

# Park and Recreation Board

Agenda of March 16, 2017

## Park Amenity Condition Assessment

Fiscal Year 2016

Public Works Department

Park and Recreation Department



# Park Amenity Condition Assessment

## Introduction

- Status Update
- Scope of Assessments
- Methodology (terms, groupings)
- FY16 PCA Results
  - 75 Community, Neighborhood and Mini Parks
  - Balboa Park
- Proposed Service Level
- Next Steps



San Ysidro Athletic Area  
(Larsen Field)



Kennedy Neighborhood Park



Old Trolley Barn  
Neighborhood Park

# Park Amenity Condition Assessment

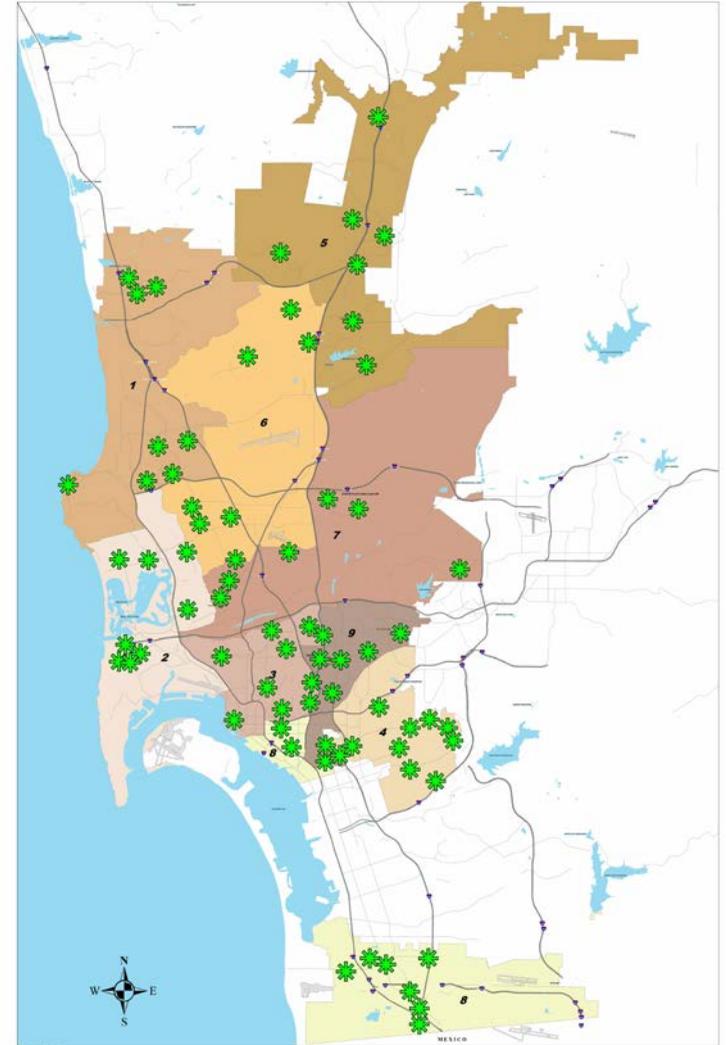
## Overview

### Developed Parks to Assess

- ✓ 249 parks equaling  
2,675 assessed acres (developed areas)

### Consultant: Kitchell CEM

- ✓ FY 16 Assessments
  - ✓ 76 Parks
    - ✓ 1,252 acres assessed – 47%
    - ✓ 111 playgrounds
    - ✓ 202 courts
    - ✓ 98 acres of parking lots and park roads
  - ✓ Field data collected along with photo documentation
  - ✓ As-Built drawings reviewed



