



ASSET MANAGEMENT PLAN

2013 – 2018





Seattle Parks and Recreation 2013-2018 ASSET MANAGEMENT PLAN

BACKGROUND

Seattle Parks and Recreation manages over 430 parks and open areas in its approximately 6,200 acre system. This system includes 224 developed parks, 185 athletic fields, 130 neighborhood play areas, nine swimming beaches, 18 fishing piers, four golf courses, 22 miles of boulevards, and 24 miles of shoreline. Other Parks facilities include 145 outdoor tennis courts, an indoor tennis center, 26 community centers, a conservatory, eight indoor and two outdoor swimming pools, 27 wading pools, nine public beaches, and more.

For nearly 20 years, since 1996, Parks has prepared an Asset Management Plan (AMP) each biennium as part of the City's budget process. The 2013-2018 AMP, which is the basis for the Department's current Capital Improvement Program (CIP), includes a prioritized listing of nearly 300 projects and programs ranging from building renovations to ballfield and lighting replacements to forest and landscape restoration to roof replacements to improvements of play areas and tennis courts. The estimated cost of these projects is nearly \$230 million.

ASSET MANAGEMENT PLAN

Seattle Parks and Recreation's 2013-2018 Asset Management (AMP) is a six year plan that is a compilation of all the known major maintenance needs that are necessary to keep Parks and Recreation's assets in safe and operable condition. Projects are ranked in priority order, with top priorities proposed for funding in Parks and Recreation's Capital Improvements Program (CIP).

The Asset Management Plan projects are presented in three formats: 1) the entire list by priority ranking; 2) by category; and 3) by detailed project description.

POLICY GUIDELINES

Development of the Parks AMP and CIP is guided by financial policies that were adopted through Resolution 30365. These policies have provided the foundation for the Parks planning staff's ranking system that was used to determine funding priorities.

"A Major Maintenance Project is defined as a capital investment that preserves a facility's ability to provide the services for which it was originally intended. Examples of major maintenance projects include the following:

- a) *Structural repairs, such as major roof repairs.*

- b) *Replacement of facility subsystems (HVAC, electrical systems, irrigation systems) when the subsystem has failed, is obsolete beyond repair, or when subsystem replacement is a more cost-effective long-run option than continued maintenance.*
- c) *Replacement of the facility when replacement is a more cost-effective long-run option than continued maintenance.*
- d) *Facility modifications required to maintain employee or user safety in an existing building (removing asbestos, installing security lighting, installing fire alarms).*
- e) *Facility modifications required by federal, state, county, or City law.”*

Department staff adheres to the following “Basic Principles Underlying Strategic Capital Planning,” policies established in Resolution 30365:

Policy 1. Preserve and maintain existing infrastructure. While building new infrastructure is often seen as more glamorous, maintaining existing infrastructure is critical to ensuring continued service and protection of previous capital investments...

Policy 2. Support the goals of the City’s functional plans. Capital investments will be targeted to support the goals of the Comprehensive Plan, recognized neighborhood plans, adopted facility, department, or sub-area Master Plans, and other adopted City functional plans...

Policy 3. Support economic development. The City’s ability to fund major maintenance and capital development in the long run depends on the strength of the City’s economy and tax base...

THE 2013-2018 ASSET MANAGEMENT PLAN DEVELOPMENT

The AMP Planning Process

Parks and Recreation’s planning staff prepares and coordinates the Asset Management Planning process and document development. The process takes a collaborative approach that involves the public and staff in every division in Parks, including the Superintendent and directors, managers, and facilities maintenance staff. The Board of Park Commissioners is also apprised of the process and project list.

Every two years, the AMP is reviewed and updated prior to adding new projects. The first step of the plan development is to remove funded projects and to carefully review the list of projects to ensure they are still viable and necessary for Parks operations. The next step involves asking Parks “experts” and knowledgeable staff members to review the remaining projects in the plan. During this step, project scopes and cost estimates are updated, and projects consolidated, as necessary. New project ideas which have been suggested by staff and the public are developed into projects and added to the AMP. Another key source of new projects include documents such as the 2011 Park Development Plan, and facility assessments such as the Community Centers Architectural and Engineering studies prepared for five community centers. Parks also uses Preliminary Engineering studies for individual buildings and parks to provide project scopes and planning-level estimates for projects that address issues identified in the studies.

After the AMP is updated, projects are then scored and ranked using the project priority ranking system based on the Council’s CIP policies and Parks management guidance. Each year the criteria are refined to reflect the City’s and Parks’ goals and priorities. In the 2013-2018 AMP, all of the projects are ranked with points assigned for each of the six criteria. The six project ranking criteria are:

Priority 1 – Code Requirements (100 points): The project brings a facility or element up to federal, state, and Seattle code requirements (such as ADA, water quality, and fire suppression), or meets other legal requirements. (Note: Projects that are primarily ADA-focused fall under this priority. ADA elements will be completed as part of projects that fall under other priorities.)

Priority 2 – Life Safety (35 points): The project will eliminate a condition that poses an imminent threat of injury. Examples of safety hazards are lack of seismic elements, failing piling, outdated play equipment, emergency management elements, or a documented environmental health hazard.

Priority 3 – Facility Integrity (30/25/20 points): The project will help keep the facility operational and extend its life cycle by repairing, replacing, and renovating systems and elements of the facility, including building envelope (roof, walls, windows), electrical, plumbing, storm and sewer line replacements, and synthetic turf replacement.

30 points: Extends life cycle, high usage/heavily programmed, underserved area, community center, emergency shelters.

25 points: Extends life cycle, high usage/programmed.

20 points: Extends life cycle.

Priority 4 – Improve Operating Efficiency (25 points): The project will result in reduction of operating and maintenance costs, including energy and water savings.

Priority 5 – Other: Projects that have a unique element (e.g., leverage other funds), and/or are known needs that do not fit other priorities.

Priority 6 – Project Necessary in the Next Biennium (5 points): Projects identified in plans and other documents that require being done in the upcoming biennium.

After the priorities are applied to each project and points are assigned to it, the aggregate score is calculated. The highest priority projects are the ones with the highest scores. The goals in developing a ranking system are to be impartial, objective, and fair by giving the highest priority to those projects with the greatest demonstrated need.

Besides the individual projects, the AMP includes 18 “Programs.” The Programs include many smaller/lower-cost projects that affect the performance of individual assets, but would not likely compete well as individual projects. As a group, these programs undertake hundreds of projects that extend the life cycle of the assets and improve safety, thus providing cost-savings to Parks. For example, by reroofing a small building with Parks staff, the building is protected, the public and staff are better-served by a dry building, and it costs less than having an outside contractor do the work. Similarly, utility conservation projects help to reduce operating and maintenance costs, and Parks is demonstrating its leadership and commitment to conserving natural resources. Finally, undertaking crack repairs and adding new surfacing to tennis courts gives a court at least ten more years of wear and improves safety for the players. While Parks doesn’t rank these programs like individual projects, they are important and are automatically put at the top of the recommended funding list (before the scored projects).

After the initial ranking is completed, a draft project list is prepared for review and comment by Parks managers and key staff about 12 months before the AMP is completed. Early in the process, the City holds one or more public budget meetings to explain the budget process and solicit input on issues and priorities. Following these efforts, a recommended Asset Management Plan is prepared for final review by Parks Executive Team, which consists of the Superintendent, Deputy Superintendent, Finance Director, directors, and high level management staff. This review often involves three or four meetings to refine the list and make sure that the total estimated budget for these projects is within the targeted budget provided to Parks by the Central Budget Office. The final 2013-2018 Asset Management Plan was approved by the Parks Superintendent in April, 2012.

HIGHLIGHTS OF THE 2013 – 2018 ASSET MANAGEMENT PLAN

- The AMP has 300 projects and the estimated cost is \$230 million to complete them.
- 32 projects and programs are recommended for funding, at approximately \$18 million, or 8% of the total AMP estimated needs.
- Funding is proposed in 13 out of 24 categories. The highest funded category is Ongoing Programs, at \$8.7 million (approximately 48% of the total funding target).
- The 18 programs serve as an umbrella to fund a number of smaller scale major maintenance needs such as tennis court repair, boilers, small roofs, landscape and trail renovation, and utility conservation.
- As part of the capital obligation to the Aquarium, the Pier 60 Piling and Corrosion Renovation is recommended for funding.
- The Volunteer Park Conservatory Renovation (east wing of the Conservatory and east wing of the Production Greenhouse) is recommended for funding. This project will complete the restoration needed for these two buildings which has been phased over time.
- Two roof replacement projects include a solar component to reduce heating and pool heating costs at Evers Pool/Green Lake Community Center and Magnuson Building 406 (the Brig).
- Synthetic turf surfacing replacement projects are proposed for Interbay Playfield and Lower Woodland #1 Infield.

CAPITAL IMPROVEMENT PROGRAM

After the Asset Management Plan was approved by the Superintendent, the recommended project list was forwarded to the Parks capital budget staff for development of the Capital Improvement Program (CIP). The AMP is the basis for the initial CIP proposal that was submitted to the Mayor's office in July, 2013. Funding for major maintenance projects comes from the City's Cumulative Reserve Subfund for major maintenance (CRS), which is derived from real estate excise taxes. The CRS funding target for 2013-2014 funding cycle was approximately \$18 million.

After review and consideration of the budget proposals for all the City departments, the Mayor recommended the City's budget in late September. The City Council reviewed the Mayor's proposal and holds public hearings on the budget throughout the fall. The Council adopted the final biennial budget in late November. The new budget is effective as of January 1, 2013.

SUMMARY

This AMP demonstrates a commitment by Parks and the City to both identify and continue to strategically address its maintenance needs. Funding the top projects in this Plan ensures that the vitality of our parks will remain intact for both current and future park users. Parks will continue to undertake as many major maintenance projects as funding allows.

**Seattle Parks and Recreation
2013-2018 Asset Management Plan**

Priority Ranking

**Seattle Parks and Recreation
2013 - 2018 ASSET MANAGEMENT PLAN - by PRIORITY**

Project #	Project Title	Priority	Total Est Cost	Category	Sector
4337	Aquarium Major Maintenance Commitment	1	\$849,000	Aquarium Buildings	Central West
3912	Aquarium Pier 60 Piling and Corrosion Renovation	2	\$2,255,000	Saltwater Piers	Central West
4335	Magnuson Building #30 Contracting Cost Allocation	3	\$125,000	Buildings	Northeast
4324	Park Fountains Sewer Connections	4	\$500,000	Infrastructure-Sanitary Sewer & Storm	Central West
4336	Jefferson Community Center Seismic	5	\$123,000	Buildings	Southeast
4338	ADA Compliance Projects	6	\$708,000	Miscellaneous Park Elements	Adm Costs
3914	Magnuson Building #30 Renovation	7	\$5,215,000	Buildings	Northeast
1969	Meadowbrook Pool Plaster Liner Replacement	8	\$125,000	Swimming Pool/Natatorium	Northeast
1295	Ballfield Minor Capital Improvement	9	\$600,000	On-going Programs	Adm Costs
3747	Boiler and Mechanical Replacement Program	10	\$1,050,000	Heating, Ventilation & Air Conditioning	Adm Costs
3749	Electrical System Replacement Program	11	\$900,000	On-going Programs	Adm Costs
1204	Environmental Remediation	12	\$450,000	On-going Programs	Adm Costs
375	HVAC System Duct Cleaning - Large Buildings	13	\$210,000	On-going Programs	Adm Costs
3604	Irrigation Replacement Program	14	\$450,000	On-going Programs	Adm Costs
1294	Landscape Replacement Program	15	\$2,580,000	On-going Programs	Adm Costs
139	Neighborhood Response Program	16	\$1,200,000	On-going Programs	Adm Costs
3789	Parks Upgrade Program	17	\$3,048,000	On-going Programs	Adm Costs
214	Pavement Restoration Program	18	\$1,200,000	On-going Programs	Adm Costs
3089	Play Area Safety Program	19	\$720,000	On-going Programs	Adm Costs
216	Small Roof Program	20	\$600,000	On-going Programs	Adm Costs
3159	Tennis and Basketball Court Small Scale Renovation Program	21	\$600,000	On-going Programs	Adm Costs
215	Trail Renovation Program	22	\$1,950,000	On-going Programs	Adm Costs
3495	Urban Forestry: Forest Restoration Program	23	\$1,116,000	On-going Programs	Adm Costs
3838	Urban Forestry: Green Seattle Partnership Program	24	\$8,700,000	On-going Programs	Adm Costs
3839	Urban Forestry: Tree Replacement Program	25	\$570,000	On-going Programs	Adm Costs
3840	Utility Conservation Program	26	\$1,000,000	On-going Programs	Adm Costs
1607	Volunteer Park Conservatory East Wing Renovation	28	\$3,500,000	Buildings	Central East
3782	Ballfield Lighting Replacement Program	29	\$1,108,000	Athletic Fields & Facilities	Adm Costs
4339	Green Lake CC - Evans Pool Roof Replacement and Solar	30	\$1,672,000	Roofing	Northwest

Seattle Parks and Recreation 2013 - 2018 ASSET MANAGEMENT PLAN - by PRIORITY

Project #	Project Title	Priority	Total Est Cost	Category	Sector
4357	North Service Shops Roof Replacement	31	\$500,000	Roofing	Northwest
1634	Denny Park Drainage Replacement	32	\$508,000	Infrastructure-Sanitary Sewer & Storm	Central West
1869	David Rodgers Park Comfort Station Sewer Replacement	33	\$50,000	Infrastructure-Sanitary Sewer & Storm	Central West
4326	Interbay Stadium Synthetic Turf Replacement	34	\$610,000	Athletic Fields & Facilities	Central West
1323	Gilman PG Shelterhouse Sewer Replacement	35	\$122,000	Infrastructure-Sanitary Sewer & Storm	Northwest
4325	Lower Woodland PF #1 Infield Turf Replacement	36	\$305,000	Athletic Fields & Facilities	Northwest
3121	Pratt Park Water Feature Renovation	37	\$685,000	Aquatic Facilities	Central East
4344	Lake Unon Park Walkways Repair	39	\$350,000	Infrastructure-Roads, Paths, Trails	Central West
4156	Loyal Heights CC Facility Renovation	40	\$1,868,000	Buildings	Northwest
2831	Mounger Pool Deck Lighting Renovation	41	\$80,390	Swimming Pool/Natorium	Central West
4117	Green Lake CC Electrical & Mechanical Renovation	42	\$1,200,000	Buildings	Northwest
4158	Hiawatha CC Renovations	43	\$1,192,000	Buildings	Southwest
4208	Magnuson Building #2 Partial Roof and Seismic	44	\$1,500,000	Roofing	Northeast
4143	Magnuson Building #18 Renovation	45	\$4,700,000	Buildings	Northeast
3460	Brighton PF Ballfield Renovation	46	\$2,280,000	Athletic Fields & Facilities	Southeast
4350	Emergency Management Projects	47	\$500,000	Buildings	Adm Costs
4155	Jefferson CC Facility Renovation	48	\$950,000	Buildings	Southeast
1600	Magnuson Building #2 Renovation	49	\$27,630,000	Buildings	Northeast
1975	Maple Leaf PG Shelterhouse Sewer/Drainage Replacement	50	\$231,642	Infrastructure-Sanitary Sewer & Storm	Northeast
4330	Queen Anne Bowl PF Synthetic Turf Replacement	51	\$480,000	Athletic Fields & Facilities	Central West
3387	Soundview PF Athletic Field Renovation	52	\$2,424,984	Athletic Fields & Facilities	Northwest
4347	Emma Schmitz Sea Wall Replacement	53	\$710,000	Seawalls/Retaining Walls/Bridges	Southwest
1792	Golden Gardens Park Drainage Renovation	54	\$431,166	Infrastructure-Sanitary Sewer & Storm	Northwest
4111	Green Lake CC Space Renovation	55	\$3,000,000	Buildings	Northwest
4352	Jefferson Community Center Space Renovation	56	\$642,000	Buildings	Southeast
4353	Loyal Heights CC Space Renovation	57	\$1,847,000	Buildings	Northwest
4351	Play Area Renovations	58	\$1,069,000	Play Areas	Adm Costs
4157	Queen Anne CC Renovations	59	\$770,000	Buildings	Central West
4354	Queen Anne Community Center Space Renovation	60	\$1,865,000	Buildings	Central West

Seattle Parks and Recreation 2013 - 2018 ASSET MANAGEMENT PLAN - by PRIORITY

Project #	Project Title	Priority	Total Est Cost	Category	Sector
1330	Seward Park Electrical Service (Phases B,C,D)	61	\$1,256,776	Infrastructure-Utilities/Service	Southeast
3957	Evans Pool Plaster Liner Replacement	62	\$193,000	Swimming Pool/Natatorium	Northwest
1813	Genesee Park Drainage Corrections	63	\$29,017	Miscellaneous Park Elements	Southeast
1768	Laurelhurst PF Tennis Court Sewer/Drainage Renovation	64	\$112,443	Infrastructure-Sanitary Sewer & Storm	Northeast
3441	Amy Yee Tennis Center Automatic Sprinkler Protection	65	\$356,709	Buildings	Southeast
1516	City Wide Aquatics Pools Roof Intrusive Testing	66	\$20,708	Swimming Pool/Natatorium	Adm Costs
1866	City Wide Swimming Pool Lateral Forces Analysis	67	\$53,594	Swimming Pool/Natatorium	Adm Costs
1318	Discovery Park Historical Building Painting	68	\$160,355	Buildings	Central West
4163	Green Lake Park Alum Treatment	69	\$1,500,000	Infrastructure-Sanitary Sewer & Storm	Northwest
2822	Green Lake Park Piling Replacement	70	\$274,934	Aquatic Facilities	Northwest
2797	Lake Washington Swimming Beaches Pilings	71	\$411,332	Aquatic Facilities	Adm Costs
3451	Madison Pool Building Seismic Improvements	72	\$24,445	Swimming Pool/Natatorium	Northwest
3686	Mt Baker Park Play Area Renovation	73	\$343,522	Play Areas	Southeast
4356	Prentis Frazier Park Play Area Renovation	74	\$400,000	Play Areas	Central East
4355	South Park Play Area Replacement	75	\$400,000	Play Areas	Southwest
4168	Alki CC Roof Replacement	76	\$400,000	Roofing	Southwest
1712	Aquarium Tidepool Corrosion Renovation	77	\$859,378	Aquarium Buildings	Central West
1395	Ballard Pool Deck/Walks/Ramps Renovation	79	\$122,633	Swimming Pool/Natatorium	Northwest
1878	Ballard Pool Electrical System Renovation	80	\$40,876	Swimming Pool/Natatorium	Northwest
3932	Ballard Pool Filter and Energy Conservation	81	\$400,000	Swimming Pool/Natatorium	Northwest
3955	Ballard Pool Plaster Liner Replacement	82	\$190,000	Swimming Pool/Natatorium	Northwest
1692	Bhy Kracke Park Retaining Wall Renovation	83	\$132,340	Seawalls/Retaining Walls/Bridges	Central West
4327	Bobby Morris PF Synthetic Turf Replacement	84	\$802,000	Athletic Fields & Facilities	Central East
1505	Camp Long West Comfort Station Accessible Path Renovation	85	\$114,957	Site Accessibility/ADA	Southwest
3934	Denny Park Path Replacement	86	\$872,490	Miscellaneous Park Elements	Central West
4130	Discovery Park Lighthouse Quarters Renovation	87	\$550,000	Buildings	Central West
4112	Evans Pool Building Renovation	88	\$573,104	Aquatic Facilities	Northwest
1693	Evans Pool Natatorium Deck Repair	89	\$21,767	Swimming Pool/Natatorium	Northwest
1560	Evans Pool Roof Vapor Barrier Installation	90	\$165,100	Swimming Pool/Natatorium	Northwest

Seattle Parks and Recreation 2013 - 2018 ASSET MANAGEMENT PLAN - by PRIORITY

Project #	Project Title	Priority	Total Est Cost	Category	Sector
1714	Evans Pool Wall Vapor Barrier Installation	91	\$62,679	Swimming Pool/Natorium	Northwest
1561	Evers Pool Bulkhead Replacement	92	\$267,970	Swimming Pool/Natorium	Central East
1855	Evers Pool Deck Replacement/Repair	93	\$143,228	Swimming Pool/Natorium	Central East
1310	Evers Pool Roof Vapor Barrier Installation	94	\$1,117,350	Swimming Pool/Natorium	Central East
1694	Evers Pool Wall Vapor Barrier Installation	95	\$114,456	Swimming Pool/Natorium	Central East
1518	Gas Works Park Comfort Station Upgrade	96	\$250,000	Comfort Stations & Shelterhouses	Northwest
4329	Georgetown PF Synthetic Turf Replacement	97	\$870,000	Athletic Fields & Facilities	Southwest
1739	Golden Gardens Park Lower Picnic Shelter Access Improvement	98	\$450,000	Infrastructure-Roads, Paths, Trails	Northwest
1541	Green Lake Park Bathhouse Theater Comfort Station Ren.	99	\$358,320	Buildings	Northwest
4166	Green Lake Park Bathhouse Theater Electrical	100	\$300,000	Infrastructure-Utilities/Service	Northwest
1514	High Point CC Roof Joint Replacement	101	\$27,249	Roofing	Southwest
1534	Highland Park PG Shelterhouse Renovation	102	\$150,000	Comfort Stations & Shelterhouses	Southwest
1761	Leschi Moorage North Pile and Float Replacement	103	\$3,376,000	Aquatic Facilities	Central East
1763	Leschi Moorage South Pile and Float Replacement	104	\$2,574,000	Aquatic Facilities	Central East
1764	Lincoln Park Beach Comfort Station Upgrade	105	\$96,000	Comfort Stations & Shelterhouses	Southwest
4328	Loyal Heights PF Synthetic Turf Replacement	106	\$1,069,000	Athletic Fields & Facilities	Northwest
1347	Madison Pool Roof Replacement	107	\$104,552	Swimming Pool/Natorium	Northwest
1292	Madison Pool Roof Vapor Barrier Installation	108	\$1,144,605	Swimming Pool/Natorium	Northwest
1293	Madison Pool Wall Vapor Barrier Installation	109	\$160,784	Swimming Pool/Natorium	Northwest
4144	Magnuson Building #47 Community Center Renovation	110	\$3,000,000	Buildings	Northeast
1353	Maple Wood PF Athletic Field Renovation	111	\$2,346,960	Athletic Fields & Facilities	Southeast
1345	Meadowbrook Pool Roof Vapor Barrier Installation	112	\$771,246	Swimming Pool/Natorium	Northeast
1703	Meadowbrook Pool Wall Vapor Barrier Installation	113	\$177,140	Swimming Pool/Natorium	Northeast
3959	Mounger Pool Plaster Liner	114	\$190,000	Swimming Pool/Natorium	Central West
1435	Mt Baker Park Bathhouse Renovation/ADA Upgrade	115	\$350,541	Buildings	Southeast
1427	Mt Baker Park Rowing and Sailing Bulkhead Reinforcement	116	\$326,008	Seawalls/Retaining Walls/Bridges	Southeast
1366	Queen Anne Pool Roof Vapor Barrier Installation	117	\$757,617	Swimming Pool/Natorium	Central West
1367	Queen Anne Pool Wall Vapor Barrier Installation	118	\$169,780	Swimming Pool/Natorium	Central West
1603	Seward Park Bathhouse Renovation	119	\$190,927	Buildings	Southeast

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Project #	Project Title	Priority	Total Est Cost	Category	Sector
1566	Stan Sayres Boat Ramp Renovation	120	\$250,000	Aquatic Facilities	Southeast
1381	Southwest Pool Plaster Liner Replacement	121	\$190,000	Swimming Pool/Natatorium	Southwest
1574	Southwest Pool Wall Vapor Barrier Installation	122	\$59,954	Swimming Pool/Natatorium	Southwest
1572	Volunteer Park Cottage Renovation	123	\$212,644	Buildings	Central East
1680	W Queen Anne PF Athletic Field Renovation & ADA	124	\$2,372,107	Athletic Fields & Facilities	Central West
1681	W Queen Anne PF Path Repaving	125	\$28,775	Infrastructure-Roads, Paths, Trails	Central West
1885	17th Ave Centerstrip Irrigation/Drainage Upgrade	126	\$149,433	Irrigation & Drainage	Northeast
1887	Alki PG Irrigation and Drainage Renovation	127	\$500,000	Irrigation & Drainage	Southwest
1722	Amy Yee Tennis Center Exterior Painting	128	\$400,000	Buildings	Southeast
1549	Aquarium Dome Tank Corrosion Repairs	129	\$2,411,730	Aquarium Buildings	Central West
3916	Carkeek Park Foot Bridges Renovation	130	\$150,000	Infrastructure-Roads, Paths, Trails	Northwest
1313	Colman Park Drainage Renovation	131	\$133,655	Infrastructure-Sanitary Sewer & Storm	Southeast
1393	Colman Pool Exterior Painting	132	\$51,562	Swimming Pool/Natatorium	Southwest
2915	Colman Pool Wind Wall and Sidewalk Repairs	133	\$84,000	Swimming Pool/Natatorium	Southwest
1304	Condon Way Centerstrip Irrigation/Drainage Upgrade	134	\$116,230	Irrigation & Drainage	Central West
2027	Cowen Park Irrigation and Drainage	135	\$296,000	Irrigation & Drainage	Northeast
1405	Dahl PF Shelterhouse Renovation/ADA Upgrade	136	\$150,000	Comfort Stations & Shelterhouses	Northeast
1860	David Rodgers Park Irrigation & Drainage Upgrade	137	\$428,386	Irrigation & Drainage	Central West
2022	Dearborn Park Storm Drain Repairs	138	\$100,000	Infrastructure-Sanitary Sewer & Storm	Southeast
3736	Denny Blaine Park Irrigation System Replacement	139	\$112,014	Irrigation & Drainage	Central East
4164	Denny Park Irrigation Replacement	140	\$400,000	Infrastructure-Utilities/Service	Central West
4131	Discovery Park Lighthouse Garage Renovation	141	\$60,000	Buildings	Central West
1740	Gas Works Park Comfort Station Sewer Line Replacement	142	\$85,842	Infrastructure-Sanitary Sewer & Storm	Northwest
1454	Gas Works Park Drainage System Upgrade	143	\$83,115	Infrastructure-Sanitary Sewer & Storm	Northwest
1791	Gerber Park Irrigation & Drainage Upgrade	144	\$50,723	Irrigation & Drainage	Central East
2967	Green Lake Park Boat Rental Water Line Repair	146	\$36,174	Infrastructure-Utilities/Service	Northwest
1643	Green Lake Park Irrigation & Drainage Upgrade	147	\$1,261,622	Irrigation & Drainage	Northwest
1644	Green Lake Park Pitch & Putt Drainage Renovation	148	\$157,551	Irrigation & Drainage	Northwest
1784	Hunter Boulevard Irrigation & Drainage Renovation	149	\$80,000	Irrigation & Drainage	Southeast
1515	Hutchinson CC Roof Renovation	150	\$50,000	Roofing	Southeast

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Project #	Project Title	Priority	Total Est Cost	Category	Sector
1327	Hutchinson PG Irrigation and Drainage Renovation	151	\$976,346	Irrigation & Drainage	Southeast
3942	Irrigation Controls System Implementation	152	\$100,000	Irrigation & Drainage	Adm Costs
1328	Japanese Garden Irrigation & Drainage Replacement	153	\$458,029	Irrigation & Drainage	Central East
1320	Lakeridge PG Field/Drainage/Irrigation Renovation	154	\$733,806	Irrigation & Drainage	Southeast
2972	Lakewood Moorage Pole Lighting Replacement	155	\$150,000	Aquatic Facilities	Southeast
2002	Langston Hughes PAC Grounds Irrigation Upgrade	156	\$134,275	Irrigation & Drainage	Central East
4104	Leschi Moorage North Lighting Replacement	157	\$150,000	Aquatic Facilities	Central East
3670	Leschi Park Irrigation Replacement and Drainage	158	\$429,541	Irrigation & Drainage	Central East
1765	Lincoln Park Hdqtrs Sewer Replacement	159	\$68,127	Infrastructure-Sanitary Sewer & Storm	Southwest
1298	Lincoln Park Sewer and Drainage Rehabilitation	160	\$1,104,394	Infrastructure-Sanitary Sewer & Storm	Southwest
1291	Loyal Heights PF Sewer and Drainage Rehabilitation	161	\$200,000	Infrastructure-Sanitary Sewer & Storm	Northwest
1651	Madison Pool Bulkhead Replacement	162	\$163,511	Swimming Pool/Natatorium	Northwest
1545	Madrona Dance Studio ADA Renovation	163	\$750,000	Buildings	Central East
3730	Madrona Park Irrigation System Conversion	164	\$125,000	Irrigation & Drainage	Central East
2950	Magnolia CC ADA Restroom Rehabilitation	165	\$298,657	Buildings	Central West
1485	Magnolia Park Irrigation and Drainage Upgrade	166	\$664,165	Irrigation & Drainage	Central West
3926	Magnuson Park Sanitary Sewers Renovation	167	\$1,053,240	Infrastructure-Sanitary Sewer & Storm	Northeast
3382	Magnuson Water Main Replacement	168	\$1,031,874	Infrastructure-Utilities/Service	Northeast
1654	Matthews Beach Park Irrigation/Drainage Renovation	169	\$630,956	Irrigation & Drainage	Northeast
1430	Meadowbrook Pool Exterior Finishes	170	\$54,502	Swimming Pool/Natatorium	Northeast
1465	Mt Baker Park Bathhouse Sewer Replacement	171	\$166,039	Infrastructure-Sanitary Sewer & Storm	Southeast
1426	Mt Baker Park Comfort Station Renovation/ADA Upgrade	172	\$200,000	Comfort Stations & Shelterhouses	Southeast
1957	Pratt Park Drainage Improvements	173	\$118,817	Infrastructure-Sanitary Sewer & Storm	Central East
1958	Pritchard Island Beach Irrigation & Drainage Upgrade	174	\$199,250	Irrigation & Drainage	Southeast
1521	Rainier PF Drainage Renovation	175	\$267,970	Irrigation & Drainage	Southeast
1448	Ravenna Park Irrigation and Drainage Upgrade	176	\$579,516	Irrigation & Drainage	Northeast
1668	Sacajawea PG Irrigation and Drainage Renovation	177	\$400,000	Infrastructure-Utilities/Service	Northeast
1329	Seward Park Drainage Rehabilitation	179	\$332,082	Infrastructure-Sanitary Sewer & Storm	Southeast
1450	Seward Park Irrigation and Drainage Renovation	180	\$875,489	Irrigation & Drainage	Southeast
1570	Seward Park South Beach Comfort Station Upgrade	182	\$250,000	Comfort Stations & Shelterhouses	Southeast

