

# Parks and Recreation Board

Agenda of July 15, 2021

## Park Amenity Condition Assessment Final Report

Engineering & Capital Projects Department  
Parks and Recreation Department



# Park Amenity Condition Assessment

## Introduction

- Scope of Assessments
- Methodology (terms, groupings)
- PCA Final Results
- Proposed Service Level



San Ysidro Athletic Area  
(Larsen Field)



Kennedy Neighborhood Park



Old Trolley Barn  
Neighborhood Park

# Park Amenity Condition Assessment

## Overview

### Developed Parks to Assess

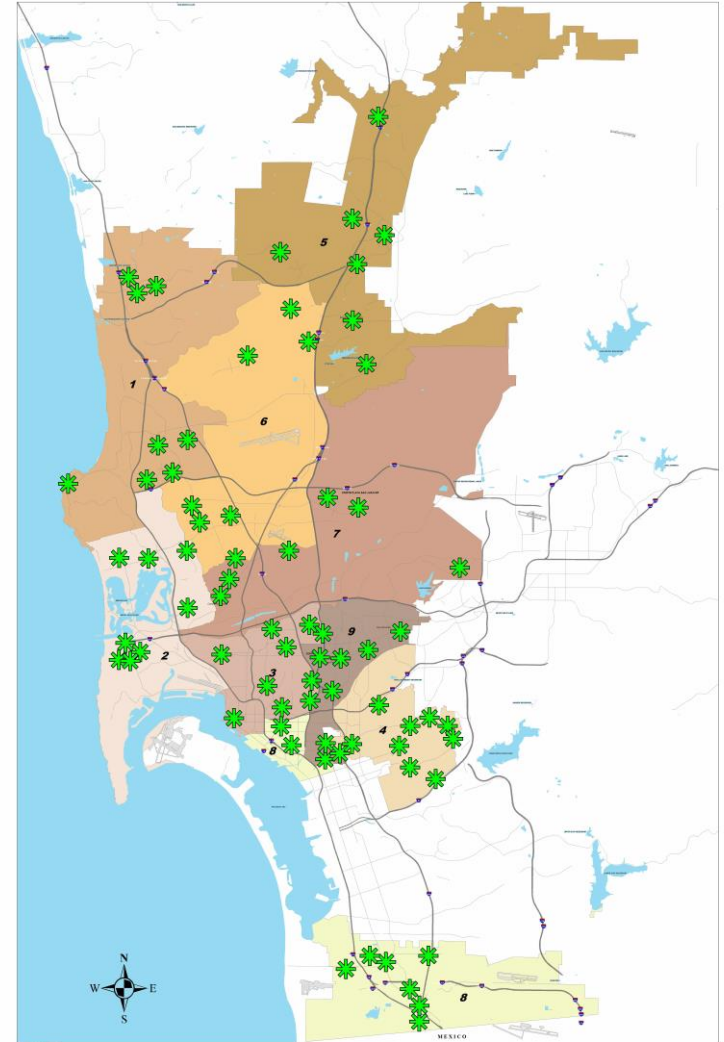
235 parks assessed

2,589 assessed acres (developed areas)

- ✓ 373 playgrounds
- ✓ 265 courts
- ✓ 220 acres of parking lots
- ✓ 97 acres of park roads

Inventory data collected along with photo documentation of existing amenities

Consultant: Kitchell CEM



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 Condition Assessment

## Methodology: Parks Assessed by Asset Type

Assets within the Parks	
Playgrounds	Park furnishings
Landscaping	Fences and walls
Above grade storm water devices	Pedestrian paving
Playing fields	Parking lots
Outdoor courts	Park roads



Clay Neighborhood Park



Cypress Canyon Neigh. Park



Doyle Community 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 (8) MLK Community Park (7)
Fair	21 - 29	South Clairemont Community Park (23) Dusty Rhodes Neighborhood Park (25)
Poor	30 or Above	Kelly Street Neighborhood Park (47) Villa Monserate Neighborhood Park (56)

# 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 7
- 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



La Jolla Community Park

## Fair Condition – Some Significant Repairs Needed

- ✓ PCI 22
- Major Systems affecting PCI:
  - Outdoor courts – good condition
  - Retaining Wall – need repairs
  - Playground – needs replacement
  - Pedestrian paving – needs repair