 Assessed Park Locations

# Park Amenity Condition Assessment

## Scope of Assessments

- ❖ Assessment of existing developed park assets
  - ✓ Detailed assessment of all above grade assets.
    - ✓ Park Roads, Parking Lots, Pedestrian Paving, Playgrounds, Playing Fields and Courts, Park Furnishings, Fences, Walls, Landscaping, Above-Ground Storm Drain
  - ✓ Cost projections for maintenance and capital renewal
  - ✓ GIS Mapping of park assets
- ❖ Assessments do not include:
  - ✓ Underground Assets and Electrical Systems
  - ✓ Irrigation
- ❖ Park Amenity Assessment complementary with:
  - ✓ Facility Condition Assessments
  - ✓ Stormwater Assessments
  - ✓ Future Parks Master Plan



City Heights Community Park



Lomita Neighborhood Park



# Park Amenity Condition Assessment

## Methodology and Terminology

### PCI: Park Condition Index

- Condition Range specified by City of San Diego (Consistent with the FCI ranges for the Building Assessments)
- Lower PCI - better condition, Higher PCI – poorer condition
- Current Maintenance Backlog: The accumulation of subsystem deficiencies
- Capital Replacement Backlog: The accumulation of subsystems that have reached the end of their useful life.
- Plant Replacement Value (PRV): cost to replace assessed assets in kind.
- $PCI = \frac{\text{Cost of Maintenance Backlog} + \text{Cost of Capital Backlog}}{\text{Plant Replacement Value (PRV)}}$

PCI Condition Ratings		Examples
Good	0 - 20	Nobel Athletic Area (9) MLK Community Park (8)
Fair	21 - 29	South Clairemont Community Park (26) Dusty Rhodes Neighborhood Park (27)
Poor	30 or Above	Allied Gardens Community Park (32) Keiller Neighborhood Park (36)

# Park Amenity Condition Assessment

Example of Good Condition:  
Martin Luther King Jr. Community Park  
➤ Council District 4



Martin Luther King Jr. Community Park

## Good Condition – Minor Improvements Needed

- ✓ PCI 8
- Major Systems affecting PCI:
  - Parking lots – need repairs
  - Pedestrian Paving – needs repairs
  - Playground – good condition
  - Landscaping – good condition



Asphalt needs repairs



Pedestrian Paving  
needs repairs



Playground in  
good condition



Landscaping in  
good condition

# Park Amenity Condition Assessment

Example of Fair Condition:  
La Jolla Community Park  
➤ Council District 1

## Fair Condition – Some Significant Repairs Needed

- ✓ PCI 29
- Major Systems affecting PCI:
  - Outdoor courts – good condition
  - Retaining Wall – need repairs
  - Playground – needs repairs
  - Pedestrian paving – needs repair



La Jolla Community Park



Outdoor courts in good condition



Retaining wall needs repairs



Playground surfacing in need of repairs



Pedestrian paving needs repair

# Park Amenity Condition Assessment

Example of Poor Condition:  
Pacific Beach Community Park  
➤ Council District 2

## Poor Condition – Major Repairs Needed

- ✓ PCI 36
- Major Systems affecting PCI:
  - Playgrounds – needs replacement
  - Pedestrian Paving– needs major repairs/replacement
  - Landscaping – needs repairs
  - Retaining Wall - needs repairs



Pacific Beach Community Park



Site Retaining Wall needs repairs



Asphalt needs replacement



Landscaping needs repairs



Playground beyond useful life



# Park Amenity Condition Assessment

## Methodology: Group Parks by Function

Parks Types by Function		
Regional Parks	Regional asset, tourist destination, special natural feature	Balboa Park Mission Bay Park Chicano Park
Community Parks	Serve a population of approx. 25,000 residents	Passive and active recreation, rec. centers, aquatic complex
Neighborhood Parks	Serve a population of approx. 5,000 residents	Passive recreation, playgrounds, picnic areas
Mini Parks	Serve residents within ½ mile	Playgrounds, picnic areas

Note: Mission Bay Park & 25 additional community and neighborhood parks are scheduled to be assessed in FY2017.