Seattle Parks and Recreation 2013 - 2018 ASSET MANAGEMENT PLAN - by PRIORITY

Project #	Project Title	Priority	Total Est Cost	Category	Sector
3669	Soundview Terrace Irrigation Replacement	183	\$91,812	Irrigation & Drainage	Central West
1605	Southwest Pool Deck/Walk/Ramp Renovation	184	\$171,873	Swimming Pool/Natatorium	Southwest
1579	Viewridge PF Athletic Field Irrigation Renovation	185	\$1,444,654	Athletic Fields & Facilities	Northeast
3503	Virgil Flaim Park Irrigation Renovation	186	\$254,000	Irrigation & Drainage	Northeast
1571	Volunteer Park Irrigation Renovation	187	\$100,000	Irrigation & Drainage	Central East
1598	W Magnolia PF North Athletic Field Renovation	188	\$2,454,200	Athletic Fields & Facilities	Central West
1286	W Queen Anne PF Sewer Manhole Installation	189	\$28,643	Infrastructure-Sanitary Sewer & Storm	Central West
1904	Wallingford PF Shelterhouse ADA Improvements	190	\$250,000	Comfort Stations & Shelterhouses	Northwest
1678	Washington Park PF Shelterhouse Renovation	191	\$226,194	Comfort Stations & Shelterhouses	Central East
1899	Woodland Park Central Sewer Replacement	192	\$132,714	Infrastructure-Sanitary Sewer & Storm	Northwest
1900	Woodland Park Central South Lot Drainage Renovation	193	\$29,702	Infrastructure-Sanitary Sewer & Storm	Northwest
3960	Adm Building Boiler Replacement	194	\$300,000	Heating, Ventilation & Air Conditioning	Central West
3356	Adm Building Domestic Water Replacement	195	\$250,000	Buildings	Central West
1587	Alki Beach Park 57th St. Comfort Station Renovation	196	\$100,000	Comfort Stations & Shelterhouses	Southwest
1711	Alki Beach Park Seawall Promenade Paving	197	\$158,000	Infrastructure-Roads, Paths, Trails	Southwest
2944	Armeni Boat Ramp Float Stabilization	198	\$535,940	Aquatic Facilities	Southwest
1622	Bayview PG Comfort Station Upgrade	199	\$150,000	Comfort Stations & Shelterhouses	Central West
1623	Bayview PG Fence Repairs	200	\$58,259	Infrastructure-Fencing	Central West
3506	Burke Gilman PG Pathway Renovation	201	\$40,000	Infrastructure-Roads, Paths, Trails	Northeast
2825	Highland Park PG Tennis Court Renovation	202	\$74,357	Courts	Southwest
2826	Hutchinson PG Tennis Court Renovation	203	\$83,069	Courts	Southeast
2555	Jose Rizal Park Comfort Station Upgrade	204	\$50,000	Comfort Stations & Shelterhouses	Southeast
2827	Lakeridge PG Basketball Court Renovation	205	\$72,000	Courts	Southeast
1332	Lakewood Moorage Pier Maintenance	206	\$1,955,000	Aquatic Facilities	Southeast
1775	Lakewood PG Comfort Station Renovation	207	\$350,000	Comfort Stations & Shelterhouses	Southeast
1466	Magnolia Park Tennis Court Renovation	208	\$114,554	Courts	Central West
4142	Magnuson Building #138 Renovation	209	\$2,609,039	Buildings	Northeast
1669	Magnuson Building #138 Roof Replacement	210	\$390,961	Roofing	Northeast
4169	Magnuson Building #19, #54, #55 Repair	211	\$165,000	Buildings	Northeast
1967	Mt Baker Park Tennis Court Renovation	212	\$310,961	Courts	Southeast
1963	North Service Shops Seismic Improvements	213	\$686,680	Buildings	Northwest

Seattle Parks and Recreation 2013 - 2018 ASSET MANAGEMENT PLAN - by PRIORITY

Project #	Project Title	Priority	Total Est Cost	Category	Sector
1457	Othello PG Shelterhouse Renovation	214	\$100,000	Comfort Stations & Shelterhouses	Southeast
1660	Peppi's PG Shelterhouse Renovation	215	\$100,000	Comfort Stations & Shelterhouses	Central East
3123	Pratt Park Comfort Station Renovation	216	\$280,000	Comfort Stations & Shelterhouses	Central East
2836	Prentis Frazier Park Basketball Court Upgrade	217	\$37,962	Courts	Central East
1356	Pritchard Island Beach Parking Lot Repaving	218	\$160,375	Infrastructure-Parking Lots	Southeast
3492	Queen Anne Bowl PF Track Surface Replacement	219	\$308,216	Athletic Fields & Facilities	Central West
3504	Rainier Beach PF Pathway Renovation	220	\$20,000	Infrastructure-Roads, Paths, Trails	Southeast
1372	Ravenna Park Comfort Station Sewer Replacement	221	\$431,709	Infrastructure-Sanitary Sewer & Storm	Northeast
1851	Ravenna Park Tennis Court Renovations	222	\$634,583	Courts	Northeast
1671	Sandel PG Shelterhouse Sewer/Drainage Renovation	223	\$89,979	Infrastructure-Sanitary Sewer & Storm	Northwest
2880	Seward Park Fish Hatchery Mix/Grind Building Renovation	224	\$96,000	Buildings	Southeast
1906	Sunnyside Avenue North Boat Ramp Maintenance	225	\$120,000	Aquatic Facilities	Northwest
1373	Terry Pettus Park Wall/Piling Replacement	226	\$250,682	Aquatic Facilities	Central West
3703	West Central District Hdqtrs Parking Lot Paving	227	\$107,000	Infrastructure-Parking Lots	Central West
1576	West Seattle Stadium Exterior Painting	228	\$54,502	Miscellaneous Park Elements	Southwest
1610	Westcrest Park Comfort Station Replacement	229	\$560,054	Comfort Stations & Shelterhouses	Southwest
1527	Aquarium Pier 59 Maintenance Plan Update	230	\$250,000	Saltwater Piers	Central West
1394	Ballard PG Athletic Field Renovation	231	\$600,000	Athletic Fields & Facilities	Northwest
1620	Ballard Pool Floor/Locker/Bench Renovation	232	\$38,832	Swimming Pool/Natatorium	Northwest
1621	Ballard Pool Wall Vapor Barrier Installation	233	\$204,391	Swimming Pool/Natatorium	Northwest
1303	Bayview PG Athletic Field Renovation	234	\$400,000	Athletic Fields & Facilities	Central West
3793	Beacon Bluff Community Garden Path	235	\$75,000	Infrastructure-Roads, Paths, Trails	Southeast
1626	Bitter Lake PF Athletic Fields	236	\$1,000,000	Athletic Fields & Facilities	Northwest
2811	Bitter Lake PF Tennis Court Renovation	237	\$578,029	Courts	Northwest
1872	Brighton PF Shelterhouse Replacement	238	\$550,000	Comfort Stations & Shelterhouses	Southeast
2814	Brighton PF Tennis Court Renovation	239	\$245,192	Courts	Southeast
1867	City Wide Athletic Office Renovation/ADA Upgrade	240	\$200,000	Buildings	Northwest
1400	Cleveland PF Athletic Field Renovation	241	\$500,000	Athletic Fields & Facilities	Southeast
1392	Colman Pool Floor/Locker/Bench Renovation	242	\$68,747	Swimming Pool/Natatorium	Southwest
2018	Cowen Park Tennis/Basketball Court Renovation	243	\$200,000	Courts	Northeast

Seattle Parks and Recreation 2013 - 2018 ASSET MANAGEMENT PLAN - by PRIORITY

Project #	Project Title	Priority	Total Est Cost	Category	Sector
3507	Dearborn Park Fence	244	\$20,000	Infrastructure-Fencing	Southeast
1410	East Queen Anne PG Athletic Field Renovation	245	\$495,300	Irrigation & Drainage	Central West
1856	Evers Pool Locker Room Renovation	246	\$375,158	Swimming Pool/Natorium	Central East
3958	Evers Pool Plaster Liner	247	\$190,000	Swimming Pool/Natorium	Central East
1311	Freeway Park Naramore Fountain Renovation	248	\$218,017	Miscellaneous Park Elements	Central West
1480	Green Lake Park Aqua Theater Storage Area Renovation	249	\$95,382	Aquatic Facilities	Northwest
2824	Green Lake Park Small Craft Center Launch House Replacement	250	\$535,940	Aquatic Facilities	Northwest
4332	Hiawatha PF Synthetic Turf Replacement	251	\$1,100,000	Athletic Fields & Facilities	Southwest
1316	Highland Park PG Athletic Field #2 Fencing	252	\$91,107	Infrastructure-Fencing	Southwest
2007	Hutchinson PG Fence Rehabilitation	253	\$112,506	Infrastructure-Fencing	Southeast
1476	Interbay PF Fence Replacement	254	\$146,662	Infrastructure-Fencing	Central West
3003	Jefferson Bowling Green (West) Renovation	255	\$669,924	Forest, Landscape, & Trail Restoration	Southeast
4331	Jefferson Park PF Synthetic Turf Replacement	256	\$850,000	Athletic Fields & Facilities	Southeast
2001	Lake Washington Blvd (Central) Path Repaving	257	\$388,411	Infrastructure-Roads, Paths, Trails	Southeast
4107	Leschi Moorage North Comfort Station Renovation	258	\$100,000	Aquatic Facilities	Central East
4108	Leschi North Building Exterior Renovation	259	\$75,000	Aquatic Facilities	Central East
1471	Leschi Park Yesler Bridge Repair	260	\$482,746	Seawalls/Retaining Walls/Bridges	Central East
1336	Madison Pool Natatorium Floors/Locker Room Benches Renovation	261	\$103,557	Swimming Pool/Natorium	Northwest
3927	Madison Pool Warm Pool	262	\$988,192	Swimming Pool/Natorium	Northwest
1921	Magnuson Building #12 Demolition	263	\$240,000	Buildings	Northeast
4170	Magnuson Building #312 Renovation	264	\$50,000	Buildings	Northeast
3639	Magnuson Park Beach Renourishment	265	\$57,384	Aquatic Facilities	Northeast
4171	Magnuson Park Lakeshore Drive Parking Renovation	266	\$100,000	Infrastructure-Parking Lots	Northeast
1490	Magnuson Park Road and Parking Lot Renovation	267	\$300,000	Infrastructure-Roads, Paths, Trails	Northeast
1461	Maple Leaf PG Athletic Field Renovation	268	\$1,582,005	Athletic Fields & Facilities	Northeast
1656	Meadowbrook Pool Floor/Bench/Locker Renovation	269	\$95,382	Swimming Pool/Natorium	Northeast
1971	Meridian PG Fence Replacement	270	\$156,708	Infrastructure-Fencing	Northwest
1423	Miller CC Annex Wood Floor Upgrade	271	\$29,974	Buildings	Central East
3396	O.O. Denny Park Parking Lot Renovation	272	\$107,188	Infrastructure-Parking Lots	Outside

Seattle Parks and Recreation 2013 - 2018 ASSET MANAGEMENT PLAN - by PRIORITY

Project #	Project Title	Priority	Total Est Cost	Category	Sector
3660	Pigeon Point Park Fence Replacement	273	\$11,470	Infrastructure-Fencing	Southwest
3120	Pratt Park Play Barn Painting	274	\$58,615	Buildings	Central East
1460	Queen Anne Bowl PF Fence Fabric Replacement	275	\$50,225	Infrastructure-Fencing	Central West
1287	Queen Anne Pool Deck/Floors Renovation	276	\$157,551	Swimming Pool/Natatorium	Central West
1288	Rainier Beach PF Fence Fabric Replacement	277	\$105,749	Infrastructure-Fencing	Southeast
1663	Rainier Beach PF Soccer Field Renovation	278	\$51,097	Athletic Fields & Facilities	Southeast
3733	Roxhill Park Fence Replacement	279	\$16,803	Infrastructure-Fencing	Southwest
2839	Seacrest Park Beach Renourishment	280	\$68,858	Aquatic Facilities	Southwest
2866	Seward Park Fish Hatchery North Residence Renovation	281	\$225,000	Buildings	Southeast
2867	Seward Park Fish Hatchery S. Residence Renovation	282	\$360,000	Buildings	Southeast
1380	Southwest Pool Floor/Locker/Bench Renovation	283	\$99,470	Swimming Pool/Natatorium	Southwest
3786	Van Asselt Gym	284	\$3,360,000	Buildings	Southeast
2840	Victory Heights PG Basketball Court Renovation	285	\$35,000	Courts	Northeast
4122	Volunteer Park Service Yard Stormwater Management	286	\$150,000	Infrastructure-Roads, Paths, Trails	Central East
3913	Waterfront Park - Pier 58 Redevelopment	287	\$2,840,000	Saltwater Piers	Central West
3499	Woodland Park NE 50th St. Parking Lot Renovation	288	\$396,240	Infrastructure-Parking Lots	Northwest
4323	Aquarium Switching Vault	289	\$300,000	Buildings	Central West
3930	Pier 62/63 Replacement	290	\$19,446,000	Saltwater Piers	Central West
2848	Aquarium Pier 59 Piling Replacement		\$3,293,000	Saltwater Piers	Central West
1870	Ballard Pool Roof and Exterior Repairs		\$8,800	Roofing	Northwest
4346	Comfort Station Renovations		\$1,315,000	Comfort Stations & Shelterhouses	Adm Costs
3834	Hubbard Homestead Park Acquisition Debt		\$0	Miscellaneous Park Elements	Northeast
1646	Jefferson CC Roof Replacement		\$245,000	Roofing	Southeast
3936	Magnuson Building #308 Crew Quarters Replacement		\$500,000	Buildings	Northeast
4345	Magnuson Building #406 Roof Replacement		\$1,538,000	Roofing	Northeast
4343	Play Areas Renovation Program		\$2,000,000	Play Areas	Adm Costs
180	Preliminary Engineering/Major Maintenance Plan		\$1,440,000	On-going Programs	Adm Costs
2004	Walt Hundley PF Comfort Station Renovation		\$83,458	Comfort Stations & Shelterhouses	Southwest
Estimated Total:			\$226,260,921		

**Seattle Parks and Recreation
2013-2018 Asset Management Plan**

Projects by Category

Seattle Parks and Recreation
2013 - 2018 ASSET MANAGEMENT PLAN - by CATEGORY and PRIORITY

Category: **Aquarium Buildings**

Project #	Project Title	Priority	Total Est Cost	Sector
4337	Aquarium Major Maintenance Commitment	1	\$849,000	Central West
1712	Aquarium Tidepool Corrosion Renovation	77	\$859,378	Central West
1549	Aquarium Dome Tank Corrosion Repairs	129	\$2,411,730	Central West
CATEGORY Estimated Cost			\$4,120,108	

Seattle Parks and Recreation 2013 - 2018 ASSET MANAGEMENT PLAN - by CATEGORY and PRIORITY

Category: **Aquatic Facilities**

Project #	Project Title	Priority	Total Est Cost	Sector
3121	Pratt Park Water Feature Renovation	37	\$685,000	Central East
2822	Green Lake Park Piling Replacement	70	\$274,934	Northwest
2797	Lake Washington Swimming Beaches Pilings	71	\$411,332	Adm Costs
4112	Evans Pool Building Renovation	88	\$573,104	Northwest
1761	Leschi Moorage North Pile and Float Replacement	103	\$3,376,000	Central East
1763	Leschi Moorage South Pile and Float Replacement	104	\$2,574,000	Central East
1566	Stan Sayres Boat Ramp Renovation	120	\$250,000	Southeast
2972	Lakewood Moorage Pole Lighting Replacement	155	\$150,000	Southeast
4104	Leschi Moorage North Lighting Replacement	157	\$150,000	Central East
2944	Armeni Boat Ramp Float Stabilization	198	\$535,940	Southwest
1332	Lakewood Moorage Pier Maintenance	206	\$1,955,000	Southeast
1906	Sunnyside Avenue North Boat Ramp Maintenance	225	\$120,000	Northwest
1373	Terry Pettus Park Wall/Piling Replacement	226	\$250,682	Central West
1480	Green Lake Park Aqua Theater Storage Area Renovation	249	\$95,382	Northwest
2824	Green Lake Park Small Craft Center Launch House Replacement	250	\$535,940	Northwest
4107	Leschi Moorage North Comfort Station Renovation	258	\$100,000	Central East
4108	Leschi North Building Exterior Renovation	259	\$75,000	Central East
3639	Magnuson Park Beach Renourishment	265	\$57,384	Northeast
2839	Seacrest Park Beach Renourishment	280	\$68,858	Southwest
CATEGORY Estimated Cost			\$12,238,556	

Seattle Parks and Recreation 2013 - 2018 ASSET MANAGEMENT PLAN - by CATEGORY and PRIORITY

Category: **Athletic Fields & Facilities**

Project #	Project Title	Priority	Total Est Cost	Sector
3782	Ballfield Lighting Replacement Program	29	\$1,108,000	Adm Costs
4326	Interbay Stadium Synthetic Turf Replacement	34	\$610,000	Central West
4325	Lower Woodland PF #1 Infield Turf Replacement	36	\$305,000	Northwest
3460	Brighton PF Ballfield Renovation	46	\$2,280,000	Southeast
4330	Queen Anne Bowl PF Synthetic Turf Replacement	51	\$480,000	Central West
3387	Soundview PF Athletic Field Renovation	52	\$2,424,984	Northwest
4327	Bobby Morris PF Synthetic Turf Replacement	84	\$802,000	Central East
4329	Georgetown PF Synthetic Turf Replacement	97	\$870,000	Southwest
4328	Loyal Heights PF Synthetic Turf Replacement	106	\$1,069,000	Northwest
1353	Maple Wood PF Athletic Field Renovation	111	\$2,346,960	Southeast
1680	W Queen Anne PF Athletic Field Renovation & ADA	124	\$2,372,107	Central West
1579	Viewridge PF Athletic Field Irrigation Renovation	185	\$1,444,654	Northeast
1598	W Magnolia PF North Athletic Field Renovation	188	\$2,454,200	Central West
3492	Queen Anne Bowl PF Track Surface Replacement	219	\$308,216	Central West
1394	Ballard PG Athletic Field Renovation	231	\$600,000	Northwest
1303	Bayview PG Athletic Field Renovation	234	\$400,000	Central West
1626	Bitter Lake PF Athletic Fields	236	\$1,000,000	Northwest
1400	Cleveland PF Athletic Field Renovation	241	\$500,000	Southeast
4332	Hiawatha PF Synthetic Turf Replacement	251	\$1,100,000	Southwest
4331	Jefferson Park PF Synthetic Turf Replacement	256	\$850,000	Southeast
1461	Maple Leaf PG Athletic Field Renovation	268	\$1,582,005	Northeast
1663	Rainier Beach PF Soccer Field Renovation	278	\$51,097	Southeast
CATEGORY Estimated Cost			\$24,958,223	

Seattle Parks and Recreation 2013 - 2018 ASSET MANAGEMENT PLAN - by CATEGORY and PRIORITY

Category: **Buildings**

Project #	Project Title	Priority	Total Est Cost	Sector
4335	Magnuson Building #30 Contracting Cost Allocation	3	\$125,000	Northeast
4336	Jefferson Community Center Seismic	5	\$123,000	Southeast
3914	Magnuson Building #30 Renovation	7	\$5,215,000	Northeast
1607	Volunteer Park Conservatory East Wing Renovation	28	\$3,500,000	Central East
4156	Loyal Heights CC Facility Renovation	40	\$1,868,000	Northwest
4117	Green Lake CC Electrical & Mechanical Renovation	42	\$1,200,000	Northwest
4158	Hiawatha CC Renovations	43	\$1,192,000	Southwest
4143	Magnuson Building #18 Renovation	45	\$4,700,000	Northeast
4350	Emergency Management Projects	47	\$500,000	Adm Costs
4155	Jefferson CC Facility Renovation	48	\$950,000	Southeast
1600	Magnuson Building #2 Renovation	49	\$27,630,000	Northeast
4111	Green Lake CC Space Renovation	55	\$3,000,000	Northwest
4352	Jefferson Community Center Space Renovation	56	\$642,000	Southeast
4353	Loyal Heights CC Space Renovation	57	\$1,847,000	Northwest
4157	Queen Anne CC Renovations	59	\$770,000	Central West
4354	Queen Anne Community Center Space Renovation	60	\$1,865,000	Central West
3441	Amy Yee Tennis Center Automatic Sprinkler Protection	65	\$356,709	Southeast
1318	Discovery Park Historical Building Painting	68	\$160,355	Central West
4130	Discovery Park Lighthouse Quarters Renovation	87	\$550,000	Central West
1541	Green Lake Park Bathhouse Theater Comfort Station Ren.	99	\$358,320	Northwest
4144	Magnuson Building #47 Community Center Renovation	110	\$3,000,000	Northeast
1435	Mt Baker Park Bathhouse Renovation/ADA Upgrade	115	\$350,541	Southeast
1603	Seward Park Bathhouse Renovation	119	\$190,927	Southeast
1572	Volunteer Park Cottage Renovation	123	\$212,644	Central East
1722	Amy Yee Tennis Center Exterior Painting	128	\$400,000	Southeast
4131	Discovery Park Lighthouse Garage Renovation	141	\$60,000	Central West
1545	Madrona Dance Studio ADA Renovation	163	\$750,000	Central East
2950	Magnolia CC ADA Restroom Rehabilitation	165	\$298,657	Central West

Seattle Parks and Recreation 2013 - 2018 ASSET MANAGEMENT PLAN - by CATEGORY and PRIORITY

Category: **Buildings**

Project #	Project Title	Priority	Total Est Cost	Sector
3356	Adm Building Domestic Water Replacement	195	\$250,000	Central West
4142	Magnuson Building #138 Renovation	209	\$2,609,039	Northeast
4169	Magnuson Building #19, #54, #55 Repair	211	\$165,000	Northeast
1963	North Service Shops Seismic Improvements	213	\$686,680	Northwest
2880	Seward Park Fish Hatchery Mix/Grind Building Renovation	224	\$96,000	Southeast
1867	City Wide Athletic Office Renovation/ADA Upgrade	240	\$200,000	Northwest
1921	Magnuson Building #12 Demolition	263	\$240,000	Northeast
4170	Magnuson Building #312 Renovation	264	\$50,000	Northeast
1423	Miller CC Annex Wood Floor Upgrade	271	\$29,974	Central East
3120	Pratt Park Play Barn Painting	274	\$58,615	Central East
2866	Seward Park Fish Hatchery North Residence Renovation	281	\$225,000	Southeast
2867	Seward Park Fish Hatchery S. Residence Renovation	282	\$360,000	Southeast
3786	Van Asselt Gym	284	\$3,360,000	Southeast
4323	Aquarium Switching Vault	289	\$300,000	Central West
3936	Magnuson Building #308 Crew Quarters Replacement		\$500,000	Northeast
CATEGORY Estimated Cost			\$70,945,461	

Seattle Parks and Recreation 2013 - 2018 ASSET MANAGEMENT PLAN - by CATEGORY and PRIORITY

Category: **Comfort Stations & Shelterhouses**

Project #	Project Title	Priority	Total Est Cost	Sector
1518	Gas Works Park Comfort Station Upgrade	96	\$250,000	Northwest
1534	Highland Park PG Shelterhouse Renovation	102	\$150,000	Southwest
1764	Lincoln Park Beach Comfort Station Upgrade	105	\$96,000	Southwest
1405	Dahl PF Shelterhouse Renovation/ADA Upgrade	136	\$150,000	Northeast
1426	Mt Baker Park Comfort Station Renovation/ADA Upgrade	172	\$200,000	Southeast
1570	Seward Park South Beach Comfort Station Upgrade	182	\$250,000	Southeast
1904	Wallingford PF Shelterhouse ADA Improvements	190	\$250,000	Northwest
1678	Washington Park PF Shelterhouse Renovation	191	\$226,194	Central East
1587	Alki Beach Park 57th St. Comfort Station Renovation	196	\$100,000	Southwest
1622	Bayview PG Comfort Station Upgrade	199	\$150,000	Central West
2555	Jose Rizal Park Comfort Station Upgrade	204	\$50,000	Southeast
1775	Lakewood PG Comfort Station Renovation	207	\$350,000	Southeast
1457	Othello PG Shelterhouse Renovation	214	\$100,000	Southeast
1660	Peppi's PG Shelterhouse Renovation	215	\$100,000	Central East
3123	Pratt Park Comfort Station Renovation	216	\$280,000	Central East
1610	Westcrest Park Comfort Station Replacement	229	\$560,054	Southwest
1872	Brighton PF Shelterhouse Replacement	238	\$550,000	Southeast
4346	Comfort Station Renovations		\$1,315,000	Adm Costs
2004	Walt Hundley PF Comfort Station Renovation		\$83,458	Southwest
CATEGORY Estimated Cost			\$5,210,706	

Seattle Parks and Recreation 2013 - 2018 ASSET MANAGEMENT PLAN - by CATEGORY and PRIORITY

Category: **Courts**

Project #	Project Title	Priority	Total Est Cost	Sector
2825	Highland Park PG Tennis Court Renovation	202	\$74,357	Southwest
2826	Hutchinson PG Tennis Court Renovation	203	\$83,069	Southeast
2827	Lakeridge PG Basketball Court Renovation	205	\$72,000	Southeast
1466	Magnolia Park Tennis Court Renovation	208	\$114,554	Central West
1967	Mt Baker Park Tennis Court Renovation	212	\$310,961	Southeast
2836	Prentis Frazier Park Basketball Court Upgrade	217	\$37,962	Central East
1851	Ravenna Park Tennis Court Renovations	222	\$634,583	Northeast
2811	Bitter Lake PF Tennis Court Renovation	237	\$578,029	Northwest
2814	Brighton PF Tennis Court Renovation	239	\$245,192	Southeast
2018	Cowen Park Tennis/Basketball Court Renovation	243	\$200,000	Northeast
2840	Victory Heights PG Basketball Court Renovation	285	\$35,000	Northeast
CATEGORY Estimated Cost			\$2,385,707	

Seattle Parks and Recreation 2013 - 2018 ASSET MANAGEMENT PLAN - by CATEGORY and PRIORITY

Category: **Forest, Landscape, & Trail Restoration**

Project #	Project Title	Priority	Total Est Cost	Sector
3003	Jefferson Bowling Green (West) Renovation	255	\$669,924	Southeast
CATEGORY Estimated Cost			\$669,924	

Seattle Parks and Recreation 2013 - 2018 ASSET MANAGEMENT PLAN - by CATEGORY and PRIORITY

Category: **Heating, Ventilation & Air Conditioning**

Project #	Project Title	Priority	Total Est Cost	Sector
3747	Boiler and Mechanical Replacement Program	10	\$1,050,000	Adm Costs
3960	Adm Building Boiler Replacement	194	\$300,000	Central West
CATEGORY Estimated Cost			\$1,350,000	

Seattle Parks and Recreation 2013 - 2018 ASSET MANAGEMENT PLAN - by CATEGORY and PRIORITY

Category: **Infrastructure-Fencing**

Project #	Project Title	Priority	Total Est Cost	Sector
1623	Bayview PG Fence Repairs	200	\$58,259	Central West
3507	Dearborn Park Fence	244	\$20,000	Southeast
1316	Highland Park PG Athletic Field #2 Fencing	252	\$91,107	Southwest
2007	Hutchinson PG Fence Rehabilitation	253	\$112,506	Southeast
1476	Interbay PF Fence Replacement	254	\$146,662	Central West
1971	Meridian PG Fence Replacement	270	\$156,708	Northwest
3660	Pigeon Point Park Fence Replacement	273	\$11,470	Southwest
1460	Queen Anne Bowl PF Fence Fabric Replacement	275	\$50,225	Central West
1288	Rainier Beach PF Fence Fabric Replacement	277	\$105,749	Southeast
3733	Roxhill Park Fence Replacement	279	\$16,803	Southwest
CATEGORY Estimated Cost			\$769,489	

Seattle Parks and Recreation 2013 - 2018 ASSET MANAGEMENT PLAN - by CATEGORY and PRIORITY

Category: **Infrastructure-Parking Lots**

Project #	Project Title	Priority	Total Est Cost	Sector
1356	Pritchard Island Beach Parking Lot Repaving	218	\$160,375	Southeast
3703	West Central District Hdqtrs Parking Lot Paving	227	\$107,000	Central West
4171	Magnuson Park Lakeshore Drive Parking Renovation	266	\$100,000	Northeast
3396	O.O. Denny Park Parking Lot Renovation	272	\$107,188	Outside
3499	Woodland Park NE 50th St. Parking Lot Renovation	288	\$396,240	Northwest
CATEGORY Estimated Cost			\$870,803	

Seattle Parks and Recreation 2013 - 2018 ASSET MANAGEMENT PLAN - by CATEGORY and PRIORITY

Category: **Infrastructure-Roads, Paths, Trails**

Project #	Project Title	Priority	Total Est Cost	Sector
4344	Lake Union Park Walkways Repair	39	\$350,000	Central West
1739	Golden Gardens Park Lower Picnic Shelter Access Improvement	98	\$450,000	Northwest
1681	W Queen Anne PF Path Repaving	125	\$28,775	Central West
3916	Carkeek Park Foot Bridges Renovation	130	\$150,000	Northwest
1711	Alki Beach Park Seawall Promenade Paving	197	\$158,000	Southwest
3506	Burke Gilman PG Pathway Renovation	201	\$40,000	Northeast
3504	Rainier Beach PF Pathway Renovation	220	\$20,000	Southeast
3793	Beacon Bluff Community Garden Path	235	\$75,000	Southeast
2001	Lake Washington Blvd (Central) Path Repaving	257	\$388,411	Southeast
1490	Magnuson Park Road and Parking Lot Renovation	267	\$300,000	Northeast
4122	Volunteer Park Service Yard Stormwater Management	286	\$150,000	Central East
CATEGORY Estimated Cost			\$2,110,186	

Seattle Parks and Recreation 2013 - 2018 ASSET MANAGEMENT PLAN - by CATEGORY and PRIORITY

Category: **Infrastructure-Sanitary Sewer & Storm**

Project #	Project Title	Priority	Total Est Cost	Sector
4324	Park Fountains Sewer Connections	4	\$500,000	Central West
1634	Denny Park Drainage Replacement	32	\$508,000	Central West
1869	David Rodgers Park Comfort Station Sewer Replacement	33	\$50,000	Central West
1323	Gilman PG Shelterhouse Sewer Replacement	35	\$122,000	Northwest
1975	Maple Leaf PG Shelterhouse Sewer/Drainage Replacement	50	\$231,642	Northeast
1792	Golden Gardens Park Drainage Renovation	54	\$431,166	Northwest
1768	Laurelhurst PF Tennis Court Sewer/Drainage Renovation	64	\$112,443	Northeast
4163	Green Lake Park Alum Treatment	69	\$1,500,000	Northwest
1313	Colman Park Drainage Renovation	131	\$133,655	Southeast
2022	Dearborn Park Storm Drain Repairs	138	\$100,000	Southeast
1740	Gas Works Park Comfort Station Sewer Line Replacement	142	\$85,842	Northwest
1454	Gas Works Park Drainage System Upgrade	143	\$83,115	Northwest
1765	Lincoln Park Hdqtrs Sewer Replacement	159	\$68,127	Southwest
1298	Lincoln Park Sewer and Drainage Rehabilitation	160	\$1,104,394	Southwest
1291	Loyal Heights PF Sewer and Drainage Rehabilitation	161	\$200,000	Northwest
3926	Magnuson Park Sanitary Sewers Renovation	167	\$1,053,240	Northeast
1465	Mt Baker Park Bathhouse Sewer Replacement	171	\$166,039	Southeast
1957	Pratt Park Drainage Improvements	173	\$118,817	Central East
1329	Seward Park Drainage Rehabilitation	179	\$332,082	Southeast
1286	W Queen Anne PF Sewer Manhole Installation	189	\$28,643	Central West
1899	Woodland Park Central Sewer Replacement	192	\$132,714	Northwest
1900	Woodland Park Central South Lot Drainage Renovation	193	\$29,702	Northwest
1372	Ravenna Park Comfort Station Sewer Replacement	221	\$431,709	Northeast
1671	Sandel PG Shelterhouse Sewer/Drainage Renovation	223	\$89,979	Northwest
CATEGORY Estimated Cost			\$7,613,309	

Seattle Parks and Recreation 2013 - 2018 ASSET MANAGEMENT PLAN - by CATEGORY and PRIORITY

Category: **Infrastructure-Utilities/Service**

Project #	Project Title	Priority	Total Est Cost	Sector
1330	Seward Park Electrical Service (Phases B,C,D)	61	\$1,256,776	Southeast
4166	Green Lake Park Bathhouse Theater Electrical	100	\$300,000	Northwest
4164	Denny Park Irrigation Replacement	140	\$400,000	Central West
2967	Green Lake Park Boat Rental Water Line Repair	146	\$36,174	Northwest
3382	Magnuson Water Main Replacement	168	\$1,031,874	Northeast
1668	Sacajawea PG Irrigation and Drainage Renovation	177	\$400,000	Northeast
CATEGORY Estimated Cost			\$3,424,824	

Seattle Parks and Recreation 2013 - 2018 ASSET MANAGEMENT PLAN - by CATEGORY and PRIORITY

