



## MEMORANDUM

**TO:** CITY COUNCIL

**FROM:** GEOFF ENGLISH, PUBLIC WORKS DIRECTOR *GE*

**SUBJECT:** PARKS INFRASTRUCTURE ASSESSMENT REPORT AND PARKS ASSET REPLACEMENT SCHEDULE AND KINGO PARK PLAYGROUND STRUCTURE REPLACEMENT

**DATE:** OCTOBER 27, 2015

### RECOMMENDATION:

It is recommended the City Council:

1. Receive and provide comments and direction on the draft Parks Infrastructure Assessment Report and Replacement Schedule.
2. Allocate \$25,000 from the Local Sales Tax funds for the replacement of the Kingo Park playground structure.

### IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

Replacement of the Kingo Park playground structure will cost approximately \$25,000. Staff is recommending an allocation of funds from the Local Sales Tax Fund. The current unallocated Local Sales Tax fund balance is approximately \$520,000.

### BACKGROUND:

During the development of the Fiscal Year 2015-2017 Biennial Budget, the Public Works Department submitted a budget request for \$25,000 from the City's Sales Tax Fund to cover the cost for unspecified equipment and infrastructure replacement and repairs. Previously, the Public Works Department has made similar budget requests which were then subsequently used to complete needed and/or urgent repairs or replacements. The City Council declined the unspecified budget request and directed City staff to return with a list of specific requests. In addition, the City Council declined the funding of similar unspecified equipment and infrastructure replacement and repair budget requests for buildings and drainage facilities.

As a result of this direction, staff conducted an inventory of all of the major infrastructure and equipment in our Parks, Landscaping and Open Space areas. This assessment included all aspects of the City's Parks, Landscaping and Open Space system, including but not limited to fencing, concrete pathways, parking lots, lights, and playground structures. Similar assessment reports and replacement schedules will be prepared and presented for City buildings and drainage facilities in the near future.

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**ANALYSIS OF ISSUES:**

The City of Arroyo Grande owns and maintains an extensive system of parks, landscape areas and open space. (Attachment #1) The inventory includes the following:

- sixteen (16) parks
- eighteen (18) planter areas
- eleven (11) City facility landscape areas
- four (4) designated open-space areas
- eight (8) greenbelts, parkways and detention basins

The total acreage of Arroyo Grande Park and Open space area is listed below.

TOTAL DEVELOPED ACREAGE:	82.70
TOTAL UNDEVELOPED ACREAGE:	<u>85.64</u>
TOTAL CITY PARK DEPARTMENT-MAINTAINED PROPERTY:	168.34 ACRES

The infrastructure inventory was completed on the dedicated parkland and open space areas only. The intent of this infrastructure inventory and assessment was to provide an approximate estimate of the amount of annual depreciation to the infrastructure in the Parks and Open Space areas. An inventory was prepared for each of the City's park and open space facilities and then combined into a summary spreadsheet which is attached. (Attachment #2). The intent of this exercise was to quantify and recognize the cost of replacing the City's parks and open space built infrastructure.

Staff conducted a detail measurement of all of the parks and open space built infrastructure in unit measurements. For example, staff measured all of the asphalt berms in the City's parks and determined that there are approximately 1,176 linear feet (lf). Staff then estimated the replacement cost of \$11 per linear foot in today's dollars, to replace asphalt berms. This replacement cost was established based on recent unit costs for other City projects. In most cases, staff used unit costs from similar City construction projects and in some cases, staff used information provided by other agencies. The unit costs for replacement are a best estimate only. Based on applying the unit measurement replacement cost for our 1,176 lf of asphalt berms, it would cost approximately \$12,936 for replacement.

Using this methodology, staff determined that the replacement value for all of the City's parks and open space built infrastructure is approximately \$4.9 million. In addition to determining the replacement value, staff estimated the "lifetime" of each the City's parks and open space built infrastructure. This lifetime was based on several factors including industry standards and actual experience with each asset. Generally, the City of Arroyo Grande realizes a longer life expectancy for most of its infrastructure than the stated industry standard. For example, playground structures have a stated life span of 15-20

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years. The City of Arroyo Grande generally realizes a lifespan for play structures of 20-30 years. Using this conservative lifespan, staff calculated the annual depreciation cost for on each asset. The total annual estimated depreciation for our parks and open space built infrastructure is approximately \$210,000. The purpose of going through this exercise is to simply to recognize that there is a depreciation cost that the City is currently not funding.

In addition to the infrastructure assessment report, staff prepared a list of priority ranked Parks Asset Replacement Schedule. (Attachment #3) This replacement schedule is intended to provide recommendations for specific equipment and infrastructure to consider for funding in future budget cycles. Staff reviewed the draft Parks Asset Replacement Schedule with the Parks and Recreation Commission on Wednesday, October 13, 2015. The Parks and Recreation Commission voted unanimously to recommend approval of the draft to the City Council including a recommendation to fund the replacement of the Kingo Park Playground during the current fiscal year.

In staff's opinion and evaluation, the replacement of the Kingo Park Play structure is the most urgent parks replacement need at this time. The structure has exposed rust, several fittings are failing, brittle plastic elements and the "Poured-in-place" (PIP) fall protection is weathered and does not meet fall protection standards for playgrounds. The PIP should be replaced soon and it would be more cost effective to complete a replacement or rehabilitation to this structure at the same time. It's worth noting that the play structure at Strother Park is in similar or worse condition however; that structure is significantly larger and more costly to replace and is recommended to be considered for funding during the next two-year budget cycle.

