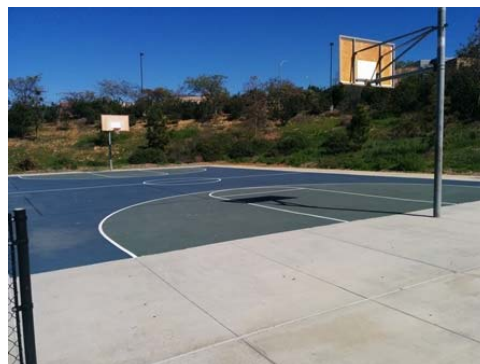
Asset Function	# Facilities Assessed	Gross Square Footage (GSF)	Maintenance Backlog (FY-2016)	Capital Backlog (FY-2016)	Total Backlog (FY-2016)	Plant Replacement Value (PRV) (FY-2016)	Avg. PCI	# of Facilities with PCI of Good	# of Facilities with PCI of Fair	# of Facilities with PCI of Poor
Community	39	25,540,076	\$26,625,032	\$49,633,342	\$76,258,373	\$504,423,462	15	28	8	3
Neighborhood	36	10,892,922	\$6,308,347	\$27,202,775	\$33,511,122	\$162,677,452	21	19	4	13
Total	75	36,432,998	\$32,933,379	\$76,836,117	\$109,769,495	\$667,100,915	16	47	12	16

In addition to the current maintenance and capital backlogs shown in the table above, the assessment team reviewed future projected capital renewal forecasts for a 20-year period following FY-2016. The team identified an estimated total of \$786,694,801 for park systems and elements that would either reach the end of their expected life cycles during this period, or would require significant maintenance (beyond the scope of normal City maintenance staff work).

Additional information regarding the assessments and details about the figures and findings is contained within this report, the report appendices, and the individual park amenity assessment reports for each of the 75 assessed parks.

PARK AMENITY ASSESSMENTS

Park Amenity Assessments (PAA's) are conducted to determine deferred maintenance items for a given facility or grouping of facilities. In the PAA, the assessing team will identify any maintenance, repair, or capital replacement items that have not been reported or addressed through the City's routine work order processes, and to address any maintenance items that have been properly reported, but for some reason have not been resolved. The main objective of a PAA is to determine the overall condition of a facility or group of facilities.



Nobel Athletic Area

Items identified through a PAA are generally categorized into the following:

- (1) **Backlog.** Backlog consists of items related to regular maintenance, repair, or capital replacement work that was not performed when recommended or scheduled, possibly due to lack of funds or personnel to perform the maintenance. Backlog also includes items related to maintenance and repair that may have been previously unknown, but were also not addressed. These items were therefore deferred for a future period. These items should be addressed in the City's upcoming budget cycle, typically within a time period of 1 to 5 years depending on the priority and applicability to the mission of the facility. Deferred Maintenance items are typically included within the Facility Cost Index (FCI) for each facility.
- (2) **Projected Capital Renewal.** These items consist of projected future needs for facility systems throughout the projected life cycle of the system. The projected needs include identification of costs associated with the systems as they reach the end of life (or in some cases, obsolescence), including regular scheduled maintenance, and replacement when required. Projected Capital Items are typically not included within the FCI for each facility.

The individual park amenity assessment reports provide descriptions and cost estimates for the maintenance, repair, and capital replacement backlogs for each park and major systems. The information provided in the reports will assist the City with the following:

- Identifying the condition of the overall parks, as well as major systems within the parks.
- Identifying which parks may have systems or elements that would be deemed unsafe, or can no longer support the mission of the park where located (or community, if the parks are part of a joint use program).
- Identifying requirements to bring the park systems up to current standards, especially with regards to accessibility.
- Determining the estimated costs to address the current maintenance and capital backlogs, as well as the most critical items to be addressed by park system.



Carmel Creek Neighborhood Park

- Deciding whether to continue repairing a park system, or provide replacement of the system.
- Preparing budget and funding approaches for the next 20 years of projected costs.
- Identifying opportunities for optimizing funding via economies of scale (e.g. grouping a series of maintenance / renewal items together to get better contract pricing).

APPROACH

To begin the park amenity assessments, Kitchell first met with the City to determine the full scope of items to be assessed at each park. The nature of the assessments was “visual observation”, i.e. only visually observable items would be assessed, with no destructive testing or in-depth analysis. Additionally, only the areas that fall under the authority of the Parks and Recreation Department were assessed, within the park boundaries. For example, if a park had no dedicated parking but was adjacent to on-street parking outside of the park boundary, the on-street parking was not included in the assessment. The scope of the items to be assessed was grouped in categories organized by Uniformat II categories and classifications, according to the following:



Ward Canyon Neighborhood Park

- On-Site Roadways
- On-Site Parking Lots
- Pedestrian Walkways
- Playing Fields and Courts
- Site Development items, such as Furnishings, Fencing, Walls, Signage, and other miscellaneous items
- Landscaping
- Above-Ground Stormwater

Other items specifically excluded from the assessment, either due to not being “visually observable”, or requiring specialty assessment procedures (e.g. video for underground gravity utility piping), are listed below:

- Buildings (included as part of the General Fund Assessment)
- Comfort Stations (included as part of the General Fund Assessment)
- Other Structures (included as part of the General Fund Assessment)
- Underground utilities, including irrigation systems
- Land Value Estimation

In order to prepare for the park amenity assessments, Kitchell began with a review of available information provided by the City for each park. The available information consisted of Google Earth files showing the approximate site boundaries, aerial photos of each site, the General Development Plan (GDP) for each site, limited as-built drawings and storm drainage inlet maps, and playground photos.

Kitchell also prepared a site checklist in accordance with the scope items required by the City. The checklist identified potential system deficiencies to be checked by the field assessment teams, and was also

organized according to Unifomat II categories and classifications. Kitchell provided this checklist to the City for review; following the review, minor adjustments were made to the list and organization of the data collected. The checklist was approved for use for all 75 of the park assessments.

Prior to the start of the site assessments, Kitchell conducted a kick-off meeting with the subconsultants and City staff. The purpose of the meeting was to discuss the following:

- Project goals, objectives, and scope.
- Assessment expectations, including systems included in the assessment, use of Kitchell-prepared checklists to identify deficiencies and maintenance items, and photography.
- Parks assignment among the three assessment teams and schedule for completion.

The process used to assess the parks was as follows:

- Review all available park data from the City for the parks to be assessed.
- Prepare site maps for each park to calculate the total area related to each major park system, including roadways, parking lots, etc. for calculation of each park's Plant Replacement Value (PRV). Maps were based on the latest Google Earth images for the parks.
- Visually assess and photograph the facilities to determine the overall physical condition of the existing systems, and prepare deficiency reports and cost estimates. Assessment also included taking site measurements where necessary to quantify observed deficiencies (e.g. square footage of broken concrete paving, etc.).

Based on site observations, the majority of deficiencies noted during the assessments related to deferred maintenance and repairs, some of which have sufficient deterioration which could lead to full replacement or renewal. The following guidelines were used to determine if a deficiency would be classified as a maintenance or capital backlog item:

- Review as to whether the identified deficiency relates to the structural integrity of a system. (For example, minor repairs to asphalt, such as slurry sealing, would fall under the maintenance category; further repairs such as full replacement or improvements required for pavement integrity would fall into the capital category.)
- Review of the quantity of the deficiency within a system, and associated cost. (For example, a small area pavement replacement may be considered a routine maintenance item; larger pavement replacement may go beyond budgeted maintenance funds, and require separate capital renewal funding.)



Serra Mesa Community Park



Highland Ranch Neighborhood Park

After the items were categorized into maintenance and capital backlog categories, the items were further prioritized according to the following categories:

- Priority #1: Critical. Items included in this category require immediate action to stop accelerated deterioration or correct a hazard (e.g. pavement trip hazards, etc.).
- Priority #2: Potentially Critical. Items included in this category were not deemed to require immediate action, but are due for action within a year to correct situations such as rapid deterioration (e.g. structural failure of pavements such as “alligator cracking” or potholes, etc.).
- Priority #3: Necessary. Items included in this category require appropriate attention to address predictable future deterioration or potential future higher costs if deferred further.
- Priority #4: Recommended. Items included in this category represent recommended improvements and maintenance for serviceability of existing site systems, and identified to prevent future damage.
- Priority #5: Other. Items included in this category represent improvements identified to bring identified accessibility items up to current codes. This priority does not include major renovations and/or redesign of identified accessible routes, or the construction of new accessible routes to park facilities (where no accessible route could be identified).

Kitchell’s estimating team reviewed each park checklist, with identified deficiencies, maintenance items, and site take-off quantities. The estimators assigned costs to each item using the latest R.S. Means Construction Cost Data, and included hard costs, City Cost Index (CCI) adjustments for San Diego, soft costs for design and implementation of repairs, and estimating contingencies. The cost estimates for FY 2015 for each park are included in the individual park amenity assessment reports.



Westview Neighborhood Park

The Facility Condition Index (FCI) Standard

As a part of the assessments, a Facility Condition Index (FCI) was required for each park analysis. The FCI is defined by the National Association of College and University Business Officers (NACUBO) as the ratio of the Cost of Repairs (Deferred Maintenance, or DM) divided by the Current Replacement Value (CRV) of a facility. This standard calculation quantitatively rates the physical condition of the facility or group of facilities, and is a generally accepted industry standard. The ratio is typically expressed as the following:

$$\text{FCI} = \frac{\text{Cost of Repairs (DM)}}{\text{Current Replacement Value (CRV)}}$$

Based upon the scope for the park assessments, a typical FCI could not be calculated for an entire park site, as it would include items not included in the assessment scope (such as buildings, major structures, underground utilities, and assessor's land values), which would normally be included in the full current replacement value. Instead, an abbreviated FCI value, Park Condition Index (PCI), was calculated for each park site. This PCI calculation utilizes the cost of both maintenance and capital backlog as well as the term Plant Replacement Value (PRV) in place of Current Replacement Value (CRV). This new PCI ratio is expressed as the following:



Kearny Mesa Neighborhood Park

$$\text{PCI} = \frac{\text{Cost of Maintenance Backlog} + \text{Cost of Capital Backlog}}{\text{Plant Replacement Value (PRV)}}$$

The PCI ranges for Good (PCI 20 or less), Fair (PCI 21-29) and Poor (PCI 30 or greater) are designated by the City of San Diego staff. (The PCI numbers are multiplied by 100 to provide whole values for City planning purposes). PCI values for each category are as follows:

- Good: PCI = 20 or less
- Fair: PCI = 21 to 29
- Poor: PCI = 30 or greater

Typically, costs for deficiencies identified during assessments are scheduled and budgeted for correction within a one to five year time frame, based on funding availability. For the purpose of this assessment, rather than spread out costs over a given period, all observed deficiency costs were grouped into FY-2016. This was done for two reasons. First, based upon site observations, the majority of deficiencies noted related to deferred maintenance items, which in some cases had been deferred past the point of the life of the system. Second, all current costs should be included in order to increase the accuracy of the PCI, for a more accurate depiction of the physical condition of the facility's assessed systems.

Repairing or Renewing a Facility versus Replacing a Facility

In general, for buildings, the industry standard trends toward recommending replacement for a facility when the cost of identified repairs is between 50 to 70 percent of its replacement value (which translates to an FCI of 50% to 70%). This approach may be verified depending on the age of the building, the functionality, size, or location; a building falling within this range may not necessarily require replacement.

Unlike buildings, where major systems are heavily reliant upon each other and may require replacement of portions of other systems to ensure full functionality (e.g. replacement of roofing in addition to HVAC

equipment located on the roof), a majority of park systems can be addressed as individual, separate components. A higher PCI value (and thus higher cost of repairs) may not necessarily require the full replacement of the park, since the park PCI may be heavily driven by one particular system. For example, in the majority of the parks, the playgrounds were sufficiently obsolete and require full replacement. A park PCI may be within the “Fair” to “Good” range without including the cost of replacing the playground, but may drop to the “Poor” range once the playground is added. Therefore, when evaluating whether a park should be repaired or replaced, the following should be considered:

- Review of the individual park systems to determine if the PCI is being driven by one or more categories that can be individually replaced, to maintain the mission of the park and the critical systems.
- Review of available funding and restrictions on the funding.
- Overall size, function, design, layout, and usage of the park (including joint usage) of both the park and its individual components.
- Availability of other park facilities within the local area which can support the public demand for park space while another is repaired or replaced.



San Ysidro Community Park

Deficiency Cost Estimates

The cost estimates, the backlog of maintenance, and capital backlogs identified in the facility assessment reports were prepared by Kitchell’s estimating department using data from real-time, field-verified construction estimates. The estimates include applicable direct cost and City Cost Index (CCI) adjustments for performing the work, and additional adjustments requested by the City to bring direct costs in line with the City’s historical costs for work. Also included are soft costs the City typically applies to administer, design, manage, regulate, and execute the work performed on the facilities. The soft factor used for the FY-2016 assessment was set at 1.50 for the purpose of determining the maintenance and capital renewal deficiency cost estimates.

Plant Replacement Value (PRV)

As a part of the park analysis, Kitchell also prepared Plant Replacement Values (PRV's) for each individual park's developed areas. The Plant Replacement Value (PRV) is also known as the Current Replacement Value (CRV) in the PCI standard developed previously in this document. As noted previously, this value includes only the items included within the scope developed with the City, and excludes items such as structures, buildings, and land value estimations.