Category: Irrigation & Drainage

Project #	Project Title	Priority	Total Est Cost	Sector
1885	17th Ave Centerstrip Irrigation/Drainage Upgrade	126	\$149,433	Northeast
1887	Alki PG Irrigation and Drainage Renovation	127	\$500,000	Southwest
1304	Condon Way Centerstrip Irrigation/Drainage Upgrade	134	\$116,230	Central West
2027	Cowen Park Irrigation and Drainage	135	\$296,000	Northeast
1860	David Rodgers Park Irrigation & Drainage Upgrade	137	\$428,386	Central West
3736	Denny Blaine Park Irrigation System Replacement	139	\$112,014	Central East
1791	Gerber Park Irrigation & Drainage Upgrade	144	\$50,723	Central East
1643	Green Lake Park Irrigation & Drainage Upgrade	147	\$1,261,622	Northwest
1644	Green Lake Park Pitch & Putt Drainage Renovation	148	\$157,551	Northwest
1784	Hunter Boulevard Irrigation & Drainage Renovation	149	\$80,000	Southeast
1327	Hutchinson PG Irrigation and Drainage Renovation	151	\$976,346	Southeast
3942	Irrigation Controls System Implementation	152	\$100,000	Adm Costs
1328	Japanese Garden Irrigation & Drainage Replacement	153	\$458,029	Central East
1320	Lakeridge PG Field/Drainage/Irrigation Renovation	154	\$733,806	Southeast
2002	Langston Hughes PAC Grounds Irrigation Upgrade	156	\$134,275	Central East
3670	Leschi Park Irrigation Replacement and Drainage	158	\$429,541	Central East
3730	Madrona Park Irrigation System Conversion	164	\$125,000	Central East
1485	Magnolia Park Irrigation and Drainage Upgrade	166	\$664,165	Central West
1654	Matthews Beach Park Irrigation/Drainage Renovation	169	\$630,956	Northeast
1958	Pritchard Island Beach Irrigation & Drainage Upgrade	174	\$199,250	Southeast
1521	Rainier PF Drainage Renovation	175	\$267,970	Southeast
1448	Ravenna Park Irrigation and Drainage Upgrade	176	\$579,516	Northeast
1450	Seward Park Irrigation and Drainage Renovation	180	\$875,489	Southeast
3669	Soundview Terrace Irrigation Replacement	183	\$91,812	Central West
3503	Virgil Flaim Park Irrigation Renovation	186	\$254,000	Northeast
1571	Volunteer Park Irrigation Renovation	187	\$100,000	Central East
1410	East Queen Anne PG Athletic Field Renovation	245	\$495,300	Central West

Seattle Parks and Recreation 2013 - 2018 ASSET MANAGEMENT PLAN - by CATEGORY and PRIORITY

Category: **Irrigation & Drainage**

Project #	Project Title	Priority	Total Est Cost	Sector
		CATEGORY Estimated Cost	<u>\$10,267,415</u>	

Seattle Parks and Recreation 2013 - 2018 ASSET MANAGEMENT PLAN - by CATEGORY and PRIORITY

Category: **Miscellaneous Park Elements**

Project #	Project Title	Priority	Total Est Cost	Sector
4338	ADA Compliance Projects	6	\$708,000	Adm Costs
1813	Genesee Park Drainage Corrections	63	\$29,017	Southeast
3934	Denny Park Path Replacement	86	\$872,490	Central West
1576	West Seattle Stadium Exterior Painting	228	\$54,502	Southwest
1311	Freeway Park Naramore Fountain Renovation	248	\$218,017	Central West
3834	Hubbard Homestead Park Acquisition Debt		\$0	Northeast
CATEGORY Estimated Cost			\$1,882,026	

Seattle Parks and Recreation 2013 - 2018 ASSET MANAGEMENT PLAN - by CATEGORY and PRIORITY

Category: **On-going Programs**

Project #	Project Title	Priority	Total Est Cost	Sector
1295	Ballfield Minor Capital Improvement	9	\$600,000	Adm Costs
3749	Electrical System Replacement Program	11	\$900,000	Adm Costs
1204	Environmental Remediation	12	\$450,000	Adm Costs
375	HVAC System Duct Cleaning - Large Buildings	13	\$210,000	Adm Costs
3604	Irrigation Replacement Program	14	\$450,000	Adm Costs
1294	Landscape Replacement Program	15	\$2,580,000	Adm Costs
139	Neighborhood Response Program	16	\$1,200,000	Adm Costs
3789	Parks Upgrade Program	17	\$3,048,000	Adm Costs
214	Pavement Restoration Program	18	\$1,200,000	Adm Costs
3089	Play Area Safety Program	19	\$720,000	Adm Costs
216	Small Roof Program	20	\$600,000	Adm Costs
3159	Tennis and Basketball Court Small Scale Renovation Program	21	\$600,000	Adm Costs
215	Trail Renovation Program	22	\$1,950,000	Adm Costs
3495	Urban Forestry: Forest Restoration Program	23	\$1,116,000	Adm Costs
3838	Urban Forestry: Green Seattle Partnership Program	24	\$8,700,000	Adm Costs
3839	Urban Forestry: Tree Replacement Program	25	\$570,000	Adm Costs
3840	Utility Conservation Program	26	\$1,000,000	Adm Costs
180	Preliminary Engineering/Major Maintenance Plan		\$1,440,000	Adm Costs
CATEGORY Estimated Cost			\$27,334,000	

Seattle Parks and Recreation 2013 - 2018 ASSET MANAGEMENT PLAN - by CATEGORY and PRIORITY

Category: **Play Areas**

Project #	Project Title	Priority	Total Est Cost	Sector
4351	Play Area Renovations	58	\$1,069,000	Adm Costs
3686	Mt Baker Park Play Area Renovation	73	\$343,522	Southeast
4356	Prentis Frazier Park Play Area Renovation	74	\$400,000	Central East
4355	South Park Play Area Replacement	75	\$400,000	Southwest
4343	Play Areas Renovation Program		\$2,000,000	Adm Costs
CATEGORY Estimated Cost			\$4,212,522	

Seattle Parks and Recreation 2013 - 2018 ASSET MANAGEMENT PLAN - by CATEGORY and PRIORITY

Category: **Roofing**

Project #	Project Title	Priority	Total Est Cost	Sector
4339	Green Lake CC - Evans Pool Roof Replacement and Solar	30	\$1,672,000	Northwest
4357	North Service Shops Roof Replacement	31	\$500,000	Northwest
4208	Magnuson Building #2 Partial Roof and Seismic	44	\$1,500,000	Northeast
4168	Alki CC Roof Replacement	76	\$400,000	Southwest
1514	High Point CC Roof Joint Replacement	101	\$27,249	Southwest
1515	Hutchinson CC Roof Renovation	150	\$50,000	Southeast
1669	Magnuson Building #138 Roof Replacement	210	\$390,961	Northeast
1870	Ballard Pool Roof and Exterior Repairs		\$8,800	Northwest
1646	Jefferson CC Roof Replacement		\$245,000	Southeast
4345	Magnuson Building #406 Roof Replacement		\$1,538,000	Northeast
CATEGORY Estimated Cost			\$6,332,010	

Seattle Parks and Recreation 2013 - 2018 ASSET MANAGEMENT PLAN - by CATEGORY and PRIORITY

Category: **Saltwater Piers**

Project #	Project Title	Priority	Total Est Cost	Sector
3912	Aquarium Pier 60 Piling and Corrosion Renovation	2	\$2,255,000	Central West
1527	Aquarium Pier 59 Maintenance Plan Update	230	\$250,000	Central West
3913	Waterfront Park - Pier 58 Redevelopment	287	\$2,840,000	Central West
3930	Pier 62/63 Replacement	290	\$19,446,000	Central West
2848	Aquarium Pier 59 Piling Replacement		\$3,293,000	Central West
CATEGORY Estimated Cost			\$28,084,000	

Seattle Parks and Recreation 2013 - 2018 ASSET MANAGEMENT PLAN - by CATEGORY and PRIORITY

Category: **Seawalls/Retaining Walls/Bridges**

Project #	Project Title	Priority	Total Est Cost	Sector
4347	Emma Schmitz Sea Wall Replacement	53	\$710,000	Southwest
1692	Bhy Kracke Park Retaining Wall Renovation	83	\$132,340	Central West
1427	Mt Baker Park Rowing and Sailing Bulkhead Reinforcement	116	\$326,008	Southeast
1471	Leschi Park Yesler Bridge Repair	260	\$482,746	Central East
CATEGORY Estimated Cost			\$1,651,094	

Seattle Parks and Recreation 2013 - 2018 ASSET MANAGEMENT PLAN - by CATEGORY and PRIORITY

Category: **Site Accessibility/ADA**

Project #	Project Title	Priority	Total Est Cost	Sector
1505	Camp Long West Comfort Station Accessible Path Renovation	85	\$114,957	Southwest
CATEGORY Estimated Cost			\$114,957	

Seattle Parks and Recreation 2013 - 2018 ASSET MANAGEMENT PLAN - by CATEGORY and PRIORITY

Category: **Swimming Pool/Natatorium**

Project #	Project Title	Priority	Total Est Cost	Sector
1969	Meadowbrook Pool Plaster Liner Replacement	8	\$125,000	Northeast
2831	Mounger Pool Deck Lighting Renovation	41	\$80,390	Central West
3957	Evans Pool Plaster Liner Replacement	62	\$193,000	Northwest
1516	City Wide Aquatics Pools Roof Intrusive Testing	66	\$20,708	Adm Costs
1866	City Wide Swimming Pool Lateral Forces Analysis	67	\$53,594	Adm Costs
3451	Madison Pool Building Seismic Improvements	72	\$24,445	Northwest
1395	Ballard Pool Deck/Walks/Ramps Renovation	79	\$122,633	Northwest
1878	Ballard Pool Electrical System Renovation	80	\$40,876	Northwest
3932	Ballard Pool Filter and Energy Conservation	81	\$400,000	Northwest
3955	Ballard Pool Plaster Liner Replacement	82	\$190,000	Northwest
1693	Evans Pool Natatorium Deck Repair	89	\$21,767	Northwest
1560	Evans Pool Roof Vapor Barrier Installation	90	\$165,100	Northwest
1714	Evans Pool Wall Vapor Barrier Installation	91	\$62,679	Northwest
1561	Evers Pool Bulkhead Replacement	92	\$267,970	Central East
1855	Evers Pool Deck Replacement/Repair	93	\$143,228	Central East
1310	Evers Pool Roof Vapor Barrier Installation	94	\$1,117,350	Central East
1694	Evers Pool Wall Vapor Barrier Installation	95	\$114,456	Central East
1347	Madison Pool Roof Replacement	107	\$104,552	Northwest
1292	Madison Pool Roof Vapor Barrier Installation	108	\$1,144,605	Northwest
1293	Madison Pool Wall Vapor Barrier Installation	109	\$160,784	Northwest
1345	Meadowbrook Pool Roof Vapor Barrier Installation	112	\$771,246	Northeast
1703	Meadowbrook Pool Wall Vapor Barrier Installation	113	\$177,140	Northeast
3959	Mounger Pool Plaster Liner	114	\$190,000	Central West
1366	Queen Anne Pool Roof Vapor Barrier Installation	117	\$757,617	Central West
1367	Queen Anne Pool Wall Vapor Barrier Installation	118	\$169,780	Central West
1381	Southwest Pool Plaster Liner Replacement	121	\$190,000	Southwest
1574	Southwest Pool Wall Vapor Barrier Installation	122	\$59,954	Southwest
1393	Colman Pool Exterior Painting	132	\$51,562	Southwest

Seattle Parks and Recreation 2013 - 2018 ASSET MANAGEMENT PLAN - by CATEGORY and PRIORITY

Category: **Swimming Pool/Natatorium**

Project #	Project Title	Priority	Total Est Cost	Sector
2915	Colman Pool Wind Wall and Sidewalk Repairs	133	\$84,000	Southwest
1651	Madison Pool Bulkhead Replacement	162	\$163,511	Northwest
1430	Meadowbrook Pool Exterior Finishes	170	\$54,502	Northeast
1605	Southwest Pool Deck/Walk/Ramp Renovation	184	\$171,873	Southwest
1620	Ballard Pool Floor/Locker/Bench Renovation	232	\$38,832	Northwest
1621	Ballard Pool Wall Vapor Barrier Installation	233	\$204,391	Northwest
1392	Colman Pool Floor/Locker/Bench Renovation	242	\$68,747	Southwest
1856	Evers Pool Locker Room Renovation	246	\$375,158	Central East
3958	Evers Pool Plaster Liner	247	\$190,000	Central East
1336	Madison Pool Natatorium Floors/Locker Room Benches Renovation	261	\$103,557	Northwest
3927	Madison Pool Warm Pool	262	\$988,192	Northwest
1656	Meadowbrook Pool Floor/Bench/Locker Renovation	269	\$95,382	Northeast
1287	Queen Anne Pool Deck/Floors Renovation	276	\$157,551	Central West
1380	Southwest Pool Floor/Locker/Bench Renovation	283	\$99,470	Southwest
CATEGORY Estimated Cost			\$9,715,602	

**Seattle Parks and Recreation
2013-2018 Asset Management Plan**

Detailed Project Descriptions

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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3960 Adm Building Boiler Replacement **Central West 194**

Location: Adm Building

Short Description: Replace the boiler and associated equipment.

Project Category: Heating, Ventilation & Air Conditioning **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
 The boiler in the Adm building is past its life expectancy as the American Radiator, cast iron boiler was installed in 1948. The boiler was one of the worst boilers in the Parks system when evaluated as part of the 2006 Boiler Study (Parks). It was also a candidate for the Boiler Replacement Program in 2007/08.

Correction:
 The boiler, associated pipes and heating units need to be replaced. Consider replacing the pipe with ductwork and replacing the radiators with heat vents. Abate hazardous materials, as necessary.

Scope Alternative:
 None

Submitted by: Kathleen Conner - 6/23/2008 **Contact:** Ken Owens - 684-7166

Year and Basis of Estimate:
 2008 Estimate based on similar projects per Shops.

Cost Estimate: Total Estimated Costs: \$300,000 CCA: \$187,500 Assoc Costs: \$112,500

Funding Notes:

3356 Adm Building Domestic Water Replacement **Central West 195**

Location: Denny Park

Short Description: Replace domestic piping and insulate per code.

Project Category: Buildings **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
 The domestic water system is rusting and discoloring domestic water.

Correction:
 Replace domestic water piping with copper piping and insulate per code. This work may involve cutting into walls and their subsequent repair. Combine with AMP #3960 for efficiency.

Scope Alternative:
 If funding allows, replace the irrigation system at the same time. In addition to removing and replacing irrigation lines, replace the old manual system with automatic, centralized controls. (\$150K)

Submitted by: Ed Jackson - 12/17/2003 **Contact:** Ed Jackson - 684-7070

Year and Basis of Estimate:
 2009 2008- Ed Jackson update.

Cost Estimate: Total Estimated Costs: \$250,000 CCA: \$156,250 Assoc Costs: \$93,750

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1587 Alki Beach Park 57th St. Comfort Station Renovation **Southwest 196**

Location: Alki Beach 57th St CS

Short Description: Renovate restroom, reconfiguring for ADA accessibility

Project Category: Comfort Stations & Shelterhouses **Why Critical?** Barrier-Free Access

Group: **K73 Number:**

Deficiency:
 Comfort station is not ADA accessible. Doors and stalls are too narrow and hardware is not accessible. There is bad ventilation and interior appearance. The door is in poor shape.

Correction:
 Renovate comfort station including ADA items. Install gates (2) to replace doors, install more louvers for natural ventilation, replace women's stall material to plastic or stainless steel. Tile interior walls, add signage, and replace hardwood.

Scope Alternative:
 Since Bathhouse is close-by (50 yds), demolish or abandon this CS.

Submitted by: Kevin Crouthamel - 5/15/1996 **Contact:** Linda Hubert - 386-1959

Year and Basis of Estimate:
 2009 A. Domoto 10/99 review
 Estimate updated 11/01, J.Newton

Cost Estimate: Total Estimated Costs: \$100,000 CCA: \$62,500 Assoc Costs: \$37,500

Funding Notes:

1711 Alki Beach Park Seawall Promenade Paving **Southwest 197**

Location: Alki Beach Park

Short Description: Pave the promenade along the seawall

Project Category: Infrastructure-Roads, Paths, Trails **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
 Paving of promenade along the seawall is in poor condition.

Correction:
 Install a 2" asphalt overlay of the promenade along the seawall.

Scope Alternative:
 None

Submitted by: Cheryl Eastberg - 4/7/1998 **Contact:** Linda Hubert - 386-1959

Year and Basis of Estimate:
 2009 Gary Merlino cost through L. Clark
 2001-Inflation factor

Cost Estimate: Total Estimated Costs: \$158,000 CCA: \$98,750 Assoc Costs: \$59,250

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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4168 Alki CC Roof Replacement **Southwest** **76**

Location: Alki CC

Short Description: Repair or replace the roof.

Project Category: Roofing **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
The roof at the community center leaks.

Correction:
Replace or repair the roof at the community center (Parks-owned areas only.) This may be an appropriate one to do in conjunction with the School District.

Scope Alternative:
None

Submitted by: Kathleen Conner - 6/28/2010 **Contact:** Kathleen Conner - 615-1299

Year and Basis of Estimate:
2010 PLUG.

Cost Estimate: Total Estimated Costs: \$400,000 CCA: \$250,000 Assoc Costs: \$150,000

Funding Notes:

1887 Alki PG Irrigation and Drainage Renovation **Southwest** **127**

Location: Alki PG

Short Description: Renovate athletic field by resoiling, new irrig. & drainage.

Project Category: Irrigation & Drainage **Why Critical?** Facility Integrity, Safety

Group: **K73 Number:**

Deficiency:
The athletic field, irrigation, and drainage system need renovation.

Correction:
Renovate athletic field by removing sod and installing 6" layer of play field mix. (Total: 87,500 SF). Add new modified J-style Backstop with paving, dug out roofs and bleachers and T-ball backstops. Replace old manual semi automatic irrigation system with new automatic. Central controls exist. New meter required. New surface and sub-surface drainage system in athletic field areas.

Scope Alternative:
None

Submitted by: Joe Neiford - 6/28/1996 **Contact:** Joe Neiford - 684-4119

Year and Basis of Estimate:
2009 2/2000 Neiford
2005-Ted Holden estimate to 2007.
CCA: field surface (\$173k); Drainage & Irr. (\$302k); Bball backstops (\$83k); 2 Tball backstops (\$20k)
2009 - Ted Holden update

Cost Estimate: Total Estimated Costs: \$500,000 CCA: \$312,500 Assoc Costs: \$187,500

Funding Notes:
9/2001 - Combine with projects # 1198 and # 1200

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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3441 Amy Yee Tennis Center Automatic Sprinkler Protection Southeast 65

Location: Amy Yee Tennis Center

Short Description: Install automatic sprinkler protection throughout the building.

Project Category: Buildings **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:

A Loss Prevention review of the tennis center identified the need for sprinkler protection. The project may include new/upgrade of waterlines, new meters, and work in the ROW which would be additional costs.

Correction:

Install automatic sprinkler protection throughout the building.

Scope Alternative:

None

Submitted by: Kathleen Conner - 1/22/2004 **Contact:** Linda Hubert - 386-1959

Year and Basis of Estimate:

2009 John Marshall - \$3.50 per sf., building is 64,200 sf.

Cost Estimate: Total Estimated Costs: \$356,709 CCA: \$222,943 Assoc Costs: \$133,766

Funding Notes:

1722 Amy Yee Tennis Center Exterior Painting Southeast 128

Location: Amy Yee Tennis Center

Short Description: Prep and Paint exterior metal building

Project Category: Buildings **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:

Exterior siding of 25 year old Metal Building needs painting. Some rust is beginning to appear.

Correction:

Paint building with solvent based paint. Will need to close building to prep and paint exterior.

Scope Alternative:

Paint south and west sides only (Most visible and highest exposure to weather and sun (cca would be about half).

Submitted by: Anyo Domoto - 12/6/1999 **Contact:** Chris Reed - 684-7071

Year and Basis of Estimate:

2009 K. Crouthamel est. 34,000 sf @ \$2.50 = \$85,000. + misc. \$30,000, CCA Estimate updated for inflation 11/01 J.Newton 2010-Estimate per Dan Johnson

Cost Estimate: Total Estimated Costs: \$400,000 CCA: \$250,000 Assoc Costs: \$150,000

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1549 Aquarium Dome Tank Corrosion Repairs **Central West** 129

Location: Aquarium - Pier 60

Short Description: Make corrosion repairs and install new coatings

Project Category: Aquarium Buildings **Why Critical?** Safety, Facility Integrity, Other

Group: **K73 Number:**

Deficiency:
 The coating improvements with associated corrosion repairs to the Aquarium dome tank have a life of approximately ten years. The coating of the tank was last done in 1988. The updated Corrosion Control Improvement Report prepared in 1997 defines the exact time when the work should be done with an updated cost estimate.

Correction:
 The deficiency can be corrected with implementing the following improvements: remove the old coating, make necessary corrosion repairs, and install new coatings. Rebuild the interior rockwork as well as collecting the animals to stock the exhibit.

Scope Alternative:
 The alternative to doing the project would be to wait until there is visible signs of concrete corrosion and or spalling and or loss of significant portions of the painted surface affecting the visual integrity of the exhibit.

Submitted by: Tim Motzer - 6/2/1996 **Contact:** Linda Hubert - 386-1959

Year and Basis of Estimate:
 2009 The cost estimate is based upon similar work done by Don Higinson in 1988 when the coatings and corrosion repairs were last done. 2000- Inflation updated (\$110k). 12/99 Motzer; 9/2001 - New Estimate per R. Anderson. Reviewed 2005 by R. Anderson

Cost Estimate: Total Estimated Costs: \$2,411,730 CCA: \$1,507,331 Assoc Costs: \$904,399

Funding Notes:
 Part of Parks' responsibility?

4337 Aquarium Major Maintenance Commitment **Central West** 1

Location: Aquarium - Pier 59

Short Description: Aquarium capital projects.

Project Category: Aquarium Buildings **Why Critical?** Facility Integrity

Group: **K73 Number:** K732436

Deficiency:
 There is an \$8 million capital maintenance obligation agreement between Parks and the Seattle Aquarium Society (SEAS). It can be used for capital maintenance improvements including building envelope, roof, pier support and decking, major systems, and related work to extend the useful life of the facility.

Correction:
 Underake projects including sewer pipes for Pier 60, roof and gutter projects for Pier 60 and then Pier 59, and barn doors for Pier 59 building exterior. A switching vault is required by City Light in 2015 (see project 4323).

Scope Alternative:
 None

Submitted by: Kathleen Conner - 4/13/2012 **Contact:** Terry Roche - 233-2776

Year and Basis of Estimate:
 2012

Cost Estimate: Total Estimated Costs: \$849,000 CCA: \$524,074 Assoc Costs: \$324,926

Funding Notes:
 This funding will count toward the \$8m obligation.

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1527 Aquarium Pier 59 Maintenance Plan Update **Central West 230**

Location: Aquarium - Pier 59

Short Description: Conduct investigations to determine pier maintenance

Project Category: Saltwater Piers **Why Critical?** Regulatory

Group: **K73 Number:**

Deficiency:
The piers require a plan every 5 years to determine what maintenance is required.

Correction:
Conduct investigations and plans to determine maintenance required. The next plan needs to be completed in 2017, per DPD Director's Rule.

Scope Alternative:
None

Submitted by: Tim Motzer - 1/10/1998 **Contact:** Linda Hubert - 386-1959

Year and Basis of Estimate:
2009 2010-Estimate based on previous studies.

Cost Estimate: Total Estimated Costs: \$250,000 CCA: \$156,250 Assoc Costs: \$93,750

Funding Notes:

2848 Aquarium Pier 59 Piling Replacement **Central West**

Location: Aquarium - Pier 59

Short Description: Debt service for piling replacement project.

Project Category: Saltwater Piers **Why Critical?** Eq. Subsys Replacement, Safety

Group: **K73 Number:**

Deficiency:
The June 2000 "Maintenance Program for Piers 58/59" by Echelon Engineering, Inc. identified the need for ongoing pier repair with replacement of defective piles, pile caps, sub-caps, stringers, and decking repairs.

Correction:
Debt Service on the pier project. Remove and replace defective piles, replace pile caps, sub-caps, stringers, and decking repairs on Pier 59. The cost estimate reflects the substitution of steel piles for wood.

Scope Alternative:
The alternative to the improvements related to deferral would result in facility closures.

Submitted by: Tim Motzer - 10/4/2001 **Contact:** Linda Hubert - 386-1959

Year and Basis of Estimate:
2010 2/2002-Estimate per Echelon Report/Tim Motzer.
2006-Debt Service \$ per Korie.

Cost Estimate: Total Estimated Costs: \$3,293,000 CCA: \$2,058,125 Assoc Costs: \$1,234,875

Funding Notes:
Debt Service. The total debt service is \$5,133,000, but \$3.29m is CRS.

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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3912 Aquarium Pier 60 Piling and Corrosion Renovation **Central West 2**

Location: Aquarium - Pier 60

Short Description: Piling and corrosion renovations on Pier 60.

Project Category: Saltwater Piers **Why Critical?** Facility Integrity

Group: **K73 Number:** K732382

Deficiency:
 This pier was studied in 2006 by Tinnea and Associates. Some of the piles have deteriorated and there are signs of corrosion damage to the concrete decking and support beams.

Correction:
 Implement the recommendations in the 2006 study, including replacing finger pier X-braces, replacing deficient piles with steel piles, repair damaged concrete deck panels and beams, and add discrete cathodic protection. Note: Initial planning and design was completed in 2008.

Scope Alternative:
 None

Submitted by: Kathleen Conner - 3/12/2008 **Contact:** Linda Hubert - 386-1959

Year and Basis of Estimate:
 2009 2006 - Tinnea and Associates Pier 57, 58, and 60 study.
 \$657K in 2010 for planning and design and \$2,836K for construction.
 2011-\$581K design funded. 2012-potential \$2,255K

Cost Estimate: Total Estimated Costs: \$2,255,000 CCA: \$1,409,375 Assoc Costs: \$845,625

Funding Notes:

4323 Aquarium Switching Vault **Central West 289**

Location: Aquarium - Pier 59

Short Description: Install a switching vault on Pier 59 for the Aquarium.

Project Category: Buildings **Why Critical?** Regulatory

Group: **K73 Number:**

Deficiency:
 When the Aquarium and Pier 59 project was completed, Parks was unable to fund a switching vault on Pier 59. City Light allowed Parks to defer the project until 2013/14.

Correction:
 Install a switching vault per City Light requirement.

Scope Alternative:
 None

Submitted by: Kathleen Conner - 3/5/2012 **Contact:** Terry Roche - 233-2776

Year and Basis of Estimate:
 2012 2012- Estimate from Kevin Stoops.

Cost Estimate: Total Estimated Costs: \$300,000 CCA: \$185,185 Assoc Costs: \$114,815

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1712 Aquarium Tidepool Corrosion Renovation **Central West** **77**

Location: Aquarium - Pier 60

Short Description: Renovate to preserve tidepool exhibit

Project Category: Aquarium Buildings **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
Exhibits and structures in the saltwater environment need regular inspection and renovation due to ongoing corrosion.

Correction:
Perform appropriate renovation to preserve tidepool exhibit.

Scope Alternative:
None

Submitted by: Anyo Domoto - 1/10/1998 **Contact:** Linda Hubert - 386-1959

Year and Basis of Estimate:
2009 Initial cost estimate provided by Aquarium. 1/98 R. Anderson: a consistent annual expense every year.
CCA updated 11/01 J.Newton

Cost Estimate: Total Estimated Costs: \$859,378 CCA: \$537,111 Assoc Costs: \$322,267

Funding Notes:

2944 Armeni Boat Ramp Float Stabilization **Southwest** **198**

Location: Armeni Boat Ramp

Short Description: Add new float system per 2000 Reid Middleton Study.

Project Category: Aquatic Facilities **Why Critical?** Safety

Group: **K73 Number:**

Deficiency:
Boat ramp is exposed to boat and ship wakes and the floats are unstable. The concrete float cannot touch the ground during the lowest tides.

Correction:
Per 2000 study, add a new float system using heavy laminated glu-lam timber construction with inner polyethylene floatation shells incorporating water ballast and semi-rigid rubber hinges. In addition, the widths should be increased and the last float made larger than the rest.

Scope Alternative:
A previous study of breakwater options found limited possibilities for dampening wakes and permits would likely not be issued. Study suggested alternative - replace the last float with a larger and longer float. This alternative does have a permitting issue.

Submitted by: Kathy Whitman - 11/26/2001 **Contact:** Kathy Whitman - 684-7099

Year and Basis of Estimate:
2009 Cost estimate per 2000 Reid Middleton Study and based on recommended new float system (2 floats). \$100k per float. Stoops/Krisman

Cost Estimate: Total Estimated Costs: \$535,940 CCA: \$334,963 Assoc Costs: \$200,978

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1394 Ballard PG Athletic Field Renovation Northwest 231

Location: Ballard PG

Short Description: Install lift of new playfield soil and reseed.

Project Category: Athletic Fields & Facilities

Why Critical? Facility Integrity, Safety

Group:

K73 Number:

Deficiency:

Athletic field renovation needed. Irrigation and Drainage upgrade required.

Correction:

Renovate athletic field surface by removing existing sod & installing 6" sand and 6 inch lift of new play field soil and reseeding. (Total: 90,000 SF).

3/2000- Replace old semi auto irrigation system with new automatic with central controls in athletic fields and parking lots. Total 90,000 SF. Install new sub-surface and surface drainage to minor areas of field. Two new complete modified J Style backstops.

Scope Alternative:

None

Submitted by: Joe Neiford - 6/28/1996

Contact: Joe Neiford - 684-4119

Year and Basis of Estimate:

2009 2005-Ted Holden revised scope and estimate to 2007. CCA: Field surface (\$297k); Drainage & Irr. (\$310.5k); 2 Backstops/paving (\$166.4k)
2009 - Ted Holden update

Cost Estimate: Total Estimated Costs: \$600,000

CCA: \$375,000

Assoc Costs: \$225,000

Funding Notes:

1395 Ballard Pool Deck/Walks/Ramps Renovation Northwest 79

Location: Ballard Pool

Short Description: Repair sidewalks/decks/ramps, retop concrete & pool deck, and replace bleachers

Project Category: Swimming Pool/Natorium

Why Critical? Eq. Subsys Replacement

Group:

K73 Number:

Deficiency:

Pool deck, sidewalks, decks and ramps need repair.

Correction:

Repair sidewalks, decks, ramps, retop concrete, pool deck. Also includes replacement of bleachers.

1/2000 replace wood bleacher benches with plastic wood reuse metal frame and paint. Updated 2005

Scope Alternative:

None

Submitted by: Cheryl Eastberg - 4/16/1998

Contact: Kathy Whitman - 684-7099

Year and Basis of Estimate:

2009 1998 Pool Study
2000 Whitman review
estimate updated 11-01

Cost Estimate: Total Estimated Costs: \$122,633

CCA: \$76,646

Assoc Costs: \$45,987

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1878 Ballard Pool Electrical System Renovation **Northwest** **80**

Location: Ballard Pool

Short Description: Replace battery emergency power unit, install shields on pool lighting

Project Category: Swimming Pool/Natatorium **Why Critical?** Facility Integrity, Safety

Group: **K73 Number:**

Deficiency:
Overhead lights need shields and screens, Replace old acid battery emergency power light units.

Correction:
Lighting overhaul is needed due to ongoing problems. Meet code/safety and energy savings. Updated 10-05 K. Whitman. Replace old lead acid battery emergency power unit (5,000). Install shields and screens on pool lighting (\$5,000).

Scope Alternative:
None

Submitted by: Lana Krisman - 4/16/1998 **Contact:** Tom Dunning - 684-7098

Year and Basis of Estimate:
2009 1998 pool study; 2/2000 Whitman rescope and define Lighting levels OK (above 30fc); Estimate updated 11-01

Cost Estimate: Total Estimated Costs: \$40,876 CCA: \$25,547 Assoc Costs: \$15,328

Funding Notes:

3932 Ballard Pool Filter and Energy Conservation **Northwest** **81**

Location: Ballard Pool

Short Description: Replace the filter system, add Ultra-violet disinfection and pool blanket.

Project Category: Swimming Pool/Natatorium **Why Critical?** Other

Group: **K73 Number:**

Deficiency:
The DE filter system is in poor condition. Energy savings would be possible by reducing evaporation and heat loss.