The current budget allocation for Arroyo Grande Parks Division equipment and infrastructure repair is \$10,800. The amount covers the cost for minor repairs and replacement equipment such as mower repairs, irrigation, fencing replacements, lighting, etc. The Parks replacement budget is not intended to cover the expenses for replacement of major park assets such as playground structures, picnic facilities, concrete walkways, seating walls, and ball field amenities. The City does not currently have an asset replacement fund or "set aside" funds to cover depreciation of Parks infrastructure.

It is staff's intent to prepare a recommended long-range replacement schedule for parks and open space following the preparation of assessment reports for other City infrastructure supported by the General Fund such as drainage, sidewalks and buildings.

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**ENVIRONMENTAL REVIEW:**

Not applicable.

**PUBLIC NOTIFICATION AND COMMENTS:**

The Agenda was posted in front of City Hall on Thursday, October 22, 2015 and on the City's website on Friday, October 23, 2015. This item was reviewed by the Arroyo Grande Parks and Recreation Commission on Wednesday, October 13, 2015.

**ATTACHMENTS**

1. PARK, LANDSCAPE AREAS AND OPEN SPACE INVENTORY
2. PARKS INFRASTRUCTURE ASSESSMENT REPORT
3. DRAFT PARKS ASSET REPLACEMENT SCHEDULE

**CITY OF ARROYO GRANDE  
INVENTORY OF CITY-MAINTAINED PARKS,  
LANDSCAPE AREAS, AND OPEN SPACE  
(Revised September 2013)**

**PARKS:**

**Elm Street Park/Elm Street Community Center**

1221 Ash Street/350 S. Elm Street

5 acres

1 large barbecue area, 2 individual satellite barbecue areas, drinking fountains, 2 playgrounds, 3 picnic areas, parking lot, large turf area, trashcans, 3 restrooms, multipurpose building, and Recreation and Maintenance Services Department office.

**Strother Park**

1150 Huasna Road

8.14 acres

1 restroom, playground, large barbecue area with 3 barbecue pits, 4 individual satellite barbecue areas, day-use basketball court, 2 horseshoe pits, volleyball poles, softball backstop, reserve campground (group area) parking lot, turf areas, trees, landscaping

**Rancho Grande Park**

500 James Way

8 acres

1 large barbecue area, 2 small barbecue areas, 2 barbecue pits, 2 playgrounds, 1 restroom, volleyball court, basketball court, parking lot, turf areas, trees, landscaping, lights, horseshoe pits, fences on both sides of street

**Terra de Oro Park**

311 Oro Drive (to Cobre Place)

3.94 acres

Playground, volleyball court, turf area, and trees

**Kiwanis Park**

Olohan Alley, Bridge Street to the Swinging Bridge

3.30 acres

5 picnic tables, 2 benches, 3 barbecues, turf area, landscaping, creek access, parking lot, and trashcans

**Heritage Square Park**

205 Nelson Street, Short Street to Mason Street

2.12 acres

Turf area (.37 acre), trashcans, shrubs, walking path and overlook, 2 picnic tables, and South County Historical Museum, Rotary Bandstand, and 2 barbecues

**Tiger Tail Park**

800 Bambi Court

1.22 acres

Turf area (1.22 acres), 2 benches, planters, and greenbelt area

**Parque Pequeno**

Woodland Drive (next to 629 Woodland Drive)

.58 acre

Turf area (.58 acre) and trashcan, trees

**Health Fitness Park**

Fair Oaks Avenue and Woodland Drive (next to 834 Fair Oaks Avenue, and behind the Arroyo Grande Hospital)

.51 acre

Exercise equipment, walking path, creek access, and trashcan

**Hart-Collett Firefighters Memorial Park**

Traffic Way and Bridge Street (next to 203-207 Bridge Street)

.36 acre

Turf area (.36 acre), 3 planters, drinking fountain, 2 picnic tables and trashcan

**Hoosgow Park**

Le Point Street (next to 121 Le Point)

.31 Acre

Turf area (.10), 2 benches, drinking fountain, historical building (old jail), and landscaping

**Kingo Park**

.8 acre

Playground, fountain, 2 barbecues and tables, trashcans, turf area (.8 acre) and trees

**Village Gazebo**

Short Street

.25 acre

Turf area (.16 acre), parking lot, restrooms, 2 picnic tables, 2 benches, drinking fountain, Swinging Bridge, planters, gazebo, and trashcans

**Parkside Park**

401 N. Bakeman Lane (off Farroll Road)

Turf area (.14 acre), 2 picnic table, ½ court basketball, small playground, trashcans, and planters

**Dower Way Side Park**

Traffic Way (next to 540 Traffic Way)

.10 acre

Turf area (.10 acre), 2 picnic tables, drinking fountain, planter, sign, and trashcan

**Soto Sports Complex**

1275 Ash Street

26.57 acres (not including Don Roberts Field)

40.01 acres (including Corporation Yard, Elm Street Park, ponds, and Don Roberts Field)

5 tennis courts, 1 hardball field, 1 Little League field, 5 softball fields, 5 lights ball fields, 4 score booths, 11 sets of bleachers, 1 multi-purpose building, 2 restrooms, 6 drinking fountains, water reclamation system, 4 parking lots, and trashcans

**PLANTERS:**

**Planter – E.C. Loomis & Sons Feed Store**

415 E. Branch Street

Acreage: N/A

Pacific Coast Railroad Memorial – turf area, planters, bench, and trashcan

**Planters – Village Arts**

123 West Branch Street

Acreage: N/A

Rose garden, bench, planters, and trashcan

**Planters – Shell Station Sign**

Grand Avenue (next to 222 Grand Avenue)

Acreage: N/A

Landscape and City welcome sign

**Planters – Traffic Way and Grand Avenue**

Traffic Way and Grand Avenue

Acreage: N/A

2 planters, welcome sign

**Planters – Grand Avenue**

Intersection of Brisco Road and Grand Avenue and intersection of Grand Avenue and Halcyon Road (across from 7-11 Market and across from Bob's Body Shop)