# Park Amenity Condition Assessment

Methodology: Parks Assessed by Asset Type

Assets within the Parks	
Playgrounds	Park Furnishings
Landscaping	Fences and Walls
Above-Ground Storm Water Devices	Pedestrian Paving
Playing Fields	Parking Lots
Outdoor Courts	Park Roads



Clay Neighborhood Park



Cypress Canyon Neighborhood Park



Doyle Community Park



# Park Amenity Condition Assessment

Methodology: Define Reliability Levels

Reliability Levels by Park Subsystem		
Level 1 Operations Impacts	Level 2 Deterioration	Level 3 Appearance
Playgrounds	Parking Lots	Landscaping
Athletic Fields	Park Roads	Park Furnishings
Pedestrian Walkways	Above-Ground Stormwater Devices	Fences and Walls
Outdoor Courts		Signage



Emerald Hills  
Neighborhood Park



Grant Hill  
Neighborhood Park



Jerabek Neighborhood Park



Mountain View  
Neighborhood Park



# Park Amenity Condition Assessment

## Results: Summary of PCI's

Park Type	No. Parks Assessed	Acres Assessed	Number of Parks in Each Rating Category	AVG. PCI
Regional Parks	1	416	1 - Good	5: Good
Community Parks	39	586	28 - Good 8 - Fair 3 - Poor	15: Good
Neighborhood & Mini Parks	36	250	19 - Good 4 - Fair 13 - Poor	21: Fair
<b>Total Number of Parks Assessed</b>	<b>76</b>	<b>1,252</b>	<b>48 - Good 12 - Fair 16 - Poor</b>	<b>16: Good</b>



# Park Amenity Condition Assessment

## Results: Backlog by Reliability Level

Asset Function	No. Parks Assessed	Acres Assessed	Reliability Level 1 Operations Impacts*	Level 2 Deterioration*	Level 3 Appearance*
Regional Parks	1	416	\$4.8M	\$6.9M	\$46K
Community Parks	39	586	\$53.7M	\$18.3M	\$4.3M
Neighborhood and Mini Parks	36	250	\$27.3M	\$4.2M	\$2.0M
<b>Total</b>	<b>76</b>	<b>1,252</b>	<b>\$85.8M</b>	<b>\$29.4M</b>	<b>\$6.3M</b>

\* Numbers reflect amounts to reach an overall PCI of 0. Necessary Reinvestment does not include capital renewal, improvements, expansion, or upgrades.



Southcrest Community Park

Reliability Level Subsystems	Playgrounds	Parking Lots	Landscaping
	Athletic Fields	Park Roads	Park Furnishings
	Pedestrian Walkways	Above-Ground Stormwater Devices	Fences
	Outdoor Courts		Signage



# Park Amenity Condition Assessment

## Results: Proposed Service Level – PCI 15

✓ PCI of 15 “Good” – All Parks – 76 Parks Assessed

- It is not Industry Best Management Practice for agencies to improve existing facilities to a \$0 backlog. Adopting an appropriate Service Level defines the acceptable backlog for the portfolio.

Note: All numbers are in 2016 dollars

Asset Function	No. Parks Assessed	Acres Assessed	Avg. PCI	Goal PCI	Necessary Reinvestment to Obtain a PCI of 15 for 76 Parks
Regional Parks	1	416	5: Good	15: Good	\$0
Community Parks	39	586	15: Good	15: Good	\$13.1M
Neighborhood and Mini Parks	36	250	21: Fair	15: Good	\$11.7M
<b>Total for PCI of 15</b>	<b>76</b>	<b>1,252</b>	<b>16: Good</b>	<b>15: Good</b>	<b>\$24.8M<sup>1</sup></b>

1. Necessary Reinvestment does not include capital renewal, improvements, expansion, or upgrades.



# Park Amenity Condition Assessment

## Results: Buildings Located at the FCI 15/20 for 76 Parks

- A separate assessment was performed on buildings throughout the City of San Diego
  - Building presentation: Previously reported.