Correction:
Replace the filter system with a high rate sand filter. (The DE filter could be used as a surge tank, similar to the Evans Pool system.) Install an Ultra-Violet Disinfections system and add a pool blanket. Financial incentives may be available from PSE.

Scope Alternative:
None

Submitted by: Kathleen Conner - 3/17/2008 **Contact:** Kathy Whitman - 684-7099

Year and Basis of Estimate:
2009 2008 - Per similar project at Evans Pool.

Cost Estimate: Total Estimated Costs: \$400,000 CCA: \$250,000 Assoc Costs: \$150,000

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1620 Ballard Pool Floor/Locker/Bench Renovation Northwest 232

Location: Ballard Pool

Short Description: Refinish benches and replace lockers

Project Category: Swimming Pool/Natatorium **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
Benches, lockers and floors in the dressing rooms need renovation.

Correction:
Refinish benches or replace the original with plastic wood, replace lockers, and apply non-skid finish to the floors in the dressing rooms. Paint walls.

Scope Alternative:
None

Submitted by: Cheryl Eastberg - 4/16/1998 **Contact:** Kathy Whitman - 684-7099

Year and Basis of Estimate:
2009 1998 Pool Study.
2/2000 A. Domoto site review
2001-Estimate updated.
Inflation updates.

Cost Estimate: Total Estimated Costs: \$38,832 CCA: \$24,270 Assoc Costs: \$14,562

Funding Notes:

3955 Ballard Pool Plaster Liner Replacement Northwest 82

Location: Ballard Pool

Short Description: Remove old plaster liner and replace.

Project Category: Swimming Pool/Natatorium **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
The current pool liner, ca. 1999, is fragile, with on-going maintenance problems. It is nearing its life expectancy.

Correction:
Remove old plaster liner and replace it..

Scope Alternative:
None

Submitted by: Kathleen Conner - 6/9/2008 **Contact:** Kathy Whitman - 684-7099

Year and Basis of Estimate:
2012 2008- Tom Dunning, based on similar project.
2012-Based on Colman Pool.

Cost Estimate: Total Estimated Costs: \$190,000 CCA: \$118,750 Assoc Costs: \$71,250

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1870 Ballard Pool Roof and Exterior Repairs

Northwest

Location: Ballard Pool

Short Description: Repair roof and exterior.

Project Category: Roofing

Why Critical? Facility Integrity

Group:

K73 Number:

Deficiency:

The metal roof has minor leaks in the east mechanical room. There are overhanging tree branches that effect the visual appearance of the roof. The northeast gutter appeared to be leaking. (The repair area is 5,000 square feet.)

Correction:

Exterior penetrations that lack sealant joint or exhibit leakage should be properly sealed. The gutters should be cleaned and carefully inspected for leakage points, and re-sealed as necessary. Overhanging tree branches should be cut back away from the roof.

Scope Alternative:

None

Submitted by: Cheryl Eastberg - 4/16/1998

Contact: Linda Hubert - 386-1959

Year and Basis of Estimate:

2010 2010 - Roofs Condition Assessments and Refits Scoping by MAKERS/Wetherholt

Cost Estimate: Total Estimated Costs: \$8,800 CCA: \$5,500 Assoc Costs: \$3,300

Funding Notes:

1621 Ballard Pool Wall Vapor Barrier Installation

Northwest

233

Location: Ballard Pool

Short Description: Install a painted vapor barrier to walls

Project Category: Swimming Pool/Natatorium

Why Critical? Facility Integrity

Group:

K73 Number:

Deficiency:

Potential for condensation in wall during winter months.

Correction:

Install a painted vapor barrier to walls.

Scope Alternative:

None

Submitted by: Anyo Domoto - 3/7/2000

Contact: Kathy Whitman - 684-7099

Year and Basis of Estimate:

2009 1999-2000 URS Condensation Pool Study estimate updated

Cost Estimate: Total Estimated Costs: \$204,391 CCA: \$127,744 Assoc Costs: \$76,647

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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3782 Ballfield Lighting Replacement Program **Adm Costs 29**

Location: Superintendent City-wide

Short Description: Replace lighting poles and fixtures at one site per biennium.

Project Category: Athletic Fields & Facilities **Why Critical?** Facility Integrity

Group: **K73 Number:** K732310

Deficiency:
Some ballfield lighting poles (typically wood) and fixtures are old and nearing the end of their life cycle. Priority for lighting replacement is on fields with synthetic turf.

Correction:
Replace lighting poles and fixtures at fields per the Six Year Ballfield and Lighting Plan. The Softball cloverleaf at Lower Woodland Park (four fields) is the next priority.

Scope Alternative:
None

Submitted by: Kathleen Conner - 4/24/2006 **Contact:** Linda Hubert - 386-1959

Year and Basis of Estimate:
2012 2012 Update-recent ballfield lighting projects.

Cost Estimate: Total Estimated Costs: \$1,108,000 CCA: \$692,500 Assoc Costs: \$415,500

Funding Notes:

1295 Ballfield Minor Capital Improvement **Adm Costs 9**

Location: Recreation Support City-wide

Short Description: Provides for small scale ballfield improvements city-wide.

Project Category: On-going Programs **Why Critical?** Other

Group: **K73 Number:** K732073

Deficiency:
There are a number of small scale improvements that are needed at the ballfields including fencing, backstops, and drinking fountains.

Correction:
Provides for small scale improvements city-wide, includes backstops, drinking fountains and fences. The program budget is 50k per year. The projects for 2013/14 will be determined by the Sports Recreation Council (SRC) and approved by the Executive Team.

Scope Alternative:
None

Submitted by: Lanny Shuman - 2/28/2000 **Contact:** Linda Hubert - 386-1959

Year and Basis of Estimate:
2009 \$100K per year.

Cost Estimate: Total Estimated Costs: \$600,000 CCA: \$375,000 Assoc Costs: \$225,000

Funding Notes:
There is an opportunity to leverage grants with some of this funding.

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1303 Bayview PG Athletic Field Renovation **Central West 234**

Location: Bayview PG

Short Description: Restore athletic field after new irrigation/drainage improvements

Project Category: Athletic Fields & Facilities **Why Critical?** Facility Integrity, Safety

Group: **K73 Number:**

Deficiency:
The athletic field surface needs renovation after installation of irrigation and drainage.

Correction:
Install subsurface drainage in athletic field. Replace old manual/semi-automatic irrigation system, including central control. Restore field surface after installation of new subsurface drainage and irrigation. Requires sod stripped, removal of excess existing soil, import and install 6" of base sand and 6" of playfield soil mix, and re-seed turf. Total field area is 60,000 s.f.

Scope Alternative:
None

Submitted by: Joe Neiford - 6/28/1996 **Contact:** Joe Neiford - 684-4119

Year and Basis of Estimate:
2012 2005-Rescoped and estimated by Ted Holden to 2007.
2009-Joe Neiford

Cost Estimate: Total Estimated Costs: \$400,000 CCA: \$250,000 Assoc Costs: \$150,000

Funding Notes:

1622 Bayview PG Comfort Station Upgrade **Central West 199**

Location: Bayview PG CS

Short Description: Upgrade and reconfigure restroom for ADA accessibility

Project Category: Comfort Stations & Shelterhouses **Why Critical?** Barrier-Free Access

Group: **K73 Number:**

Deficiency:
The comfort station is not ADA accessible, as the stalls are too narrow. In addition, there is no floor drain or service access.

Correction:
Renovate: reconfigure stalls, replace partitions, replace doors with gates and swing to outside, add floor drains, add grab bars, provide lighting, install freeze protection. Tile to 5 ft. on wall and paint rest of interior. Paint exterior CMU.

Scope Alternative:
use some of storage space for unisex HC RR.

Submitted by: Kevin Crouthamel - 5/16/1996 **Contact:** Linda Hubert - 386-1959

Year and Basis of Estimate:
2009 3/98 A.Domoto site visit & est.
12/99 A. Domoto review. Estimate updated for inflation
11/2001 - J.Newton

Cost Estimate: Total Estimated Costs: \$150,000 CCA: \$93,750 Assoc Costs: \$56,250

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1623 Bayview PG Fence Repairs **Central West 200**

Location: Bayview PG

Short Description: Replace fence fabric and paint posts

Project Category: Infrastructure-Fencing **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
Approximately 1,000 LF of perimeter fence fabric is starting to deteriorate.

Correction:
Replace approximately 1,000 LF of fence fabric. Paint fence posts.

Scope Alternative:
None

Submitted by: Ernie Ferrero - 6/5/1996 **Contact:** John Helmold - 386-1962

Year and Basis of Estimate:
2009 Estimate updated for inflation 11/2001, J.Newton

Cost Estimate: Total Estimated Costs: \$58,259 CCA: \$36,412 Assoc Costs: \$21,847

Funding Notes:
Potentially tie into the PGSL play area project.

3793 Beacon Bluff Community Garden Path **Southeast 235**

Location: Beacon Avenue P-Patch

Short Description: Grade and install a path through the P-Patch.

Project Category: Infrastructure-Roads, Paths, Trails **Why Critical?** Barrier-Free Access

Group: **K73 Number:**

Deficiency:
The community garden (p-patch) site lacks a navigable path through the steep slope. This path will invite more people to visit the p-patch. [Suggested by citizen Heather Nelson in 2006.]

Correction:
Grade and install an accessible path through the p-patch.

Scope Alternative:
None

Submitted by: Kathleen Conner - 6/6/2006 **Contact:** Lisa Chen - 233-3777

Year and Basis of Estimate:
2009 2008 PLUG - Need additional scoping and estimate.

Cost Estimate: Total Estimated Costs: \$75,000 CCA: \$46,875 Assoc Costs: \$28,125

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1692 Bhy Kracke Park Retaining Wall Renovation **Central West** **83**

Location: Bhy Kracke Park

Short Description: Renovate retaining wall

Project Category: Seawalls/Retaining Walls/Bridges **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
Retaining wall needs maintenance. 300 feet of 4 ft. high concrete wall. 60 ft. of new wall now needed at lower path switch back where erosion is undermining concrete path.

Correction:
Repair 300 feet of the concrete retaining wall and add 60 feet of new wall to address erosion issues.

Scope Alternative:
Do nothing and allow hill side and under concrete path to erode.

Submitted by: Cheryl Eastberg - 1/22/1998 **Contact:** Linda Hubert - 386-1959

Year and Basis of Estimate:
2009 4/98 A. Domoto review: 300 ft. Replacement cost \$ 95 /l. ft. plus demolition. Estimate updated for inflation
11/2001, J.Newton
Updated 10-05 M. Orth

Cost Estimate: Total Estimated Costs: \$132,340 CCA: \$82,713 Assoc Costs: \$49,628

Funding Notes:

1626 Bitter Lake PF Athletic Fields **Northwest** **236**

Location: Bitter Lake PF

Short Description: Replace surface with new turf and ADA access.

Project Category: Athletic Fields & Facilities **Why Critical?** Facility Integrity, Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
The playfield needs rehabilitation to upgrade ADA access. Field #1 (SW) - New backstop is needed at this lighted field. Note: Apartment building behind backstop could affect which type of backstop is installed. Field #2 (NE) - New backstop is needed on this lighted field. (3) hoop exists. Older galvanized exists with short wing fences and narrow dugouts.

Correction:
Remove existing and replace with new turf. Upgrade ADA access. Field size is 138,450 s.f. Field #1 - Install new J-Style baseball backstop and wing fences. Install concrete paving, mow strips under wing fencing, dugout roofs and benches, and ADA drinking fountain.
Field #2 - Install new (3) hoop or modified J-Style backstop with wing fences and dugouts. Bleacher pads exist (bleachers OK); need new dugout benches. New concrete paving and mow strips.

Scope Alternative:
None

Submitted by: Anyo Domoto - 3/21/2000 **Contact:** Joe Neiford - 684-4119

Year and Basis of Estimate:
2009 9/2001-Holden estimate
2005-Ted Holden update to 2007.
2011- Based on recent bids.

Cost Estimate: Total Estimated Costs: \$1,000,000 CCA: \$625,000 Assoc Costs: \$375,000

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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2811 Bitter Lake PF Tennis Court Renovation **Northwest** **237**

Location: Bitter Lake PF

Short Description: Replace concrete surface and fence fabric, restripe, replace posts and nets

Project Category: Courts **Why Critical?** Safety, Other

Group: **K73 Number:**

Deficiency:
Tennis court surface has significant cracking and separation, color coat is worn, nets and posts need replacing, fence fabric and some of the fence posts need replacing.

Correction:
Repair or replace concrete surface, replace net posts, re-stripe game play area, replace fence fabric. No acrylic color coat is to be used on these courts.

Scope Alternative:
Allow courts to deteriorate.

Submitted by: Jen Newton - 9/13/2001 **Contact:** Kathleen Conner - 615-1299

Year and Basis of Estimate:
2009 Replacement of concrete surface for four tennis courts, replacement of four sets of nets and posts, replacement of fence posts and fabric.

Cost Estimate: Total Estimated Costs: \$578,029 CCA: \$361,268 Assoc Costs: \$216,761

Funding Notes:
See Project #2029.

4327 Bobby Morris PF Synthetic Turf Replacement **Central East** **84**

Location: Bobby Morris PF

Short Description: Replace the synthetic turf field surfacing.

Project Category: Athletic Fields & Facilities **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
The synthetic turf field was installed in 2005 and is near the end of its lifecycle.

Correction:
Replace the synthetic turf surfacing in 2015.

Scope Alternative:
None

Submitted by: Kathleen Conner - 3/5/2012 **Contact:** Joe Neiford - 684-4119

Year and Basis of Estimate:
2012 2012-Based on replacement costs at Genesee 1, 2 and LW #2, 7.

Cost Estimate: Total Estimated Costs: \$802,000 CCA: \$495,062 Assoc Costs: \$306,938

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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3747 Boiler and Mechanical Replacement Program **Adm Costs 10**

Location: Capital Planning & Dev City-wide
Short Description: Replace boilers and related mechanical systems.
Project Category: Heating, Ventilation & Air Conditioning **Why Critical?** Eq. Subsys Replacement
Group: **K73 Number:** K732306

Deficiency:
 This program systematically replaces and repairs key boilers and mechanical systems as identified in the Boiler Replacement Plan. Loyal Heights CC, the Donald Graham Visitor Center, Laurelhurst CC, and Seward Park Art Studio need boiler work.

Correction:
 Replace boilers, mechanical systems, and any related work necessary in facilities throughout the Parks system. Costs for certain boiler and mechanical systems replacements may be eligible for reimbursement from Seattle City Light or Puget Sound Energy. This project extends the useful life of the boilers and mechanical systems.

Scope Alternative:
 None
Submitted by: Kathleen Conner - 2/2/2006 **Contact:** Linda Hubert - 386-1959

Year and Basis of Estimate:
 2012 2010- Program allocation estimate.
 \$175K annually.

Cost Estimate: Total Estimated Costs: \$1,050,000 CCA: \$656,250 Assoc Costs: \$393,750

Funding Notes:
 Six year estimate.

3460 Brighton PF Ballfield Renovation **Southeast 46**

Location: Brighton PF
Short Description: Install synthetic turf to provide a better playing surface.
Project Category: Athletic Fields & Facilities **Why Critical?** Facility Integrity
Group: **K73 Number:**

Deficiency:
 Ballfield turf is in poor condition and needs replacement.

Correction:
 This project installs synthetic turf at Brighton Playfield to provide a year-round playing surface. The field would be in its current configuration (198,650 s.f.)

Scope Alternative:
 Alternatively, grade the slopes to allow 375 feet from home plate for a full size baseball field, replace stairs due to grading, add two backstops, concrete curb, and wing fencing. Replace lighting as the new grading will affect the majority of the existing lights.

Submitted by: Kathleen Conner - 2/4/2004 **Contact:** Joe Neiford - 684-4119

Year and Basis of Estimate:
 2009 2006-Ted Holden new estimate and updated to 2007.
 2009 - Ted Holden update
 2011-Based on Ave s.f. costs for Gen #1, Miller PF, LW #7. 11.50/s.f., no lights)

Cost Estimate: Total Estimated Costs: \$2,280,000 CCA: \$1,425,000 Assoc Costs: \$855,000

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1872 Brighton PF Shelterhouse Replacement **Southeast** **238**

Location: Brighton PF SH

Short Description: Replace comfort station, add path for ADA accessibility

Project Category: Comfort Stations & Shelterhouses **Why Critical?** Barrier-Free Access, Facility Integrity

Group: **K73 Number:**

Deficiency:
The comfort station lacks ADA access to the building and the interior ADA is minimal; the ventilation is poor, the paint and finishes are old and deteriorated. It is a summer playground.

Correction:
Replace the comfort station. Add an ADA path to road (to the west) and use that as distributor link. Consider using the plans for Magnuson Beach, Atlantic City, or Riverview for uniformity in our comfort stations and possible cost savings.

Scope Alternative:
None

Submitted by: Anyo Domoto - 12/22/1997 **Contact:** Kathleen Conner - 615-1299

Year and Basis of Estimate:
2009 2008- KC, per Riverview CS estimate.
2009 - KC, per Atlantic City CS

Cost Estimate: Total Estimated Costs: \$550,000 CCA: \$343,750 Assoc Costs: \$206,250

Funding Notes:

2814 Brighton PF Tennis Court Renovation **Southeast** **239**

Location: Brighton PF

Short Description: Construct asphalt lift, apply color coat, restripe, and replace posts and nets

Project Category: Courts **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
There are cracks within the game play areas of the two courts, game play lines are faded, and the nets and posts missing from one court.

Correction:
Install an asphalt lift (120 x 120) for both courts. Apply a new acrylic color coat, restripe the courts, and replace nets and posts on both courts.

Scope Alternative:
Allow courts to deteriorate

Submitted by: Jen Newton - 9/17/2001 **Contact:** Kathleen Conner - 615-1299

Year and Basis of Estimate:
2009 2002-Eric Gold/Jen Newton estimate based on recent tennis court projects.

Cost Estimate: Total Estimated Costs: \$245,192 CCA: \$153,245 Assoc Costs: \$91,947

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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3506 Burke Gilman PG Pathway Renovation **Northeast** **201**

Location: Burke-Gilman Park

Short Description: Renovate landscaping along the Burke-Gilman Trail.

Project Category: Infrastructure-Roads, Paths, Trails **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
The landscaping along the trail needs to be renovated.

Correction:
Remove invasives, add new plant materials, and related work. Specific sites tbd.

Scope Alternative:
None

Submitted by: Lana Krisman - 6/28/2004 **Contact:** Pam Alspaugh - 684-7328

Year and Basis of Estimate:
2012 2012 Allocation.

Cost Estimate: Total Estimated Costs: \$40,000 CCA: \$25,000 Assoc Costs: \$15,000

Funding Notes:

1505 Camp Long West Comfort Station Accessible Path Renovation **Southwest** **85**

Location: Camp Long

Short Description: Regrade and resurface path for ADA access.

Project Category: Site Accessibility/ADA **Why Critical?** Barrier-Free Access

Group: **K73 Number:**

Deficiency:
ADA accessible pathways from lodge, picnic shelter and cabins 1-7 to the west comfort station need to be modified for proper surface and grade.

Correction:
Regrade and resurface for ADA access to comfort station on west slope.

Scope Alternative:
None

Submitted by: Kevin Crouthamel - 2/22/2000 **Contact:** Linda Hubert - 386-1959

Year and Basis of Estimate:
2009 2001 Inflation factor
1/04-Updated for inflation
2005-Estimate updated for 2007 inflation by John Marshall.

Cost Estimate: Total Estimated Costs: \$114,957 CCA: \$71,848 Assoc Costs: \$43,109

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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3916 Carkeek Park Foot Bridges Renovation

Northwest

130

Location: Carkeek Park

Short Description: Repair or replace up to 12 bridges in the park.

Project Category: Infrastructure-Roads, Paths, Trails

Why Critical? Safety

Group:

K73 Number:

Deficiency:

There are approximately 12 bridges along the trail in the west central part of the park. These are in poor condition, with rotting wood and instability. They need to be repaired or replaced to provide continued usability of these trails.

Correction:

Repair or replace up to 12 bridges along the trail in the west central part of the park.

Scope Alternative:

None

Submitted by: Kathleen Conner - 3/12/2008

Contact: Linda Hubert - 386-1959

Year and Basis of Estimate:

2009 Plug #.

Cost Estimate: Total Estimated Costs: \$150,000

CCA: \$93,750

Assoc Costs: \$56,250

Funding Notes:

1516 City Wide Aquatics Pools Roof Intrusive Testing

Adm Costs

66

Location: Recreation Support City-wide

Short Description: Do intrusive testing to roofs

Project Category: Swimming Pool/Natatorium

Why Critical? Facility Integrity, Safety

Group:

K73 Number:

Deficiency:

The 1999-2000 Condensation Pool Study indicates the potential of condensation in the roof section during winter months. Intrusive testing is recommended for Queen Ann, Southwest, Madison, Meadowbrook and Evans Pools.

Correction:

Do intrusive testing to roofs.

Scope Alternative:

None

Submitted by: Anyo Domoto - 3/7/2000

Contact: Kathy Whitman - 684-7099

Year and Basis of Estimate:

2009 1999-2000 URS Condensation Study: Wait for final report 3/7. Guess \$1500/building. 12/2001 cost estimate updated for inflation, J.Newton

Cost Estimate: Total Estimated Costs: \$20,708

CCA: \$12,943

Assoc Costs: \$7,766

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1867 City Wide Athletic Office Renovation/ADA Upgrade **Northwest** **240**

Location: City-wide Athletics Office

Short Description: Demolish the existing comfort station and replace with concrete building.

Project Category: Buildings **Why Critical?** Barrier-Free Access

Group: **K73 Number:**

Deficiency:
 Comfort station is not accessible and receives heavy use by soccer players and Athletic Office users. This is an old WPA building, but with little effort could be made accessible.

Correction:
 Demolish the existing comfort station and replace with a concrete comfort station. The building is a potential historic Landmark, so the scope alternative may have to be considered.

Scope Alternative:
 Widen path access for service vehicle use. Repaint, sign, and add curb ramps for four ADA spaces. Remove 4" lip at entries, provide stalls and grab-bars, raise lavatory, lower urinal to correct height, sign, replace out of date hardware/controls, add floor drains and hose bibs and make general critical major maintenance improvements.

Submitted by: Kevin Crouthamel - 2/16/1996 **Contact:** Linda Hubert - 386-1959

Year and Basis of Estimate:
 2010 2010 - estimate per Dan Johnson.

Cost Estimate: Total Estimated Costs: \$200,000 CCA: \$125,000 Assoc Costs: \$75,000

Funding Notes:

1866 City Wide Swimming Pool Lateral Forces Analysis **Adm Costs** **67**

Location: Recreation Support City-wide

Short Description: Do Lateral Forces Analysis to six pools

Project Category: Swimming Pool/Natatorium **Why Critical?** Facility Integrity, Safety

Group: **K73 Number:**

Deficiency:
 Ballard, Meadowbrook, Evers, Queen Anne, Rainier Beach, Southwest Pool Buildings require Lateral Forces Analysis (Seismic & Wind).

Correction:
 Do Lateral Forces Analysis to the six buildings. The study should include recommendations for action, further study, and repair. (10/01 -Per Lana Krisman/URS Grenier Study.)

Scope Alternative:
 Do study when you reroof.

Submitted by: Anyo Domoto - 3/7/2000 **Contact:** Mohan Khandekar - 684-7036

Year and Basis of Estimate:
 2009 1999-2000 Vapor Barrier & Structure Study URS Greiner. Analysis only not design.
 10/01 - Cost estimate OK per L. Krisman.

Cost Estimate: Total Estimated Costs: \$53,594 CCA: \$33,496 Assoc Costs: \$20,098

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1400 Cleveland PF Athletic Field Renovation Southeast 241

Location: Cleveland PF

Short Description: Replace irrigation with automatic system with controls and meter, add drainage

Project Category: Athletic Fields & Facilities **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
Irrigation system replacements, drainage system improvements and field renovation.
3/2000 add Soccer/football goals. Note: This field is used by the School District.

Correction:
Replace old manual system with new automatic system with central controls. New meter likely. (Total 63,000 SF). Install sub-surface drainage system in athletic field area.
3/2000: Resurface turf. remove existing sod and 12 inches off exist soil and 6 inch of sand and 6 inch of playfield mix and reseed.

Scope Alternative:
None

Submitted by: Joe Neiford - 6/12/1996 **Contact:** Joe Neiford - 684-4119

Year and Basis of Estimate:
2009 2/2000 Neiford review and est. \$12000 goals
2005-Ted Holden estimate update to 2007. CCA: Field surface (\$207k); Drainage & Irr. (\$217k)

Cost Estimate: Total Estimated Costs: \$500,000 CCA: \$312,500 Assoc Costs: \$187,500

Funding Notes:
The School District leases it and has exclusive use of the field. Possible funding from SSD for school project in BEX4 Levy.

1313 Colman Park Drainage Renovation Southeast 131

Location: Colman Park

Short Description: Replace pipe uphill to shoreline

Project Category: Infrastructure-Sanitary Sewer & Storm **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
Heavy root intrusion from cottonwoods at outfall at lake edge. The 18" pipe is completely filled with roots. The P-Patch and boulevard needs grading and drainage work. The 12"-18" drain areas are wet year around and need major improvements.

Correction:
Remove/replace 18" pipe approximately 100 lineal feet uphill to shoreline. Recommend "sliplining" existing CMP pipes.

Scope Alternative:
None

Submitted by: Ernie Ferrero - 6/6/1996 **Contact:** Rudy Kollar - 684-7277

Year and Basis of Estimate:
2009 2001-Inflation factor

Cost Estimate: Total Estimated Costs: \$133,655 CCA: \$83,534 Assoc Costs: \$50,121

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1393 Colman Pool Exterior Painting **Southwest** **132**

Location: Colman Pool

Short Description: Repair, repaint, and re-seal exterior walls.

Project Category: Swimming Pool/Natatorium **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
Exterior walls need repair and repainting. Walls are approximately half wood and half masonry. The wall surrounding the pool may also need repair due to moisture intrusion and deterioration. There is a high lead content on exterior and interior surfaces at Colman Pool. Scope should include lead assessment and may want to consider contract to complete both lead abatement and painting.

Correction:
Repair, repaint, and re-seal exterior walls.

Scope Alternative:
None

Submitted by: Cheryl Eastberg - 4/16/1998 **Contact:** Kathy Whitman - 684-7099

Year and Basis of Estimate:
2009 1998 Pool Study. 12/2001 cost estimate updated for inflation, J.Newton

Cost Estimate: Total Estimated Costs: \$51,562 CCA: \$32,226 Assoc Costs: \$19,336

Funding Notes:

1392 Colman Pool Floor/Locker/Bench Renovation **Southwest** **242**

Location: Colman Pool

Short Description: Repair benches, replace lockers, apply non-skid finish to dressing room floors

Project Category: Swimming Pool/Natatorium **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
Benches, lockers and dressing room floors need renovation.

Correction:
Repair benches, replace lockers and apply non-skid floor finish to dressing room floors.

Scope Alternative:
None

Submitted by: Cheryl Eastberg - 4/16/1998 **Contact:** Kathy Whitman - 684-7099

Year and Basis of Estimate:
2009 1998 Pool Study. 12/2001 Cost estimate updated for inflation, J.Newton

Cost Estimate: Total Estimated Costs: \$68,747 CCA: \$42,967 Assoc Costs: \$25,780

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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2915 Colman Pool Wind Wall and Sidewalk Repairs **Southwest** **133**

Location: Colman Pool

Short Description: Repair wind wall, concrete walks, and paving

Project Category: Swimming Pool/Natorium **Why Critical?** Safety

Group: **K73 Number:**

Deficiency:
The wind wall needs repairs. Sidewalks and paving need renovation.

Correction:
Repair wind wall. Repair site concrete walks and paving.

Scope Alternative:
None

Submitted by: Kathy Whitman - 11/13/2001 **Contact:** Kathy Whitman - 684-7099

Year and Basis of Estimate:
2009 1998 Pool Study (Wind wall 12,000; walks & paving 7,000)
12/2001 cost estimate updated for inflation, J.Newton
Mohan Khandekar update in '08.

Cost Estimate: Total Estimated Costs: \$84,000 CCA: \$52,500 Assoc Costs: \$31,500

Funding Notes:

4346 Comfort Station Renovations **Adm Costs**

Location: C Park Resources Section-wide

Short Description: Renovate or replace selected comfort stations.

Project Category: Comfort Stations & Shelterhouses **Why Critical?** Facility Integrity, Barrier-Free Access

Group: **K73 Number:**

Deficiency:
There are a number of comfort stations in the parks system that need to be refurbished due to issues such as limited ADA access, ventilation, and worn finishes.

Correction:
Undertake a number of renovation projects yearly to improve the comfort stations. Examples of work would be ADA access, ADA fixture height adjustment, cleaning and sealing floors, ventilation, new paint, and tile. In some cases, it will be advantageous to demolish the existing comfort station and replace it with a prefabricated building.

Scope Alternative:
None

Submitted by: Kathleen Conner - 6/27/2012 **Contact:** Kathleen Conner - 615-1299

Year and Basis of Estimate:
2012 \$115K in 2015; \$600K in 2017 and 2018.

Cost Estimate: Total Estimated Costs: \$1,315,000 CCA: \$811,728 Assoc Costs: \$503,272

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1304 Condon Way Centerstrip Irrigation/Drainage Upgrade **Central West** 134

Location: Condon Way Centerstrip

Short Description: Replace irrigation with automatic system with central controls, meters and pumps

Project Category: Irrigation & Drainage **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
Irrigation system replacement.

Correction:
Replace old manual system with new automatic system. New meters, aerifying, pavement cutting and repair, and booster pump likely to be required. Add new power supply and central controls. (Total 30,000 SF).

Scope Alternative:
None

Submitted by: Joe Neiford - 6/12/1996 **Contact:** Joe Neiford - 684-4119

Year and Basis of Estimate:
2009 Estimate updated for inflation 11/2001, J.Newton

Cost Estimate: Total Estimated Costs: \$116,230 CCA: \$72,644 Assoc Costs: \$43,586

Funding Notes:

2027 Cowen Park Irrigation and Drainage **Northeast** 135

Location: Cowen Park

Short Description: Renovate automatic irrigation system with central controls and drainage.

Project Category: Irrigation & Drainage **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
The ballfield irrigation and drainage systems at Cowen Park are badly in need of renovation and improvements.

Correction:
Renovate the ballfield existing automatic irrigation system with new automatic system with central controls. A new meter would be required. Replace existing drainage system and add drainage where none exists. Install new surfacing (38,000 SF).

Scope Alternative:
Do nothing and allow continued deterioration of existing systems.

Submitted by: Joe Neiford - 6/12/1996 **Contact:** Joe Neiford - 684-4119

Year and Basis of Estimate:
2009 2005-Ted Holden estimate updated to 2007. CCA: Field Surface (\$50K); Drainage and Irr (\$75K);

Cost Estimate: Total Estimated Costs: \$296,000 CCA: \$185,000 Assoc Costs: \$111,000

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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2018 Cowen Park Tennis/Basketball Court Renovation **Northeast** **243**

Location: Cowen Park

Short Description: Reconstruct the tennis courts and basketball court.

Project Category: Courts **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
The tennis courts and basketball courts have significant cracking and settling, due in part to the courts being surrounded by large trees. The color coat and surfacing are worn. The net posts are leaning. The perimeter fence has deteriorated.

Correction:
Provide drainage, prune trees, and reconstruct the two tennis courts and one basketball court. Replace the perimeter fencing. Add new net posts, bang board, basketball hoop, and signage.

Scope Alternative:
None

Submitted by: Tom Fawthrop - 6/7/1996 **Contact:** Kathleen Conner - 615-1299

Year and Basis of Estimate:
2009 2009 - Estimate by Shwu-Jen Hwang.