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:  
 Villa Monserate Neighborhood Park  
 ➤ Council District 7

## Poor Condition – Major Repairs Needed

- ✓ PCI 56
- Major Systems affecting PCI:
  - Two Playgrounds – needs replacement
  - Pedestrian Paving– needs repairs/replacement
  - Site furnishings – needs repairs/replacement



Villa Monserate Neighborhood Park



Walkways  
need repairs



Site furnishings need  
replacement



Playground beyond  
useful life



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



# 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	5	967	5 – Good	10: Good
Community Parks	52	826	45 - Good 7 - Fair	10: Good
Neighborhood Parks	132	766	96 - Good 22 - Fair 14 – Poor	13: Good
Mini Parks	46	30	32 - Good 1 - Fair 13– Poor	19: Good
Total Number of Parks Assessed	235	2,589	178 - Good 30 - Fair 27 - Poor	11: Good



# 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: Backlog by Reliability Level

Asset Function	No. Parks Assessed	Acres Assessed	Reliability Level 1 Operations Impacts*	Level 2 Deterioration*	Level 3 Appearance*	Total Backlog
Regional Parks	5	967	\$23.7M	\$48.8M	\$0.4M	\$72.6M
Community Parks	52	826	\$45.8M	\$34.0M	\$2.0M	\$81.8M
Neighborhood Parks	132	766	\$58.1M	\$9.4M	\$3.6M	\$71.1M
Mini Parks	46	30	\$3.7M	\$0.2M	\$1.7M	\$5.6M
<b>Total</b>	<b>235</b>	<b>2,589</b>	<b>\$131.3M</b>	<b>\$92.4M</b>	<b>\$7.7M</b>	<b>\$231.4M</b>

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



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 – 235 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 2019 dollars

Asset Function	No. Parks Assessed	Acres Assessed	Avg. PCI	Goal PCI	Necessary Reinvestment to Obtain a PCI of 15 for All Parks
Regional Parks	5	967	10: Good	15: Good	\$12.8M
Community Parks	52	826	10: Good	15: Good	\$8.3M
Neighborhood Parks	132	766	13: Good	15: Good	\$19.5M
Mini Parks	46	30	19: Good	15: Good	\$3.0M
<b>Total for PCI of 15</b>	<b>235</b>	<b>2,589</b>	<b>11: Good</b>	<b>15: Good</b>	<b>\$43.6M<sup>1</sup></b>

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



# Park Amenity Condition Assessment

Results: Buildings Located within the 235 parks with an FCI 15/20

- 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	210	40: Poor	15/20: Good	\$465.6M
Community Parks	168	42: Poor	15: Good	\$145.6M
Neighborhood and Mini Parks	124	35: Poor	15: Good	\$7.7M
Misc. Park Structures	248	8: Good	20: Good	\$1.3M
<b>Total for PCI of 15</b>	<b>750</b>	<b>40: Poor</b>	<b>15: Good</b>	<b>\$620.2M</b>

Necessary Reinvestment does not include capital renewal, improvements, expansion, or upgrades.  
Misc. Park Structures are picnic shelters, gazebos, maintenance sheds, etc.



# Park Amenity Condition Assessment

## Results: Buildings & Parks Combined FCI/PCI 15

### ➤ Combined Park and Building Numbers

Note: All numbers are in 2019 dollars

Asset Function	Building: Reinvestment For FCI 15/20	Parks: Reinvestment For PCI 15 For Parks	Goal FCI/PCI	Total Necessary Reinvestment to Obtain a FCI/PCI of 15/20
Regional Parks	\$465.6M	\$12.8M	15/20: Good	\$478.8M
Community Parks	\$145.6M	\$8.3M	15: Good	\$153.5M
Neighborhood and Mini Parks	\$7.7M	\$22.5M	15: Good	\$30.2M
Misc. Park Structures	\$1.3M	0	20: Good	\$1.3M
<b>Total for FCI/PCI of 15/20</b>	<b>\$620.2M</b>	<b>\$43.6M</b>	<b>15/20 Good</b>	<b>\$663.8M</b>

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



# 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



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