Marcy Neighborhood Park

Based upon the observations at each park, Kitchell's estimating team developed per-square-foot costs for each of the major park systems, as included with Unifomat II categories and classifications. The per-square-foot costs developed were taken as an average across all 75 parks included in this assessment alone. For example, the development of a per-square-foot cost for site parking lots included costs for asphalt pavement, concrete pavement, curbs and gutters, and landscaping. Since the majority of parking lots within the assessment had asphalt pavement, the major portion of the per-square-foot cost includes installation of asphalt pavement sections to support vehicular traffic. Should future assessments determine that the majority of parking lots are concrete pavement, the cost will be adjusted accordingly.

In order to estimate the replacement value for the park developed areas, Kitchell prepared site maps of each park based upon the latest Google Earth images. The identified areas (parking lots, walkways, etc.) were compared against all available resources, including City as-built documentation, General Development Plans, and park boundary maps. Additionally, the assessment teams reviewed each map to field verify the site areas identified, and make minor corrections based upon site observations.

For the parks included in this assessment, 36,432,998 gross square feet (836 gross acres) were assessed. The Plant Replacement Value (PRV) for the developed areas for the 75 parks assessed is \$667,100,915. Individual park PRV's are included in the park amenity assessment reports for each park.

OTHER ASSESSMENTS

Abbreviated Accessibility Assessments

In addition to the condition assessment, all parks included in this assessment received an abbreviated accessibility assessment. This assessment was performed by the condition assessment team and was designed to assist in identifying readily achievable accessibility needs within park. The estimated cost of readily achievable accessibility items is \$5,400,773. Individual accessibility deficiencies can be found in the park amenity assessment reports.

THE ASSESSMENT TEAM

Field assessment, data entry and report preparations began in May 2014 and were completed in April 2015. The assessment teams were assigned to complete the work, with a minimum of one team member assigned to assess and evaluate civil site systems (hardscape, landscape, etc.) and a minimum of one team member assigned to evaluate site accessibility and architectural items.

The assessment teams were assigned as follows:

Team #1:

- Kitchell – Matt Johnson, Civil Engineer
- Benson and Bohl – Eric Rosendahl, Architect

Team #2:

- Kitchell – Brad Schultz, Architect
- CJ Roberts – Solomon Abraham, Engineer

Team #3:

- Kitchell – Cynthia Harkness, Civil Engineer
- Benson and Bohl – Eric Rosendahl, Architect



Jerebek Neighborhood Park

Additional team members from Kitchell included:

- Heather Brown, Project Manager
- Wendy Cohen, Regional Executive
- Tim Prechel, Estimator
- Jay Prechel, Estimator

The field assessment teams were also supported by the following City personnel:

- City of San Diego: Leigh Ann Sutton, P.E., Associate Engineer and Project Lead, who coordinated and guided the overall assessment effort from the City's side and provided leadership and insight to the City's project goals and objectives. Leigh Ann ensured the project team was provided resources needed by the project team. This included coordinating access to available City contacts and information such as previous studies and drawings and kept the project team on track and on task throughout the project.
- City of San Diego: Jim Winter, Project Officer, who coordinated available documentation and resources for the assessment teams (including as-builts, maps, and general park information), and provided extensive support for the teams during the assessment and subsequent analysis.

CITY OF SAN DIEGO ASSESSMENT FINDINGS

BACKGROUND

The City oversees, manages and maintains 286 parks within the Greater San Diego area, with various sizes, facilities, and systems. As trustees and stewards of these properties, the City is responsible for the day-to-day operations and maintenance of the parks. Unfortunately, due to limited resources, the park facilities have accrued a backlog of maintenance and capital renewal items that should be addressed to ensure that the parks continue to fulfill their mission to the City, and that the City can continue to provide parks resources to meet the public's demands. With this assessment project, the City has begun the process of evaluating the current conditions of these valuable resources, and determining the items requiring corrective actions of maintenance, repairs, or replacement. The results and findings contained in this report, and in the individual facility reports, are intended to provide the City with the information about the current condition of the facilities and those components and systems where maintenance, repair, or replacement may have been deferred. In addition, a twenty (20) year forecast of system capital renewal schedule was prepared for each park area.



Dusty Rhodes Neighborhood Park

The Facilities- Summary of Results and Findings

The 75 parks assessed comprised a total of 36,432,998 gross square feet (836 gross acres). This area represents the identified developed areas of the parks (including hardscape, landscape, and park amenities), and does not include buildings, structures, underground utilities, or open land areas beyond developed park areas. The team identified an estimated total of \$109,769,495 in maintenance and capital backlog items. Of this amount, \$32,933,379 was identified as maintenance backlog and \$76,836,117 as capital backlog. The backlogs are based on each park system's overall condition, age, and specifications for replacement.

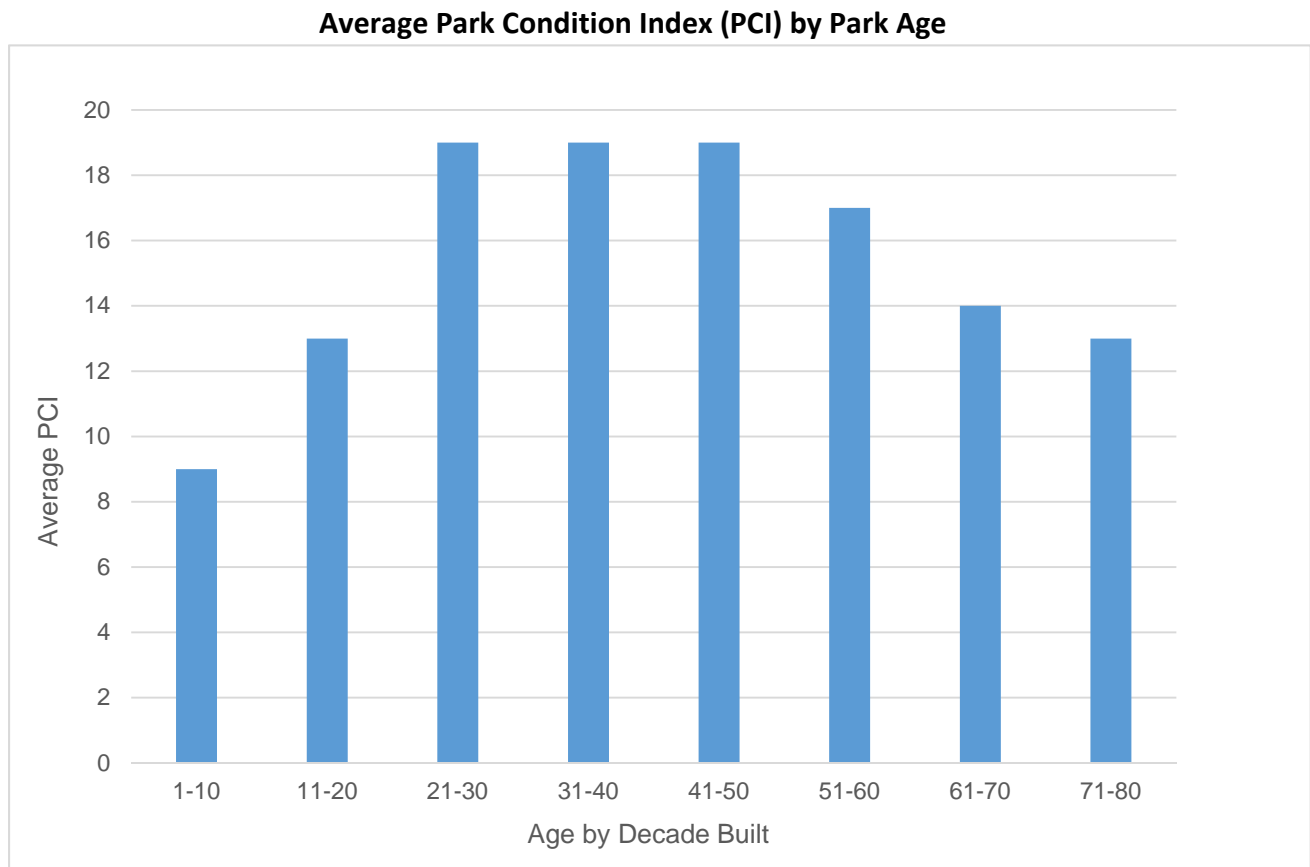
Assessment Finding by Facility Age

The following table and figure illustrate the average PCI for the parks based on the facility age (Decade Built). With some limited variations, the year used to determine the park age was either provided directly by the City, or was taken as the "Initial Development" year listed on the park GDP. Overall, the average PCI for parks grouped by decade fell within the "Good" range (PCI 0-20).

Table 1. Average Park Condition Index by Park Age – All Parks

Age Range By Decade	Number of Facilities	Total Backlog	Plant Replacement Value (PRV)	Avg. Park Condition Index (PCI)
1-10	1	\$1,946,382	\$21,260,650	9
11-20	12	\$10,558,913	\$79,141,760	13
21-30	14	\$19,795,786	\$106,618,891	19
31-40	10	\$12,532,458	\$67,353,760	19
41-50	23	\$32,797,290	\$170,931,465	19
51-60	6	\$6,682,114	\$38,598,655	17
61-70	8	\$19,305,698	\$136,224,376	14
71-80	1	\$6,150,856	\$46,971,357	13
Totals	75	\$109,769,495	\$667,100,915	16

Figure 1. Average Park Condition Index by Park Age – All Parks



Maintenance & Capital Backlog by Park System

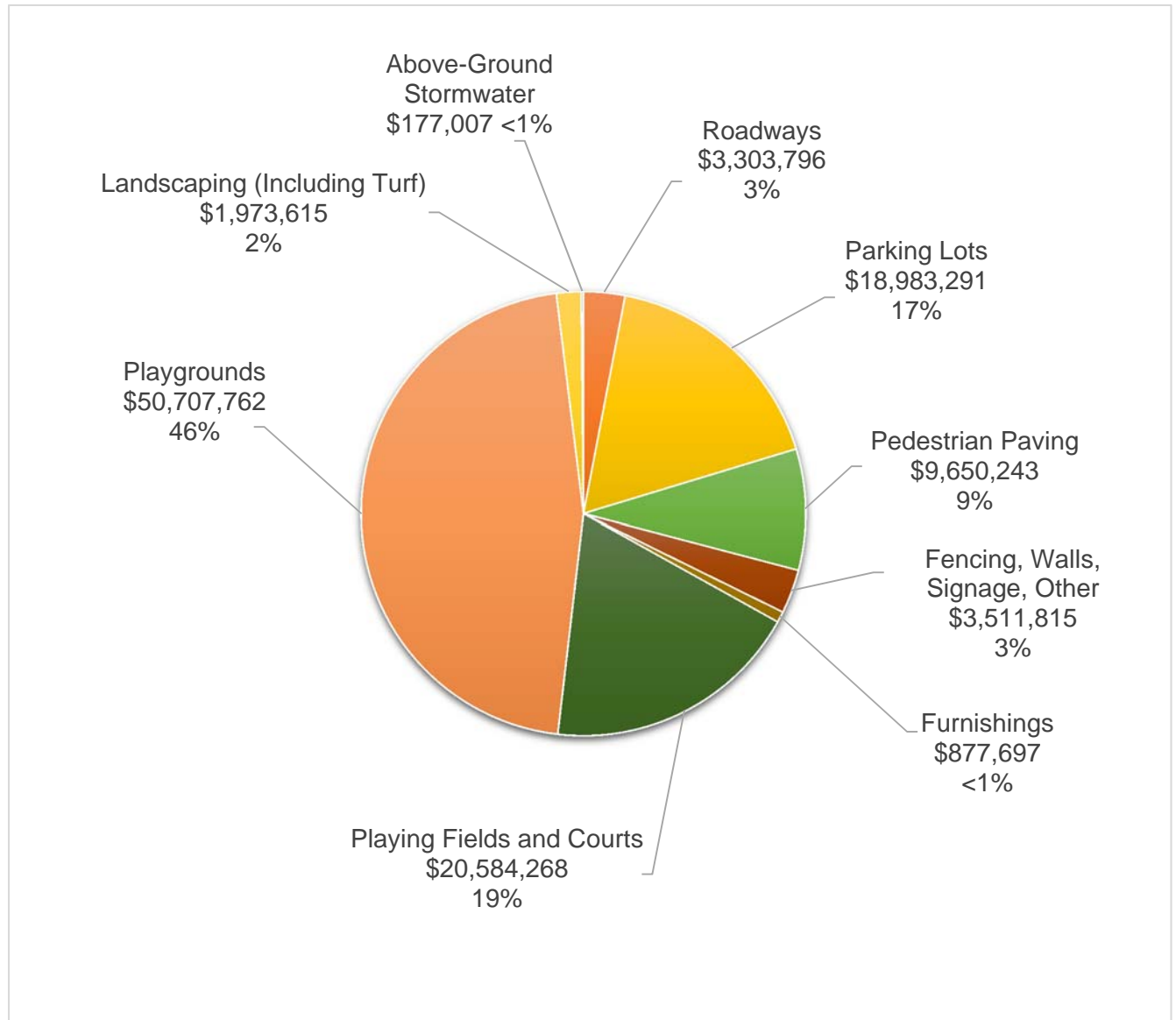
The following table and figure illustrate the maintenance and capital backlog totals for the assessed parks by **Park System**. The table and chart shows each major park system assessed. Of interest to note is that the highest backlog costs were for playgrounds, followed by parking lots. Overall, the majority of the playgrounds observed had exceeded their useful life, and/or required upgrades to meet current code requirements for accessibility.