Cost Estimate: Total Estimated Costs: \$200,000 CCA: \$125,000 Assoc Costs: \$75,000

Funding Notes:

1405 Dahl PF Shelterhouse Renovation/ADA Upgrade **Northeast** **136**

Location: Dahl PF SH

Short Description: Renovate and provide ADA access, restrooms, ramps, parking stalls, fountain

Project Category: Comfort Stations & Shelterhouses **Why Critical?** Barrier-Free Access

Group: **K73 Number:**

Deficiency:
The comfort station is not accessible and is in an old 1959 building. The parking lot has no curb ramp or ADA spaces. Restrooms are not accessible. Provide exterior lights. Include provision for some utility improvements and minor exterior and interior improvements to provide an additional 20 years of service.

Correction:
Stripe and sign two spaces for ADA and provide curb ramp. Renovate comfort station interior and some exterior, and reconfigure for ADA stalls, upgrade fixtures and add ADA drinking fountain. Includes utility work.

Scope Alternative:
sanicans

Submitted by: Kevin Crouthamel - 2/16/1996 **Contact:** Kathleen Conner - 615-1299

Year and Basis of Estimate:
2009 COMPLAN- MAKERS
1/2000 Domoto review
Estimate updated 11-01

Cost Estimate: Total Estimated Costs: \$150,000 CCA: \$93,750 Assoc Costs: \$56,250

Funding Notes:
May be partly done with NMF and in-house work in early 2006.

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1869 David Rodgers Park Comfort Station Sewer Replacement **Central West 33**

Location: David Rodgers Park CS

Short Description: Replace sewer from street main to new manhole by comfort station.

Project Category: Infrastructure-Sanitary Sewer & Storm **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
The sanitary sewer is beyond its life cycle.

Correction:
Replace the sanitary sewer line from the street main to the new manhole by the building.

Scope Alternative:
None

Submitted by: Ernie Ferrero - 6/6/1996 **Contact:** Rudy Kollar - 684-7277

Year and Basis of Estimate:
2012 2012-Estimate with Jim Deymonez and Chris Jewell.

Cost Estimate: Total Estimated Costs: \$50,000 CCA: \$31,250 Assoc Costs: \$18,750

Funding Notes:

1860 David Rodgers Park Irrigation & Drainage Upgrade **Central West 137**

Location: David Rodgers Park

Short Description: Replace irrigation with automatic system with central controls

Project Category: Irrigation & Drainage **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
Irrigation system replacement.

Correction:
Replace old manual/semi-automatic systems with new automatic system with central controls. (Total 170,000 SF).

Scope Alternative:
None

Submitted by: Joe Neiford - 6/12/1996 **Contact:** Joe Neiford - 684-4119

Year and Basis of Estimate:
2009 Estimate updated 11/2001, J.Newton
Adjusted for '07 inflation '05 R.Robinson

Cost Estimate: Total Estimated Costs: \$428,386 CCA: \$267,741 Assoc Costs: \$160,645

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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3507 Dearborn Park Fence **Southeast** **244**

Location: Dearborn Park

Short Description: Construct a fence or rail adjacent to sidewalk.

Project Category: Infrastructure-Fencing **Why Critical?** Safety, Facility Integrity

Group: **K73 Number:**

Deficiency:
There is a drop off adjacent to the sidewalk on the north edge.

Correction:
Construct a fence or a rail adjacent to the existing sidewalk.

Scope Alternative:
None

Submitted by: Lana Krisman - 6/28/2004 **Contact:** John Helmold - 386-1962

Year and Basis of Estimate:
2009 PLUG-2008

Cost Estimate: Total Estimated Costs: \$20,000 CCA: \$12,500 Assoc Costs: \$7,500

Funding Notes:

2022 Dearborn Park Storm Drain Repairs **Southeast** **138**

Location: Dearborn Park

Short Description: Correct the misalignment in the storm drain pipe.

Project Category: Infrastructure-Sanitary Sewer & Storm **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
The 10 or 12" storm drain is over 10 - 12' deep and in need of repair. The misaligned connection has caused continued voiding slumping and citizen complaints. The continued voiding will cause pipe failure which backs up the system into the park and onto private property. The 40 LF of replacement is very near the park property boundary and tennis courts.

Correction:
Work with SPU & School District to correct the misalignment in the storm drain pipe.

Scope Alternative:
None

Submitted by: Eric Gold - 1/12/1998 **Contact:** Rudy Kollar - 684-7277

Year and Basis of Estimate:
2012 J. Deymonaz 1/2000 J.Dey ok
2001-Inflation factor
Inflation updates.
2012- Chris Jewell and Jim Deymonez estimate

Cost Estimate: Total Estimated Costs: \$100,000 CCA: \$62,500 Assoc Costs: \$37,500

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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3736 Denny Blaine Park Irrigation System Replacement Central East 139

Location: Denny-Blaine Park

Short Description: Replace the irrigation system with automatic and central controls.

Project Category: Irrigation & Drainage **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
The irrigation system at Denny Blaine Park is old and malfunctioning.

Correction:
Replace the old failed manual irrigation system with new automatic system with central controls. (50,000 s.f.).

Scope Alternative:
None

Submitted by: Kathleen Conner - 1/4/2006 **Contact:** Joe Neiford - 684-4119

Year and Basis of Estimate:
2009 2005-Joe Nieford, Engineering cost data based on past projects. \$1.00/s.f. Updated to 2007.

Cost Estimate: Total Estimated Costs: \$112,014 CCA: \$70,009 Assoc Costs: \$42,005

Funding Notes:

1634 Denny Park Drainage Replacement Central West 32

Location: Denny Park

Short Description: Replace storm drainage system.

Project Category: Infrastructure-Sanitary Sewer & Storm **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
The tree roots have caused heavy damage and displacement of the pipes, inlet structure and paving. Small and inadequate inlets and catch basins do not allow for proper maintenance. This facility is now beyond its life cycle.

Correction:
Replace total storm drainage system, including piping and five new catch basins in Denny Park.

Scope Alternative:
None

Submitted by: Ernie Ferrero - 6/6/1996 **Contact:** Rudy Kollar - 684-7277

Year and Basis of Estimate:
2012 2012- Sewer Camera work done in winter 2012. Estimate per Chris Jewell and Jim Deymonez

Cost Estimate: Total Estimated Costs: \$508,000 CCA: \$317,500 Assoc Costs: \$190,500

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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4164 Denny Park Irrigation Replacement **Central West** 140

Location: Denny Park

Short Description: Replace the irrigation system at Denny Park.

Project Category: Infrastructure-Utilities/Service **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
The irrigation system at the park is a manual, galvanized system that is beyond its useful life. It leaks and needs regular repairs.

Correction:
Replace the irrigation system at Denny Park. The design phase of the project will determine the future layout of the irrigation system.

Scope Alternative:
Combine with Project #1634 (drainage).

Submitted by: Kathleen Conner - 6/28/2010 **Contact:** Cy Love - 684-7070

Year and Basis of Estimate:
2010 PLUG Number.

Cost Estimate: Total Estimated Costs: \$400,000 CCA: \$250,000 Assoc Costs: \$150,000

Funding Notes:

3934 Denny Park Path Replacement **Central West** 86

Location: Denny Park

Short Description:

Project Category: Miscellaneous Park Elements **Why Critical?**

Group: **K73 Number:**

Deficiency:
The pathways in the interior of Denny Park (generally, east of the Parks Admin. building) are cracked and the surfaces are uneven. The total pathway area is 28,450 square feet.

Correction:
Demolish existing pathways, undertake minor utility adjustments, replace new pathways in concrete, in the same locations, and reinstall standard park benches.

Note: The following elements are not included in the estimate: 1) the sidewalks outside the park property line; 2) the driveway off of John Street and the parking lot; and 3) the entry walkway in front of the 100 Dexter Ave. building and the adjacent walkway behind the building.

Scope Alternative:
Phase in the replacement, starting at the northeast corner of the site, near the planned play area site.

Submitted by: Kathleen Conner - 3/18/2008 **Contact:** R. Frank Robinson - 684-7053

Year and Basis of Estimate:
2009 2008 - Randy Robinson Estimate

Cost Estimate: Total Estimated Costs: \$872,490 CCA: \$545,306 Assoc Costs: \$327,184

Funding Notes:
Compliance with the new Stormwater Code may add costs to the estimate.

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1318 Discovery Park Historical Building Painting **Central West** **68**

Location: Disco Park Chapel-on-the-Hill

Short Description: Paint historic buildings

Project Category: Buildings **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
 Painting needs to be done on six buildings regularly per historic landmark agreement. Buildings include Guardhouse, PX/gym, Band Barracks, Civilian Quarters, Quartermaster Stables (Bldg #916), and Quartermaster Stables (Bldg #917). The seventh building which needs to be painted is the Administration building, which is listed as a separate building #2653 (All last painted in 2003.)

Correction:
 Paint all six buildings at the same time. (Also paint the seventh, listed as a separate project.)

Scope Alternative:
 2000 A.Domoto spot scrape & paint blistered & peeling areas (5% of area) rest will go for 3-4 yrs. (\$6000)

Submitted by: Cheryl Eastberg - 6/13/1996 **Contact:** Garrett Farrell - 233-7921

Year and Basis of Estimate:
 2009 Previous paint job in 1990.
 2000 ALT A.Domoto
 CCA update for inflation 11/01

Cost Estimate: Total Estimated Costs: \$160,355 CCA: \$100,222 Assoc Costs: \$60,133

Funding Notes:

4131 Discovery Park Lighthouse Garage Renovation **Central West** **141**

Location: Disco Park Maintenance Facility

Short Description: Discovery Park Lighthouse Garage Renovation.

Project Category: Buildings **Why Critical?** Safety

Group: **K73 Number:**

Deficiency:
 The lighthouse garage is overdue for renovation and needs to be brought up to code in order to activate it with Parks programming.

Correction:
 Undertake the following renovations:
 Replace exterior conduit, replace retaining strips at windows, replace office and garage doors, repair driveway, replace structural supports, upgrade lighting and replace other electrical elements. Lead paint and asbestos removal will be required.

Scope Alternative:
 Consider programming and associated needs to run those programs.

Submitted by: Kathleen Conner - 2/24/2010 **Contact:** Garrett Farrell - 233-7921

Year and Basis of Estimate:
 2010 Data from estimate came from Parks Estimates for the NPS Department of Interior request for grant funding for facility improvements. BOLA ARCH.

Cost Estimate: Total Estimated Costs: \$60,000 CCA: \$37,500 Assoc Costs: \$22,500

Funding Notes:
 The Coast Guard still occupies part of the garage. Determine what level of work is required to open buildings for public use.

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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4130 Discovery Park Lighthouse Quarters Renovation **Central West 87**

Location: Disco Park Quartermaster St #1

Short Description: Major maintenance for Discovery Park Lighthouse Quarters.

Project Category: Buildings **Why Critical?** Safety

Group: **K73 Number:**

Deficiency:
The lighthouse quarters (two total) need major repairs and renovation. The original construction has outlived its usefulness. A decision needs to be made about the future use of the buildings before the project is fully scoped.

Correction:
Renovate the buildings exterior, HVAC, plumbing, electrical, interior finishes, seismic resistance and ADA code improvements. Lead paint removal, possible window replacement are other necessary elements of the renovation.

Scope Alternative:
Undertake the exterior building envelope only for \$350K. To do a full interior renovation, add \$200K.

Submitted by: Kathleen Conner - 2/23/2010 **Contact:** Garrett Farrell - 233-7921

Year and Basis of Estimate:
2010 Data from estimate came from Parks Estimates for the NPS Department of Interior request for grant funding for facility improvements. Exterior est. from BOLA ARCH.

Cost Estimate: Total Estimated Costs: \$550,000 CCA: \$343,750 Assoc Costs: \$206,250

Funding Notes:
Partner with historic architecture students for some of the work.

1410 East Queen Anne PG Athletic Field Renovation **Central West 245**

Location: E Queen Anne PG

Short Description: Renovate athletic field, replace irrigation system, add subsurface drainage

Project Category: Irrigation & Drainage **Why Critical?** Facility Integrity, Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
Field needs major renovation, irrigation upgrade, subsurface drainage and new booster pump.

Correction:
Renovate the field. Remove existing and add 6" sand and 6" playfield mix grade and reseed. Install two hood style backstops. Small paving behind backstops should be minimized as the site is small. Replace semi-auto irrigation system with an automatic booster pump system. Add subsurface drainage system to lower playfield, total 20,000 SF.

Scope Alternative:
None

Submitted by: Joe Neiford - 3/4/2000 **Contact:** Joe Neiford - 684-4119

Year and Basis of Estimate:
2009 9/2001 - New cost estimated per T. Holden 2005-Ted Holden estimate updated to 2007. CCA: Field Surface (\$66k); Drainage & Irr. (\$69k); 2 Backstops w/paving (\$60k)

Cost Estimate: Total Estimated Costs: \$495,300 CCA: \$309,562 Assoc Costs: \$185,738

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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3749 Electrical System Replacement Program Adm Costs 11

Location: Facility Maintenance City-wide

Short Description: Replace electrical systems at key facilities.

Project Category: On-going Programs **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:** K732307

Deficiency:
The electrical systems in many of our Parks facilities are not adequate. Problems include operating at 100% capacity (80% is recommended), fuse boxes, and wiring issues.

Correction:
Replace or renovate existing electrical systems in priority facilities built before 1990. The top projects include Loyal Heights, Meadowbrook CC and Pool, Gas Works Play Barn, and the Jefferson Parks Horticultural complex.

Scope Alternative:
None

Submitted by: Kathleen Conner - 2/2/2006 **Contact:** Linda Hubert - 386-1959

Year and Basis of Estimate:
2007 2007-Shops-\$40k per site based on in-house work.
\$150K per year.

Cost Estimate: Total Estimated Costs: \$900,000 CCA: \$562,500 Assoc Costs: \$337,500

Funding Notes:

4350 Emergency Management Projects Adm Costs 47

Location: Customer Support Svc City-wide

Short Description: Emergency management facility modifications.

Project Category: Buildings **Why Critical?** Safety

Group: **K73 Number:**

Deficiency:
Several of Parks' community centers are designated as emergency shelters. Standards are being developed regionally to ensure that such facilities are operational and functional during an emergency event. There may be modifications that need to be made to ensure that there are optimal conditions.

Correction:
This project renovates facilities to make sites comply with emergency management needs. specific projects TBD.

Scope Alternative:
None

Submitted by: Kathleen Conner - 7/18/2012 **Contact:** Patti Petesch - 615-1803

Year and Basis of Estimate:
2012 Allocation for future projects.

Cost Estimate: Total Estimated Costs: \$500,000 CCA: \$0 Assoc Costs: \$0

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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4347 Emma Schmitz Sea Wall Replacement

Southwest

53

Location: Schmitz Memorial Park

Short Description: Replace or repair the seawall.

Project Category: Seawalls/Retaining Walls/Bridges

Why Critical? Facility Integrity, Safety

Group:

K73 Number:

Deficiency:

The seawall is past its useful life and is failing.

Correction:

This project is Seattle Parks' share of the replacement or repair of the seawall. The Army Corps of Engineers is funding a study to determine the best option for replacement or repair of the seawall. It is anticipated that the cost of the project will be less than \$2 million. Parks and the Army Corps will share the costs of the project (Parks 35% and Army Corps 65%).

Scope Alternative:

None

Submitted by: Kathleen Conner - 6/27/2012

Contact: Becky Rufin - 233-3870

Year and Basis of Estimate:

2012 2012-Becky Rufin.

Cost Estimate: Total Estimated Costs: \$710,000

CCA: \$438,272

Assoc Costs: \$271,728

Funding Notes:

1204 Environmental Remediation

Adm Costs

12

Location: Facility Maintenance City-wide

Short Description: Abatement of asbestos, lead paint and storage tanks and monitoring systems.

Project Category: On-going Programs

Why Critical? Other

Group:

K73 Number: K732401

Deficiency:

This program provides funding for remediation efforts, as needed, within the parks system.

Correction:

Provides for city-wide abatement lead paint, asbestos, containment soils, and other required remediation efforts. This program provides funds to be able to remediate environmental hazards and be in compliance with environmental regulations. The program budget is \$75K per year.

Scope Alternative:

None

Submitted by: Lanny Shuman - 2/28/2000

Contact: Marrell Livesay - 684-7133

Year and Basis of Estimate:

2010 2010-\$75k per year per David Broustis.

Cost Estimate: Total Estimated Costs: \$450,000

CCA: \$281,250

Assoc Costs: \$168,750

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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4112 Evans Pool Building Renovation **Northwest** **88**

Location: Evans Pool

Short Description: Pool need a variety of maintenance issues in around around facility.

Project Category: Aquatic Facilities **Why Critical?** Safety

Group: **K73 Number:**

Deficiency:

The windows at pool are failing, locker room floor drainage and roofing at pool and lobby are problematic. Roofing in key joints in roof line move seperately and have resulted in leaks along concrete beams above the pool deck.

Correction:

- Undertake the following renovations:
- Replace windows at pool with thermally insulated units.
- Relocate floor drains to elimiate standing water in locker rooms.
- Roofing needs to be replaced in these areas and include additional flashing.
- Facility should have a new well ventilated closet for storage of chemicals, this will reduce the corrosive results of having the pool chemicals exposed and in close adjacency to mechanical and plumbing pipes.
- Roller shades should be installed on North windows to reduce glare to increase visibility of water surface for pool staff.
- Floors need to be leveled and be finished with anti-skid coating.
- Apply elastomeric coating on the exterior of the building.

Scope Alternative:

None

Submitted by: Kathleen Conner - 2/4/2010 **Contact:** Linda Hubert - 386-1959

Year and Basis of Estimate:

2010 Estimate comes from 2008 Evans Pool Facility Assessment report by A.R.C Architects. (Estimate doesn't include elastomeric coating, wasn't provided).

Cost Estimate: Total Estimated Costs: \$573,104 CCA: \$358,190 Assoc Costs: \$214,914

Funding Notes:

1693 Evans Pool Natatorium Deck Repair **Northwest** **89**

Location: Evans Pool

Short Description: Refurbish deck

Project Category: Swimming Pool/Natatorium **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:

Natatorium concrete decks show sign of wear and some minor cracking.

Correction:

Repair or refinish deck by removing 1" of pool deck and refinish deck with cement finish, paint. [Correction updated by K. Whitman, 9/01.] Updated 2005.

Scope Alternative:

None

Submitted by: Cheryl Eastberg - 4/16/1998 **Contact:** Kathy Whitman - 684-7099

Year and Basis of Estimate:

2009 1998 Pool Study estimate updated 11-01

Cost Estimate: Total Estimated Costs: \$21,767 CCA: \$13,604 Assoc Costs: \$8,163

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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3957 Evans Pool Plaster Liner Replacement **Northwest** **62**

Location: Evans Pool

Short Description: Remove the existing plaster and replace it.

Project Category: Swimming Pool/Natatorium **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
The pool liner, ca. 1999, is fragile with ongoing maintenance problems. During the PM closure two years ago, there were large sections of plaster that were separated from the pool shell, resulting in an extended closure for repair. This pool liner is the number 1 priority for liner replacement.

Correction:
Remove the existing plaster and replace it.

Scope Alternative:
None

Submitted by: Kathleen Conner - 6/9/2008 **Contact:** Kathy Whitman - 684-7099

Year and Basis of Estimate:
2012 2008- Tom Dunning, based on similar project.
2012- Based on Colman Pool.

Cost Estimate: Total Estimated Costs: \$193,000 CCA: \$120,625 Assoc Costs: \$72,375

Funding Notes:

1560 Evans Pool Roof Vapor Barrier Installation **Northwest** **90**

Location: Evans Pool

Short Description: Install a painted vapor barrier on inside of roof (ceiling)

Project Category: Swimming Pool/Natatorium **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
URS Study indicates high potential for condensation in roof section during winter conditions.

Correction:
Install a painted vapor barrier on inside of roof (ceiling).

Scope Alternative:
During reroofing, install a vapor barrier on the warm side of the rigid insulation. CCA \$268k

Submitted by: Anyo Domoto - 3/7/2000 **Contact:** Kathy Whitman - 684-7099

Year and Basis of Estimate:
2009 1999-2000 URS Pool Condensation Study.

Cost Estimate: Total Estimated Costs: \$165,100 CCA: \$103,188 Assoc Costs: \$61,913

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1714 Evans Pool Wall Vapor Barrier Installation **Northwest** **91**

Location: Evans Pool

Short Description: Install a painted vapor barrier on inside of walls

Project Category: Swimming Pool/Natatorium **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
URS Study indicates low potential for condensation in wall section during winter conditions.

Correction:
Install a painted vapor barrier on inside of walls.

Scope Alternative:
None

Submitted by: Anyo Domoto - 3/7/2000 **Contact:** Kathy Whitman - 684-7099

Year and Basis of Estimate:
2009 1999-2000 URS Pool Condensation Study. Wait for final report 3/7 estimate updated 11-01

Cost Estimate: Total Estimated Costs: \$62,679 CCA: \$39,174 Assoc Costs: \$23,505

Funding Notes:

1561 Evers Pool Bulkhead Replacement **Central East** **92**

Location: Evers Pool

Short Description: Replace movable bulkhead

Project Category: Swimming Pool/Natatorium **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
Bulkhead needs to be replaced.

Correction:
Replace movable bulkhead. Updated 2005.

Scope Alternative:
Can remain as non moveable fixed bulkhead.

Submitted by: Cheryl Eastberg - 4/16/1998 **Contact:** Kathy Whitman - 684-7009

Year and Basis of Estimate:
2009 1998 Pool Study
3/2000 Kathy Whitman review.
9/2001-Increased per K. Whitman

Cost Estimate: Total Estimated Costs: \$267,970 CCA: \$167,481 Assoc Costs: \$100,489

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1855 Evers Pool Deck Replacement/Repair **Central East** **93**

Location: Evers Pool

Short Description: Replace pool decks

Project Category: Swimming Pool/Natorium **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
The pool decks are very rough and need to be replaced. Broken pipes and erosion under deck at the north end of pool have created an unknown situation.

Correction:
Open deck to repair and replace; renovate deck surface. [Updated correction by K. Whitman, 9/01.]
One problem corrected at recent closure 10-05 per K. Whitman

Scope Alternative:
None

Submitted by: Cheryl Eastberg - 5/5/1998 **Contact:** Kathy Whitman - 684-7099

Year and Basis of Estimate:
2009 1998 Pool Study. Estimate updated for inflation 11/2001, J.Newton

Cost Estimate: Total Estimated Costs: \$143,228 CCA: \$89,517 Assoc Costs: \$53,710

Funding Notes:

1856 Evers Pool Locker Room Renovation **Central East** **246**

Location: Evers Pool

Short Description: Study and renovate ventilation system and flooring in the locker room area.

Project Category: Swimming Pool/Natorium **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
Existing locker room/lobby MZ ventilation system is 30 years old and needs refurbishing. Inoperable dampers, dirt, and age have limited air flow. Underventilated locker rooms are stuffy and humid. Natatorium HVAC replaced in 2001, but no work was done on the locker rooms at that time. The locker room floor is concrete and is spalled, which may result in patron safety and sanitation problems. [Scope revised by K. Whitman, 9/01; project combined with #7669]

Correction:
Conduct engineering study to determine the best solution to the problem. The locker room project could involve the following: rebuilding and refurbishing locker room supply and exhaust fans; replace control dampers and linkages, fan motors and bearings; clean ducting; add heat recovery system with properly sized fan motors and duct coils (increased air flow will assist in drying floors which are wet with standing water); and repair, patch, and reseal floors.

Scope Alternative:
None

Submitted by: Lana Krisman - 4/16/1998 **Contact:** Kathy Whitman - 684-7099

Year and Basis of Estimate:
2009 1998 pool study; 3/2000 T. Baranski
Estimate updated for inflation-11/2001 J.Newton

Cost Estimate: Total Estimated Costs: \$375,158 CCA: \$234,474 Assoc Costs: \$140,684

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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3958 Evers Pool Plaster Liner **Central East 247**

Location: Evers Pool

Short Description: Remove the existing plaster liner and replace it.

Project Category: Swimming Pool/Natatorium **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
The pool liner, ca. 1999, is fragile with ongoing maintenance problems. In 2007, we had sections on the bottom separate and required emergency repair.

Correction:
Remove the existing plaster liner and replace it.

Scope Alternative:
None

Submitted by: Kathleen Conner - 6/9/2008 **Contact:** Kathy Whitman - 684-7099

Year and Basis of Estimate:
2012 2008 - Tom Dunning, based on similar projects.
2012-Based on Colman Pool.

Cost Estimate: Total Estimated Costs: \$190,000 CCA: \$118,750 Assoc Costs: \$71,250

Funding Notes:

1310 Evers Pool Roof Vapor Barrier Installation **Central East 94**

Location: Evers Pool

Short Description: Apply vapor retarder to the warm side of insulation, study roof structure.

Project Category: Swimming Pool/Natatorium **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
Study indicates high probability of condensation in the roof section during winter conditions.

Correction:
Remove ceiling panels and apply a vapor retardant to the warm side of the insulation. Further study of this whole concrete roof structure is warranted.

Scope Alternative:
None

Submitted by: Anyo Domoto - 3/7/2000 **Contact:** Kathy Whitman - 684-7099

Year and Basis of Estimate:
2009 URS 1999-2000 Pool Condensation Study. Estimate updated for inflation 11/2001 J.Newton

Cost Estimate: Total Estimated Costs: \$1,117,350 CCA: \$698,344 Assoc Costs: \$419,006

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1740 Gas Works Park Comfort Station Sewer Line Replacement Northwest 142

Location: Gas Works Park

Short Description: Upgrade sewer from picnic shelter and connect to existing sewer

Project Category: Infrastructure-Sanitary Sewer & Storm **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
Sanitary sewer from picnic shelter is undersized. Hazardous material area.

Correction:
Replace with 6" minimum diameter to the existing sewer with mainline grease traps on each and adequate clean-outs.

Scope Alternative:
None

Submitted by: Ernie Ferrero - 6/11/1996 **Contact:** Rudy Kollar - 684-7277

Year and Basis of Estimate:
2009 1/2000 J.Dey ok
2001-Estimate updated.
Inflation updates.

Cost Estimate: Total Estimated Costs: \$85,842 CCA: \$53,651 Assoc Costs: \$32,191

Funding Notes:

1518 Gas Works Park Comfort Station Upgrade Northwest 96

Location: Gas Works Park Conc/CS

Short Description: Add tile and floor drains to facilitate cleaning, add hot water for concession

Project Category: Comfort Stations & Shelterhouses **Why Critical?** Barrier-Free Access

Group: **K73 Number:**

Deficiency:
Restroom needs improvements to facilitate cleaning. Concessions needs a hot water tank and storage other than alleyway where scuppers from men's comfort station empty.

Correction:
Add floor drains to comfort station in place of scuppers to alley, add signage and door holders. Tile walls to 5 ft and paint remaining wall and ceiling. Add hot water tank for concession. Replace doors with gates and add screen outside women's RR. Add handicap signs to restrooms.

Scope Alternative:
If no upgrade, comfort station will continue to be difficult to clean and be out of ADA compliance.

Submitted by: Kevin Crouthamel - 5/17/1996 **Contact:** Linda Hubert - 386-1959

Year and Basis of Estimate:
2009 3/98 A Domoto site review and est. 9/99 A Domoto site review and est.
2001-Inflation Factor
2009 - Update

Cost Estimate: Total Estimated Costs: \$250,000 CCA: \$156,250 Assoc Costs: \$93,750

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1454 Gas Works Park Drainage System Upgrade **Northwest** **143**

Location: Gas Works Park

Short Description: Update drainage system that discharges into Lake Union

Project Category: Infrastructure-Sanitary Sewer & Storm **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
Parking lot drainage is poor. There is heavy root intrusion at the islands and between and the pipe is beyond life expectancy.

Correction:
Update the old drainage system that discharges into Lake Union. Replace and realign 600 feet of pipe.

Scope Alternative:
Remove trees and try to save system. Camera and spot repair.

Submitted by: Ernie Ferrero - 6/11/1996 **Contact:** Rudy Kollar - 684-7277

Year and Basis of Estimate:
2009 1/2000 JD ok 600ft @ \$40/ft
estimate updated 11-01

Cost Estimate: Total Estimated Costs: \$83,115 CCA: \$51,947 Assoc Costs: \$31,168

Funding Notes:

1813 Genesee Park Drainage Corrections **Southeast** **63**

Location: Genesee Park

Short Description: Identify and fill water ponding areas to maintain landfill surface drainage

Project Category: Miscellaneous Park Elements **Why Critical?** Safety, Regulatory

Group: **K73 Number:**

Deficiency:
The Park was built on a landfill and it is constantly settling, resulting in ponding on the site.

Correction:
Areas of the park which are prone to ponding of water should be graded out and filled to create positive drainage. The first step in addressing this problem is to locate areas where ponding tends to occur. This work can be done with Parks staff, including assistance from the Survey Crew. The second step is to import fill, grade and landscape.

Scope Alternative:
None

Submitted by: Don Bullard - 5/16/1996 **Contact:** Marrell Livesay - 684-7133

Year and Basis of Estimate:
2009 The cost of identifying areas prone to ponding may be roughly \$10,000 for staff time. The cost of correcting the problem cannot be determined until the extent of the problem is fully known.
3/2000 Bullard review
2001-Inflation factor

Cost Estimate: Total Estimated Costs: \$29,017 CCA: \$18,136 Assoc Costs: \$10,881

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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4329 Georgetown PF Synthetic Turf Replacement **Southwest** **97**

Location: Georgetown PF

Short Description: Replace the synthetic turf field surfacing.

Project Category: Athletic Fields & Facilities **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
The synthetic turf field was installed in 2008 and is near the end of its lifecycle.

Correction:
Replace the synthetic turf field in 2018.

Scope Alternative:
None

Submitted by: Kathleen Conner - 3/5/2012 **Contact:** Joe Neiford - 684-4119

Year and Basis of Estimate:
2012 2012-Based on similar projects at Genesee 1, 2 and LW 2, 7.

Cost Estimate: Total Estimated Costs: \$870,000 CCA: \$537,037 Assoc Costs: \$332,963

Funding Notes:

1791 Gerber Park Irrigation & Drainage Upgrade **Central East** **144**

Location: Gerber Park

Short Description: Replace irrigation with semi-automatic system

Project Category: Irrigation & Drainage **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
Irrigation system is in need of replacement.

Correction:
Replace old manual system with new semi-automatic system. (Total: 20,000 SF) Financial incentives may be available from PSE.

Scope Alternative:
None

Submitted by: Joe Neiford - 6/12/1996 **Contact:** Joe Neiford - 684-4119

Year and Basis of Estimate:
2009 CCA updated for inflation 11/01, J.Newton
Adjusted for '07 inflation '05 R.Robinson

Cost Estimate: Total Estimated Costs: \$50,723 CCA: \$31,702 Assoc Costs: \$19,021

Funding Notes:
This is not a park facility. It is street right-of-way. Funding should be sought from Seatran for this project.

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1323 Gilman PG Shelterhouse Sewer Replacement **Northwest** **35**

Location: Gilman PG

Short Description: Replace the sanitary sewer line from the shelterhouse to the street.

Project Category: Infrastructure-Sanitary Sewer & Storm **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
 In 2012, the sewer line was filmed, and its defects identified. The sewer line has been impacted by proximity to trees and has recurring root intrusion requiring repair. The clay tile sewer line has defects and root intrusion which causes sewer backups on a regular basis.

Correction:
 This project replaces a section of the sewer line that is located underneath the tennis courts and adjacent to a row of trees. Repair the impact to the two tennis courts, including crack repair and a new color coat. This replacement project reduces work order demand maintenance and protects the mature trees.

Scope Alternative:
 None

Submitted by: Ernie Ferrero - 6/11/1996 **Contact:** Rudy Kollar - 684-7277

Year and Basis of Estimate:
 2012 1/2000 J.Dey est increase.
 2001-Estimate updated.
 2012-Jim Deymonez and Chris Jewell

Cost Estimate: Total Estimated Costs: \$122,000 CCA: \$76,250 Assoc Costs: \$45,750

Funding Notes:

1792 Golden Gardens Park Drainage Renovation **Northwest** **54**

Location: Golden Gardens Park

Short Description: Collect and direct surface and subsurface flows to newer drainage facility

Project Category: Infrastructure-Sanitary Sewer & Storm **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
 A sizable amount of the storm water contributing to this problem is generated off-site by the SPU Drainage and Wastewater Utility (streets) and private property. Hillside movement and erosion have caused collapse of the sandbox and separated the old drainage system. Drainage system is impacted by root intrusion, and debris plugs up culverts. Surface flows in the roadway need to be eliminated. The lower parking lot inlets are inadequate in size.