Acreage: N/A                      3 planters with plants and trees

**Planters – Oak Park Median**

Oak Park Boulevard and James Way

Acreage: N/A

3 planters with shrubs and trees

**Planter – Los Berros Road**

Los Berros Road and Valley Road (next to 809 Valley Road)

.16 acre

Trees, shrubs, planter, and welcome sign

**Planters – East Branch Streetscape**

Irrigated trees, 6 planters, benches

**Planter – Sunny Gardens**

South side of Huasna Road, west of Strother Park

Acreage: N/A

Trees and shrubs, irrigation

**Planter – Diana Street**

Diane Street

Acreage: N/A

2 planters with landscape, trees, and turf area

**Planter – Newport Avenue**

Newport Avenue (between Courtland and Hillcrest Drive)

Acreage: N/A

Turf, planters, walking path, and 2 stairways

**Planter – Corner of West Branch/Oak Park**

West Branch Street and Oak Park Boulevard

Acreage: N/A

Trees, open area, stone wall, and bus bench (at corner)

**Planters – Brisco Road/Linda Drive**

Intersection of Brisco Road and Linda Drive (northeast side of intersection)

Acreage: N/A

Trees and shrubs

**Planter – Parkview Estates**

Oak Park Boulevard and Farroll Road

Acreage: N/A

Trees, shrubs, and groundcover

**Planters – East Grand Avenue**

4 median islands, 6 bulb outs with plants and trees, trashcans and benches

**Planters – Halcyon Road/EI Camino Real**

Intersection of Halcyon Road/EI Camino Real

Acreage: N/A

Trees and shrubs

**ALLEYS:**

**Alley – Dixson Street Alley**

East Branch Street (Between 130 and 134 E. Branch Street)

Acreage: N/A                      Planters and awnings

**Alley – Next to Lund's**

Acreage: N/A

Planted pots and brick walkway

**FACILITIES:**

**ReMax/Old City Hall**

Short Street to Mason Street

.27 acre (this figure does not include parking lot area, although staff maintains it.)

Turf areas, picnic table, landscaping, parking lot, drinking fountain, trashcans, and creek access

**City Council Chambers**

215 East Branch

2 Acre and parking lot area

Barbecue, tables, sinks, lights, parking area, DG area, and landscaped parking lot



**City of Arroyo Grande and Woman's Club Community Center**

211 Vernon Street

3.56 acres

Landscape areas, barbecue area, parking lot, multi-purpose building, and large trees

**Corporation Yard Lawn**

1375 Ash Street

Acreage: N/A

Turf area, picnic table, trashcan, and trees

**Car Corral Parking Lot**

East Branch Street (between 103 and 109 East Branch Street)

Acreage: N/A

Planters, fence, and trees

**City Hall**

300 E. Branch Street

Acreage: .74 acres

Parking lot, landscaping and creek bank

**Fire Department and Station**

140 Traffic Way

.82 acre

Turf areas, landscaping, and trees

**Police Department**

200 N. Halcyon Road

.25+ acre (additional property nearby has been added)

Landscape, planters, parking lot, and trees

**Reservoir 1**

Adjacent to Woman's Club facility

Trees and shrubs

Maintenance shared with Public Works Department

**Reservoir 3**

Irrigated trees

**OPEN SPACE**

**James Way Oak Habitat and Wildlife Preserve**

Rancho Parkway to Meadow way

75.02 acres

Windmill, rail fence, ponds, 2 miles of walking paths, trashcans, drain

**Ikeda Streambed Property**

South end of Strother Park between housing tract and creek

2.27 acres

Undeveloped open space

**Cerro Vista Streambed Property**

Behind Arroyo Grande Community Hospital, next to the Health Fitness Park at Fair Oaks Avenue and Woodland Drive of Cerro Vista Street  
.8 acre, undeveloped open space

**Woodland Drive Streambed Property**

Woodland Drive next to creek  
3.65 acres  
Undeveloped open space

**PARKWAYS AND GREENBELTS**

**Ranch Grande Pathways**

Camino Mercado and Rancho Parkway  
Acreage: N/A  
Maintenance shared with the Public Works Department

**Rodeo Drive Trees**

Rodeo Drive (next to and across from 500 Rodeo Drive  
Acreage: N/A  
Irrigation, trees, and bulb outs

**West Branch Street Trees**

West Branch Street (next to City of Arroyo Grande and Woman's Club Community Center)  
Acreage: N/A  
Trees in open area across from the Community Center and across from undeveloped property

**Bennett Avenue Trees**

Bennett Avenue (next to cemetery)  
Acreage: N/A  
Irrigated trees

**Foremaster Greenbelt**

Oak Park Boulevard (south side of Oak Park Boulevard, Robin Circle west past Meadowlark Drive, Foremaster tract)  
2.5 acres (approximately)  
Turf area, and landscaping

**Eman Greenbelt**

Eman Court next to creek  
.4 acre  
Undeveloped flood control easement

**Poplar Basin**

3.5 acres  
Trees and shrubs  
Maintenance shared with Public Works Department

**Cranberry Basin**

1.42 acres

Trees, shrubs, turf, fencing, irrigation

<b>TOTAL DEVELOPED ACREAGE:</b>	<b>82.70</b>
<b>TOTAL UNDEVELOPED ACREAGE:</b>	<b>85.64</b>
<b>TOTAL PLANTERS:</b>	<b>22</b>
<b>TOTAL CITY PARK DEPARTMENT-MAINTAINED PROPERTY:</b>	<b>168.34 ACRES</b>