Asset Function	No. of Buildings Assessed*	Avg. PCI	Goal PCI	Necessary Investment to Obtain FCI of 15**
Regional Parks	118	19: Good	15/20: Good	\$79.2M
Community Parks	101	10: Good	15: Good	\$45.4M
Neighborhood and Mini Parks	25	10: Good	15: Good	\$1.7M
<b>Total for PCI of 15</b>	<b>244</b>	<b>24: Fair</b>	<b>15: Good</b>	<b>\$126.3M</b>

1. Necessary Reinvestment does not include capital renewal, improvements, expansion, or upgrades.

\* Number of Buildings Assessed refers to only the number of buildings on the same property as the 76 parks assessed.

\*\* Numbers reflect only the buildings located on the same property as the 76 parks.



# Park Amenity Condition Assessment

Results: Buildings & Parks Combined FCI/PCI 15 for 76 Parks

➤ Combined Park and Building Numbers for the 76 Parks

Note: All numbers are in 2016 dollars

Asset Function	Building: Reinvestment For FCI 15/20 For 76 Parks*	Parks: Reinvestment For PCI 15 For 76 Parks	Goal FCI/PCI	Total Necessary Reinvestment to Obtain a FCI/PCI of 15/20 For 76 Parks
Regional Parks	\$79.2M	\$0	15/20: Good	\$79.2M
Community Parks	\$45.4M	\$13.1M	15: Good	\$58.5M
Neighborhood and Mini Parks	\$1.7M	\$11.7M	15: Good	\$13.4M
<b>Total for FCI/PCI of 15/20</b>	<b>\$126.3M</b>	<b>\$24.8M</b>	<b>15/20 Good</b>	<b>\$151.1M</b>

1. Necessary Reinvestment does not include capital renewal, improvements, expansion, or upgrades.
2. Numbers reflect only the buildings located on the same property as the 76 parks
3. FCI/PCI 15 applies to Public and Semi-Public categories
4. FCI/PCI 20 applies to City offices and work-yards

# Park Amenity Condition Assessment

## Key Study Concepts & Findings

- ❖ Service Level Changes Affect the Results
  - ✓ Lower PCI = Higher Costs
  - ✓ Small PCI changes can result in significant cost changes
- ❖ Some park subsystems can have a significant affect on the overall PCI score.
  - ✓ A playground replacement in a mini park
  - ✓ Playground replacement and major parking lot repairs in a community park
- ❖ Asset Management Plan needed to develop total costs
  - ✓ Approved Service Level needed to analyze and recommend maintain vs. rehab vs. replace decision
  - ✓ Maintain/rehab/replace schedule determines total cost



Palm Ridge Neighborhood Park



Rolling Hills  
Neighborhood Park



# Park Amenity Condition Assessment

## Next Steps: Future Efforts and Updates

- ❖ Mission Bay Park as well as 25 Other Parks to be Assessed in FY2017
  - ❖ Currently being assessed
- ❖ Continue park assessments through FY2020
- ❖ Expand assessments to joint use & open space facilities & Irrigation Systems after FY2020
- ❖ Develop asset management plan to work with IAM San Diego and SAP



San Ysidro Community Park



Memorial Community Park



Westview  
Neighborhood Park



Ward Canyon  
Neighborhood Park



Rancho Bernardo  
Community Park



Adobe Bluffs  
Neighborhood Park

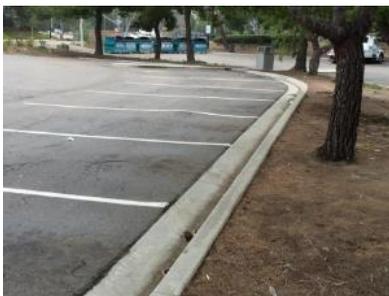


Bay Terraces  
Community Park

# Questions?



Canyonside  
Community Park



Carmel Mountain  
Community Park



North Park  
Community Park



Tecolote  
Community Park



Colina Del Sol  
Community Park