Correction:
 Collect and direct park surface and subsurface flows to the newer drainage facility from upper road down through the mid-parking lot. Extend the 12" pipe at the catch basin on the east side of the road to the water, in accordance with regulatory requirements.

Scope Alternative:
 None

Submitted by: Ernie Ferrero - 6/11/1996 **Contact:** Rudy Kollar - 684-7277

Year and Basis of Estimate:
 2009 estimate updated 11-01

Cost Estimate: Total Estimated Costs: \$431,166 CCA: \$269,479 Assoc Costs: \$161,687

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1739 Golden Gardens Park Lower Picnic Shelter Access Improvement Northwest 98

Location: Golden Gardens Park

Short Description: Repave path to picnic shelter

Project Category: Infrastructure-Roads, Paths, Trails **Why Critical?** Safety, Barrier-Free Access, Facility Integr

Group: **K73 Number:**

Deficiency:
Asphalt paving has heavy root intrusion and the surface is very uneven.

Correction:
Remove asphalt, roots, repave with concrete.

Scope Alternative:
Remove and relocate PS. Remove trees.

Submitted by: Kevin Crouthamel - 2/17/2000 **Contact:** Pam Alspaugh - 684-7328

Year and Basis of Estimate:
2009 2009 - Pam Alspaugh estimate

Cost Estimate: Total Estimated Costs: \$450,000 CCA: \$281,250 Assoc Costs: \$168,750

Funding Notes:

4339 Green Lake CC - Evans Pool Roof Replacement and Solar Northwest 30

Location: Green Lake CC

Short Description: Replace the roofs and install solar panels for hot water heating.

Project Category: Roofing **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
The pool/community center needs reroofing. Solar panels could be added to the flat sections to supplement the pool water heating which would reduce operating costs at the pool.

Correction:
Demolish the existing roofs and replace with a rubberized membrane roofing/EPDM system and solar panels on the flat section for solar hot water heating for the pool and related work.

Scope Alternative:
None

Submitted by: Kathleen Conner - 4/13/2012 **Contact:** Kathleen Conner - 615-1299

Year and Basis of Estimate:
2012 2012 - ARC Roof Green Lake/Evans Pool Estimate.

Cost Estimate: Total Estimated Costs: \$1,672,000 CCA: \$1,032,099 Assoc Costs: \$639,901

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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4117 Green Lake CC Electrical & Mechanical Renovation **Northwest** **42**

Location: Green Lake CC

Short Description: GLCC electrical and mechanical improvements.

Project Category: Buildings

Why Critical? Safety, Facility Integrity

Group:

K73 Number:

Deficiency:

The electrical and mechanical systems are outdated and the lighting is not energy efficient. The boilers and controls and other heating systems need replacement. The safety/emergency and data/voice cabling systems need updating.

Correction:

Undertake the following renovations per the 2008 ARC study on Green Lake CC and Evans Pool. Replace the main boiler, new DCC controls system, hot water pump and valves, heat exchanger, and dehumidification system. Upgrade building lighting, upgrade emergency and exit lighting and the fire alarm system. Replace the electrical switchboard and relocate.

Scope Alternative:

None

Submitted by: Kathleen Conner - 2/4/2010

Contact: Linda Hubert - 386-1959

Year and Basis of Estimate:

2012 Estimate comes from 2008 GLCC Facility Assessment report by A.R.C. Architects.

Cost Estimate: Total Estimated Costs: \$1,200,000 CCA: \$750,000 Assoc Costs: \$450,000

Funding Notes:

4111 Green Lake CC Space Renovation **Northwest** **55**

Location: Green Lake CC

Short Description: Green Lake CC facility renovation.

Project Category: Buildings

Why Critical? Safety

Group:

K73 Number:

Deficiency:

The Green Lake CC facility is outdated and many of its rooms do not function well. ADA access needs to be updated. The building envelope is experiencing leaks and cracking. Renovate second floor for more efficient use.

Correction:

Reconfigure gym, pottery room, changing room and staff reception area. Provide ADA access per code. Replace windows and other energy efficient improvements. Provide seismic upgrades and exterior improvements. Reconfigure the space for ADA access and better use of the facility. Add signage that meets current code. Update gym windows/lighting and replace facility windows. These improvements are per the 2008 ARC Architects study.

Scope Alternative:

None

Submitted by: Kathleen Conner - 2/4/2010

Contact: Linda Hubert - 386-1959

Year and Basis of Estimate:

2012 Estimate comes from 2008 GLCC Facility Assessment report by A.R.C. Architects.

Cost Estimate: Total Estimated Costs: \$3,000,000 CCA: \$1,875,000 Assoc Costs: \$1,125,000

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
4163	Green Lake Park Alum Treatment	Northwest	69
	<u>Location:</u> Green Lake Park		
	<u>Short Description:</u> Repeat the Alum treatment in Green Lake.		
	<u>Project Category:</u> Infrastructure-Sanitary Sewer & Storm	<u>Why Critical?</u> Facility Integrity	
	<u>Group:</u>	<u>K73 Number:</u>	
	<u>Deficiency:</u> Water quality in Green Lake has remained fairly stable since the latest alum treatment that was done in 2004 and should be repeated. The adopted goal is to maintain an average summer Secchi depth of 8 feet, but in late summer weather since 1995, the Secchi depth has been as little as 3 to 5 feet due to algae growth. A toxic algal bloom occurred in late summer 1999. External nutrient sources, such as storm drainage, have largely been controlled to date, and nutrient loading to the lake is primarily from waterfowl and internal sources.		
	<u>Correction:</u> Repeat the whole-lake alum treatment with a buffered aluminum sulfate and sodium aluminate to inactivate the sediment phosphorus that stimulates algae growth. Continue to monitor water quality in the lake. The work should be done in 2015/16.		
	<u>Scope Alternative:</u> None		
	<u>Submitted by:</u> Kathleen Conner - 6/28/2010	<u>Contact:</u> Kevin Stoops - 684-7053	
	<u>Year and Basis of Estimate:</u> 2010 2010-Kevin Stoops		
	<u>Cost Estimate:</u> Total Estimated Costs: \$1,500,000	CCA: \$937,500	Assoc Costs: \$562,500
	<u>Funding Notes:</u>		
1480	Green Lake Park Aqua Theater Storage Area Renovation	Northwest	249
	<u>Location:</u> Green Lake Park Aqua Theater		
	<u>Short Description:</u> Clean, repair and seal leaking concrete structure.		
	<u>Project Category:</u> Aquatic Facilities	<u>Why Critical?</u> Eq. Subsys Replacement, Facility Integrity	
	<u>Group:</u>	<u>K73 Number:</u>	
	<u>Deficiency:</u> The storage area underneath the stands is used as an exercise room. The equipment is rusting due to water entering from cracks in the concrete structure. There is evidence of an old coating on the stands from many years ago.		
	<u>Correction:</u> The structure will need to be thoroughly cleaned with water blast or mechanical methods to remove the old coating and loose concrete. Patching will need to be done on the larger cracks and some metal bolts and embedded items will have to be chipped out or cut back. Those holes will be patched with a cement material. A coating of a material such as Thoro Seal could be placed over the entire area above the workout room. The material is not designed as a wearing surface but would hold up to light traffic for some time. The material is also easily patched with some cleaning and reapplication.		
	<u>Scope Alternative:</u> An alternate to installing a cementitious material is to install a urethane deck material. They hold up to traffic somewhat better but are much more expensive and harder to patch.		
	<u>Submitted by:</u> Rich Hennings - 5/17/1996	<u>Contact:</u> Jason Frisk - 684-4074	
	<u>Year and Basis of Estimate:</u> 2009 1996 Estimate based on site visit and conversation with material suppliers. 1/2000 Domoto OK. K Whitman. Increase est. Note advisory council is interested in supporting a project (not MMP) to replace the Aquatheater with low profile boat storage and public meetings room. Coordinate this with outcome of this effort. estimate updated 11-01		
	<u>Cost Estimate:</u> Total Estimated Costs: \$95,382	CCA: \$59,614	Assoc Costs: \$35,768
	<u>Funding Notes:</u>		

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1541 Green Lake Park Bathhouse Theater Comfort Station Ren. Northwest 99

Location: Green Lake Pk Bathhouse Theater

Short Description: Renovate changing rooms and restrooms for ADA and lifeguard rooms.

Project Category: Buildings **Why Critical?** Barrier-Free Access, Facility Integrity

Group: **K73 Number:**

Deficiency:
 ADA access is limited in the toilet rooms and in the showers on both sides. The Theater storage room can only be accessed through the men's changing room. The lifeguard rooms need staff lockers. It is difficult to see out to the beach from the lifeguard rooms.

Correction:
 Provide accessible restrooms in this facility, open to public with separate entrance from theater. Modify existing interior restroom to conform to ADA code. Provide men with one WC, one urinal and one sink, women with two WC, one sink. Install an external door (for Theater storage room access) through brick veneer wall into a new 5X5 vestibule. Trim door with brick to match existing doors. Tile walls to 5 ft. and paint rest of wall and ceiling. Install vent. Install asphalt pad to path. Cut concrete threshold out of existing shower. Correct Sewer.

Scope Alternative:
 None

Submitted by: Anyo Domoto - 12/22/1997 **Contact:** Kathy Whitman - 684-7099

Year and Basis of Estimate:
 2009 1998 Means, sketch design done by A. Domoto. 9/99 review Domoto
 2001-Inflation factor
 2002-MAKERS estimate. See Study.

Cost Estimate: Total Estimated Costs: \$358,320 CCA: \$223,950 Assoc Costs: \$134,370

Funding Notes:
 9/2001 - Urgency upgraded to "0" per P. Wilkinson.

4166 Green Lake Park Bathhouse Theater Electrical Northwest 100

Location: Green Lake Pk Bathhouse Theater

Short Description: Repair or replace the electrical system.

Project Category: Infrastructure-Utilities/Service **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
 The electrical system at the Bathhouse Theater is undersized and is near the end of its life cycle.

Correction:
 Further study is needed to determine the exact repair and/or system replacement that is necessary.

Scope Alternative:
 None

Submitted by: Kathleen Conner - 6/28/2010 **Contact:** Mary Rasmussen - 684-7182

Year and Basis of Estimate:
 2010 PLUG

Cost Estimate: Total Estimated Costs: \$300,000 CCA: \$187,500 Assoc Costs: \$112,500

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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2967 Green Lake Park Boat Rental Water Line Repair **Northwest** 146

Location: Green Lake Beach Boat Rental

Short Description: Repair or replace water line

Project Category: Infrastructure-Utilities/Service **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
The existing water line was severed when the tennis courts were installed.

Correction:
Repair or replace the water line.

Scope Alternative:
None

Submitted by: B. Firth - 12/19/2001 **Contact:** Charles Ng - 684-8001

Year and Basis of Estimate:
2009 2001-Firth, best guess

Cost Estimate: Total Estimated Costs: \$36,174 CCA: \$22,609 Assoc Costs: \$13,565

Funding Notes:
This work could be funded in a future contract with the concessionaire.

1643 Green Lake Park Irrigation & Drainage Upgrade **Northwest** 147

Location: Green Lake Park

Short Description: Replace irrigation with automatic system with central controls, install drainage

Project Category: Irrigation & Drainage **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
Irrigation system replacement.

Correction:
Replace old worn out manual system with new automatic system with central controls. (Total: 930,000 SF). This project includes the west side turf of Green Lake Park.

Scope Alternative:
May break up into smaller areas, or abandon old system and do not irrigate the park.

Submitted by: Joe Neiford - 6/12/1996 **Contact:** Joe Neiford - 684-4119

Year and Basis of Estimate:
2009 This project is large, and could be broken up into smaller areas if desired.
Estimate updated 11-01
Updated for '07 inflation 05 R.Robinson

Cost Estimate: Total Estimated Costs: \$1,261,622 CCA: \$788,514 Assoc Costs: \$473,108

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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2822 Green Lake Park Piling Replacement Northwest 70

Location: Green Lake Park

Short Description: Remove and replace pilings at beach and lake areas

Project Category: Aquatic Facilities **Why Critical?** Safety

Group: **K73 Number:**

Deficiency:
 Pilings at swimming beaches are deteriorating. These pilings are necessary to establish/separate deep and shallow swimming areas, and to separate swimming and boating activities. Old pilings need to be removed to increase public safety.

Correction:
 Removal and replacement of 18 beach pilings (9 at east beach, 9 at west beach). Removal of pilings around areas of the lake (approx 20).

Scope Alternative:
 Continue to monitor. On-going inspection of the piles and anchor chain system is recommended on a 2-3 year interval to monitor condition of members.

Submitted by: Kathy Whitman - 9/17/2001 **Contact:** Kathy Whitman - 684-7099

Year and Basis of Estimate:
 2009 2001-Cost estimate based on \$570 to remove and dispose of each pilings. \$4500 to deliver and install each piling. (Per Laura Scharf)

Cost Estimate: Total Estimated Costs: \$274,934 CCA: \$171,834 Assoc Costs: \$103,100

Funding Notes:

1644 Green Lake Park Pitch & Putt Drainage Renovation Northwest 148

Location: Green Lake Pitch & Putt

Short Description: Replace main runs of drainage pipe with some collector points

Project Category: Irrigation & Drainage **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
 The site does not drain well.

Correction:
 Improve drainage by replacing main runs of pipe with some collector points. The project may include some grading and re-landscaping after the drainage work is complete.

Scope Alternative:
 None

Submitted by: Jim Deymonaz - 1/11/1998 **Contact:** Rudy Kollar - 684-7277

Year and Basis of Estimate:
 2009 J. Deymonaz. Exact scope may need to be re-evaluated, as there is often overlap between the storm drainage and irrigation/drainage project descriptions. This may include the latter. estimate updated 11-01

Cost Estimate: Total Estimated Costs: \$157,551 CCA: \$98,469 Assoc Costs: \$59,082

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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2824 Green Lake Park Small Craft Center Launch House Replacement **Northwest** **250**

Location: Green Lake Park Sml Craft Ctr Sh

Short Description: Remove existing boathouse and replace with new larger boathouse

Project Category: Aquatic Facilities **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
Launch house is too small to store desired rescue boat. Program needs catamaran style rescue boats with 4 cycle outboard engines.

Correction:
Remove current two bay boathouse. Replace with a four-bay boathouse for catamaran style boats.

Scope Alternative:
Continue to store outdated and/or less desirable rescue boat.

Submitted by: Kathy Whitman - 9/17/2001 **Contact:** Kathy Whitman - 684-7099

Year and Basis of Estimate:
2009 2001-Estimate per K. Whitman

Cost Estimate: Total Estimated Costs: \$535,940 CCA: \$334,963 Assoc Costs: \$200,978

Funding Notes:

4158 Hiawatha CC Renovations **Southwest** **43**

Location: Hiawatha CC

Short Description: Renovate Hiawatha Community Center.

Project Category: Buildings **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
Hiawatha is an old community center and is in need of some renovations that include safety and programming improvements. There are a number of maintenance, code/life safety, and program improvements.

Correction:
Renovations to the building include a larger renovated kitchen, new electrical, water and sewer service, exterior and seismic work, and ADA.

Scope Alternative:
None

Submitted by: Kathleen Conner - 6/9/2010 **Contact:** Kathleen Conner - 615-1299

Year and Basis of Estimate:
2012 2008 ARC Architects Study.

Cost Estimate: Total Estimated Costs: \$1,192,000 CCA: \$745,000 Assoc Costs: \$447,000

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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4332 Hiawatha PF Synthetic Turf Replacement **Southwest** **251**

Location: Hiawatha PF

Short Description: Replace the synthetic turf.

Project Category: Athletic Fields & Facilities **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
The synthetic turf field was installed in 2008 and will need to be replaced on a ten-year cycle.

Correction:
Replace the synthetic turf surfacing in 2018.

Scope Alternative:
None

Submitted by: Kathleen Conner - 3/5/2012 **Contact:** Joe Neiford - 684-4119

Year and Basis of Estimate:
2012 Becky rufin based on recent synthetic turf installations.

Cost Estimate: Total Estimated Costs: \$1,100,000 CCA: \$679,012 Assoc Costs: \$420,988

Funding Notes:

1514 High Point CC Roof Joint Replacement **Southwest** **101**

Location: High Point CC

Short Description: Replace roof expansion joint

Project Category: Roofing **Why Critical?** Eq. Subsys Replacement, Facility Integrity

Group: **K73 Number:**

Deficiency:
Leaks at gym entrance.

Correction:
Replace roof expansion joint over same.

Scope Alternative:
None

Submitted by: Kevin Crouthamel - 2/17/2000 **Contact:** Bud Connaughton - 615-0213

Year and Basis of Estimate:
2009 2000- Paul Wilkinson
2001-Inflation factor

Cost Estimate: Total Estimated Costs: \$27,249 CCA: \$17,031 Assoc Costs: \$10,218

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1316 Highland Park PG Athletic Field #2 Fencing **Southwest** **252**

Location: Highland Park PG

Short Description: Replace fencing, wing and backstop on field #2

Project Category: Infrastructure-Fencing **Why Critical?** Regulatory

Group: **K73 Number:**

Deficiency:
Old fencing and rust on poles on field #2.

Correction:
Replace all fencing, wing and backstop with new J-Style modified backstop. (This project does not include concrete behind the backstop.)

Scope Alternative:
None

Submitted by: Cheryl Eastberg - 2/11/1998 **Contact:** Raft Hollingsworth - 615-1491

Year and Basis of Estimate:
2009 2001-Dan Johnson est. based on 2001 work for field #1.
2005-Ted Holden estimate updated for 2007.

Cost Estimate: Total Estimated Costs: \$91,107 CCA: \$56,942 Assoc Costs: \$34,165

Funding Notes:
This project could be addressed as part of the Small Ballfield Improvement program.

1534 Highland Park PG Shelterhouse Renovation **Southwest** **102**

Location: Highland Park PG SH

Short Description: Renovate building. Add ADA ramp to pool, add tile, replace doors and windows

Project Category: Comfort Stations & Shelterhouses **Why Critical?** Facility Integrity, Barrier-Free Access

Group: **K73 Number:**

Deficiency:
The doors and windows to the shelterhouse are boarded over and deteriorated. Interior appearance upgrade of shelterhouse and restroom is needed.

Correction:
Replace one double and two single doors into building. Replace seven wood windows with metal frame and screening. Add ceramic tile to walls of restrooms. Paint ceiling and seal floors of restroom and shelterhouse. ADA improvements.

Scope Alternative:
None

Submitted by: Anyo Domoto - 10/18/1999 **Contact:** Linda Hubert - 386-1959

Year and Basis of Estimate:
2009 2001-Inflation factor
2009 - Update estimate

Cost Estimate: Total Estimated Costs: \$150,000 CCA: \$93,750 Assoc Costs: \$56,250

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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2825 Highland Park PG Tennis Court Renovation **Southwest** **202**

Location: Highland Park PG

Short Description: Apply asphalt life and restripe, replace fence fabric, evaluate ADA access

Project Category: Courts **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
Large cracks in game play area, color coat worn, gates need replacing, and accessibility issues.

Correction:
Asphalt lift, new acrylic color coat, re-striping, new fence fabric, and evaluate ADA access issues.

Scope Alternative:
Allow courts to deteriorate.

Submitted by: Jen Newton - 9/13/2001 **Contact:** Kathleen Conner - 615-1299

Year and Basis of Estimate:
2009 Asphalt lift, color coat, gate and striping for one tennis court
Estimate updated 11-01

Cost Estimate: Total Estimated Costs: \$74,357 CCA: \$46,473 Assoc Costs: \$27,884

Funding Notes:

3834 Hubbard Homestead Park Acquisition Debt **Northeast**

Location: Northgate Park

Short Description: Debt service for the park acquisition.

Project Category: Miscellaneous Park Elements **Why Critical?** Other

Group: **K73 Number:** K732321

Deficiency:
The City acquired the parkland using debt financing.

Correction:
This project funds the 20-year debt service payment for the acquisition of the new park.

Scope Alternative:
None

Submitted by: Kathleen Conner - 3/12/2008 **Contact:** Terry Roche - 233-2776

Year and Basis of Estimate:
2008 Per Korie Voorhies 2/08
2010- per Terry Roche \$482K.

Cost Estimate: Total Estimated Costs: \$0 CCA: \$0 Assoc Costs: \$0

Funding Notes:
The park was formerly called "Northgate Urban Center Park." The debt service is typically handled outside Parks' CRS allocation.

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1784 Hunter Boulevard Irrigation & Drainage Renovation **Southeast** **149**

Location: Hunter Blvd

Short Description: Replace irrigation with automatic system with central controls

Project Category: Irrigation & Drainage **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
Irrigation system renovation.

Correction:
Renovate manual/semi-automatic system with new automatic valves and controls. Need design, power source, controls, and pump. (Total: 30,000 SF)

Scope Alternative:
None

Submitted by: Joe Neiford - 6/12/1996 **Contact:** Joe Neiford - 684-4119

Year and Basis of Estimate:
2009 2001-Inflation factor
Updated for '07 inflation 05 R.Robinson
2009-Neiford update.

Cost Estimate: Total Estimated Costs: \$80,000 CCA: \$50,000 Assoc Costs: \$30,000

Funding Notes:

1515 Hutchinson CC Roof Renovation **Southeast** **150**

Location: Hutchinson CC

Short Description: Replace gutters and downspouts and tie into storm sewer, repaint roof

Project Category: Roofing **Why Critical?** Eq. Subsys Replacement, Facility Integrity

Group: **K73 Number:**

Deficiency:
Roof gutters need realignment, replacement to flow to north end for new sewer catchment system at north end of building. Rusty roof also need re-painting or more extensive work.

Correction:
Replace gutters and downspouts- direct to north. Tie into new storm sewer at north end of building. Repaint roof (or more extensive repair).

Scope Alternative:
None

Submitted by: Kevin Crouthamel - 2/17/2000 **Contact:** Linda Hubert - 386-1959

Year and Basis of Estimate:
2009 Mohan Khandekar 2008.
2009 - Update

Cost Estimate: Total Estimated Costs: \$50,000 CCA: \$31,250 Assoc Costs: \$18,750

Funding Notes:
This roof could be done under the Small Roofing Program.

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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2007 Hutchinson PG Fence Rehabilitation **Southeast** **253**

Location: Hutchinson PG

Short Description: Replace fence fabric and paint posts

Project Category: Infrastructure-Fencing **Why Critical?** Safety, Facility Integrity

Group: **K73 Number:**

Deficiency:
Field #1 - Approximately 2,000 lineal feet of fabric of the perimeter fence is deteriorated. Approximately 333 posts of varied heights need to be painted.

Correction:
Replace approximately 2,000 lineal feet of fabric and paint approximately 333 posts.

Scope Alternative:
None

Submitted by: Ernie Ferrero - 6/4/1996 **Contact:** John Helmold - 386-1962

Year and Basis of Estimate:
2009 2001-Inflation factor
2005-Ted Holden estimate updated for inflation to 2007.

Cost Estimate: Total Estimated Costs: \$112,506 CCA: \$70,316 Assoc Costs: \$42,190

Funding Notes:
Possible funding through the Neighborhood Response Fund or Small Ballfield Improvement program.

1327 Hutchinson PG Irrigation and Drainage Renovation **Southeast** **151**

Location: Hutchinson PG

Short Description: Renovate athletic field by aerifying, top dressing and overseeding

Project Category: Irrigation & Drainage **Why Critical?** Facility Integrity, Safety

Group: **K73 Number:**

Deficiency:
Athletic field renovation is needed with new irrigation and drainage upgrade.

Correction:
Renovate 85,000 SF field by adding 6" sand & 6" playfield mix grade and reseed. Install two new modified J-Style backstops. Replace old irrigation system with automatic with central controls new meter, and related work. Add subsurface drainage. CCA: Field surfacing (\$280.5k); Backstops (2) and paving (\$166k); Irrigation (\$153k); and Drainage (\$140k).

Scope Alternative:
None

Submitted by: Joe Neiford - 6/28/1996 **Contact:** Joe Neiford - 684-4119

Year and Basis of Estimate:
2009 2005-Ted Holden estimate updated to 2007.

Cost Estimate: Total Estimated Costs: \$976,346 CCA: \$610,216 Assoc Costs: \$366,130

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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2826 Hutchinson PG Tennis Court Renovation **Southeast** **203**

Location: Hutchinson PG

Short Description: Renovate surface and restripe, replace fence fabric, evaluate ADA access

Project Category: Courts **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
Surface has cracks and unplayable rough concrete areas, game play lines are faded, and not accessible.

Correction:
Patch and smooth cracks and concrete surface, re-stripe, and address ADA accessibility issues.

Scope Alternative:
Allow courts to deteriorate.

Submitted by: Jen Newton - 9/13/2001 **Contact:** Kathleen Conner - 615-1299

Year and Basis of Estimate:
2009 Concrete patch for two tennis courts, restriping of two courts estimate updated 11-01

Cost Estimate: Total Estimated Costs: \$83,069 CCA: \$51,918 Assoc Costs: \$31,151

Funding Notes:

375 HVAC System Duct Cleaning - Large Buildings **Adm Costs** **13**

Location: Facility Maintenance City-wide

Short Description: Clean HVAC ducts on a regular schedule.

Project Category: On-going Programs **Why Critical?** Facility Integrity

Group: **K73 Number:** K73669

Deficiency:
HVAC Ducts need periodic cleaning at all large building facilities.

Correction:
Clean HVAC ducts on a regular schedule, city-wide. The Program budget is \$35k per year. The 2013/14 projects are identified by Shops in its maintenance schedule. One or two sites are typically done in a year, along with annual fire hods cleaing at community centers.

Scope Alternative:
None

Submitted by: Dick Birnbaum - 6/26/2000 **Contact:** Ken Owens - 684-7166

Year and Basis of Estimate:
2010 2010-Ken Owens \$35K per year.

Cost Estimate: Total Estimated Costs: \$210,000 CCA: \$131,250 Assoc Costs: \$78,750

Funding Notes:
\$35K per year.

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1476 Interbay PF Fence Replacement **Central West 254**

Location: Interbay PF

Short Description: Replace fence fabric.

Project Category: Infrastructure-Fencing **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
Approximately 3,000 LF of wooden slats are broken and missing.

Correction:
Replace fabric or slats.

Scope Alternative:
None

Submitted by: Ernie Ferrero - 6/5/1996 **Contact:** John Helmold - 386-1962

Year and Basis of Estimate:
2009 Estimate is for cost of fabric replacement only. Estimate updated for inflation, 11/2001, J.Newton

Cost Estimate: Total Estimated Costs: \$146,662 CCA: \$91,664 Assoc Costs: \$54,998

Funding Notes:

4326 Interbay Stadium Synthetic Turf Replacement **Central West 34**

Location: Interbay Soccer Stadium Complex

Short Description: Replace the synthetic turf surfacing.

Project Category: Athletic Fields & Facilities **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
The synthetic turf field was installed in 2004 and is near the end of its lifecycle.

Correction:
Replace the synthetic turf surfacing in 2014.

Scope Alternative:
None

Submitted by: Kathleen Conner - 3/5/2012 **Contact:** Joe Neiford - 684-4119

Year and Basis of Estimate:
2012 2012- Based on similar surfacing replacement projects at Genesee 1 and 2 and LW 2 and 7.

Cost Estimate: Total Estimated Costs: \$610,000 CCA: \$376,543 Assoc Costs: \$233,457

Funding Notes:
Total cost (\$610K) to be shared with Seattle Pacific University.

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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3942 Irrigation Controls System Implementation Adm Costs 152

Location: Capital Planning & Dev City-wide

Short Description: Repair or install central irrigation control system equipment.

Project Category: Irrigation & Drainage **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:

The existing Parks central irrigation control system sites controllers and associated equipment need to be repaired or installed at partially completed sites. New sites should be added to the system.

Correction:

Repair the existing Parks central irrigation control system equipment. Install equipment at partially completed sites. Add priority sites per the 2008 Maxicom Plan.

Scope Alternative:

None

Submitted by: Kathleen Conner - 4/4/2008

Contact: Karen Galt - 684-7104

Year and Basis of Estimate:

2009 2010-Karen Galt

Cost Estimate: Total Estimated Costs: \$100,000 CCA: \$62,500 Assoc Costs: \$37,500

Funding Notes:

This project was previously titled "Maxicom Implementation."

3604 Irrigation Replacement Program Adm Costs 14

Location: Facility Maintenance City-wide

Short Description: Repair and replace the aging irrigation system.

Project Category: On-going Programs **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:** K732270

Deficiency:

The irrigation system is aging and has deteriorated in many places. Both small and large systems are in need of repair and replacement.

Correction:

Implement the Irrigation System Study to resolve problems with the aging infrastructure system. Projects to repair and replace both small (less than 65,000 to 120,000 s.f. coverage) systems and large systems will be considered potential sites. Sites are determined on a two year basis.

Scope Alternative:

None

Submitted by: Kathleen Conner - 4/14/2004

Contact: Kelly Goold - 684-0586

Year and Basis of Estimate:

2007 2008-Reduce to \$150K for the biennium.
2010-Keep at same level.
\$75K per year.

Cost Estimate: Total Estimated Costs: \$450,000 CCA: \$281,250 Assoc Costs: \$168,750

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1328 Japanese Garden Irrigation & Drainage Replacement **Central East** **153**

Location: Washington Park Japanese Grdn

Short Description: Replace existing automatic irrigation system and install new central controls

Project Category: Irrigation & Drainage **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
The 45 year old failing system needs to be replaced.

Correction:
Replace existing automatic system and install new controls and clock. (80,000 s.f.)

Scope Alternative:
None

Submitted by: Joe Neiford - 6/13/1996 **Contact:** Joe Neiford - 684-4119

Year and Basis of Estimate:
2009 Estimate updated for inflation 11/2001, J.Newton
Adjusted for '07 inflation '05
Estimate updated 1-06 J. Neiford
\$2.50/s.f. in '05.

Cost Estimate: Total Estimated Costs: \$458,029 CCA: \$286,268 Assoc Costs: \$171,761

Funding Notes:
(1/11/06 - Peggy Pullen says contractors damaged lines during pond construction, but Shops finally fixed. System ok for now, but is old and will need replacement.

3003 Jefferson Bowling Green (West) Renovation **Southeast** **255**

Location: Jefferson Bowling Green

Short Description: Rebuild the bowling green

Project Category: Forest, Landscape, & Trail Restoration **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
The west bowling green is suffering from poor drainage caused by the age and poor design of the original drainage system and from the type of soil used to construct the green. This has resulted in poor turf conditions which, in turn, has resulted in turf disease problems, soft areas, and generally poor playing conditions. The east green was suffering from the same conditions and was replaced in 2000/2001.

Correction:
The west bowling green should be replaced per the same design used for the east green. This work will require removing all the existing green elements-turf, soil, drainage system, wooden surrounds, and gutter and portions of the irrigation system. The green would then be rebuilt using current technology-sand based growing medium, pre-cast concrete surrounds and gutter (the "plinth" system), new drainage system and tie into the existing irrigation system. The west green will be rebuilt to international standards (for size) which will enlarge it 18" on the south and west sides. The level of the green will also be dropped by about 9" to make the top of the concrete surround at the same level as the sidewalk on the north side and to put it at approximately the same level as the east green.

Scope Alternative:
None

Submitted by: Kathleen Conner - 1/15/2002 **Contact:** Lisa Chen - 233-3777

Year and Basis of Estimate:
2009 2002-Estimate based on project costs for the East Green renovation (#4594's). The Assoc. Costs should be low since the design is nearly completed.

Cost Estimate: Total Estimated Costs: \$669,924 CCA: \$418,703 Assoc Costs: \$251,222

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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4155 Jefferson CC Facility Renovation **Southeast** **48**

Location: Jefferson CC

Short Description: Renovate the community center.

Project Category: Buildings **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
The building is in moderate condition, but it does not function well in its current condition. Facility improvements to building systems, lighting, exterior, and site issues (both code-related and maintenance-related) are needed.