## HIKING/EQUESTRIAN PATHWAYS

AREA	LENGTH (FT.)
Hospital Course pathway	1125
James Way public/equestrian trail	6827
Los Jollas public trail (James Way)	2661
Oak Park Estates public/equestrian trail	6400
Los Robles public trail (Rancho Parkway)	4387
Creekside pathway	625
Terra del Oro pathway	730
Newport pathway	1060

**TOTAL** 23815

AREAS
1. STROTHER PARK
2. IKEDA WALKWAY
3. LOPEZ DRIVE PLANTERS
4. ORO PARK
5. LOOMIS PLANTER
6. LOOMIS LAWN
7. HOOSGOW PARK
8. CAR CORALL PLANTER FRONT
9. CAR CORRAL PLANTER REAR
10. COUNCIL CHAMBERS FRONT
11. COUNCIL CHAMBERS REAR
12. COUNCIL CHAMBERS PARKING
13. CITY HALL
14. CENTENNIAL/GAZEBO PARK
15. CREEKSIDE PATH
16. KIWANIS PARK
17. NELSON ST. PARK
18. HART/COLLET PARK
19. DOWER PARK
20. VILLAGE ART PLANTERS
21. FIRE STATION
22. LEMOS RANCH PLANTER
23. SHELL STATION PLANTER
24. WOMAN'S CLUB
25. TIGERTAIL PARK
26. LOS BERROS SIGN PLANTER
27. VIRGINIA PARK
28. DIANA LAWNS
29. HALCYON/GRAND PLANTER EAST
30. HALCYON/GRAND PLANTER WEST
31. ELM/GRAND PLANTER
32. POLICE STATION
33. POLICE ANNEX
34. CEMETERY TREES
35. BRISCO BOOSTER PLANTER
36. NEWPORT PLANTER
37. OAK PARK ISLANDS – NORTH
38. FOREMASTER GREENBELT
39. PARKVIEW ESTATES PLANTERS
40. ELM STREET COMMUNITY CENTER FRONT
41. ELM STREET COMMUNITY CENTER REAR
42. EL STREET PARK
43. KINGO PARK
44. CORP. YARD PLANTERS
45. COMMUNITY GARDEN

46. RANCHO GRANDE PARK
47. EAST GRAND AVE. PLANTERS/BULB OUTS
48. RESERVOIR 1
49. RESERVOIR 2
50. RESERVOIR 4
51. POPLAR BASIN
52. SOTO SPORTS COMPLEX
53. EAST BRANCH STREETScape PLANTERS/BULB OUTS
54. PARKSIDE PARK
55. GRACE LANE
56. LE POINTE STREET PARKING LOT

**Public Works Infrastructure Asset  
Replacement Cost Summary**

DIVISION:

Parks

FACILITY:

Parks Summary

Asset Type / item	Quantity/ Size	Units	Unit Cost	Replacement Cost	Lifetime in Years	Annual Deprec.	Comments
				\$ 10,000	10	\$ 1,000	Example

**Hardscape**

Asphalt - Berms	1,176	lf	\$ 11.00	\$ 12,936	30	\$ 431	
Asphalt - Driveway	20,155	sf	\$ 7.00	\$ 141,085	30	\$ 4,703	
Asphalt - Parking Lot	184,738	sf	\$ 2.00	\$ 369,476	30	\$ 12,316	
Asphalt - Ramp	1,610	sf	\$ 2.00	\$ 3,220	30	\$ 107	
Asphalt - Walkway	13,803	sf	\$ 2.00	\$ 27,606	30	\$ 920	
Brick - In-lay	2,155	sf	\$ 17.00	\$ 36,635	50	\$ 733	
Brick - In-lay Brick (Memorial)	90	sf	\$ 17.00	\$ 1,530	50	\$ 31	
Brick - Pavers	1,372	sf	\$ 17.00	\$ 23,324	50	\$ 466	
Brick - Pillar	2	ea	\$ 200.00	\$ 400	50	\$ 8	
Brick - Retaining Wall Cap	561	lf	\$ 17.00	\$ 9,529	50	\$ 191	
Brick - Stairs	96	sf	\$ 17.00	\$ 1,632	50	\$ 33	
Cinder Block Wall	396	lf	\$ 37.00	\$ 14,652	50	\$ 293	
Cinder Block - Retaining Wall Cap	0	lf	\$ 17.00	\$ -	50	\$ -	
Composite Decking	105	sf	\$ 12.00	\$ 1,260	15	\$ 84	
Concrete - Block Pillar (2')	3	ea	\$ 150.00	\$ 450	50	\$ 9	
Concrete - Curb	5,099	lf	\$ 16.00	\$ 81,584	25	\$ 3,263	
Concrete - Curb (Coated)	166	lf	\$ 16.00	\$ 2,656	30	\$ 89	
Concrete - Curb (Colored)	187	lf	\$ 16.00	\$ 2,992	30	\$ 100	
Concrete - Curb & Gutter	2,533	lf	\$ 23.00	\$ 58,259	30	\$ 1,942	
Concrete - Driveway	3,514	sf	\$ 9.00	\$ 31,626	30	\$ 1,054	
Concrete - Mow Strips	1,717	lf	\$ 9.00	\$ 15,453	30	\$ 515	
Concrete - Mow Strips	1,202	lf	\$ 9.00	\$ 10,818	30	\$ 361	
Concrete - Pathway	56,933	sf	\$ 7.00	\$ 398,531	30	\$ 13,284	
Concrete - Parking Curb	195	lf	\$ 16.00	\$ 3,120	30	\$ 104	
Concrete - Ramp	2,275	sf	\$ 13.00	\$ 29,575	30	\$ 986	

DIVISION:

Parks

FACILITY:

Parks Summary

Asset Type / item	Quantity/ Size	Units	Unit Cost	Replacement Cost	Lifetime in Years	Annual Deprec.	Comments
				\$ 10,000	10	\$ 1,000	Example
Concrete - Ramp (Colored)	136	sf	\$ 13.00	\$ 1,768	30	\$ 59	
Concrete - Ramp Curb	178	lf	\$ 16.00	\$ 2,848	30	\$ 95	
Concrete - Sidewalk (4')	22,000	sf	\$ 10.00	\$ 220,000	30	\$ 7,333	
Concrete - Sidewalk (5')	4,645	sf	\$ 10.00	\$ 46,450	30	\$ 1,548	
Concrete - Sidewalk (5.5')	12,793	sf	\$ 10.00	\$ 127,930	30	\$ 4,264	
Concrete - Sidewalk (7.5')	8,708	sf	\$ 10.00	\$ 87,080	30	\$ 2,903	
Concrete - Sidewalk Ramp	2,721	sf	\$ 13.00	\$ 35,373	30	\$ 1,179	
Concrete - Stamped/Colored	1,823	sf	\$ 15.00	\$ 27,345	30	\$ 912	
Concrete - Stairs	1,448	sf	\$ 16.00	\$ 23,168	30	\$ 772	
Concrete - Tennis Courts	33,340	sf		\$ -	30	\$ -	
Concrete - Other	0	sf		\$ -	30	\$ -	
Concrete - Other	213	sf	\$ 10.00	\$ 2,130	30	\$ 71	
DG - Pathway	0	sf	\$ 1.50	\$ -	10	\$ -	
DG - Area	852	sf	\$ 1.50	\$ 1,278	10	\$ 128	
DG - Play Area	2,040	sf	\$ 1.50	\$ 3,060	10	\$ 306	
Handicap Ramp Tread	249	sf	\$ 16.00	\$ 3,984	10	\$ 398	
Metal Cage	1	ea	\$ 400.00	\$ 400	30	\$ 13	
Retaining/Seat Wall < 3 Feet	6,786	sf	\$ 38.00	\$ 257,868	15	\$ 17,191	
Retaining/Seat Wall < 3 Feet	849	sf	\$ 38.00	\$ 32,262	15	\$ 2,151	
Retaining Wall 3 -6 Feet	1,371	sf	\$ 45.00	\$ 61,695	15	\$ 4,113	
Retaining Wall 3 -6 Feet	62	sf	\$ 45.00	\$ 2,790	15	\$ 186	
Retaining Wall >6 Feet	33	sf	\$ 60.00	\$ 1,980	15	\$ 132	
Seat Wall Cap	58	lf	\$ 5.00	\$ 290	15	\$ 19	
Sand Area	13,199	sf	\$ 0.50	\$ 6,600	20	\$ 330	
PIP Surfacing	4,929	sf	\$ 15.00	\$ 73,935	10	\$ 7,394	
Sundial Area	1	ea	\$ -	\$ -	1	\$ -	
Telephone Pole Wall	94	lf	\$ 10.00	\$ 940	20	\$ 47	



DIVISION:

Parks

FACILITY:

Parks Summary

Asset Type / item	Quantity/ Size	Units	Unit Cost	Replacement Cost	Lifetime in Years	Annual Deprec.	Comments
				\$ 10,000	10	\$ 1,000	Example
Wood - Platform	16	sf	\$ 4.00	\$ 64	15	\$ 4	
Wood - Retaining Wall (<3')	30	sf	\$ 6.00	\$ 180	15	\$ 12	
Wood - Retaining Wall Cap	40	lf	\$ 2.00	\$ 80	15	\$ 5	
Wood - Stairs	110	sf	\$ 6.00	\$ 660	15	\$ 44	
2" x 6" Wood	624	lf	\$ 2.00	\$ 1,248	15	\$ 83	
4" x 4" Post	192	lf	\$ 2.00	\$ 384	15	\$ 26	
<b>Landscape</b>							
Baseball Field Dirt	105,415	sf	\$ 0.05	\$ 5,271	5	\$ 1,054	
Baseball Field Lawn	331,135	sf	\$ 0.50	\$ 165,568	15	\$ 11,038	
Dirt Area	9,224	sf		\$ -			
Garden Beds	5,567	sf		\$ -			
Grass Bank	55,012	sf	\$ 0.05	\$ 2,751	50	\$ 55	
Open Space	136,155	sf		\$ -	50	\$ -	
Rock Area	673	sf	\$ 5.00	\$ 3,365	30	\$ 112	
Shrub Beds (Plants and Bark)	123,313	sf	\$ 2.00	\$ 246,626	15	\$ 16,442	
Turf/Lawn	519,124	sf	\$ 1.00	\$ 519,124	50	\$ 10,382	
Trees	801	ea	\$ 250.00	\$ 200,250	50	\$ 4,005	
Woodchip Area	13,823	sf	\$ 1.00	\$ 13,823	10	\$ 1,382	
Woodchip Pathway	1,936	sf	\$ 1.00	\$ 1,936	10	\$ 194	
				\$ -			
<b>Park Infrastructure</b>				\$ -			
Archway - Wood	1	ea	\$ 750.00	\$ 750	25	\$ 30	
Backstop	8	ea	\$ 3,000.00	\$ 24,000	30	\$ 800	
Backstop Cushion	210	sf	\$ 3.00	\$ 630	8	\$ 79	
Basketball Court - Full	2	ea		\$ -	50	\$ -	
Basketball Court - Half	1	ea		\$ -	50	\$ -	
Basketball Court - Coating	5,815	sf	\$ 15.00	\$ 87,225	15	\$ 5,815	
BBQ - Group Pit	4	ea	\$ 700.00	\$ 2,800	15	\$ 187	