Table 2. Total Backlog by Park Systems – All Parks

System	Total Maintenance & Capital Backlog
Roadways	\$3,303,796
Parking Lots	\$18,983,291
Pedestrian Paving	\$9,650,243
Fencing, Walls, Signage, Other	\$3,511,815
Furnishings	\$877,697
Playing Fields And Courts	\$20,857,268
Playgrounds	\$50,707,762
Landscaping (Including Turf)	\$1,973,615
Above-Ground Stormwater	\$177,007
Total	\$109,769,495

Figure 2. Total Backlog by Park Systems – All Parks

Total Backlog by Park Systems – \$ 109,769,495



Maintenance & Capital Backlog by Reliability Level

To effectively address and manage the total maintenance and capital backlogs, the estimated costs for maintenance and capital backlogs have been categorized into three system **Reliability Levels**. The three reliability levels that were analyzed for the assessments are described and defined below.



Azalea Community Park

- **Level 1 Operations Impacts**
Level 1 Operations Impacts represent systems that can lead partial or full shut-downs of the facility if the systems are allowed to exceed the end of their useful life or are not properly maintained. This would include playgrounds, playing courts and fields, and pedestrian walkway areas.
- **Level 2 Deterioration**
Level 2 Deterioration represents systems that will shorten the life of the asset and cause deterioration to other systems if allowed to exceed the end of their useful life or are not properly maintained. This would include parking lots, roadways and above-ground stormwater.
- **Level 3 Appearance**
Level 3 Appearance represents systems that provide the appearance and quality of the facility. This would include systems such as landscaping, signage, fencing and park furnishings (picnic tables, benches, etc.)

The following tables and charts reveal the findings total maintenance and capital backlogs for both Community and Neighborhood parks. To achieve optimum service reliability for the park systems, it is important to first address the Level 1 Operations Impacts followed by Level 2 Deterioration to ensure reliability of the Park facilities.

Table 3. Facility Maintenance & Capital Backlog by Reliability Level – Community Parks

Level 1 Operations Total	Level 2 Deterioration Total	Level 3 Appearance Total	Total Backlog
\$53,665,815	\$18,288,155	\$4,034,403	\$76,258,373

Table 4. Facility Maintenance & Capital Backlog by Reliability – Neighborhood Parks

Level 1 Operations Total	Level 2 Deterioration Total	Level 3 Appearance Total	Total Backlog
\$27,272,574	\$4,175,940	\$2,062,608	\$33,511,122

Figure 3. Facility Maintenance & Capital Backlog by Reliability Levels – Community Parks

Total Maintenance & Capital Backlog by Reliability Levels – Community Parks:

\$ 76,258,373

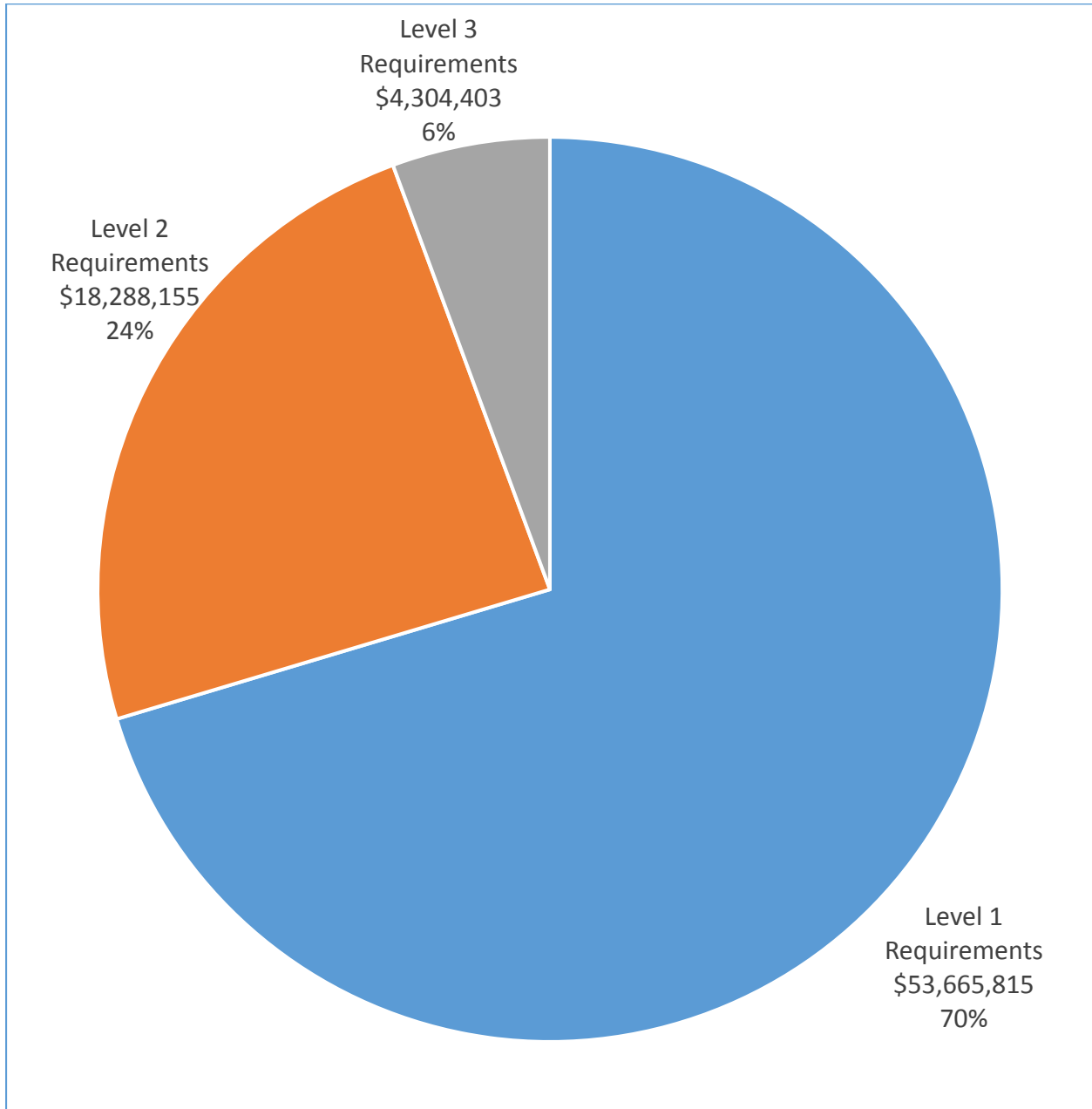
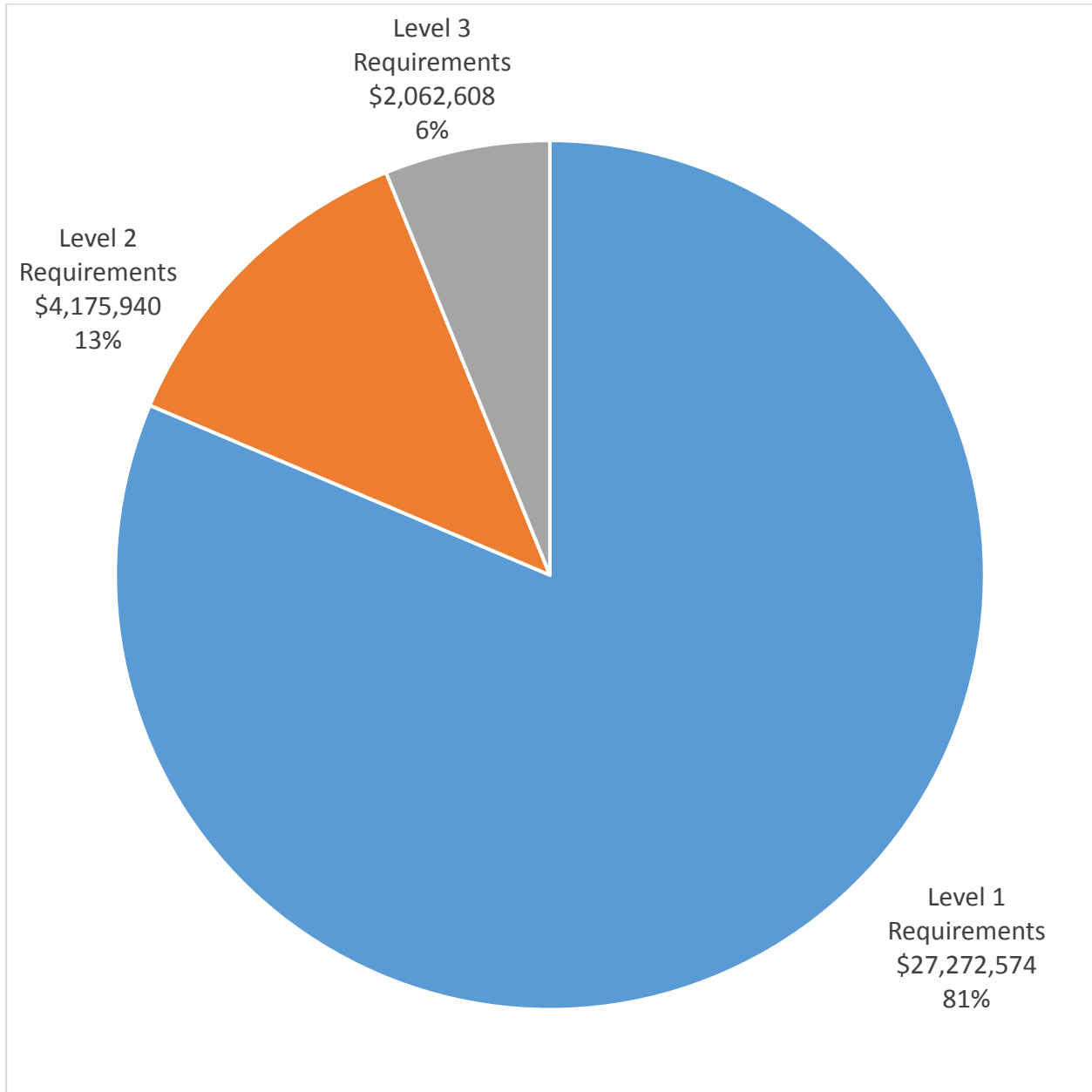


Figure 4. Facility Maintenance & Capital Backlog by Reliability Levels – Neighborhood Parks

Total Maintenance & Capital Backlog by Reliability Levels – Neighborhood Parks:

\$ 33,511,122



Additional Park Amenity Assessment Findings

The following Tables reveal the total maintenance and capital renewal backlogs, plant replacement values, and PCI's by **Council District and Community Planning Area**. These additional tables provide a means of geographically identifying areas of the City with the most backlogs. From these results and findings the City can now take the next steps towards their goals of funding and correcting the backlogs.

Table 5. Facility Maintenance & Capital Backlog by Council District – All Parks

District	# Facilities Assessed	Total Capital Backlog	Total Maintenance Backlog	Total Backlog	Plant Replacement Value	Avg. PCI
1	8	\$8,850,847	\$3,657,248	\$12,508,095	\$69,055,166	18
2	8	\$9,296,698	\$6,112,232	\$15,408,930	\$91,405,132	17
3	9	\$6,986,410	\$3,353,313	\$10,339,722	\$67,355,967	15
4	9	\$8,870,187	\$2,123,816	\$10,994,003	\$47,255,011	23
5	8	\$9,389,845	\$4,523,999	\$13,913,844	\$85,486,244	16
6	8	\$6,692,836	\$2,926,529	\$9,619,366	\$60,019,623	16
7	8	\$6,455,366	\$1,381,434	\$7,836,800	\$42,767,738	18
8	10	\$15,674,788	\$5,536,520	\$21,211,308	\$131,323,023	16
9	7	\$4,619,140	\$3,318,288	\$7,937,427	\$72,433,010	11
Total	75	\$76,836,117	\$32,933,379	\$109,769,495	\$667,100,915	16

Table 6. Facility Maintenance & Capital Backlog by Community Planning Area – All Parks