Correction:
Undertake improvements to improve ADA, to the kitchen, HVAC system, electrical, lighting, and second floor restrooms as identified in the 2008 ARC Architects study for Jefferson Community Center.

Scope Alternative:
None

Submitted by: Kathleen Conner - 6/9/2010 **Contact:** Kathleen Conner - 615-1299

Year and Basis of Estimate:
2012 ARC Architects 2008 study.

Cost Estimate: Total Estimated Costs: \$950,000 CCA: \$593,750 Assoc Costs: \$356,250

Funding Notes:

1646 Jefferson CC Roof Replacement **Southeast**

Location: Jefferson CC

Short Description: Replace roof on the steep slopes in the older part of the facility.

Project Category: Roofing **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
There has been chronic leaking over upper room window. The steep slope roof is nearing end of useful life. This roof has leaks which are very difficult to locate and repair. The flashing transitions may cause problems in the near term. The steep sloped roof is 10,000 square feet.

Correction:
Remove the existing shingle assembly and metal flashing for the steep slope reroof. Replace damaged/deteriorated wood sheathing. Install new shingle assembly, flashing, add upslope vents, and replace the existing downspouts. Coordinate this work with the FEMA grant seismic project. (See the Roofs condition Assessments and Refits Scoping report by MAKERS/Wetherholt for more details.)

Scope Alternative:
None

Submitted by: Kevin Crouthamel - 3/2/2000 **Contact:** Linda Hubert - 386-1959

Year and Basis of Estimate:
2009 2010 - Roofs condition Assessments and Refits Scoping by MAKERS/Wetherholt

Cost Estimate: Total Estimated Costs: \$245,000 CCA: \$153,125 Assoc Costs: \$91,875

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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4336 Jefferson Community Center Seismic **Southeast** **5**

Location: Jefferson CC

Short Description: Fund seismic match as part of the FEMA grant.

Project Category: Buildings **Why Critical?** Regulatory

Group: **K73 Number:**

Deficiency:
The Jefferson CC Seismic project was funded by FEMA. The City's match was not fully funded in prior budgets.

Correction:
Fund the remaining match for the seismic work.

Scope Alternative:
None

Submitted by: Kathleen Conner - 4/13/2012 **Contact:** Becky Rufin - 233-3870

Year and Basis of Estimate:
2012

Cost Estimate: Total Estimated Costs: \$123,000 CCA: \$75,926 Assoc Costs: \$47,074

Funding Notes:
The main project is K732393.

4352 Jefferson Community Center Space Renovation **Southeast** **56**

Location: Jefferson CC

Short Description: Renovate the space in the community center to improve programming.

Project Category: Buildings **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
The space in the community center, especially on the second floor, could be reconfigured to improve programming opportunities.

Correction:
Renovate the space in the community center per the recommendations in the 2008 ARC Architects study.

Scope Alternative:
None

Submitted by: Kathleen Conner - 7/18/2012 **Contact:** Kathleen Conner - 615-1299

Year and Basis of Estimate:
2012 2008 ARC Study

Cost Estimate: Total Estimated Costs: \$642,000 CCA: \$396,296 Assoc Costs: \$245,704

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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4331 Jefferson Park PF Synthetic Turf Replacement **Southeast 256**

Location: Jefferson Park

Short Description: Replace the synthetic turf surfacing.

Project Category: Athletic Fields & Facilities **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
The synthetic turf field was installed in 2008 and is near the end of its lifecycle.

Correction:
Replace the synthetic turf field surfacing in 2018.

Scope Alternative:
None

Submitted by: Kathleen Conner - 3/5/2012 **Contact:** Joe Neiford - 684-4119

Year and Basis of Estimate:
2012 2012- based on similar projects at Genesee 1 and 2 and LW 2 and 7.

Cost Estimate: Total Estimated Costs: \$850,000 CCA: \$524,691 Assoc Costs: \$325,309

Funding Notes:

2555 Jose Rizal Park Comfort Station Upgrade **Southeast 204**

Location: Jose Rizal Park CS

Short Description: Install grab bars, tile walls, seal/stain floor, and add louvers.

Project Category: Comfort Stations & Shelterhouses **Why Critical?** Facility Integrity, Other

Group: **K73 Number:**

Deficiency:
This park is a high tourist use because of the view. It is a high vandalism and homeless area. Interior odor and general appearance need improvement. Grab bars missing. Otherwise ADA accessibility and basic function is very good.

Correction:
Install grab bars to Men & women WCs (holes existing). Tile walls and seal and stain floor. Add louvers through wall and roof to both restrooms.

Scope Alternative:
None

Submitted by: Anyo Domoto - 10/8/1999 **Contact:** Linda Hubert - 386-1959

Year and Basis of Estimate:
2009 Tile interior: 120 lf @ \$45/ft = \$5400. Vouvers: 4 @ \$600 / ea = \$2400. Misc. & mobilize = 1000
2001-Inflation factor
2009 - Update estimate

Cost Estimate: Total Estimated Costs: \$50,000 CCA: \$31,250 Assoc Costs: \$18,750

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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4344 Lake Union Park Walkways Repair **Central West 39**

Location: Lake Union Park

Short Description: Repair the walkways subsidence problem.

Project Category: Infrastructure-Roads, Paths, Trails **Why Critical?** Safety, Facility Integrity

Group: **K73 Number:**

Deficiency:

There are two walkway areas at Lake Union Park, along the north side of the property adjacent to the water, and east and north of the pedestrian bridge to the Westlake side of the park, that are showing signs of subsidence, resulting in trip hazards.

Correction:

Further investigate the subsidence problems and make repairs to correct the issue.

Scope Alternative:

None

Submitted by: Kathleen Conner - 6/27/2012 **Contact:** Mark Orth - 615-1420

Year and Basis of Estimate:

2012 Mark Orth-2012

Cost Estimate: Total Estimated Costs: \$350,000 CCA: \$216,049 Assoc Costs: \$133,951

Funding Notes:

2001 Lake Washington Blvd (Central) Path Repaving **Southeast 257**

Location: Lake Washington Blvd (Central)

Short Description: Design program to repair/repave path, upgrade drainage, and related improvements

Project Category: Infrastructure-Roads, Paths, Trails **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:

Half of the asphalt path is in very poor condition with root damage and settlement in several areas and poor drainage in several others.

Correction:

Root prune and install root barriers as necessary, fill and regrade low spots, make appropriate drainage improvements as necessary, repave path with 2" petromat overlay, and make other related improvements. Coordinate paving with Boulevard drainage improvement to avoid cutting across new paved path for draining to lake. The boundaries are generally Colman Park to Stan Sayres Park.

Scope Alternative:

Half of this project could be deferred for three or four years. Tree roots will continue to be a problem and, although not a popular idea, consider gravel path under trees.

Submitted by: Ernie Ferrero - 6/11/1996 **Contact:** Linda Hubert - 386-1959

Year and Basis of Estimate:

2009 1998 - looks OK based on current estimates C. Eastberg (\$216,946)
2001-Inflation factor

Cost Estimate: Total Estimated Costs: \$388,411 CCA: \$242,757 Assoc Costs: \$145,654

Funding Notes:

Possible Pro Parks Funding

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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2797 Lake Washington Swimming Beaches Pilings **Adm Costs** 71

Location: Facility Maintenance City-wide

Short Description: Remove and replace pilings

Project Category: Aquatic Facilities **Why Critical?** Safety

Group: **K73 Number:**

Deficiency:
Pilings that separate shallow and deepwater are failing. There are unused pilings.

Correction:
Remove and replace 28 pilings. Remove only an additional 20+ pilings.

Scope Alternative:
Continue to monitor. On-going inspection of the piles and anchor chain system is recommended on a 2-3 year interval to monitor condition of members.

Submitted by: Kathy Whitman - 9/27/2001 **Contact:** Kathy Whitman - 684-7099

Year and Basis of Estimate:
2009 2001-Cost est. based on \$570 each for removal and disposal.
\$4500 for delivery and installation of each new galvanized piling (Per Laura Scharf)

Cost Estimate: Total Estimated Costs: \$411,332 CCA: \$257,082 Assoc Costs: \$154,249

Funding Notes:
Permits: Fish and Wildlife, Army Corps of Engineers and shoreline

2827 Lakeridge PG Basketball Court Renovation **Southeast** 205

Location: Lakeridge PG

Short Description: Repair concrete surface and restripe, replace backboards, nets, and fence fabric

Project Category: Courts **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
Concrete surface has many cracks, game play area lines are faded, backboards and nets are deteriorating, and fencing material deteriorated in many places.

Correction:
Patch and smooth concrete surface, re-stripe, replace backboards and nets, and replace deteriorated portion of fence material. There is a steep slope adjacent to the court, and the slide issues need to be resolved as part of this project.

Scope Alternative:
Undertake slope stabilization and renovate the tennis and basketball courts. (Need estimate.)

Submitted by: Jen Newton - 9/13/2001 **Contact:** Linda Hubert - 386-1959

Year and Basis of Estimate:
2009 Patching of full court basketball surface, restriping, replacement of two backboards, 2001-estimate updated

Cost Estimate: Total Estimated Costs: \$72,000 CCA: \$45,000 Assoc Costs: \$27,000

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1320 Lakeridge PG Field/Drainage/Irrigation Renovation **Southeast 154**

Location: Lakeridge PG

Short Description: Renovate athletic field, install automatic irrigation and subsurface drain

Project Category: Irrigation & Drainage **Why Critical?** Eq. Subsys Replacement, Facility Integrity

Group: **K73 Number:**

Deficiency:
Field, drainage, and irrigation are in poor condition and need renovation.

Correction:
Install one ballfield 220 ft arch. Install new automatic irrigation system with central controls to ball field. Add new meter. Install new sub surface drainage system and strip existing sod and install 6" sand with 6" playfield mix, grade compact and reseed. 40,000 s.f.
CCA:

Scope Alternative:
None

Submitted by: Joe Neiford - 2/11/1998 **Contact:** Joe Neiford - 684-4119

Year and Basis of Estimate:
2009 9/2001 - T. Holden review
2005 -Ted Holden estimate update to 2007.
2009 - Ted Holden estimate

Cost Estimate: Total Estimated Costs: \$733,806 CCA: \$458,629 Assoc Costs: \$275,177

Funding Notes:

1332 Lakewood Moorage Pier Maintenance **Southeast 206**

Location: Lakewood Moorage

Short Description: Renovate Lakewood Mooring piers.

Project Category: Aquatic Facilities **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
There is fungal decay and abrasion damage to piles, caps, stringers, decking (built in 1968).

Correction:
Replace the pier system (pier A & pier B) with timber float system per the Reid-Middleton Study in 2009.

Scope Alternative:
None

Submitted by: Kevin Crouthamel - 3/5/2000 **Contact:** Charles Ng - 684-8001

Year and Basis of Estimate:
2009 2007 - Reid-Middleton Summary of options Priority 5. Option 5A.
Updated to 2009 \$.

Cost Estimate: Total Estimated Costs: \$1,955,000 CCA: \$1,221,875 Assoc Costs: \$733,125

Funding Notes:
This work could be funded in a future contract with the concessionaire.

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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2972 Lakewood Moorage Pole Lighting Replacement **Southeast** **155**

Location: Lakewood Moorage

Short Description: Upgrade pole lighting.

Project Category: Aquatic Facilities **Why Critical?** Eq. Subsys Replacement, Safety, Barrier-

Group: **K73 Number:**

Deficiency:
The existing pole-mounted lighting is inadequate for security purposes.

Correction:
Upgrade the existing pole lighting to provide better lighting. Financial incentives may be available from PSE.

Scope Alternative:
A lighting study could be done to determine the appropriate light levels for the moorage.

Submitted by: Barry Firth - 12/19/2001 **Contact:** Charles Ng - 684-8001

Year and Basis of Estimate:
2009 2009 cost estimate based on similar project.

Cost Estimate: Total Estimated Costs: \$150,000 CCA: \$93,750 Assoc Costs: \$56,250

Funding Notes:
This work could be funded in a future contract with the concessionaire.

1775 Lakewood PG Comfort Station Renovation **Southeast** **207**

Location: Lakewood PG CS

Short Description: Renovate facility and reconfigure to provide ADA accessibility

Project Category: Comfort Stations & Shelterhouses **Why Critical?** Barrier-Free Access

Group: **K73 Number:**

Deficiency:
There is no ADA access or parking, the entry and stalls are too narrow, the lavatories are too low, the urinal is too high, there is no "grasp" hardware. There is no floor drain.

Correction:
Renovate to provide parking and service/ADA access path, replace doors for entry clearance, provide entry threshold, reconfigure stalls, add grab bars, raise lavatories, lower urinal, and add floor drain.

Scope Alternative:
None

Submitted by: Kevin Crouthamel - 5/20/1996 **Contact:** Linda Hubert - 386-1959

Year and Basis of Estimate:
2009 2001-Inflation factor
2009 - Update estimate.

Cost Estimate: Total Estimated Costs: \$350,000 CCA: \$218,750 Assoc Costs: \$131,250

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1294 Landscape Replacement Program **Adm Costs 15**

Location: Facility Maintenance City-wide

Short Description: Replace and relandscape park lands.

Project Category: On-going Programs **Why Critical?** Facility Integrity

Group: **K73 Number:** K732214

Deficiency:
 Many plants have out-lived their lifespans, have been pruned improperly or have become diseased. Many plantings are not appropriate for current patterns of use, or have become hazardous. The need for invasive plant removal has been identified throughout the city.

Correction:
 Replace, reforest, relandscape and remove invasives according to detailed, project-specific plans prepared by Horticulture. The program budget is \$860K for the biennium. Projects proposed in 2013 include sites throughout Seattle.

Scope Alternative:
 None

Submitted by: Dick Birnbaum - 6/26/2000 **Contact:** Lisa Chen - 233-3777

Year and Basis of Estimate:
 2009 Landscape and Forest Restoration Programs were split in 2004 for the 05/06 biennium in the MMP and CIP. The 2009/10 budget reflects the 2.75% associated for personnel. \$430K per year.

Cost Estimate: Total Estimated Costs: \$2,580,000 CCA: \$1,612,500 Assoc Costs: \$967,500

Funding Notes:
 In general, the implementation project funding is used for seed money that is supplemented by volunteer groups and private fund raising efforts.

2002 Langston Hughes PAC Grounds Irrigation Upgrade **Central East 156**

Location: Langston Hughes PAC Grounds

Short Description: Renovate and improve old and inadequate irrigation system

Project Category: Irrigation & Drainage **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
 SW corner - 10,000 SF of turf has 2 quick couplers. Curb along S. Washington St. has no irrigation. Curb along 17th Ave.S. has no irrigation. The rest of the grounds has automatic irrigation.

Correction:
 Replace old irrigation clock with 16 station computer. Install 2 1200 SF curb stations (Wa. St., 17th Ave. S.). Install 10,000 SF (one or two stations) irrigation. Tie all stations to replacement clock.

Scope Alternative:
 None

Submitted by: Lana Krisman - 2/3/1998 **Contact:** Joe Neiford - 684-4119

Year and Basis of Estimate:
 2009 1998 horticulture unit costs. Estimate updated for inflation 11/2001 J.Newton Updated for '07 inflation '05 R.Robinson

Cost Estimate: Total Estimated Costs: \$134,275 CCA: \$83,922 Assoc Costs: \$50,353

Funding Notes:
 This is a potential Parks Upgrade project.

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1768 Laurelhurst PF Tennis Court Sewer/Drainage Renovation **Northeast** **64**

Location: Laurelhurst PF

Short Description: Replace storm drainage and outfall.

Project Category: Infrastructure-Sanitary Sewer & Storm **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
The drainage system from the tennis courts needs to be replaced. The outfall pipe to the catch basin at the end of 43rd needs to be replaced.

Correction:
Replace storm drainage system and outfall pipe.

Scope Alternative:
None

Submitted by: Tom Fawthrop - 6/11/1996 **Contact:** Rudy Kollar - 684-7277

Year and Basis of Estimate:
2009 Estimate updated 11-01

Cost Estimate: Total Estimated Costs: \$112,443 CCA: \$70,277 Assoc Costs: \$42,166

Funding Notes:

4107 Leschi Moorage North Comfort Station Renovation **Central East** **258**

Location: Leschi Moorage

Short Description: Comfort station renovation.

Project Category: Aquatic Facilities **Why Critical?** Safety, Facility Integrity

Group: **K73 Number:**

Deficiency:
Comfort station has far outlived its useful life expectancy and major renovation is needed. This comfort station is dedicated to the moorage tenants.

Correction:
Replace the existing roof, moorage lighting, improve ventilation, and paint the interior.

Scope Alternative:
None

Submitted by: Kathleen Conner - 1/20/2010 **Contact:** Charles Ng - 684-8001

Year and Basis of Estimate:
2010 2009 cost estimate based on similar projects.

Cost Estimate: Total Estimated Costs: \$100,000 CCA: \$62,500 Assoc Costs: \$37,500

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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4104 Leschi Moorage North Lighting Replacement **Central East 157**

Location: Leschi Moorage

Short Description: Replace lighting at Leschi Moorage North.

Project Category: Aquatic Facilities **Why Critical?** Safety, Facility Integrity

Group: **K73 Number:**

Deficiency:
The existing light poles at Leschi Moorage North are beyond their life expectancy. Additional lighting is desired.

Correction:
Replace existing lighting and add more lighting (specific locations to be determined).

Scope Alternative:
None

Submitted by: Kathleen Conner - 1/20/2010 **Contact:** Charles Ng - 698-8001

Year and Basis of Estimate:
2010 2009 cost estimate based on similar projects.

Cost Estimate: Total Estimated Costs: \$150,000 CCA: \$93,750 Assoc Costs: \$56,250

Funding Notes:
Include the renovation in the Concessionaire's Agreement as it isn't open to the general public.

1761 Leschi Moorage North Pile and Float Replacement **Central East 103**

Location: Leschi Moorage

Short Description: Install piles and associated floats

Project Category: Aquatic Facilities **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
Fungal decay and abrasion caused damage at Leschi Moorage North. Breakwater is failing. The piling and decking are at the end of their life expectancy.

Correction:
Demolish the old breakwater floats and replace: Leschi North Breakwater Floats E & F (8ft.), (14' south end), (14' north end), Leschi North future Floats Piling (Floats B, C & D) and Leschi North Float Replacement - Replace floats B, C & D - Tub with timber decking.

Scope Alternative:
None

Submitted by: Kevin Crouthamel - 3/5/2000 **Contact:** Charles Ng - 684-8001

Year and Basis of Estimate:
2009 2007 Reid-Middleton estimate. Updated to 2009 \$.

Cost Estimate: Total Estimated Costs: \$3,376,000 CCA: \$2,110,000 Assoc Costs: \$1,266,000

Funding Notes:
This work could be funded in a future contract with the concessionaire.

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1763 Leschi Moorage South Pile and Float Replacement **Central East** **104**

Location: Leschi Moorage

Short Description: Replace as is with single slips (tub w/ timber decking).

Project Category: Aquatic Facilities **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
The piling and decking are in poor condition from weather and fungal decay.

Correction:
Replace the existing configuration at the moorage with single slips (tub with timber decking).

Scope Alternative:
None

Submitted by: Kevin Crouthamel - 3/5/2000 **Contact:** Charles Ng - 684-8001

Year and Basis of Estimate:
2009 See Echelon Engr report. Estimate updated for inflation 11/2001, J.Newton 2007 Reid-Middleton priority 4, option 1. Updated to 2009 \$.

Cost Estimate: Total Estimated Costs: \$2,574,000 CCA: \$1,608,750 Assoc Costs: \$965,250

Funding Notes:
This work could be funded in a future contract with the concessionaire.

4108 Leschi North Building Exterior Renovation **Central East** **259**

Location: Leschi Moorage

Short Description: Building exterior renovation

Project Category: Aquatic Facilities **Why Critical?** Safety, Facility Integrity

Group: **K73 Number:**

Deficiency:
The exterior of the Moorage building has extreme weather damage and is beyond its life expectancy. New exterior work is desired.

Correction:
Replace east side doors, paint exterior of the building, stairs and railings repair, repair roof, and related repairs.

Scope Alternative:
None

Submitted by: Kathleen Conner - 1/20/2010 **Contact:** Charles Ng - 684-8001

Year and Basis of Estimate:
2010 2009 cost estimate based on similar projects.

Cost Estimate: Total Estimated Costs: \$75,000 CCA: \$46,875 Assoc Costs: \$28,125

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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3670 Leschi Park Irrigation Replacement and Drainage **Central East 158**

Location: Leschi Park

Short Description: Replace manual irrigation system with new automatic system.

Project Category: Irrigation & Drainage **Why Critical?**

Group: **K73 Number:**

Deficiency:
The manual irrigation system at Leschi Park should be converted from manual to automatic. Additional drainage work is required.

Correction:
Replace the manual irrigation system with new automatic system with central controls. Total area of park to be irrigated is 102,000 s.f. Investigate, document, and prioritize drainage issues and resolve based on monies available.

Scope Alternative:
None

Submitted by: Kathleen Conner - 11/2/2005 **Contact:** Joe Neiford - 684-4119

Year and Basis of Estimate:
2009 2005-Neiford. Engineering cost data based on past projects. Updated to 2007. \$100k for drainage.

Cost Estimate: Total Estimated Costs: \$429,541 CCA: \$268,463 Assoc Costs: \$161,078

Funding Notes:

1471 Leschi Park Yesler Bridge Repair **Central East 260**

Location: Leschi Park

Short Description: Clean,repair, and seal deteriorated concrete bridge.

Project Category: Seawalls/Retaining Walls/Bridges **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
The Yesler Bridge is the old trolley overpass in Leschi Park. The concrete structure is cracked and deteriorated in several areas. There are horizontal cracks at the north exterior face of the wall above the bridge arch, at the southwest wing wall, and at the bottom face of the arch.

Correction:
Clean and seal cracks with epoxy injection, and repair concrete. This will require excavation of soil over the arch to expose the concrete structure and subsequent backfill and regrading to re-establish the walking surface atop the bridge. NOTE: This bridge is in an Olmsted park and is historic. Work should be done consistent with Secretary of Interior Standards.

Scope Alternative:
Re-evaluate the bridge for minimal work needed to keep the bridge safe and operational, avoiding any costs incurred for aesthetic/historic reasons.

Submitted by: Kevin Stoops - 5/21/1996 **Contact:** Becky Rufin - 233-3870

Year and Basis of Estimate:
2009 Cost estimates are derived from means. 1998 - added 15% based on C. Lusterio review. Estimate updated for inflation 11/2001, 2005-Updated M. Orth

Cost Estimate: Total Estimated Costs: \$482,746 CCA: \$301,716 Assoc Costs: \$181,030

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1764 Lincoln Park Beach Comfort Station Upgrade Southwest 105

Location: Lincoln Park Beach CS

Short Description: Add vents to restroom, increase size of fan, and add tile.

Project Category: Comfort Stations & Shelterhouses **Why Critical?** Facility Integrity, Other, Safety

Group: **K73 Number:**

Deficiency:
Interior appearance needs improvement, needs more venting, and the floor is stained.

Correction:
Add vents to restroom and increase size of fan. Add tile on walls. Paint the interior.

Scope Alternative:
None

Submitted by: Anyo Domoto - 10/18/1999 **Contact:** Linda Hubert - 386-1959

Year and Basis of Estimate:
2009 Add vents and fans 2 @ \$750. Appearance upgrade \$8000. Stain & seal floor 500sf @ \$1
2001-Inflation factor
2009 - Update estimate

Cost Estimate: Total Estimated Costs: \$96,000 CCA: \$60,000 Assoc Costs: \$36,000

Funding Notes:

1765 Lincoln Park Hdqtrs Sewer Replacement Southwest 159

Location: Lincoln Park Hdqtrs (SW) Grnds

Short Description: Replace underground sewer from existing catch basin at building to main sewer

Project Category: Infrastructure-Sanitary Sewer & Storm **Why Critical?** Facility Integrity, Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
The sewer line to the street is in poor condition.

Correction:
Replace 450 ft of underground sewer from existing catch basin at building to road main sewer.

Scope Alternative:
None

Submitted by: Anyo Domoto - 1/20/2000 **Contact:** Rudy Kollar - 684-7277

Year and Basis of Estimate:
2009 450 ft @ \$45/ft
2001-Inflation factor

Cost Estimate: Total Estimated Costs: \$68,127 CCA: \$42,579 Assoc Costs: \$25,548

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1298 Lincoln Park Sewer and Drainage Rehabilitation **Southwest** **160**

Location: Lincoln Park

Short Description: Rehabilitate the sewer and drainage systems

Project Category: Infrastructure-Sanitary Sewer & Storm **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:

There are five comfort stations in the park. The concession restrooms and the wading pool shelterhouse restroom sewers need to be replaced. The storm drains are beyond lifecycle and heavily impacted by storm damage and tree root intrusion. The inlets and catch basins are inadequate in size and number.

Correction:

Conduct a video inspection and an engineering evaluation of both sewers. Replace the concession stand sanitary sewer from the second manhole downstream of the comfort station/concession to the street. Extend and replace failed drain from the nearby picnic shelter to the same sewer. Replace the wading pool shelterhouse restroom sewer to the street. The surface and subsurface drains need to be replaced and connected to the storm drainage in the street where available and the rest discharged into Puget Sound.

Scope Alternative:

None

Submitted by: Ernie Ferrero - 6/11/1996 **Contact:** Rudy Kollar - 684-7277

Year and Basis of Estimate:

2009 1/2000 J.Dey OK
2001-Inflation factor

Cost Estimate: Total Estimated Costs: \$1,104,394 CCA: \$690,246 Assoc Costs: \$414,148

Funding Notes:

4325 Lower Woodland PF #1 Infield Turf Replacement **Northwest** **36**

Location: Lower Woodland PF

Short Description: Replace the synthetic turf infield.

Project Category: Athletic Fields & Facilities **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:

The infield synthetic Turf at the Mariner's baseball field was installed in 2000 and is past its life cycle.

Correction:

Replace the synthetic turf infield(approximately 25,000 s.f.) in 2012.

Scope Alternative:

None

Submitted by: Kathleen Conner - 3/5/2012 **Contact:** Joe Neiford - 684-4119

Year and Basis of Estimate:

2012 Based on Garfield CC synthetic infield installed in 2010/11.

Cost Estimate: Total Estimated Costs: \$305,000 CCA: \$188,272 Assoc Costs: \$116,728

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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4156 Loyal Heights CC Facility Renovation **Northwest** **40**

Location: Loyal Heights CC

Short Description: Renovate Loyal Heights Community Center.

Project Category: Buildings

Why Critical? Facility Integrity, Barrier-Free Access

Group:

K73 Number:

Deficiency:

The facility is in fair condition, but major building systems, maintenance, and code/life safety elements need updating and the building finishes need to be renovated. ADA improvements are necessary. Some exterior improvements such as sidewalk repair are noted in the study.

Correction:

Undertake renovations per the 2008 ARC Study of Loyal Heights including ADA improvements, seismic, lighting, new window glazing, emergency lighting, and some major systems improvements.

Scope Alternative:

Additional work could be undertaken to improve the building layout to improve programming capacity. That work would increase the cost of the project by \$1.8 million.

Submitted by: Kathleen Conner - 6/9/2010

Contact: Kathleen Conner - 615-1299

Year and Basis of Estimate:

2010 2008 ARC Architects Study for Loyal Heights.

Cost Estimate: Total Estimated Costs: \$1,868,000 CCA: \$1,167,500 Assoc Costs: \$700,500

Funding Notes:

The boiler replacement and some electrical work were funded for 2012.

4353 Loyal Heights CC Space Renovation **Northwest** **57**

Location: Loyal Heights CC

Short Description: Renovate the space to improve programming options.

Project Category: Buildings

Why Critical? Facility Integrity

Group:

K73 Number:

Deficiency:

The Loyal Heights CC is over 50 years old and some of the spaces need reconfiguration renovation to better address programming needs. Lighting and security should be addressed.

Correction:

Reconfigure childcare, teen/game, and restroom spaces. Add larger exterior windows. Increase lighting and security. Replace gym clerestory glazing. All these program improvements are per the Loyal Heights CC Study by ARC Architects in 2008.

Scope Alternative:

None

Submitted by: Kathleen Conner - 7/18/2012

Contact: Kathleen Conner - 615-1299

Year and Basis of Estimate:

2012 2008 ARC Study

Cost Estimate: Total Estimated Costs: \$1,847,000 CCA: \$1,140,123 Assoc Costs: \$706,877

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1291 Loyal Heights PF Sewer and Drainage Rehabilitation **Northwest** **161**

Location: Loyal Heights PF

Short Description: Video/repair/replace sewer connections, repair/replace drainage system

Project Category: Infrastructure-Sanitary Sewer & Storm **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
The drainage in the north end of the park, near the community center, does not function properly.

Correction:
Repair/replace drainage around the perimeter of the community center.

Scope Alternative:
None

Submitted by: Ernie Ferrero - 6/11/1996 **Contact:** Rudy Kollar - 684-7277

Year and Basis of Estimate:
2009 Estimate updated 11-01
2010- The 2008 estimate of \$305K was for a larger project. Estimate adjusted.

Cost Estimate: Total Estimated Costs: \$200,000 CCA: \$125,000 Assoc Costs: \$75,000

Funding Notes:

4328 Loyal Heights PF Synthetic Turf Replacement **Northwest** **106**

Location: Loyal Heights PF

Short Description: Replace the synthetic turf field.

Project Category: Athletic Fields & Facilities **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
The synthetic turf field was installed in 2006 and is near the end of its lifecycle.

Correction:
Replace the synthetic turf field surfacing in 2016.

Scope Alternative:
None

Submitted by: Kathleen Conner - 3/5/2012 **Contact:** Joe Neiford - 684-4119

Year and Basis of Estimate:
2012 2012-Based on similar projects at Genesee 1 and 2; LW 2 and 7.

Cost Estimate: Total Estimated Costs: \$1,069,000 CCA: \$659,877 Assoc Costs: \$409,123

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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3451 Madison Pool Building Seismic Improvements Northwest 72

Location: Madison Pool

Short Description: Complete detailed seismic analysis.

Project Category: Swimming Pool/Natatorium **Why Critical?** Regulatory, Facility Integrity

Group: **K73 Number:**

Deficiency:
 The building is a wood frame structure completed in 1972. An initial seismic evaluation was completed by the City in 1994. The preliminary risk assessment identified that the clerestory windows in the main roof cause discontinuity in the main roof diaphragm. Need to complete detailed analysis/study of building.

Correction:
 Complete detailed seismic analysis of the building.

Scope Alternative:
 None

Submitted by: Jim Ishihara - 12/29/2003 **Contact:** Becky Rufin - 233-3870

Year and Basis of Estimate:
 2009 City of Seattle Seismic Hazard Evaluation 1993. Cost estimate inflated 5-04.

Cost Estimate: Total Estimated Costs: \$24,445 CCA: \$15,278 Assoc Costs: \$9,167

Funding Notes:
 Only preliminary risk assessment completed. Need to complete detailed seismic evaluation and further cost estimate.

1651 Madison Pool Bulkhead Replacement Northwest 162

Location: Madison Pool

Short Description: Replace movable bulkhead

Project Category: Swimming Pool/Natatorium **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
 Movable bulkhead needs to be replaced.

Correction:
 Replace movable bulkhead.
 3/2000 Bulkhead is structurally sound but can no longer be moved. It can remain as stationary fixture at this time.

Scope Alternative:
 None

Submitted by: Cheryl Eastberg - 4/16/1998 **Contact:** Kathy Whitman - 684-7099

Year and Basis of Estimate:
 2009 1998 Pool Study
 3/2000 Kathy Whitman review.
 estimate updated 11-01

Cost Estimate: Total Estimated Costs: \$163,511 CCA: \$102,194 Assoc Costs: \$61,317

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1336 Madison Pool Natatorium Floors/Locker Room Benches Renovation Northwest 261

Location: Madison Pool

Short Description: Repair natatorium conc. decks, locker locks

Project Category: Swimming Pool/Natatorium **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
Natatorium concrete deck needs repairs. Locks on lockers malfunction. Dressing room benches have deteriorated.

Correction:
Repair natatorium concrete decks. Also, refinish dressing room benches. Replace lockers or locks on lockers.