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Parks

FACILITY:

Parks Summary

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				\$ 10,000	10	\$ 1,000	Example
BBQ - Individual	19	ea	\$ 250.00	\$ 4,750	10	\$ 475	
Bench - Concrete	21	ea	\$ 750.00	\$ 15,750	40	\$ 394	
Bench - Metal	23	ea	\$ 1,000.00	\$ 23,000	30	\$ 767	
Bench - Metal	1	ea	\$ 1,000.00	\$ 1,000	30	\$ 33	
Bench - Wood	13	ea	\$ 500.00	\$ 6,500	15	\$ 433	
Bike Rack	10	ea	\$ 250.00	\$ 2,500	20	\$ 125	
Bleachers	20	ea	\$ 5,000.00	\$ 100,000	15	\$ 6,667	
Bollards	47	ea	\$ 200.00	\$ 9,400	30	\$ 313	
Box - Greenlee Metal	1	ea	\$ 40.00	\$ 40	20	\$ 2	
Bridge- Small	2	ea		\$ -			
Bridge- Large	1	ea		\$ -			
Bullpen	550	ea		\$ -			
Bullpen	448	ea		\$ -			
Decorative Fountain	1	ea	\$ 1,000.00	\$ 1,000	20	\$ 50	
Drinking Fountain	19	ea	\$ 2,000.00	\$ 38,000	15	\$ 2,533	
Dog Station	15	ea	\$ 250.00	\$ 3,750	10	\$ 375	
Dugout	7	ea		\$ -			
Dugout	3	ea		\$ -			
Dumpster	1	ea		\$ -	50	\$ -	
Dumpster Enclosures	2	ea		\$ -	50	\$ -	
Exercise Station	1	ea	\$ 300.00	\$ 300	25	\$ 12	
Exercise Station	1	ea	\$ 300.00	\$ 300	25	\$ 12	
Exercise Station	1	ea	\$ 300.00	\$ 300	25	\$ 12	
Exercise Station	1	ea	\$ 300.00	\$ 300	25	\$ 12	
Exercise Station	1	ea	\$ 300.00	\$ 300	25	\$ 12	
Exercise Station	1	ea	\$ 300.00	\$ 300	25	\$ 12	
Fencing - Chainlink (Vinyl)	79	lf	\$ 40.00	\$ 3,160	30	\$ 105	
Fencing - Chainlink (3')	100	lf	\$ 10.00	\$ 1,000	25	\$ 40	
Fencing - Chainlink (3.5')	159	lf	\$ 10.00	\$ 1,590	25	\$ 64	
Fencing- Chainlink (4')	236	lf	\$ 12.00	\$ 2,832	25	\$ 113	
Fencing - Chainlink (6')	4,444	lf	\$ 14.00	\$ 62,216	25	\$ 2,489	

DIVISION:

Parks

FACILITY:

Parks Summary

Asset Type / item	Quantity/ Size	Units	Unit Cost	Replacement Cost	Lifetime in Years	Annual Deprec.	Comments
				\$ 10,000	10	\$ 1,000	Example
Fencing - Chainlink (8')	156	lf	\$ 18.00	\$ 2,808	25	\$ 112	
Fencing - Chainlink (10')	1,474	lf	\$ 24.00	\$ 35,376	25	\$ 1,415	
Fencing - Chainlink (16')	40	lf	\$ 36.00	\$ 1,440	25	\$ 58	
Fencing - Chainlink (21')	176	lf	\$ 50.00	\$ 8,800	25	\$ 352	
Fencing - Chainlink (w/barb)	0	lf		\$ -	25	\$ -	
Fencing -Yellow Topper	599	lf	\$ 2.00	\$ 1,198	8	\$ 150	
Fencing - Metal (3.5')	215	lf	\$ 40.00	\$ 8,600	20	\$ 430	
Fencing - Metal (6')	124	lf	\$ 60.00	\$ 7,440	20	\$ 372	
Fencing - Split Rail	4,219	lf	\$ 20.00	\$ 84,380	30	\$ 2,813	
Fencing - Wood	493	lf	\$ 5.00	\$ 2,465	25	\$ 99	
Fencing - Vinyl	525	lf	\$ 10.00	\$ 5,250	30	\$ 175	
Fencing - Wire	560	lf	\$ 5.00	\$ 2,800	25	\$ 112	
Field Goal	2	ea	\$ 4,000.00	\$ 8,000	25	\$ 320	
Flag Pole	5	ea	\$ 500.00	\$ 2,500	30	\$ 83	
Gate - Vehicles	10	ea	\$ 1,000.00	\$ 10,000	25	\$ 400	
Gate - Vehicles	1	ea	\$ 1,000.00	\$ 1,000	25	\$ 40	
Gate - Vehicles	1	ea	\$ 1,000.00	\$ 1,000	25	\$ 40	
Gate - Man	35	ea	\$ 300.00	\$ 10,500	25	\$ 420	
Gate - Man	10	ea	\$ 300.00	\$ 3,000	25	\$ 120	
Gate - Storage Area	1	ea	\$ 1,000.00	\$ 1,000	30	\$ 33	
Handrails - Wood	0	lf		\$ -			
Handrails - Metal	1,168	lf	\$ 70.00	\$ 81,760	50	\$ 1,635	
Horseshoe Pit	4	ea	\$ 500.00	\$ 2,000	20	\$ 100	
Light - Ballfield	26	ea		\$ -	10	\$ -	
Light - Flagpole	2	ea	\$ 150.00	\$ 300	10	\$ 30	
Light - Pathway	10	ea	\$ 150.00	\$ 1,500	10	\$ 150	
Light - Sidewalk	5	ea	\$ 150.00	\$ 750	10	\$ 75	
Light - Street Lamp	80	ea		\$ -	10	\$ -	
Light - Street Lamp	8	ea		\$ -	10	\$ -	
Light - Tennis Court (Single)	18	ea	\$ 150.00	\$ 2,700	8	\$ 338	