Community Area	# Facilities Assessed	Total Capital Backlog	Total Maintenance Backlog	Total Backlog	Plant Replacement Value	Avg. PCI
Balboa Park	1	\$594,268	\$250,442	\$844,710	\$5,791,488	15
Barrio Logan	1	\$936,760	\$389,309	\$1,326,069	\$10,049,524	13
Carmel Mountain Ranch	2	\$1,327,106	\$273,150	\$1,600,256	\$11,551,195	14
Carmel Valley	3	\$4,787,619	\$1,730,157	\$6,517,776	\$32,034,482	20
Clairemont Mesa	5	\$4,467,204	\$1,353,139	\$5,820,343	\$28,797,718	20
Downtown	1	\$171,718	\$16,418	\$188,137	\$961,085	20
Encanto	4	\$3,788,225	\$557,497	\$4,345,722	\$30,702,329	14
Greater North Park	3	\$966,461	\$783,962	\$1,750,423	\$10,512,181	17
La Jolla	1	\$2,134,629	\$686,701	\$2,821,330	\$9,845,558	29
Linda Vista	4	\$5,965,528	\$1,814,725	\$7,780,253	\$50,311,401	15
Mid-City: City Heights	4	\$2,779,728	\$1,696,557	\$4,476,286	\$37,862,831	12
Mid-City: Eastern Area	2	\$602,733	\$90,574	\$693,308	\$1,606,277	43
Mid-City: Normal Heights	1	\$319,567	\$226,663	\$546,230	\$5,572,775	10
Mira Mesa	4	\$3,259,460	\$3,277,360	\$6,536,820	\$46,892,031	14
Miramar Ranch North	2	\$4,579,010	\$1,405,121	\$5,984,131	\$30,793,013	19
Mission Bay Park	3	\$6,566,057	\$2,661,981	\$9,228,038	\$71,173,296	13
Navajo	2	\$3,188,040	\$970,124	\$4,158,164	\$20,228,531	21
Ocean Beach	1	\$176,796	\$22,114	\$198,911	\$1,568,941	13
Otay Mesa - Nestor	4	\$6,279,807	\$2,637,808	\$8,917,615	\$45,302,776	20
Pacific Beach	1	\$1,295,953	\$39,585	\$1,335,538	\$3,697,803	36
Peninsula	1	\$1,311,390	\$1,058,616	\$2,370,006	\$11,754,361	20
Rancho Bernardo	1	\$1,043,522	\$1,702,505	\$2,746,028	\$27,985,421	10
Rancho Peñasquitos	2	\$804,851	\$75,783	\$880,634	\$3,305,000	27
San Ysidro	3	\$1,986,790	\$1,453,097	\$3,439,886	\$21,157,715	16
Scripps Miramar Ranch	1	\$1,131,748	\$166,997	\$1,298,745	\$8,008,828	16
Serra Mesa	1	\$507,523	\$326,791	\$834,315	\$7,594,378	11
Skyline - Paradise Hills	5	\$4,701,520	\$1,307,941	\$6,009,460	\$24,669,628	24
Southeastern San Diego	3	\$3,741,334	\$1,902,480	\$5,643,814	\$37,095,899	15
Tierrasanta	2	\$2,321,157	\$367,538	\$2,688,696	\$14,346,890	19
University	5	\$4,033,438	\$3,471,875	\$7,505,314	\$49,818,812	15
Uptown	2	\$1,066,173	\$216,366	\$1,282,539	\$6,108,748	21
Total	75	\$76,836,11	\$32,933,379	\$109,769,495	\$667,100,915	16

Of the maintenance and capital renewal costs, approximately 82% of the identified items fell into three categories, “Site Development: Playgrounds” (\$50,707,762, approximately 46% of the maintenance and capital backlog cost), “Site Development: Playing Fields and Courts” (\$20,584,268, approximately 19% of the maintenance and capital backlog cost) and “Parking Lots” (\$18,983,291, approximately 17% of the maintenance and capital backlog cost). The following table illustrates the costs for “Site Development: Playgrounds” and “Parking Lots” broken down by park type (Community versus Neighborhood).

Table 7. Facility Maintenance & Capital Backlog by Highest Systems – All Parks

	Site Development: Playgrounds	Site Development: Playing Fields and Courts	Parking Lots
Community	\$30,278,992	\$16,666,687	\$15,600,354
Neighborhood	\$30,428,769	\$3,917,580	\$3,382,937
Totals	\$50,707,762	\$20,584,268	\$18,983,291

Playground equipment assessed generally was in fair to poor condition, and in most cases, dated back to the installation date of the park. The City has established a useful life for playgrounds of 15 years. Despite the condition of the equipment, the City confirms that the playgrounds are safe. Based upon this useful life, the majority of the playgrounds are due for full replacement. Additionally, it is recommended the playgrounds be upgraded to meet current accessibility codes (including creating accessible paths to equipment, ramps down to play areas, etc.). The cost for playgrounds includes, as applicable, costs for replacing both playground equipment and surfacing, and also includes an additional 25% mark-up factor for accessibility upgrades.

The parking lots assessed were primarily asphalt concrete over aggregate base, with some small areas of concrete paving. Per site observations, the majority of the asphalt had visible surface deterioration, possibly due to a lack of preventative maintenance and regular repairs. In some areas, it appeared that the asphalt pavement had substantially deteriorated, showing evidence of structural failure (e.g. “alligator” cracking). This could be due in part to extended deferred maintenance, but also could be attributed to other factors such as subgrade deterioration, and/or that the pavement has been subjected to loads higher than included for the original design. The cost for pavement repairs and replacements conservatively assume a structural section that may be larger than the existing, to account for potentially higher loads and to reduce future accelerated deterioration.

As a part of the Reliability Level categories, “Site Development: Playgrounds” and “Site Development: Playing Fields and Courts” have been assigned to Reliability Level 1: Operations Impacts, and “Parking Lots” to Reliability Level 2: Deterioration. The City should begin developing an action plan to address conditions that could put the City at some liability or risk, and decide to either repair or replace the system elements that are beyond their useful life. “Site Development: Playgrounds” and “Site Development: Playing Fields and Courts” are included in Reliability Level 1: Operations Impacts, and are not only crucial to the mission of the parks but may put the City at higher risk due to extended deterioration or potential failure, even though the City ensures the playgrounds are safe. As old play equipment is removed due to

age, the play value of the park diminishes resulting in fewer park users thus reducing the park's ability to achieve the City's park mission. We recommend that the City focuses on the playground system first.

CAPITAL RENEWAL

In addition to identifying backlog of maintenance and capital backlogs for the selected park systems and elements, an additional goal of the project was to identify and forecast for a 20 year period (from 2016 to 2035) both the maintenance and capital backlog and future capital renewal for individual park systems. This portion of the report focuses on both current maintenance and capital backlog, as well as projected future capital renewal which is based on the remaining useful life of park systems. Depending on the park system and expected useful life, a portion of on-site elements are expected to expire, or require significant maintenance, within the 20-year period selected. The 20-year plan includes maintenance and capital renewal items organized into the following categories, according to Uniformat II, and in accordance with the scope developed with the City:

- Roadways
- Parking Lots
- Pedestrian Paving
- Site Development: Fencing, Walls, Signage, Other
- Site Development: Furnishings
- Site Development: Playing Fields and Courts
- Site Development: Playgrounds
- Accessibility
- Landscaping (Including Turf)
- Above-Ground Stormwater



North Clairemont Neighborhood Park

The cost projections and determination of capital replacements for the systems were based on the following (in no particular order):

- Field determination by the assessment team as to the probable years of remaining life, following improvements recommended for FY 2016.
- Direct City requests for maintenance and/or capital renewal, independent of the projected years of remaining life (e.g. replacement of playgrounds at various sites).
- Known chronological age and projected remaining years of life for the system.

Capital renewal identified for the 20-year period should be considered as additional future needs to the maintenance and capital backlogs. These projections are based on the assessment team's observations as to the useful remaining life of the systems, as well as the age of the system (if known). Average useful life expectations and maintenance cycles were derived from a variety of sources, including the Building Owners and Managers Association (BOMA) International Standards, the California Department of Transportation (Caltrans) Maintenance Technical Advisory Guide (MTAG), and the 2011 Architectural Manual's Expected Useful Life Table prepared by the Washington State Department of Commerce, Office of Affordable Housing. Additionally, the assessment team enlisted the support of Kitchell's Facility

Management (FM) Department, which used real-time data to verify expected useful life cycles for various park systems and elements.

Once maintenance cycles were established, yearly maintenance costs were derived using one of the following methods.

- For systems consisting of more than 90% of one particular material / construction method (e.g. asphalt paving for most parking lots), an actual hard repair cost was used (e.g. slurry sealing of asphalt pavement, etc.). These costs were prepared by Kitchell's estimators, drawing from RS Means Construction Cost Data, and included allowances for smaller sub-systems within the system (e.g. for parking lots, inclusion of minor costs for curbs, gutters, etc.).



- For systems consisting of multiple types of materials / construction costs (e.g. baseball field, with multiple types of equipment and field surfacing), a yearly repair cost was estimated using a percentage of current replacement value costs. The percentage varied from system to system, and was adjusted based upon the yearly repairs anticipated for each system.

For systems with detailing beyond the scope of the visual site assessment (e.g. "Site Development: Fencing, Walls, Signage, Other" category, which included general site fencing, above-grade visible utilities, etc.), an estimated cost-per-square-foot was applied to the park's calculated developed area. The estimated cost was based upon observations made at all 75 parks, and adjusted per sub-category (i.e., different costs-per-square-foot were used for site signage versus fencing and retaining walls).

The table below illustrates the average useful life expectations for the park systems used in the assessment. As each park system is made up of multiple elements, the age shown represents the highest occurring element within the system, based upon site observations of the 75 parks assessed. For example, within parking lots, the overwhelming majority of the hardscape observed was asphalt paving, with only minor portions of concrete paving and curbs (if present). Therefore, the useful life expectation for parking lots was based on asphalt concrete rather than standard concrete.

Table 8. Park Amenity Assessment Park Systems: Average Useful Life

System Code	System	Sub System	Sub System Code	Category	Priority	Life
G20	Roadways	Paving and Surfacing, including minor site elements	Varies	Site	Level 2 Deterioration	25
G20	Parking Lots	Paving and Surfacing, including minor site elements	Varies	Site	Level 2 Deterioration	25
G20	Pedestrian Paving	Paving and Surfacing, including both walkways and stairs	Varies	Site	Level 1 Operations Impacts	50
G20	Site Development	Fences and Gates	G2041	Site	Level 3 Appearance	15
G20	Site Development	Signage	G2044	Site	Level 3 Appearance	10
G20	Site Development	Site Furnishings	G2045	Site	Level 3 Appearance	18
G20	Site Development	Playing Fields and Courts: Baseball, softball fields	G2047	Site	Level 1 Operations Impacts	20
G20	Site Development	Playing Fields and Courts: Basketball, tennis courts	G2047	Site	Level 1 Operations Impacts	20
G20	Site Development	Playing Fields and Courts: Volleyball courts	G2047	Site	Level 1 Operations Impacts	20
G20	Site Development	Playing Fields and Courts: Skateboard parks (concrete)	G2047	Site	Level 1 Operations Impacts	20
G20	Site Development	Playing Fields and Courts: Open play areas	G2047	Site	Level 1 Operations Impacts	10
G20	Site Development	Playing Fields and Courts: Other soft courts	G2047	Site	Level 1 Operations Impacts	10
G20	Site Development	Miscellaneous utility equipment (including observed at-grade utilities other than storm drainage items)	Varies	Site	Level 2 Deterioration	0**
G20	Site Development	Playgrounds: Equipment	G2049	Site	Level 1 Operations Impacts	15
G20	Site Development	Playgrounds: Surfacing	G2049	Site	Level 1 Operations Impacts	5
G20	Landscaping	Planting: Shrubs and Trees	G2055	Site	Level 3 Appearance	10
G20	Landscaping	Planting: Turf and Grass	G2055	Site	Level 3 Appearance	10
G30	Storm Sewer	At-grade system components	Varies	Site	Level 2 Deterioration	50

****Site Development Miscellaneous: Useful life years varied by system and sub-system.**

The goal of projecting a multi-year capital renewal plan is to provide the City a long-range forecast of potential future needs for each park system, based on the current condition and estimated useful life. This approach will allow for the City to estimate when park systems are due for significant maintenance as well as full replacement, and budget accordingly.

To identify and forecast the multi-year capital renewal projection for the parks assessed, the assessment team reviewed the following to meet the project goal:

- Identify what systems exist at a park.
- Identify which systems present are maintained by the Parks and Recreation Department, and which ones are maintained by separate associations / organizations.
- Estimating when the system was installed, or when the system last had significant maintenance.
- Forecasting how many years of useful life remain for each park system, and when the system would need either significant maintenance, or full replacement. Projections for maintenance and replacement were based upon the assumption that all deficiencies identified in FY-2016 were addressed and corrected.



Egger-South Bay Community Park

Capital Renewal Schedule

The Capital Renewal Schedule provided is intended to give the City a snapshot of both the FY-2016 capital and maintenance backlogs, and the projected maintenance and capital renewal costs for the 20-year forecasting period (2016 through 2035). Should the maintenance and capital backlogs not be completed in 2016, the backlogs would then roll over into FY-2017, and increase in accordance with the inflation percentage used for the 20-year forecasting period. The Capital Renewal Schedule is provided in Appendix C.

The determination of the amount of project maintenance and capital renewal was based on BOMA, the California Department of Transportation (Caltrans) Maintenance Technical Advisory Guide (MTAG), the 2011 Architectural Manual's Expected Useful Life Table prepared by the Washington State Department of Commerce, Office of Affordable Housing, and Kitchell's FM department recommendations. The following table illustrates the maintenance schedules assumed for each park system and/or element. The cost associated with each repair item was based on the maintenance needs for the highest occurring element within the system (example: parking lot costs were based on asphalt pavement maintenance requirements), or on a percentage of the estimated replacement cost for the system or element.