DIVISION:

Parks

FACILITY:

Parks Summary

Asset Type / item	Quantity/ Size	Units	Unit Cost	Replacement Cost	Lifetime in Years	Annual Deprec.	Comments
				\$ 10,000	10	\$ 1,000	
Light - Tennis Court (Double)	6	ea	\$ 300.00	\$ 1,800	8	\$ 225	
Memorial Sign	15	ea		\$ -	1	\$ -	
Memorial Sign	8	ea	\$ -	\$ -	1	\$ -	
Memorial Sign	5	ea	\$ -	\$ -	1	\$ -	
Memorial Sign	4	ea	\$ -	\$ -	1	\$ -	
Memorial Sign	4	ea	\$ -	\$ -	1	\$ -	
Memorial Sign	6	ea	\$ -	\$ -	1	\$ -	
Memorial Sign	3	ea	\$ -	\$ -	1	\$ -	
Memorial Sign	3	ea	\$ -	\$ -	1	\$ -	
Memorial Sign	2	ea	\$ -	\$ -	1	\$ -	
Memorial Sign	1	ea	\$ -	\$ -	1	\$ -	
Memorial Sign	1	ea	\$ -	\$ -	1	\$ -	
Memorial Sign	1	ea	\$ -	\$ -	1	\$ -	
Memorial Sign	1	ea	\$ -	\$ -	1	\$ -	
Memorial Sign	1	ea	\$ -	\$ -	1	\$ -	
Netting	408	lf		\$ -	1	\$ -	
Non-Potable Water Station	1	ea		\$ -	1	\$ -	
Mill Stone Display	1	ea		\$ -	1	\$ -	
Parking Lot Barrier Logs	0	ea		\$ -	25	\$ -	
Picnic Table - Concrete (6')	1	ea	\$ 1,500.00	\$ 1,500	25	\$ 60	
Picnic Table - Concrete (7')	1	ea	\$ 1,800.00	\$ 1,800	25	\$ 72	
Picnic Table - Concrete (8')	69	ea	\$ 1,800.00	\$ 124,200	25	\$ 4,968	
Picnic Table - Metal	0	ea	\$ 1,000.00	\$ -	15	\$ -	
Picnic Table - Wood	14	ea	\$ 500.00	\$ 7,000	15	\$ 467	
Playground Structure - Large	4	ea	\$ 60,000.00	\$ 240,000	20	\$ 12,000	
Playground Structure - Small	5	ea	\$ 25,000.00	\$ 125,000	15	\$ 8,333	

DIVISION:

Parks

FACILITY:

Parks Summary

Asset Type / item	Quantity/ Size	Units	Unit Cost	Replacement Cost	Lifetime in Years	Annual Deprec.	Comments
				\$ 10,000	10	\$ 1,000	Example
Pole - Foul	4	ea	\$ 250.00	\$ 1,000	20	\$ 50	
Pole - Metal Netting (~27')	7	ea		\$ -			
Pole - Telephone	3	ea	\$ 300.00	\$ 900	100	\$ 9	
	0	ea	\$ -	\$ -	1	\$ -	
	0	ea	\$ -	\$ -	1	\$ -	
	0	ea	\$ -	\$ -	1	\$ -	
	0	ea	\$ -	\$ -	1	\$ -	
	0	ea	\$ -	\$ -	1	\$ -	
	0	ea		\$ -	1	\$ -	
Scoreboard	2	ea	\$ 8,000.00	\$ 16,000	20	\$ 800	
Sign - Concrete Entrance	3	ea	\$ 2,500.00	\$ 7,500	40	\$ 188	
Sign - Handicap Parking	21	ea	\$ 35.00	\$ 735	10	\$ 74	
Sign - Metal Regulation	73	ea	\$ 35.00	\$ 2,555	10	\$ 256	
Sign - Metal Regulation	5	ea	\$ 35.00	\$ 175	10	\$ 18	
Sign - Metal Misc Small	12	ea	\$ 35.00	\$ 420	10	\$ 42	
Sign - Outfield Distance	4	ea	\$ 35.00	\$ 140	15	\$ 9	
Sign - Stop	4	ea	\$ 35.00	\$ 140	10	\$ 14	
Sign - Wood Large/Entrance	10	ea	\$ 750.00	\$ 7,500	20	\$ 375	
Sign - Wood Misc Small	8	ea	\$ 150.00	\$ 1,200	15	\$ 80	
Sign - Other _____	35	ea		\$ -			
Sign - Other _____	19	ea		\$ -			
Storage Area	1	ea	\$ 150.00	\$ 150	20	\$ 8	
Storage Locker	1	ea	\$ 300.00	\$ 300	20	\$ 15	
Structure - Bathroom	3	ea		\$ -			
Structure - Gazebo	2	ea		\$ -			
Structure - Shade	2	ea	\$ 15,000.00	\$ 30,000	40	\$ 750	
Structure - Storage Shed	4	ea	\$ 3,000.00	\$ 12,000	20	\$ 600	
Structure - Other	8	ea		\$ -			
Structure - Other	3	ea		\$ -			
Sand Volleyball Pit	1	ea		\$ -			

DIVISION:

Parks

FACILITY:

Parks Summary

Asset Type / item	Quantity/ Size	Units	Unit Cost	Replacement Cost	Lifetime in Years	Annual Deprec.	Comments
				\$ 10,000	10	\$ 1,000	Example
Swing Set	5	ea	\$ 3,500.00	\$ 17,500	20	\$ 875	
Swing Set	1	ea	\$ 3,500.00	\$ 3,500	20	\$ 175	
Tennis Courts	0	ea		\$ -			
Tennis Court Coating	33,340	sf	\$ 0.59	\$ 19,671	15	\$ 1,311	
Tennis Net Assembly	5	ea	\$ 250.00	\$ 1,250	5	\$ 250	
Trash Can - Concrete	52	ea	\$ 800.00	\$ 41,600	20	\$ 2,080	
Trash Can - Metal	37	ea	\$ 500.00	\$ 18,500	12	\$ 1,542	
Trash Can - Plastic	3	ea	\$ 400.00	\$ 1,200	8	\$ 150	
Trash Can - Metal & Concrete	5	ea	\$ 800.00	\$ 4,000	15	\$ 267	
Trash Can - Hanging	5	ea	\$ 100.00	\$ 500	10	\$ 50	
Trash Can - Metal & Wood	1	ea	\$ 450.00	\$ 450	15	\$ 30	
Volleyball Poles (no net)	0	ea		\$ -			
Volleyball Station	1	ea	\$ 350.00	\$ 350	20	\$ 18	
Wind Screening	2,160	sf	\$ 9.00	\$ 19,440	10	\$ 1,944	
Wind Screening	261	sf	\$ 9.00	\$ 2,349	10	\$ 235	
Windmill	1	lf	\$ 2,000.00	\$ 2,000	50	\$ 40	
Wood Chest	1	ea	\$ 100.00	\$ 100	10	\$ 10	
Water Station	1	ea	\$ 300.00	\$ 300	20	\$ 15	
				\$ -			
<b>Utilities</b>				\$ -			
				\$ -			
				\$ -			
Backflow Device	15	ea	\$ 750.00	\$ 11,250	20	\$ 563	
Drain	10	ea	\$ 40.00	\$ 400	40	\$ 10	
Electrical Box	4	ea	\$ 40.00	\$ 160	30	\$ 5	
Electric Lid	6	ea	\$ 40.00	\$ 240	20	\$ 12	
Electrical Panel	13	ea	\$ 250.00	\$ 3,250	40	\$ 81	
Fire Hydrant	5	ea	\$ 1,500.00	\$ 7,500	40	\$ 188	
Hose Bib	7	ea	\$ 10.00	\$ 70	10	\$ 7	
Hose Bib Stations	9	ea	\$ 20.00	\$ 180	10	\$ 18	
Irrigation Control Lid	135	ea	\$ 12.00	\$ 1,620	5	\$ 324	
LS4 Panel w/Antenna	1	ea		\$ -			

DIVISION:

Parks

FACILITY:

Parks Summary

Asset Type / item	Quantity/ Size	Units	Unit Cost	Replacement Cost	Lifetime in Years	Annual Deprec.	Comments
				\$ 10,000	10	\$ 1,000	Example
Manhole Covers	2	ea	\$ 100.00	\$ 200	30	\$ 7	
Outlet Stations	13	ea	\$ 10.00	\$ 130	20	\$ 7	
Service Access	4	ea	\$ 40.00	\$ 160	20	\$ 8	
Sewer Lid	1	ea	\$ 100.00	\$ 100	20	\$ 5	
Steel Lid	1	ea	\$ 50.00	\$ 50	20	\$ 3	
Street Light Lid	7	ea	\$ 50.00	\$ 350	20	\$ 18	
Water Main Shut-Off Lid	14	ea	\$ 20.00	\$ 280	20	\$ 14	

**TOTALS**

**\$ 4,881,775**

**\$ 209,907**

CITY OF ARROYO GRANDE  
PARKS ASSET REPLACEMENT SCHEDULE

ATTACHMENT 3

PRIORITY	LOCATION	ITEM	COST	FY
1	Kingo Park	Playground, including PIP	\$ 25,000.00	<b>FY 2015/16</b>
2	Strother Park	Playground Structure large	\$ 60,000.00	
3	Soto Sports complex	Ada compliant bleachers (18)	\$ 90,000.00	
4	Soto Sports complex	Fencing Repairs/ Replacement	\$ 15,000.00	
5	Strother Park	Sidewalk and concrete replacement	\$ 20,000.00	
6	Rancho Grande Park	Playground Structure /PIP large	\$ 80,000.00	
7	Soto Sports complex	re surface tennis courts	\$ 15,000.00	
8	Elm Street Park	Playground Structure /PIP	\$ 75,000.00	
9	Elm Street Park	Drinking Fountain/ADA/dog bowl	\$ 5,000.00	
10	Soto Sports complex	Porter Field Sports lighting	\$ 150,000.00	
11	Oro Park	Play structure	\$ 60,000.00	
12	Oro Park	engineered wood chips surfacing	\$ 5,000.00	
13	Parkside Park	Drinking Fountain/ADA/dog bowl	\$ 5,000.00	
14	Parkside Park	Playground Structure /PIP	\$ 25,000.00	
15	Stoother Park	Fencing Repairs/ Replacement	\$ 10,000.00	
16	Rancho Grande Park	Playground Structure /PIP small	\$ 25,000.00	
17	Rancho Grande Park	Drinking Fountain/ADA/dog bowl (2)	\$ 10,000.00	
18	Strother Park	Playground Structure small	\$ 25,000.00	
19	Stoother Park	Drinking Fountain/ADA/dog bowl	\$ 5,000.00	
20	James Way Open Space	Foot Bridge	\$ 35,000.00	
21	Stoother Park	Basketball court resurfacing	\$ 5,000.00	
22	Soto Sports complex	Campbell/ Pilg Sports Field lighting	\$ 150,000.00	

**\$ 895,000.00**