Table 9. Park Amenity Assessment Park Systems: Maintenance Schedule (Estimated)

Sys Code	System	Sub System	Sub System Code	Category	Priority	Maintenance Schedule
G20	Roadways	Paving and Surfacing, including minor site elements	Varies	Site	Level 2 Deterioration	Provide repairs every 5 years for 100% of roadway areas.
G20	Parking Lots	Paving and Surfacing, including minor site elements	Varies	Site	Level 2 Deterioration	Provide repairs every 5 years for 100% of parking lots.
G20	Pedestrian Paving	Paving and Surfacing, including both walkways and stairs	Varies	Site	Level 1 Operations Impacts	Provide repairs every 5 years for 5% of concrete areas.
G20	Site Development	Fences and Gates	G2041	Site	Level 3 Appearance	5% of replacement cost applied for repairs every 3 years.
G20	Site Development	Signage	G2044	Site	Level 3 Appearance	5% of replacement cost applied for repairs every 3 years.
G20	Site Development	Site Furnishings	G2045	Site	Level 3 Appearance	10% of replacement cost applied for repairs every 5 years.
G20	Site Development	Playing Fields and Courts: Baseball, softball fields	G2047	Site	Level 1 Operations Impacts	5% of replacement cost applied for repairs every year.
G20	Site Development	Playing Fields and Courts: Basketball, tennis courts	G2047	Site	Level 1 Operations Impacts	5% of replacement cost applied for repairs every year.
G20	Site Development	Playing Fields and Courts: Volleyball courts	G2047	Site	Level 1 Operations Impacts	5% of replacement cost applied for repairs every 2 years.
G20	Site Development	Playing Fields and Courts: Skateboard parks (concrete)	G2047	Site	Level 1 Operations Impacts	5% of replacement cost applied for repairs every 2 years.
G20	Site Development	Playing Fields and Courts: Open play areas	G2047	Site	Level 1 Operations Impacts	5% of replacement cost applied for repairs every year.
G20	Site Development	Playing Fields and Courts: Other soft courts	G2047	Site	Level 1 Operations Impacts	5% of replacement cost applied for repairs every 2 years.
G20	Site Development	Miscellaneous utility equipment (including observed at-grade utilities other than storm drainage items)	Varies	Site	Level 2 Deterioration	5% of replacement cost applied for repairs every 5 years.
G20	Site Development	Playgrounds: Equipment	G2049	Site	Level 1 Operations Impacts	5% of replacement cost applied for repairs every year.
G20	Site Development	Playgrounds: Surfacing	G2049	Site	Level 1 Operations Impacts	10% of replacement cost applied for repairs every year.
G20	Landscaping	Planting: Shrubs and Trees	G2055	Site	Level 3 Appearance	5% of replacement cost applied for repairs every 5 years.
G20	Landscaping	Planting: Turf and Grass	G2055	Site	Level 3 Appearance	8% of replacement cost applied for repairs every 5 years.
G30	Storm Sewer	At-grade system components	Varies	Site	Level 2 Deterioration	10% of replacement cost applied for repairs every 5 years.

CITY OF SAN DIEGO CONCLUSIONS & RECOMMENDATIONS

Conclusions

The park amenity assessments performed for the 75 park sites followed typical approaches and methods for facility assessments, with minor revisions made in the analyses to accommodate City requirements for long-term planning and data incorporation. Routine meetings were held on a regular basis to ensure that Kitchell was meeting scope requirements and City needs for assessments and analysis.



Sunnyslope Community Park

As noted in previous sections of this document, the assessment team reviewed and assessed a total of 75 parks throughout the Greater San Diego area, in accordance with the scope developed with the City. The assessment teams covered a total of 36,432,998 gross square feet (836 gross acres) of developed park areas, with a total estimated Plant Replacement Value (PRV) of \$667,100,915 for the developed areas. Maintenance and capital backlogs for the 75 parks totaled \$109,769,495 for FY-2016. Using the PCI ratings developed for the parks, the 75 parks assessed in received a rating of 16, indicating that the facilities are in an overall “Good” condition. Of these 75 facilities, 47 received a rating of “Good” (PCI 0-20), 12 received a rating of “Fair” (PCI 21-29), and 16 received a rating of “Poor” (30 or greater).

Detailed below is the PCI formula developed for the parks assessments, and a summary of the park amenity assessment findings by park type for the 75 parks assessed.

$$\text{PCI} = \frac{\text{Cost of Maintenance Backlog} + \text{Cost of Capital Backlog}}{\text{Plant Replacement Value (PRV)}}$$

Asset Function	# Facilities Assessed	Gross Square Footage (GSF)	Maintenance Backlog (FY-2016)	Capital Backlog (FY-2016)	Total Backlog (FY-2016)	Plant Replacement Value (PRV) (FY-2016)	Avg. PCI	# of Facilities with PCI of Good	# of Facilities with PCI of Fair	# of Facilities with PCI of Poor
Community	39	25,540,076	\$26,625,032	\$49,633,342	\$76,258,373	\$504,423,462	15	28	8	3
Neighborhood	36	10,892,922	\$6,308,347	\$27,202,775	\$33,511,122	\$162,677,452	21	19	4	13
Total	75	36,432,998	\$32,933,379	\$76,836,117	\$109,769,495	\$667,100,915	16	47	12	16

While the findings in this report identify potential action items regarding maintenance and capital backlog, the results did not produce any highly abnormal conclusions. The majority of the maintenance and capital backlog items related to normal usage, daily wear and tear, accelerated deterioration from a lack of maintenance, and expected damage resulting from system interaction (e.g. tree roots causing damage to adjacent hardscapes). Additionally, in some instances, park systems were observed to have accelerated

damage where systems were not being used for their original functions (e.g. pedestrian walkway damage where maintenance staff use the pathways for vehicular access).

Recommendations

The results in the park amenity assessments for the 75 parks assessed in FY-2014 and FY-2015 reveal the need to develop action plans to address both existing maintenance and capital backlogs, and provide for long-term planning for future maintenance and capital renewal items. Significant funding should be designated for both FY-2016 backlogs and future improvements identified in the 20-year Multi-Year Renewal plan.

In order to fully address the maintenance and capital backlogs identified during the assessment, as well as provide for future funding, we recommend the following action plans be developed. The first two recommendations focus on the existing parks, their ability to fulfil their missions, and to serve the public demands.

Recommendation #1: Action Plan by Reliability Level

The first priority of the City should be to address maintenance and capital backlog items identified for the 75 parks assessed. The purpose of this plan would be to address backlog items identified in the park amenity assessments as “Critical” or “Potentially Critical”, and to stop accelerated deterioration. The plan should first determine which of the parks has the highest critical functions to the City based upon usage, accessibility, and joint use. After this has been determined, the plan should provide a schedule for addressing backlog items by Reliability Level, beginning with Reliability Level 1 (Operations Impacts) and work through each level accordingly.

Recommendation #2: 20-Year Funding Plan by Reliability Level

Following the development of the Action Plan, the next step for maintenance of the parks should be to develop a plan to address future maintenance and capital renewal items for the 75 parks assessed, based upon the existing site systems. As with the Action Plan, the plan should first determine which of the parks has the highest critical functions to the City based upon usage, accessibility, and joint use. The plan should address not only schedules for the maintenance, but also perform a review of internal City staffing available to perform various maintenance work recommended, as well as develop an on-call list of vendors and companies that can be hired to perform additional work to support the City’s efforts. This plan will be critical to ensure that the parks can continue to meet the needs of the public, by providing long-range planning.



San Carlos Community Park

In addition to addressing the mission of the existing parks, another critical component to ensure that the City continues to meet the public demand is additional long-term planning to meet diverse changing and growing needs of the increasing population. The recommendation presented below focuses on future planning, not only for the current parks, but potential future parks.

Recommendation #3: Park Utilization Plan

One component of future planning for the City park system is to ensure that the parks continue to meet the needs of the public they serve. A Parks System Master Plan would review existing park facilities, the condition of those facilities, facility usage and long-term maintenance and capital renewal costs to determine where park efficiencies can be increased. Depending on land value estimates and changes in the real estate market, it may be more cost efficient to improve and further develop existing parks in some communities rather than develop new parks.

In conclusion, the results, findings and recommendations presented by this comprehensive report and the individual park amenity assessments for the individual parks provide source information to assist the City with future planning and budgeting for the parks assessed in FY-2014 and FY-2015.

APPENDIX

Below is a list of Appendices that support and are applicable to the report results and findings of the Park Amenity Assessment (PAA) project. The Appendix is intended to provide detailed information to assist in referencing the summary information and exhibits found in the text of this document.

Appendix A

List of Facilities Assessed and Standard Park Condition Index (PCI) by Facility Number

Appendix B

List of Facilities that received the Abbreviated Accessibility Assessment by Facility Number

Appendix C

Capital Renewal Schedule

Appendix D

Glossary of Terms

Appendix E

Park Amenity Assessments

APPENDIX A – LIST OF FACILITIES ASSESSED AND STANDARD PARK CONDITION
INDEX (PCI) BY FACILITY NUMBER – ALL PARKS

Appendix A - List of Facilities Assessed and Standard PCI by Facility Number

Facility No.	Description	Address	District	Actual Assessed SF	Department	Asset Type	Year Built	Year Assessed	Total Capital Backlog**	Total Maintenance Backlog **	Total Replacement Backlog **	Plant Replacement Value**	Park PCI
Community : Average PCI = 15													
	Adams Ave. Community Park	3491 Adams Ave.	3	89,245	Parks and Recreation	Community	1962	2015	\$221,164	\$105,861	\$327,025	\$1,907,395	17
	Allied Gardens Community Park	5155 Greenbrier Ave	7	568,501	Parks and Recreation	Community	1961	2014	\$2,073,011	\$586,857	\$2,659,868	\$8,376,772	32
	Bay Terraces Community Park	7373 Tooma St.	4	494,892	Parks and Recreation	Community	1982	2015	\$699,400	\$113,769	\$813,168	\$5,777,120	14
	Bill Cleartor Community Park	4412 Nimitz Blvd.	2	742,701	Parks and Recreation	Community	1989	2014	\$1,311,390	\$1,058,616	\$2,370,006	\$11,754,361	20
	Canyonside Community Park	12350 Black Mountain Rd.	6	1,359,545	Parks and Recreation	Community	1986	2014	\$1,047,329	\$2,892,350	\$3,939,679	\$35,900,595	11
	Carmel Mountain Ranch Community Park	10166 Rancho Carmel Dr.	5	359,217	Parks and Recreation	Community	1994	2015	\$1,233,642	\$149,729	\$1,383,371	\$8,585,885	16
	Carmel Valley Community Park	3751 Townsgate Dr.	1	732,778	Parks and Recreation	Community	1998	2014	\$2,282,540	\$1,078,252	\$3,360,792	\$14,663,010	23
	City Heights Community Park	3777 44th St.	9	391,969	Parks and Recreation	Community	1985	2015	\$908,320	\$594,590	\$1,502,910	\$7,144,971	21
	Colina Del Sol Community Park	5319 Orange Ave.	9	837,627	Parks and Recreation	Community	1953	2014	\$1,217,574	\$960,872	\$2,178,446	\$24,110,095	9
	Doyle Community Park	8175 Regents Rd.	1	1,126,633	Parks and Recreation	Community	1992	2014	\$2,758,776	\$1,356,884	\$4,115,660	\$16,404,738	25
	Egger-South Bay Community Park	1840 Coronado Ave.	8	395,154	Parks and Recreation	Community	1972	2015	\$1,740,684	\$306,406	\$2,047,089	\$8,180,256	25
	Golden Hills Neighborhood Park	2590 Golden Hill Dr.	3	283,650	Parks and Recreation	Community	1968	2015	\$594,268	\$250,442	\$844,710	\$5,791,488	15
	Kearny Mesa Community Park	3170 Armstrong St.	7	441,904	Parks and Recreation	Community	1966	2015	\$2,742,687	\$461,707	\$3,204,394	\$22,138,934	14
	La Jolla Community Park	615 Prospect St.	1	179,018	Parks and Recreation	Community	1949	2014	\$2,134,629	\$686,701	\$2,821,330	\$9,845,558	29
	Linda Vista Community Park	7064 Levant St.	7	648,519	Parks and Recreation	Community	1953	2014	\$1,216,804	\$628,109	\$1,844,913	\$12,957,019	14
	Martin Luther King Community Park	6353 Skyline Dr.	4	1,421,353	Parks and Recreation	Community	1967	2015	\$1,432,364	\$364,380	\$1,796,745	\$21,376,506	8
	Memorial Community Park	2902 Marcy Ave.	8	686,327	Parks and Recreation	Community	1942	2015	\$936,760	\$389,309	\$1,326,069	\$10,049,524	13
	Mission Bay Athletic Area	2697 Grand Ave.	2	441,904	Parks and Recreation	Community	1972	2015	\$519,784	\$264,596	\$784,380	\$15,551,548	5
	Montgomery Waller Community Park	3020 Coronado Ave.	8	2,495,678	Parks and Recreation	Community	1966	2014	\$2,495,932	\$2,064,888	\$4,560,819	\$28,089,076	16
	Nobel Athletic Area	8810 Judicial Dr.	1	1,310,399	Parks and Recreation	Community	2008	2015	\$177,983	\$1,768,399	\$1,946,382	\$21,260,650	9
	North Clairemont Neighborhood Park	4421 Bannock Ave.	6	241,865	Parks and Recreation	Community	1960	2015	\$858,424	\$159,313	\$1,017,737	\$5,283,987	19
	North Park Community Park	4044 Idaho St.	3	355,109	Parks and Recreation	Community	1950	2014	\$535,148	\$469,512	\$1,004,660	\$7,341,814	14
	Ocean Beach Athletic Area	2525 Bacon St.	2	2,628,533	Parks and Recreation	Community	1957	2014	\$3,860,298	\$2,290,558	\$6,150,856	\$46,971,357	13
	Ocean Beach Community Park	1984 Ebers St.	2	41,150	Parks and Recreation	Community	1951	2015	\$176,796	\$22,114	\$198,911	\$1,568,941	13
	Olive Grove Community Park	6075 Printwood Wy.	6	400,000	Parks and Recreation	Community	1970	2014	\$1,424,145	\$603,448	\$2,027,593	\$7,419,298	27
	Pacific Beach Community Park	1405 Diamond St.	2	55,538	Parks and Recreation	Community	1964	2015	\$1,295,953	\$39,585	\$1,335,538	\$3,697,803	36
	Paradise Hills Community Park	6610 Potomac St.	4	200,539	Parks and Recreation	Community	1968	2014	\$1,307,804	\$304,330	\$1,612,134	\$4,853,720	33
	Rancho Bernardo Community Park	18448 W. Bernardo Dr.	5	1,159,030	Parks and Recreation	Community	1981	2014	\$1,043,522	\$1,702,505	\$2,746,028	\$27,985,421	10
	San Carlos Community park	6445 Lake Badin Ave.	7	569,012	Parks and Recreation	Community	1967	2015	\$1,115,029	\$383,267	\$1,498,295	\$11,851,759	13
	San Ysidro Athletic Area (Larsen Field)	455 Sycamore Rd.	8	823,077	Parks and Recreation	Community	1975	2014	\$1,211,726	\$982,280	\$2,194,006	\$12,043,208	18
	San Ysidro Community Park	247 E. Park Ave.	8	81,139	Parks and Recreation	Community	1994	2015	\$556,275	\$39,034	\$595,310	\$3,769,845	16
	Serra Mesa Community Park	9020 Village Glen Dr.	7	320,817	Parks and Recreation	Community	1964	2015	\$507,523	\$326,791	\$834,315	\$7,594,378	11
	Skyline Hills Community Park	8285 Skyline Dr.	4	437,266	Parks and Recreation	Community	1967	2015	\$1,074,632	\$301,782	\$1,376,414	\$7,904,013	17
	South Clairemont Community Park	3577 Clairemont Dr.	2	393,967	Parks and Recreation	Community	1954	2014	\$1,220,297	\$283,128	\$1,503,425	\$5,714,343	26
	Southcrest Community Park	1297 S. 40th St.	9	723,319	Parks and Recreation	Community	1951	2014	\$476,141	\$707,423	\$1,183,565	\$12,416,032	10
	Standley Community Park	3585 Governor Dr.	1	261,379	Parks and Recreation	Community	1969	2015	\$531,083	\$206,161	\$737,244	\$8,488,925	9
	Tecolote Community Park	1701 Tecolote Rd.	2	625,939	Parks and Recreation	Community	1966	2015	\$1,261,987	\$654,557	\$1,916,544	\$13,595,790	14
	Tierrasanta Community Park	11220 Clairemont Mesa Blvd.	7	441,904	Parks and Recreation	Community	1980	2015	\$1,085,385	\$185,768	\$1,271,153	\$12,129,128	10
	Willie Henderson Sports Complex	1092 S. 45th St.	9	773,480	Parks and Recreation	Community	1975	2014	\$2,346,132	\$880,757	\$3,226,889	\$13,928,199	23

Appendix A - List of Facilities Assessed and Standard PCI by Facility Number

Facility No.	Facility Name	Address	District	Actual Assessed SF	Department	Asset Type	Year Built	Year Assessed	Total Capital Backlog**	Total Maintenance Backlog**	Total Replacement Backlog**	Plant Replacement Value**	Park PCI
Neighborhood : Average PCI = 21													
	Adobe Bluffs Neighborhood Park	8805 Gainsborough Ave.	5	192,492	Parks and Recreation	Neighborhood	1993	2015	\$804,851	\$75,783	\$880,634	\$3,305,000	27
	Azalea Neighborhood Park	2596 Violet St.	9	422,112	Parks and Recreation	Neighborhood	1975	2015	\$648,918	\$98,638	\$747,555	\$5,555,781	13
	Carmel Creek Neighborhood Park	4260 Carmel Center Rd.	1	521,857	Parks and Recreation	Neighborhood	1990	2015	\$1,107,898	\$383,279	\$1,491,176	\$8,979,960	17
	Cedar Ridge Neighborhood Mini Park	1701 Pentuckett Ave.	3	16,107	Parks and Recreation	Neighborhood	1989	2015	\$265,147	\$23,403	\$288,550	\$356,808	81
	Cherokee Point Neighborhood Park	3735 38th St.	9	60,157	Parks and Recreation	Neighborhood	2005	2015	\$4,917	\$42,457	\$47,374	\$1,051,984	5
	Clay Neighborhood Park	4768 Seminole Dr.	9	85,939	Parks and Recreation	Neighborhood	1978	2015	\$602,733	\$90,574	\$693,308	\$1,606,277	43
	Cypress Canyon Neighborhood Park	11470 Cypress Canyon Rd.	5	431,190	Parks and Recreation	Neighborhood	1989	2015	\$922,960	\$302,198	\$1,225,158	\$10,019,921	12
	Dusty Rhodes Neighborhood Park	2500 Sunset Cliffs Blvd.	2	891,743	Parks and Recreation	Neighborhood	1986	2015	\$2,185,975	\$106,827	\$2,292,802	\$8,650,391	27
	Emerald Hills Neighborhood Park	5601 Bethune Ct.	4	337,240	Parks and Recreation	Neighborhood	1971	2015	\$1,217,304	\$80,663	\$1,297,967	\$5,576,654	23
	Grant Hill Neighborhood Park	2632 J St.	8	138,567	Parks and Recreation	Neighborhood	1969	2014	\$134,567	\$117,425	\$251,991	\$2,151,723	12
	Highland Ranch Neighborhood Park	14840 Waverly Downs Wy.	5	441,904	Parks and Recreation	Neighborhood	1990	2015	\$93,464	\$123,421	\$216,885	\$2,965,309	7
	Jerabek Neighborhood Park	10060 Avenida Magnifica	5	426,619	Parks and Recreation	Neighborhood	1984	2015	\$1,131,748	\$166,997	\$1,298,745	\$8,008,828	16
	Keiller Neighborhood Park	1825 Ocean View Blvd.	4	255,531	Parks and Recreation	Neighborhood	1971	2014	\$1,097,294	\$423,198	\$1,520,492	\$4,191,772	36
	Kelly Street Neighborhood Park	6640 Kelly St.	7	123,764	Parks and Recreation	Neighborhood	1971	2015	\$744,050	\$70,351	\$814,402	\$1,619,657	50
	Kennedy Neighborhood Park	7400 Lisbon St.	4	184,361	Parks and Recreation	Neighborhood	1992	2014	\$413,983	\$58,981	\$472,965	\$1,433,567	33
	Lindbergh Neighborhood park	4141 Ashford St.	6	376,738	Parks and Recreation	Neighborhood	1969	2015	\$371,696	\$93,494	\$465,190	\$4,838,470	10
	Lomita Neighborhood Park	8205 Leucadia St.	4	137,725	Parks and Recreation	Neighborhood	1986	2014	\$522,389	\$164,862	\$687,251	\$1,943,003	35
	Marcy Neighborhood park	5504 Stresemann St.	1	426,619	Parks and Recreation	Neighborhood	1964	2015	\$431,029	\$23,008	\$454,037	\$1,512,775	30
	Marie Widman Memorial	6727 Imperial Ave.	4	239,140	Parks and Recreation	Community	1971	2015	\$724,573	\$53,472	\$778,045	\$2,315,603	34
	Mesa Viking Neighborhood Park	11278 Westonhill Dr.	6	292,863	Parks and Recreation	Neighborhood	1975	2014	\$1,248,537	\$188,620	\$1,437,156	\$3,450,305	42
	Mission Hills Neighborhood Park	1586 Washington Pl.	3	304,382	Parks and Recreation	Neighborhood	1969	2014	\$267,841	\$128,357	\$396,198	\$4,159,034	10
	Montclair Neighborhood Park	2971 Nile St.	3	150,328	Parks and Recreation	Neighborhood	1994	2015	\$166,167	\$291,046	\$457,213	\$2,813,558	16
	Mount Etna Neighborhood Park	4741 Mt. Etna Dr.	6	441,904	Parks and Recreation	Neighborhood	1965	2015	\$592,642	\$213,755	\$806,398	\$5,541,620	15
	Mountain View Neighborhood Park	551 S. 40th St.	8	488,340	Parks and Recreation	Neighborhood	1950	2015	\$919,061	\$314,300	\$1,233,361	\$10,751,668	11
	Old Trolley Barn Neighborhood Park	1900 Adams Ave.	3	128,038	Parks and Recreation	Neighborhood	1991	2014	\$798,332	\$88,009	\$886,341	\$1,949,715	45
	Palm Ridge Neighborhood Park	751 Firethorn St.	8	358,581	Parks and Recreation	Neighborhood	1983	2015	\$1,297,717	\$209,979	\$1,507,696	\$6,318,269	24
	Pantoja Neighborhood Park	524 West G St.	3	96,703	Parks and Recreation	Neighborhood	1982	2014	\$171,718	\$16,418	\$188,137	\$961,085	20
	Rolling Hills Neighborhood Park	11082 Cariota St.	5	255,956	Parks and Recreation	Neighborhood	1978	2014	\$2,398,189	\$317,064	\$2,715,253	\$4,786,365	57
	Solana Highlands Neighborhood Park	3520 Long Run Dr.	1	520,864	Parks and Recreation	Neighborhood	1985	2015	\$1,397,181	\$268,627	\$1,665,807	\$8,391,512	20
	Spring Canyon Neighborhood Park	11157 Scripps Poway Pkwy.	5	731,506	Parks and Recreation	Neighborhood	1997	2014	\$1,257,860	\$785,860	\$2,043,720	\$15,986,727	13
	Sunnyslope Neighborhood Park	2600 Elm Ave.	8	187,649	Parks and Recreation	Neighborhood	1989	2015	\$745,475	\$56,536	\$802,010	\$2,715,175	30
	Villa Monserate Neighborhood Park	10283 Perez Ct.	7	175,036	Parks and Recreation	Neighborhood	1975	2014	\$1,235,772	\$181,771	\$1,417,543	\$2,217,763	64
	Vista Terrace Neighborhood Park	301 Athey Ave.	8	291,214	Parks and Recreation	Neighborhood	1971	2014	\$218,788	\$431,783	\$650,571	\$5,344,661	12
	Ward Canyon Neighborhood Park	3094 Adams Ave.	3	213,391	Parks and Recreation	Neighborhood	2003	2015	\$98,403	\$120,802	\$219,205	\$3,665,380	6
	Westview Neighborhood Park	11278 Westview Pkwy.	6	413,398	Parks and Recreation	Neighborhood	1996	2015	\$875,154	\$163,938	\$1,039,092	\$5,955,023	17
	Winterwood Neighborhood Park	7540 Winterwood Ln.	6	132,963	Parks and Recreation	Neighborhood	1974	2015	\$88,440	\$32,452	\$120,892	\$1,586,108	8

**APPENDIX B – LIST OF FACILITIES THAT RECEIVED THE ABBREVIATED
ACCESSIBILITY ASSESSMENT BY FACILITY NUMBER – ALL PARKS**

Appendix B - List of Facilities that Received the Abbreviated Accessibility Assessment by Facility Number

Facility No.	Description	Address	District	Actual Assessed SF	Department	Asset Type	Year Built	Year Assessed	Accessibility Survey	Total Accessibility Needs**	Level 1 Operations Impacts**	Total Replacement Backlog**	Plant Replacement Value**	Park PCI
Community : Average PCI = 15														
	Adams Ave. Community Park	3491 Adams Ave.	3	89,245	Parks and Recreation	Community	1962	2015	Yes	\$0	\$311,239	\$327,025	\$1,907,395	17
	Allied Gardens Community Park	5155 Greenbrier Ave	7	568,501	Parks and Recreation	Community	1961	2014	Yes	\$12,538	\$2,127,326	\$2,659,868	\$8,376,772	32
	Bay Terraces Community Park	7373 Tooma St.	4	494,892	Parks and Recreation	Community	1982	2015	Yes	\$26,992	\$551,228	\$813,168	\$5,777,120	14
	Bill Cleartor Community Park	4412 Nimitz Blvd.	2	742,701	Parks and Recreation	Community	1989	2014	Yes	\$176,125	\$1,583,893	\$2,370,006	\$11,754,361	20
	Canyonside Community Park	12350 Black Mountain Rd.	6	1,359,545	Parks and Recreation	Community	1986	2014	Yes	\$82,945	\$2,519,870	\$3,939,679	\$35,900,595	11
	Carmel Mountain Ranch Community Park	10166 Rancho Carmel Dr.	5	359,217	Parks and Recreation	Community	1994	2015	Yes	\$31,443	\$681,012	\$1,383,371	\$8,585,885	16
	Carmel Valley Community Park	3751 Townsgate Dr.	1	732,778	Parks and Recreation	Community	1998	2014	Yes	\$232,552	\$1,856,374	\$3,360,792	\$14,663,010	23
	City Heights Community Park	3777 44th St.	9	391,969	Parks and Recreation	Community	1985	2015	Yes	\$35,457	\$1,427,834	\$1,502,910	\$7,144,971	21
	Colina Del Sol Community Park	5319 Orange Ave.	9	837,627	Parks and Recreation	Community	1953	2014	Yes	\$321,423	\$1,333,819	\$2,178,446	\$24,110,095	9
	Doyle Community Park	8175 Regents Rd.	1	1,126,633	Parks and Recreation	Community	1992	2014	Yes	\$264,413	\$3,432,426	\$4,115,660	\$16,404,738	25
	Egger-South Bay Community Park	1840 Coronado Ave.	8	395,154	Parks and Recreation	Community	1972	2015	Yes	\$13,228	\$1,726,550	\$2,047,089	\$8,180,256	25
	Golden Hill Community Park	2590 Golden Hill Dr.	3	283,650	Parks and Recreation	Community	1968	2015	Yes	\$20,216	\$696,563	\$844,710	\$5,791,488	15
	Kearny Mesa Community Park	3170 Armstrong St.	7	441,904	Parks and Recreation	Community	1966	2015	Yes	\$30,094	\$1,625,972	\$3,204,394	\$22,138,934	14
	La Jolla Community Park	615 Prospect St.	1	179,018	Parks and Recreation	Community	1949	2014	Yes	\$106,442	\$2,730,496	\$2,821,330	\$9,845,558	29
	Linda Vista Community Park	7064 Levant St.	7	648,519	Parks and Recreation	Community	1953	2014	Yes	\$229,103	\$1,596,793	\$1,844,913	\$12,957,019	14
	Martin Luther King Community Park	6353 Skyline Dr.	4	1,421,353	Parks and Recreation	Community	1967	2015	Yes	\$43,954	\$1,172,607	\$1,796,745	\$21,376,506	8
	Memorial Community Park	2902 Marcy Ave.	8	686,327	Parks and Recreation	Community	1942	2015	Yes	\$757	\$1,167,768	\$1,326,069	\$10,049,524	13
	Mission Bay Athletic Area	2697 Grand Ave.	2	441,904	Parks and Recreation	Community	1972	2015	Yes	\$33,957	\$626,238	\$784,380	\$15,551,548	5
	Montgomery Waller Community Park	3020 Coronado Ave.	8	2,495,678	Parks and Recreation	Community	1966	2014	Yes	\$304,291	\$2,734,708	\$4,560,819	\$28,089,076	16
	Nobel Athletic Area	8810 Judicial Dr.	1	1,310,399	Parks and Recreation	Community	2008	2015	Yes	\$31,534	\$404,071	\$1,946,382	\$21,260,650	9
	North Clairemont Community Park	4421 Bannock Ave.	6	241,865	Parks and Recreation	Community	1960	2015	Yes	\$37,877	\$545,226	\$1,017,737	\$5,283,987	19
	North Park Community Park	4044 Idaho St.	3	355,109	Parks and Recreation	Community	1950	2014	Yes	\$127,600	\$847,980	\$1,004,660	\$7,341,814	14
	Ocean Beach Athletic Area	2525 Bacon St.	2	2,628,533	Parks and Recreation	Community	1957	2014	Yes	\$29,800	\$3,496,686	\$6,150,856	\$46,971,357	13
	Ocean Beach Community Park	1984 Ebers St.	2	41,150	Parks and Recreation	Community	1951	2015	Yes	\$11,768	\$123,843	\$198,911	\$1,568,941	13
	Olive Grove Community Park	6075 Printwood Wy.	6	400,000	Parks and Recreation	Community	1970	2014	Yes	\$176,265	\$1,646,587	\$2,027,593	\$7,419,298	27
	Pacific Beach Community Park	1405 Diamond St.	2	55,538	Parks and Recreation	Community	1964	2015	Yes	\$6,479	\$1,267,412	\$1,335,538	\$3,697,803	36
	Paradise Hills Community Park	6610 Potomac St.	4	200,539	Parks and Recreation	Community	1968	2014	Yes	\$37,932	\$1,384,259	\$1,612,134	\$4,853,720	33
	Rancho Bernardo Community Park	18448 W. Bernardo Dr.	5	1,159,030	Parks and Recreation	Community	1981	2014	Yes	\$335,896	\$2,242,057	\$2,746,028	\$27,985,421	10
	San Carlos Community park	6445 Lake Badin Ave.	7	569,012	Parks and Recreation	Community	1967	2015	Yes	\$215,156	\$1,133,152	\$1,498,295	\$11,851,759	13
	San Ysidro Athletic Area (Larsen Field)	455 Sycamore Rd.	8	823,077	Parks and Recreation	Community	1975	2014	Yes	\$167,022	\$1,183,168	\$2,194,006	\$12,043,208	18
	San Ysidro Community Park	247 E. Park Ave.	8	81,139	Parks and Recreation	Community	1994	2015	Yes	\$2,701	\$476,775	\$595,310	\$3,769,845	16
	Serra Mesa Community Park	9020 Village Glen Dr.	7	320,817	Parks and Recreation	Community	1964	2015	Yes	\$32,788	\$602,061	\$834,315	\$7,594,378	11
	Skyline Hills Community Park	8285 Skyline Dr.	4	437,266	Parks and Recreation	Community	1967	2015	Yes	\$22,100	\$1,115,159	\$1,376,414	\$7,904,013	17
	South Clairemont Community Park	3577 Clairemont Dr.	2	393,967	Parks and Recreation	Community	1954	2014	Yes	\$18,583	\$1,370,191	\$1,503,425	\$5,714,343	26
	Southcrest Community Park	1297 S. 40th St.	9	723,319	Parks and Recreation	Community	1951	2014	Yes	\$31,489	\$558,080	\$1,183,565	\$12,416,032	10
	Standley Community Park	3585 Governor Dr.	1	261,379	Parks and Recreation	Community	1969	2015	Yes	\$34,703	\$413,451	\$737,244	\$8,488,925	9
	Tecolote Community Park	1701 Tecolote Rd.	2	625,939	Parks and Recreation	Community	1966	2015	Yes	\$81,255	\$1,390,300	\$1,916,544	\$13,595,790	14
	Tierrasanta Community Park	11220 Clairemont Mesa Blvd.	7	441,904	Parks and Recreation	Community	1980	2015	Yes	\$24,920	\$914,491	\$1,271,153	\$12,129,128	10
	Willie Henderson Sports Complex	1092 S. 45th St.	9	773,480	Parks and Recreation	Community	1975	2014	Yes	\$447,362	\$2,648,148	\$3,226,889	\$13,928,199	23

Appendix B - List of Facilities that Received the Abbreviated Accessibility Assessment by Facility Number

Facility No.	Description	Address	District	Actual Assessed SF	Department	Asset Type	Year Built	Year Accessed	Accessibility Survey	Total Accessibility Needs**	Level 1 Operations Impacts**	Total Replacement Backlog**	Plant Replacement Value**	Park PCI
Neighborhood : Average PCI = 21														
	Adobe Bluffs Neighborhood Park	8805 Gainsborough Ave.	5	192,492	Parks and Recreation	Neighborhood	1993	2015	Yes	\$972	\$880,634	\$880,634	\$3,305,000	27
	Azalea Neighborhood Park	2596 Violet St.	9	422,112	Parks and Recreation	Neighborhood	1975	2015	Yes	\$51,424	\$314,802	\$747,555	\$5,555,781	13
	Carmel Creek Neighborhood Park	4260 Carmel Center Rd.	1	521,857	Parks and Recreation	Neighborhood	1990	2015	Yes	\$3,273	\$1,256,574	\$1,491,176	\$8,979,960	17
	Cedar Ridge Neighborhood Mini Park	1701 Pentuckett Ave.	3	16,107	Parks and Recreation	Neighborhood	1989	2015	Yes	\$3,887	\$278,928	\$288,550	\$356,808	81
	Cherokee Point Neighborhood Park	3735 38th St.	9	60,157	Parks and Recreation	Neighborhood	2005	2015	Yes	\$0	\$38,538	\$47,374	\$1,051,984	5
	Clay Neighborhood Park	4768 Seminole Dr.	9	85,939	Parks and Recreation	Neighborhood	1978	2015	Yes	\$16,779	\$674,348	\$693,308	\$1,606,277	43
	Cypress Canyon Neighborhood Park	11470 Cypress Canyon Rd.	5	431,190	Parks and Recreation	Neighborhood	1989	2015	Yes	\$12,895	\$1,220,670	\$1,225,158	\$10,019,921	12
	Dusty Rhodes Neighborhood Park	2500 Sunset Cliffs Blvd.	2	891,743	Parks and Recreation	Neighborhood	1986	2015	Yes	\$13,434	\$1,496,805	\$2,292,802	\$8,650,391	27
	Emerald Hills Neighborhood Park	5601 Bethune Ct.	4	337,240	Parks and Recreation	Neighborhood	1971	2015	Yes	\$21,508	\$1,070,941	\$1,297,967	\$5,576,654	23
	Grant Hill Neighborhood Park	2632 J St.	8	138,567	Parks and Recreation	Neighborhood	1969	2014	Yes	\$756	\$124,941	\$251,991	\$2,151,723	12
	Highland Ranch Neighborhood Park	14840 Waverly Downs Wy.	5	441,904	Parks and Recreation	Neighborhood	1990	2015	Yes	\$1,331	\$137,504	\$216,885	\$2,965,309	7
	Jerabek Neighborhood Park	10060 Avenida Magnifica	5	426,619	Parks and Recreation	Neighborhood	1984	2015	Yes	\$78,353	\$982,723	\$1,298,745	\$8,008,828	16
	Keiller Neighborhood Park	1825 Ocean View Blvd.	4	255,531	Parks and Recreation	Neighborhood	1971	2014	Yes	\$83,999	\$1,476,235	\$1,520,492	\$4,191,772	36
	Kelly Street Neighborhood Park	6640 Kelly St.	7	123,764	Parks and Recreation	Neighborhood	1971	2015	Yes	\$0	\$763,941	\$814,402	\$1,619,657	50
	Kennedy Neighborhood Park	7400 Lisbon St.	4	184,361	Parks and Recreation	Neighborhood	1992	2014	Yes	\$0	\$438,147	\$472,965	\$1,433,567	33
	Lindbergh Neighborhood park	4141 Ashford St.	6	376,738	Parks and Recreation	Neighborhood	1969	2015	Yes	\$1,535	\$292,166	\$465,190	\$4,838,470	10
	Lomita Neighborhood Park	8205 Leucadia St.	4	137,725	Parks and Recreation	Neighborhood	1986	2014	Yes	\$63,724	\$607,673	\$687,251	\$1,943,003	35
	Marcy Neighborhood park	5504 Stresemann St.	1	426,619	Parks and Recreation	Neighborhood	1964	2015	Yes	\$64,674	\$443,421	\$454,037	\$1,512,775	30
	Marie Widman Memorial	6727 Imperial Ave.	4	239,140	Parks and Recreation	Neighborhood	1971	2015	Yes	\$0	\$774,599	\$778,045	\$2,315,603	34
	Mesa Viking Neighborhood Park	11278 Westonhill Dr.	6	292,863	Parks and Recreation	Neighborhood	1975	2014	Yes	\$4,667	\$1,383,386	\$1,437,156	\$3,450,305	42
	Mission Hills Neighborhood Park	1586 Washington Pl.	3	304,382	Parks and Recreation	Neighborhood	1969	2014	Yes	\$103,701	\$230,520	\$396,198	\$4,159,034	10
	Montclair Neighborhood Park	2971 Nile St.	3	150,328	Parks and Recreation	Neighborhood	1994	2015	Yes	\$23,729	\$158,222	\$457,213	\$2,813,558	16
	Mount Etna Neighborhood Park	4741 Mt. Etna Dr.	6	441,904	Parks and Recreation	Neighborhood	1965	2015	Yes	\$14,504	\$629,292	\$806,398	\$5,541,620	15
	Mountain View Neighborhood Park	551 S. 40th St.	8	488,340	Parks and Recreation	Neighborhood	1950	2015	Yes	\$24,198	\$882,795	\$1,233,361	\$10,751,668	11
	Old Trolley Barn Neighborhood Park	1900 Adams Ave.	3	128,038	Parks and Recreation	Neighborhood	1991	2014	Yes	\$202,106	\$864,175	\$886,341	\$1,949,715	45
	Palm Ridge Neighborhood Park	751 Firethorn St.	8	358,581	Parks and Recreation	Neighborhood	1983	2015	Yes	\$24,131	\$1,277,955	\$1,507,696	\$6,318,269	24
	Pantoja Neighborhood Park	524 West G St.	3	96,703	Parks and Recreation	Neighborhood	1982	2014	Yes	\$0	\$29,333	\$188,137	\$961,085	20
	Rolling Hills Neighborhood Park	11082 Cariota St.	5	255,956	Parks and Recreation	Neighborhood	1978	2014	Yes	\$65,887	\$1,609,962	\$2,715,253	\$4,786,365	57
	Solana Highlands Neighborhood Park	3520 Long Run Dr.	1	520,864	Parks and Recreation	Neighborhood	1985	2015	Yes	\$29,653	\$1,383,240	\$1,665,807	\$8,391,512	20
	Spring Canyon Neighborhood Park	11157 Scripps Poway Pkwy.	5	731,506	Parks and Recreation	Neighborhood	1997	2014	Yes	\$480,208	\$1,930,910	\$2,043,720	\$15,986,727	13
	Sunnyslope Neighborhood Park	2600 Elm Ave.	8	187,649	Parks and Recreation	Neighborhood	1989	2015	Yes	\$43	\$800,660	\$802,010	\$2,715,175	30
	Villa Monserate Neighborhood Park	10283 Perez Ct.	7	175,036	Parks and Recreation	Neighborhood	1975	2014	Yes	\$113,153	\$1,374,232	\$1,417,543	\$2,217,763	64
	Vista Terrace Neighborhood Park	301 Athey Ave.	8	291,214	Parks and Recreation	Neighborhood	1971	2014	Yes	\$4,268	\$431,181	\$650,571	\$5,344,661	12
	Ward Canyon Neighborhood Park	3094 Adams Ave.	3	213,391	Parks and Recreation	Neighborhood	2003	2015	Yes	\$1,080	\$150,735	\$219,205	\$3,665,380	6
	Westview Neighborhood Park	11278 Westview Pkwy.	6	413,398	Parks and Recreation	Neighborhood	1996	2015	Yes	\$39,874	\$749,115	\$1,039,092	\$5,955,023	17
	Winterwood Neighborhood Park	7540 Winterwood Ln.	6	132,963	Parks and Recreation	Neighborhood	1974	2015	Yes	\$11,867	\$117,155	\$120,892	\$1,586,108	8

APPENDIX C – CAPITAL RENEWAL SCHEDULE – ALL PARKS

Appendix C - Capital Renewal Schedule

System	2016 (\$)	2017 (\$)	2018 (\$)	2019 (\$)	2020 (\$)	2021 (\$)	2022 (\$)	2023 (\$)	2024 (\$)	2025 (\$)	2026 (\$)	2027 (\$)	2028 (\$)	2029 (\$)	2030 (\$)	2031 (\$)	2032 (\$)	2033 (\$)	2034 (\$)	2035 (\$)
SITE IMPROVEMENTS	\$ 109,592,488	\$ 21,145,594	\$ 23,571,023	\$ 47,146,758	\$ 50,551,854	\$ 22,043,583	\$ 21,627,837	\$ 25,120,369	\$ 59,494,564	\$ 58,181,702	\$ 25,984,639	\$ 27,776,925	\$ 26,368,872	\$ 79,502,571	\$ 77,695,265	\$ 28,116,953	\$ 39,261,101	\$ 44,935,721	\$ 398,678,010	\$ 375,340,300
Roadways	\$ 3,303,796	\$ -	\$ -	\$ 2,419,435	\$ 1,826,701	\$ -	\$ -	\$ -	\$ 2,804,790	\$ 2,266,278	\$ -	\$ -	\$ -	\$ 3,251,518	\$ 2,454,934	\$ -	\$ -	\$ -	\$ 3,769,405	\$ 2,845,941
Parking Lots	\$ 18,983,291	\$ -	\$ -	\$ 11,528,422	\$ 10,477,591	\$ -	\$ -	\$ -	\$ 13,364,601	\$ 12,146,400	\$ -	\$ -	\$ -	\$ 15,493,234	\$ 14,081,007	\$ -	\$ -	\$ -	\$ 17,960,906	\$ 16,323,743
Pedestrian Paving	\$ 9,650,243	\$ -	\$ -	\$ 1,614,087	\$ 1,439,202	\$ -	\$ -	\$ -	\$ 1,871,170	\$ 1,668,428	\$ -	\$ -	\$ -	\$ 2,169,204	\$ 1,934,171	\$ -	\$ -	\$ -	\$ 2,514,696	\$ 2,242,232
Site Development: Fencing, Walls, Signage, Other	\$ 3,511,815	\$ 1,722,348	\$ 1,790,992	\$ 49,410	\$ 1,946,447	\$ 1,957,065	\$ -	\$ 2,056,572	\$ 2,882,110	\$ 1,080,183	\$ 2,247,264	\$ 2,336,833	\$ -	\$ 2,522,054	\$ 2,640,068	\$ -	\$ 2,683,357	\$ 2,790,309	\$ 57,763,702	\$ 59,992,050
Site Development: Furnishings	\$ 877,697	\$ -	\$ -	\$ 829,151	\$ 543,558	\$ -	\$ -	\$ -	\$ 961,213	\$ 630,131	\$ -	\$ -	\$ -	\$ 1,114,311	\$ 730,494	\$ -	\$ 6,540,780	\$ 7,982,302	\$ 1,291,790	\$ 846,845
Site Development: Playing Fields and Courts	\$ 20,584,268	\$ 11,123,412	\$ 11,309,132	\$ 11,800,826	\$ 11,997,869	\$ 12,519,493	\$ 12,728,533	\$ 13,281,940	\$ 13,503,710	\$ 14,090,812	\$ 14,326,082	\$ 14,948,933	\$ 15,198,521	\$ 15,859,318	\$ 16,124,117	\$ 16,825,151	\$ 17,106,086	\$ 17,849,800	\$ 237,694,705	\$ 221,280,323
Site Development: Playgrounds	\$ 50,707,762	\$ 8,299,834	\$ 10,470,899	\$ 18,855,393	\$ 21,843,151	\$ 7,567,025	\$ 8,899,304	\$ 9,781,857	\$ 21,244,179	\$ 23,628,462	\$ 9,411,293	\$ 10,491,159	\$ 11,170,351	\$ 35,774,170	\$ 36,634,043	\$ 11,291,802	\$ 12,930,878	\$ 16,313,310	\$ 29,376,089	\$ 26,738,627
Landscaping	\$ 1,973,615	\$ -	\$ -	\$ 2,469,469	\$ 2,304,036	\$ -	\$ -	\$ -	\$ 2,862,791	\$ 2,671,008	\$ -	\$ -	\$ -	\$ 3,318,762	\$ 3,096,431	\$ -	\$ -	\$ -	\$ 48,306,717	\$ 45,070,539
CIVIL UTILITIES	\$ 177,007	\$ -	\$ -	\$ 199,900	\$ 112,861	\$ -	\$ -	\$ -	\$ 231,735	\$ 130,831	\$ -	\$ -	\$ -	\$ 268,651	\$ 151,685	\$ -	\$ -	\$ -	\$ 311,433	\$ 175,829
Stormwater	\$ 177,007	\$ -	\$ -	\$ 199,900	\$ 112,861	\$ -	\$ -	\$ -	\$ 231,735	\$ 130,831	\$ -	\$ -	\$ -	\$ 268,651	\$ 151,685	\$ -	\$ -	\$ -	\$ 311,433	\$ 175,829
Totals	\$ 109,769,495	\$ 21,145,594	\$ 23,571,023	\$ 47,346,658	\$ 50,664,715	\$ 22,043,583	\$ 21,627,837	\$ 25,120,369	\$ 59,726,299	\$ 58,312,533	\$ 25,984,639	\$ 27,776,925	\$ 26,368,872	\$ 79,771,222	\$ 77,846,950	\$ 28,116,953	\$ 39,261,101	\$ 44,935,721	\$ 398,989,443	\$ 375,516,129

APPENDIX D – GLOSSARY OF TERMS

APPENDIX D – GLOSSARY OF TERMS

Abbreviated Accessibility: This term is used when referencing needs associated with repair, replacement, or modification of a site system to achieve selected accessibility barrier removal.

ADA: Americans with Disability Act

BOMA: Building Owners and Managers Association

Backlog: Term used to refer to deficiencies for facility components, equipment or whole system that needs to be resolved.

Budgeting: A process and method using and estimate of incoming and expenditure is adjusted to account for operational realities in order to provide for the cost of maintaining facilities. Traditional budgeting issues may include anticipated needs, organizational growth, the acquisition of new assets, operations and maintenance, deferred maintenance and insurance.

Building: An enclosed and roofed structure that can be traversed without exiting to the exterior.

Capital Renewal: Projected or future replacements (excluding suitability and energy audit work) that include the replacement of park systems or elements that have or will reach the end of their life cycle in the future.

Capital / Capital Planning: Process of planning expenditures on assets whose cash flows are expected to extend beyond one year. The planning takes into consideration the funding available, the firm's priorities and the anticipated return on investment. Capital planning considers a broad range of financial considerations (such as the cost of capital, organizational risk, and return on investment...), over an extended timeline so as to more effectively predict and manage the fiscal requirements of a real estate portfolio.

Calculated Next Renewal: The year a system or element would be expected to expire, based solely on the date it was installed and the expected service life of the system.

Condition: Condition referred to the state of physical fitness or readiness of a facility, system or systemic element for its intended use.

Cost Model: Parametric equations used to quantify the condition of building systems and estimate the cost necessary to sustain a facility over a given set of reporting periods. These estimated costs can be presented over a timeline to represent a capital renewal schedule.

Current Replacement Value (CRV): CRV is a standard industry cost estimate of materials, supplies and labor requires to replace facility at existing size and functional capability. Please note that the terms Plant Replacement Value and Current Replacement Value have the same meaning in the context of determining Facility Condition Index.

Deferred Maintenance or Maintenance Backlog: Is condition work (excluding suitability and energy audit needs) deferred on a planned or unplanned basis to a future budget cycle or postponed until funds are available.

Deficiency: A deficiency described a condition in which there exists the need to repair a park system or component that is damaged, missing, inadequate or insufficient for on intended purpose.

Element: Major components that compromise park systems.

Facility: A facility refers to site(s), building(s), or building addition(s) or combinations thereof that provide a particular service or support of an educational purpose.

Facility Condition Index (FCI): FCI is an industry-standard measurement of a facility's condition that is the ratio of the cost to correct a facility's backlog requirements to the Plant Replacement Value of the facilities – the higher the FCI, the poorer the condition of the facility. After an FCI is established for all facilities within a portfolio, a facility's condition can be ranked relative to

other facilities, The FCI may also represent the condition of a portfolio based on the cumulative FCI of the portfolio's facilities.

Gross Square Feet (GSF): The size of a park within the defined property boundary in square feet.

Hard or Direct Costs: Direct costs incurred in relation to a specific construction project. Hard costs may include labor, materials, equipment, etc.

Inflation: The trend of increasing prices from one year to the next, representing the rate at which the real value of an investment is eroded and the loss in spending power over time.

Interest: The charge for the privilege of borrowing money, typically expressed as an annual percentage rate and commonly calculated using simple or compound interest calculations.

Life Cycle: The period of time that a system or element can be expected to adequately serve its intended function.

Maintenance: Work necessary to realize the originally anticipated life of a fixed asset, including buildings, fixed equipment and infrastructure. Maintenance is preventative, whereas repairs are curative.

NACUBO: Refers to the National Association of College and University Business Officers (NACUBO). NACUBO published their version and method for calculating the Facility Condition Index (FCI) in 1991 which is widely recognized and a means of measuring facility condition.

Next Renewal: The assessor adjusted expected useful life of a system or element as a result of on-site inspection.

Nominal Value: A value expressed in monetary terms for a specific year or years, without adjusting for inflation – also known as face value or par value.

Operations: Activities related to normal performance of the functions for which a building is used (e.g., utilities, janitorial services waste treatment).

O&M: Operations and Maintenance

Park Amenity Assessment (PAA): The process of performing a physical evaluation of the condition of a facility and its systems.

Park Condition Index (PCI): Revised Facility Condition Index (FCI); the PCI includes developed areas of parks included with the assessments. Costs for the PCI include site roadways, parking lots, playing fields and courts, playgrounds, above-ground storm drainage structures, landscaping, and other miscellaneous items identified within the developed park areas.

Plant Replacement Value (PRV): Cost to design and construct a notional facility to current standards to replace an existing facility at the same location.

Present Value (PV): The current worth of a future sum of money or stream of cash flows given a specified rate of return. Future cash flows are discounted at a client specified discount rate.

Reliability Level: Reliability levels are used to determine and categorize the importance and priority of park systems.

Repairs: Work to restore damages or worn-out facilities to normal operating condition. Repairs are curative, whereas maintenance is preventative.

Replacements: An exchange of one fixed asset for another that has the same capacity to perform the same function. In contrast to repair, replacement generally involves a complete identifiable item of reinvestment (e.g., a major building component or subsystem).

Return on Investment (ROI): ROI is a financial indicator used to evaluate the performance of an investment as a means to compare benefit.

Rough Order of Magnitude (ROM): ROM cost estimated are the most basic of cost estimate classifications.

RS Means: An independent third party provider of building industry construction cost data.

Site: A facility's grounds and its utilities, roadways, landscaping, fencing and other typical land improvements needed to support the facility.

Soft Costs: Indirect costs incurred in addition to the direct construction cost. Soft costs may include professional services, financing, taxes, etc.

System: System refers to building and related site work elements as described by ASTM Unifomat II, Classification for Building Elements (E1557-97), and a format for classifying major facility elements common to most buildings. Elements usually perform a given function, regardless of the design specification, construction method or materials used. See also, "Unifomat II".

Unifomat II: Unifomat II (commonly referred to simply as Unifomat), is ATSM Unifomat II, Classification for Building Elements (E1557-97) – A methodology for classifying major facility components common to most buildings.

Year Built: The year that a park was originally built, based on substantial completion.