Scope Alternative:
None

Submitted by: Cheryl Eastberg - 4/16/1998 **Contact:** Kathy Whitman - 684-7099

Year and Basis of Estimate:
2009 1998 Pool Study
1/2000 review Domoto
estimate updated 11-01

Cost Estimate: Total Estimated Costs: \$103,557 CCA: \$64,723 Assoc Costs: \$38,834

Funding Notes:

1347 Madison Pool Roof Replacement Northwest 107

Location: Madison Pool

Short Description: Replace composition roof, flat roof, flashing and gutters

Project Category: Swimming Pool/Natatorium **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
Roofs need replacement. Project needs more review and connect to energy conservation. This has the highest energy use of all pools. Updated 2005 K. Whitman.

Correction:
Replace composition roof, flat roof, flashing and gutters.

Scope Alternative:
None

Submitted by: Cheryl Eastberg - 4/16/1998 **Contact:** Kathy Whitman - 684-7099

Year and Basis of Estimate:
2009 1998 Pool Study
Estimate updated 11-01

Cost Estimate: Total Estimated Costs: \$104,552 CCA: \$65,345 Assoc Costs: \$39,207

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1292 Madison Pool Roof Vapor Barrier Installation **Northwest** **108**

Location: Madison Pool

Short Description: Replace gyp board ceiling and insulation with rigid insulation, vapor barrier

Project Category: Swimming Pool/Natatorium **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
URS study indicates high potential for condensation in the roof section during winter conditions.

Correction:
Remove gypsum board ceiling and batt insulation. Replace with rigid insulation, vapor barrier, plaster and low perm paint.

Scope Alternative:
None

Submitted by: Anyo Domoto - 3/7/2000 **Contact:** Kathy Whitman - 684-7099

Year and Basis of Estimate:
2009 URS 1999-2000 Pool condensation Study. Wait for final report 3/7 estimate updated 11-01

Cost Estimate: Total Estimated Costs: \$1,144,605 CCA: \$715,378 Assoc Costs: \$429,227

Funding Notes:

1293 Madison Pool Wall Vapor Barrier Installation **Northwest** **109**

Location: Madison Pool

Short Description: Install a painted vapor barrier to inside of building

Project Category: Swimming Pool/Natatorium **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
URS study indicates Low to Medium potential for condensation in the wall section during winter conditions.

Correction:
Install painted vapor barrier to inside of building.

Scope Alternative:
None

Submitted by: Anyo Domoto - 3/7/2000 **Contact:** Kathy Whitman - 684-7099

Year and Basis of Estimate:
2009 URS 1999-2000 Pool condensation Study. Wait for final report 3/7 Estimate updated 11-01

Cost Estimate: Total Estimated Costs: \$160,784 CCA: \$100,490 Assoc Costs: \$60,294

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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3927 Madison Pool Warm Pool Northwest 262

Location: Madison Pool

Short Description: Renovate the north end of the pool into a "warm" pool and replace boiler.

Project Category: Swimming Pool/Natorium **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:

There is demand in Seattle for a "warm pool" which allows people an opportunity to swim and move comfortably in a pool that is warmer than normal. Children and senior patrons are the primary users.

Correction:

Convert the north end of the pool to a warm pool. Remove the existing fiberglass bulkhead and construct a permanent concrete bulkhead. Renovate the remaining north area to a warm water training tank. New pool plumbing, chemical controls, electrical panel and heating system are needed for this renovated pool. A UV Disinfection system is included in the estimate. See the 2007 - Helene Madison Indoor Pool Warm Water Training Pool Concept by ORB Architects, Inc. for the full recommended scope of work.

Scope Alternative:

None

Submitted by: Kathleen Conner - 3/17/2008 **Contact:** Kathy Whitman - 684-7099

Year and Basis of Estimate:

2009 2007 - Helene Madison Indoor Pool Warm Water Training Pool Concept by ORB Architects, Inc.

Cost Estimate: Total Estimated Costs: \$988,192 CCA: \$617,620 Assoc Costs: \$370,572

Funding Notes:

Financial incentives may be available from PSE.

1545 Madrona Dance Studio ADA Renovation Central East 163

Location: Madrona Dance Studio

Short Description: Renovate to provide accessible restrooms

Project Category: Buildings **Why Critical?** Barrier-Free Access

Group: **K73 Number:**

Deficiency:

The restroom is not accessible. The leasee has applied for a grant to expand the dance studio offices into the south wing (formerly men's bathhouse dressing room and restroom). This plan also calls for developing new restrooms in this area and the Department's contribution would be for ADA restrooms. HVAC and electrical updates are needed.

Correction:

Build new restrooms in the building or consolidate the existing two small unisex or expand the restrooms at their current location or abandon and build in a new interior location (ie. dressing room, or south wing). Stripe and sign ADA parking, install route signs, repair pathway at the southwest corner of the building and replace the entry door threshold to eliminate bump. Replace/upgrade HVAC & Electrical. New roofing may be needed.

Scope Alternative:

Add new roof to the estimate at \$1m.

Submitted by: Kevin Crouthamel - 2/16/1996 **Contact:** Charles Ng - 684-8001

Year and Basis of Estimate:

2009 2000 - A. DOMOTO Coordinate with interest group with possible work in south wing.
2009 - Conner update

Cost Estimate: Total Estimated Costs: \$750,000 CCA: \$468,750 Assoc Costs: \$281,250

Funding Notes:

This work could be funded in a future contract with the concessionaire.

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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3730 Madrona Park Irrigation System Conversion **Central East 164**

Location: Madrona Park

Short Description: Replace manual irrigation system with new automatic system.

Project Category: Irrigation & Drainage **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
The manual irrigation system at Madrona Park should be converted from manual to automatic.

Correction:
Replace the manual irrigation system with new automatic system with central controls. Total area of park to be irrigated is 100,000 s.f. Financial incentives may be available from SPU. Note: some areas done in 2008 with community project.

Scope Alternative:
None

Submitted by: Kathleen Conner - 1/3/2006 **Contact:** Joe Neiford - 684-4119

Year and Basis of Estimate:
2009 2005- Neiford estimate: Engineering cost data based on past projects. \$.75/s.f.
Updated to 2007 \$.
Updated to 2009.

Cost Estimate: Total Estimated Costs: \$125,000 CCA: \$75,000 Assoc Costs: \$50,000

Funding Notes:

2950 Magnolia CC ADA Restroom Rehabilitation **Central West 165**

Location: Magnolia CC

Short Description: Construct an ADA single user, unisex restroom or rehab existing restrooms.

Project Category: Buildings **Why Critical?** Barrier-Free Access, Regulatory

Group: **K73 Number:**

Deficiency:
The Community Center interior restroom is not ADA accessible. The existing restroom spaces are small and there is a lack of adjacent space to expand them.

Correction:
Two options include: 1) Construct a new ADA single-user, unisex restroom (10' x 10') that can be locked or 2) Rehab the existing restrooms with at least two toilet closets for each gender that are ADA-accessible.

Scope Alternative:
None

Submitted by: Kathleen Conner - 12/11/2001 **Contact:** Kathleen Conner - 615-1299

Year and Basis of Estimate:
2009 2000-Cost estimate of \$175,000 by Kevin Crouthamel and Mohan Khandekar.
2001-Inflation factor
2009 - Estimate is for renovation (not single use)

Cost Estimate: Total Estimated Costs: \$298,657 CCA: \$186,661 Assoc Costs: \$111,996

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1485 Magnolia Park Irrigation and Drainage Upgrade **Central West 166**

Location: Magnolia Park

Short Description: Replace irrigation with automatic system with central controls

Project Category: Irrigation & Drainage **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
Irrigation system replacement.

Correction:
Replace old manual system with new automatic system with central controls. (Total: 160,000 SF). Include area at tennis courts. (Total: 100,000 SF).

Scope Alternative:
None

Submitted by: Joe Neiford - 6/13/1996 **Contact:** Joe Neiford - 684-4119

Year and Basis of Estimate:
2009 Estimate updated for inflation 11/2001, J.Newton
Adjusted for '07 inflation R. Robinson

Cost Estimate: Total Estimated Costs: \$664,165 CCA: \$415,103 Assoc Costs: \$249,062

Funding Notes:

1466 Magnolia Park Tennis Court Renovation **Central West 208**

Location: Magnolia Park

Short Description: Replace drain connection, provide catch basin, and remove acrylic color coat

Project Category: Courts **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
Tree roots have damaged the drains. Color coat is worn.

Correction:
Need new storm drain with connection to either a storm drain or combined sewer. Provide catch basin for surface drains. Tree problem needs to be addressed. Remove acrylic color coat and paint new lines.

Scope Alternative:
None

Submitted by: Tom Fawthrop - 6/11/1996 **Contact:** Dennis Cook - 684-7094

Year and Basis of Estimate:
2009 12/97 A. Domoto review and agree with scope and cost when escalated. Costs increased to include acrylic color coat (9/2001)

Cost Estimate: Total Estimated Costs: \$114,554 CCA: \$71,596 Assoc Costs: \$42,958

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1921 Magnuson Building #12 Demolition **Northeast** **263**

Location: Magnuson Park Building #12 (P)

Short Description: Demolish the building and remediate the site.

Project Category: Buildings **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
The building is at the end of its lifespan.

Correction:
Demolish the building and undertake site remediation. Historic review will be required.

Scope Alternative:
None

Submitted by: Cheryl Eastberg - 7/1/1998 **Contact:** Rebecca Salinas - 684-7279

Year and Basis of Estimate:
2009 2009-\$150K for Demo; \$15K for Historic Review; \$75K for Site Remediation

Cost Estimate: Total Estimated Costs: \$240,000 CCA: \$150,000 Assoc Costs: \$90,000

Funding Notes:

4142 Magnuson Building #138 Renovation **Northeast** **209**

Location: Magnuson Park Building #138 (P)

Short Description: Renovate the building.

Project Category: Buildings **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
The Gatehouse (#138) is in poor condition and needs renovation.

Correction:
Complete a full renovation of the building.

Scope Alternative:
None

Submitted by: Kathleen Conner - 4/6/2010 **Contact:** Rebecca Salinas - 684-7279

Year and Basis of Estimate:
2010 2009-Per E. Friedli

Cost Estimate: Total Estimated Costs: \$2,609,039 CCA: \$1,630,649 Assoc Costs: \$978,390

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1669 Magnuson Building #138 Roof Replacement **Northeast** **210**

Location: Magnuson Park Building #138 (P)

Short Description: Replace the roof and seismic improvements.

Project Category: Roofing **Why Critical?** Facility Integrity, Other

Group: **K73 Number:**

Deficiency:
Building #138 needs roof replacement.

Correction:
Replace the roof on Building #138 (7,173 sq ft.). Seismic improvements will also be incorporated into the project per code requirements. Financial incentives may be available from PSE.

Scope Alternative:
None

Submitted by: Anyo Domoto - 2/23/2000 **Contact:** Rebecca Salinas - 684-7279

Year and Basis of Estimate:
2009 Friedli est at \$32 /sf
2001-Inflation factor

Cost Estimate: Total Estimated Costs: \$390,961 CCA: \$244,351 Assoc Costs: \$146,610

Funding Notes:
Compliance with the new Stormwater Code may add costs to the estimate.

4143 Magnuson Building #18 Renovation **Northeast** **45**

Location: Magnuson Park Building #18 (P)

Short Description: Renovate the building.

Project Category: Buildings **Why Critical?** Facility Integrity, Regulatory

Group: **K73 Number:**

Deficiency:
The old Fire Station (Building #18) is in poor condition and is in need of renovation.

Correction:
Renovate the building per the S.M. Stemper study, including seismic, stabilization, exterior and interior repair and upgrades, ADA, and tenant improvements. The building is in an historic district and renovations will need to comply with Secretary of Interior Standards for Rehabilitation and undergo local and state review.

Scope Alternative:
The project could be done in phases: stabilization only (\$986K) followed by renovation (\$3.6m) or could be replaced (\$6.8m). See the 2012 study for details.

Submitted by: Kathleen Conner - 4/6/2010 **Contact:** Rebecca Salinas - 684-7279

Year and Basis of Estimate:
2012 2012- Estimate by S.M. Stemper

Cost Estimate: Total Estimated Costs: \$4,700,000 CCA: \$2,937,500 Assoc Costs: \$1,762,500

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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4169 Magnuson Building #19, #54, #55 Repair **Northeast** **211**

Location: Magnuson Park Building #19 (P)

Short Description: Repair the buildings.

Project Category: Buildings

Why Critical? Facility Integrity

Group:

K73 Number:

Deficiency:

The former ammunition bunkers are listed in the National Register of Historic Places and are now in the new Sand Point Naval Base Historic District. They are in poor condition, including doors, electrical, and storm drainage needs.

Correction:

Repair the entry doors, reconstruct concrete entry road approaches, install interior and exterior electric fixtures, and repair storm drainage issues. Local and state historic review will be required for renovations.

Scope Alternative:

None

Submitted by: Kathleen Conner - 6/28/2010

Contact: Rebecca Salinas - 684-7279

Year and Basis of Estimate:

2010 2010-Magnuson Staff

Cost Estimate: Total Estimated Costs: \$165,000

CCA: \$103,125

Assoc Costs: \$61,875

Funding Notes:

4208 Magnuson Building #2 Partial Roof and Seismic **Northeast** **44**

Location: Magnuson Park Building #2 (P)

Short Description: Replace roof and add seismic to the north side of Building 2.

Project Category: Roofing

Why Critical? Facility Integrity

Group:

K73 Number:

Deficiency:

A study was done in 2010 to do a structural and condition review of the building, with a particular emphasis on the north side of Magnuson Building 2, which is occupied by Parks staff. The title of the study is "Magnuson building 2 Structural/Seismic Analysis" July 26, 2010.

Correction:

Implement the study recommendations including seismic upgrades, replace roof on the north side, masonry repair, and related repairs.

Scope Alternative:

None

Submitted by: Kathleen Conner - 1/18/2011

Contact: Kathleen Conner - 615-1299

Year and Basis of Estimate:

2011 Magnuson Building 2 Structural/Seismic Analysis 2010

Cost Estimate: Total Estimated Costs: \$1,500,000

CCA: \$937,500

Assoc Costs: \$562,500

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1600 Magnuson Building #2 Renovation **Northeast** **49**

Location: Magnuson Park Building #2 (P)

Short Description: Renovate the building for code compliance.

Project Category: Buildings

Why Critical? Regulatory, Safety, Facility Integrity

Group:

K73 Number:

Deficiency:

A study was done to analyze the code requirements and the necessary work to bring it up to code.

Correction:

Renovate the entire building. Code requirements include fire suppression sprinklers, fire alarm system, ADA accessibility, exterior wall and roof insulation, and seismic upgrades. A roof replacement is recommended. Financial incentives may be available from PSE. NOTE: The building is listed on the National Register of Historic Places and in the Sand Point Naval Base Historic District. and approval will be required.

Scope Alternative:

Mothball any unused sections of the Building after Arena Sports moves out. (\$200K estimate per Eric Friedli.)

Demolish the building. (\$2.5 million estimate, per Eric Friedli.)

Submitted by: Cheryl Eastberg - 7/1/1998

Contact: Rebecca Salinas - 684-7279

Year and Basis of Estimate:

2009 2008 "Magnuson Park/Sand Point Building 2 Jurisdictionally Required Upgrade Analysis" by S.M. Stemper Architects.
Option 1: \$24 million

Cost Estimate: Total Estimated Costs: \$27,630,000 CCA: \$17,268,750 Assoc Costs: \$10,361,250

Funding Notes:

To be funded by others. Compliance with the new Stormwater Code may add costs to the estimate.

4335 Magnuson Building #30 Contracting Cost Allocation **Northeast** **3**

Location: Magnuson Park Building #30 (P)

Short Description: Contracting costs for the Building 30 renovation project.

Project Category: Buildings

Why Critical? Regulatory

Group:

K73 Number:

Deficiency:

The contracting costs for the Building #30 project are 1 1/2% of the \$8.3 million funded construction costs. When the project was funded, these costs were not included in the estimate.

Correction:

The contracting costs are estimated at \$125,000.

Scope Alternative:

None

Submitted by: Kathleen Conner - 4/13/2012

Contact: Terry Roche - 233-2776

Year and Basis of Estimate:

2012 2012- Terry Roche

Cost Estimate: Total Estimated Costs: \$125,000 CCA: \$77,160 Assoc Costs: \$47,840

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
3914	Magnuson Building #30 Renovation	Northeast	7
<u>Location:</u>	Magnuson Park Building #30 (P)		
<u>Short Description:</u>	Renovations for life safety and code compliance.		
<u>Project Category:</u>	Buildings	<u>Why Critical?</u>	Regulatory
<u>Group:</u>		<u>K73 Number:</u>	
<u>Deficiency:</u>	There are life safety code requirements necessary for building occupancy. The original project (AMP #3758) was funding for part of the building.		
<u>Correction:</u>	This project renovates for code compliance elements of the east and west wings and the hangar sections of Building 30. The renovations include existing upgrades, unreinforced masonry seismic upgrades, fire suppression sprinklers and fire alarm systems in the hangar and west wing, lighting, heating and ventilation upgrades, an elevator, ADA toilet rooms, and related work, depending on permitting requirements. Water service, natural gas systems, and primary electrical services to the building may also be upgraded to support the building renovations. State and local historic review will be required.		
<u>Scope Alternative:</u>	None		
<u>Submitted by:</u>	Kathleen Conner - 3/12/2008	<u>Contact:</u>	Rebecca Salinas - 684-7279
<u>Year and Basis of Estimate:</u>	2012 2008 - S.M. Stemper Architects Study "Sandpoint Building #30 Code Related Project Materials" (2.18.08 estimate)		
<u>Cost Estimate:</u>	Total Estimated Costs: \$5,215,000	CCA: \$3,259,375	Assoc Costs: \$1,955,625
<u>Funding Notes:</u>	The project is underway and this is the remaining funding for the next phase.		
3936	Magnuson Building #308 Crew Quarters Replacement	Northeast	
<u>Location:</u>	Magnuson Park Buildings		
<u>Short Description:</u>	Building replacement.		
<u>Project Category:</u>	Buildings	<u>Why Critical?</u>	Regulatory
<u>Group:</u>		<u>K73 Number:</u>	K732424
<u>Deficiency:</u>	The Magnuson crew quarters will be moved from Building 41 to Building 308. Building 308 is an old Navy-era metal building which is in extremely poor condition and beyond its life expectancy. It does not function well as a crew quarters facility. The addition of all the new fields and the wetlands care contribute to the need for a new facility.		
<u>Correction:</u>	Demolish the 4,200 s.f. building and replace it with a 4,200 s.f. metal building (similar to a "Butler" building) to the west of the current site. Utilities are available and there is an existing building pad that could be used for the new building. Materials, equipment, and Parks vehicle storage will be co-located in the area.		
<u>Scope Alternative:</u>	Renovate the existing Building 308. Costs tbd.		
<u>Submitted by:</u>	Kathleen Conner - 3/18/2008	<u>Contact:</u>	Dan Johnson - 684-7236
<u>Year and Basis of Estimate:</u>	2012 2010-Mohan Khandekar and Kathleen Conner 2012-The project was funded in 2012, but partially shifted to another project. \$500K back in the budget. Total cost \$758K.		
<u>Cost Estimate:</u>	Total Estimated Costs: \$500,000	CCA: \$312,500	Assoc Costs: \$187,500
<u>Funding Notes:</u>	Compliance with the new Stormwater Code may add costs to the estimate. Potential funding for 2012. 10/06/2011 km: 2012 CIP provides \$763K funding from CRS-REET II.		

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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4170 Magnuson Building #312 Renovation **Northeast** **264**

Location: Magnuson Park Building #312 (P)

Short Description: Repair the building.

Project Category: Buildings

Why Critical? Facility Integrity

Group:

K73 Number:

Deficiency:

The concrete building is listed in the National Register of Historic Places district and in the local Sand Point Naval Air Base historic district. It is located by the Off-Leash Area shoreline. The entry doors, roof, and electric system need repair.

Correction:

Repair the entry doors, repair the roof, and install minimal interior and exterior electric fixtures. Local and state historic review may be required.

Scope Alternative:

None

Submitted by: Kathleen Conner - 6/28/2010

Contact: Rebecca Salinas - 684-7279

Year and Basis of Estimate:

2010 2010 - Magnuson Staff

Cost Estimate: Total Estimated Costs: \$50,000

CCA: \$31,250

Assoc Costs: \$18,750

Funding Notes:

4345 Magnuson Building #406 Roof Replacement **Northeast**

Location: Magnuson Park Buildings

Short Description: Remove and replace the roof with EPDM and photovoltaic panels.

Project Category: Roofing

Why Critical? Eq. Subsys Replacement

Group:

K73 Number:

Deficiency:

The Brig, Building #406, is 27,713 square feet. The existing Built Up Roofing system needs replacement and it could support a photovoltaic system to reduce energy costs.

Correction:

Replace the BUR roof with rubberized/EPDM roofing system with 20 KW photovoltaic panels. The system will supply power into the electrical system for the building, which will reduce the amount of utility power used. At certain times, the system may produce more power than is being used by the building, resulting in a credit for power used.

Scope Alternative:

To do a 3 KW system, the total cost estimate is \$1,283,000. To install a 10 KW system, the total cost estimate is \$1,384,000.

Submitted by: Kathleen Conner - 6/27/2012

Contact: Kathleen Conner - 615-1299

Year and Basis of Estimate:

2012 ARC Study, 2012.

Cost Estimate: Total Estimated Costs: \$1,538,000

CCA: \$949,383

Assoc Costs: \$588,617

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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4144 Magnuson Building #47 Community Center Renovation **Northeast** **110**

Location: Magnuson Park CC

Short Description: Renovate the remainder of the unfinished Community Center.

Project Category: Buildings **Why Critical?** Regulatory, Facility Integrity

Group: **K73 Number:**

Deficiency:

Parts of the Community Center building were not completed during the Community Center Levy renovation, including the south wing, pool area, and locker room.

Correction:

Completed the renovation of the of the community Center. Seismic work and egress may need to be addressed in this renovation of approximately 20,000 s.f. (The roof, abatement, and sprinklers work is complete.)

Scope Alternative:

None

Submitted by: Kathleen Conner - 4/6/2010 **Contact:** Rebecca Salinas - 684-7279

Year and Basis of Estimate:

2010 2009- Per Eric Frieli

Cost Estimate: Total Estimated Costs: \$3,000,000 CCA: \$1,875,000 Assoc Costs: \$1,125,000

Funding Notes:

3639 Magnuson Park Beach Renourishment **Northeast** **265**

Location: Magnuson Park

Short Description: Renourish beach to replace eroded beach sands and gravels and failed plantings.

Project Category: Aquatic Facilities **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:

The beach at the primary use area of the park, including the swimming beach, was restoreds in 1999 and 2004. Future renourishment, planting and other adjustment should be anticipated for 2009-2010 to replace eroded beach sands and gravels and failed plantings. An allowance of approximately \$25,000 could cover such work, which could be handled by the Seattle Conservation Corps. This work project could be funded by the Beach Maintenance Trust Fund.

Correction:

Renourish the beach to replace eroded beach sands and gravels and failed plantings.

Scope Alternative:

accomplish with Beach Maintenance Trust Fund

Submitted by: Lana Krisman - 10/24/2005 **Contact:** David Graves - 684-7048

Year and Basis of Estimate:

2009 2005-Kevin Stoops est., to 2007

Cost Estimate: Total Estimated Costs: \$57,384 CCA: \$35,865 Assoc Costs: \$21,519

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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4171 Magnuson Park Lakeshore Drive Parking Renovation **Northeast** **266**

Location: Magnuson Park

Short Description: Reconfigure the parking along Lakeshore Drive in the Park.

Project Category: Infrastructure-Parking Lots **Why Critical?** Other

Group: **K73 Number:**

Deficiency:
The current parking configuration is inefficient and there is a need for more ADA parking at the site. There was a loss of 150 parking spaces due to wetland development and there is a shortage in warm weather months.

Correction:
Reconfigure the existing parallel parking into back-in, angled spaces. Create ADA parking spaces and access.

Scope Alternative:
None

Submitted by: Kathleen Conner - 6/28/2010 **Contact:** Rebecca Salinas - 684-7279

Year and Basis of Estimate:
2010 PLUG

Cost Estimate: Total Estimated Costs: \$100,000 CCA: \$62,500 Assoc Costs: \$37,500

Funding Notes:

1490 Magnuson Park Road and Parking Lot Renovation **Northeast** **267**

Location: Magnuson Park

Short Description: Replace log barriers and stripe roads and parking lots.

Project Category: Infrastructure-Roads, Paths, Trails **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
The log barriers along the roads and parking lots need replacement in the entire Sand Point campus, particularly Lakeshore Drive. Roadways and parking lots need to be striped.

Correction:
Replace log barriers, replace parking lots and roads, and stripe. Include areas around buildings 11, 27, 30, 47, and 406.

Scope Alternative:
None

Submitted by: Anyo Domoto - 2/23/2000 **Contact:** Rebecca Salinas - 684-7279

Year and Basis of Estimate:
2010 2001- E. Friedli est
2010-PLUG # Needs to be rescoped and estimated.

Cost Estimate: Total Estimated Costs: \$300,000 CCA: \$0 Assoc Costs: \$0

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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3926 Magnuson Park Sanitary Sewers Renovation **Northeast** **167**

Location: Magnuson Park

Short Description: Pump Station and sewer connection renovations and replacement.

Project Category: Infrastructure-Sanitary Sewer & Storm **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
There are problems with the sanitary system layout and its poor condition.

Correction:
Replace the north pump station, address the sewer connection issues at Building #138, provide maintenance access to Building #406, and replace the side sewer at Building #41 per the recommendations developed in the 2007 Magnuson Park Sewer Assessment by SvR Design.

Scope Alternative:
None

Submitted by: Kathleen Conner - 3/17/2008 **Contact:** Charles Ng - 684-8001

Year and Basis of Estimate:
2009 12/07 Study "Magnuson Park Sewer Assessment" by SvR Design Company.

Cost Estimate: Total Estimated Costs: \$1,053,240 CCA: \$658,275 Assoc Costs: \$394,965

Funding Notes:

3382 Magnuson Water Main Replacement **Northeast** **168**

Location: Magnuson Park

Short Description: Replace water mains and service to tower and sportsmeadow CSs and bathhouse

Project Category: Infrastructure-Utilities/Service **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
The big water main needs replacement. There is minimal irrigation except at playing fields. May be affected by wetland and ballfield projects. Updated 10-05 T. Holden.

Correction:
Replace water mains and service to tower CS, bathhouse, sportsmeadow CS.

Scope Alternative:
Need design

Submitted by: Unknown - 12/18/2003 **Contact:** Ed Jackson - 684-7070

Year and Basis of Estimate:
2009 Adjusted for '07 inflation T. Holden

Cost Estimate: Total Estimated Costs: \$1,031,874 CCA: \$644,921 Assoc Costs: \$386,953

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1461 Maple Leaf PG Athletic Field Renovation **Northeast** **268**

Location: Maple Leaf PG

Short Description: Restore athletic field areas with new turf surfacing and sub-surface drainage

Project Category: Athletic Fields & Facilities **Why Critical?** Facility Integrity, Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
The athletic field surface is uneven, lacking in proper surface material, and the turf is in poor condition. All fields require periodic renovation to maintain scheduled and active play. Require new irrigation and sub surface drainage system and new backstops (3).

Correction:
Restore athletic field areas strip sod and add 6" of new sand and 6" playfield mix soil grade and reseed. (157,450 SF). Install new automatic irrigation system with central controls, meter and booster pump and subsurface drainage system. Install three modified J-Style backstops.

Scope Alternative:
None

Submitted by: Joe Neiford - 6/28/1996 **Contact:** Joe Neiford - 684-4119

Year and Basis of Estimate:
2009 2002-Joe Neiford reviewed scope and estimate.
2005-Ted Holden updated est. for inflation to 2007. CCA: Field surface (\$519.6k); Drainage & Irr (\$543.2k); 3 Backstops with paving (\$249.6k)

Cost Estimate: Total Estimated Costs: \$1,582,005 CCA: \$988,753 Assoc Costs: \$593,252

Funding Notes:
The 2008 Parks and Green Spaces Levy may include this field. Planning has just begun for the site.

1975 Maple Leaf PG Shelterhouse Sewer/Drainage Replacement **Northeast** **50**

Location: Maple Leaf PG SH

Short Description: Replace clay pipe with PVC, manholes, coordinate tree problem.

Project Category: Infrastructure-Sanitary Sewer & Storm **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
The combined sewer/drain from shelterhouse to street is in very bad conditon. Connection goes under street twice--the first is in bad condition and the second crossing must be evaluated. This main trunk drains field and play areas. There are Poplar trees along route.

Correction:
Separate and replace 400 ft of clay pipe with 8" pvc, 5 manholes and two street crossings. Coordinate tree problem (Poplars) with the project.

Scope Alternative:
Use pipe burst technique for pipe replacement instead of excavation. Must be evaluated for appropriate use & location.

Submitted by: Anyo Domoto - 1/20/2000 **Contact:** Rudy Kollar - 684-7277

Year and Basis of Estimate:
2009 400 ft @ \$60/ft, 5 MH @ \$3000/per,2 street crossing at \$15k
-Estimate updated 11-01 and 12-03

Cost Estimate: Total Estimated Costs: \$231,642 CCA: \$144,776 Assoc Costs: \$86,866

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1353 Maple Wood PF Athletic Field Renovation **Southeast** **111**

Location: Maple Wood PF

Short Description: Renovate field, irrigation, and drainage

Project Category: Athletic Fields & Facilities **Why Critical?** Facility Integrity, Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
Improve drainage in the field. Needs new athletic surface, backstops, and irrigation and drainage system.

Correction:
Replace fence fabric and improve drainage. Remove existing backstops, strip sod and install 6" sand and 6" playfield mix, grade & reseed.(182,400sf). Install new irrigation system and subsurface drainage and add two J-Style backstops

Scope Alternative:
None

Submitted by: Cheryl Eastberg - 2/11/1998 **Contact:** Raft Hollingsworth - 615-1491

Year and Basis of Estimate:
2009 2005-Ted Holden rescoped and new estimate to 2007. CCA: Field surface (\$602k); Drainage & Irr. (\$629.3k); and 2 backstops with paving (\$166.4k)

Cost Estimate: Total Estimated Costs: \$2,346,960 CCA: \$1,466,850 Assoc Costs: \$880,110

Funding Notes:
Possible funding for J style backstops by ballfield minor capital improvement program.

1654 Matthews Beach Park Irrigation/Drainage Renovation **Northeast** **169**

Location: Matthews Beach Park

Short Description: Install new automatic irrigation system

Project Category: Irrigation & Drainage **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
Irrigation system restoration.

Correction:
Install new automatic irrigation in areas not currently covered by existing automatic system. (Total: 250,000 SF). NOTE: Designs exist for some areas of park.

Scope Alternative:
None

Submitted by: Joe Neiford - 6/13/1996 **Contact:** Joe Neiford - 684-4119

Year and Basis of Estimate:
2009 estimate updated 11-01
Adjusted for '07 inflation T. Holden

Cost Estimate: Total Estimated Costs: \$630,956 CCA: \$394,348 Assoc Costs: \$236,609

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1430 Meadowbrook Pool Exterior Finishes **Northeast** **170**

Location: Meadowbrook Pool

Short Description: Replace broken shakes and apply solid body stain, finish CMU and metal surfaces

Project Category: Swimming Pool/Natatorium **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
The exterior finishes are beginning to deteriorate.

Correction:
CMU: Clean, apply filler and two coats of acrylic satin and anti-graffiti to 8 ft. do ASAP \$2000. Mansard shakes: Remaining life 5 years to replace. Clean, replace broken & split shakes and apply two coats of solid body stain extend life 4-5 yrs. \$8k Metal: clean and apply semi-gloss Alkyd \$3k

Scope Alternative:
None

Submitted by: Anyo Domoto - 1/20/2000 **Contact:** Bud Connaughton - 615-0213

Year and Basis of Estimate:
2009 Pool Study 1998 & 1/2000 est by Saxton & Assoc. estimate updated 11-01

Cost Estimate: Total Estimated Costs: \$54,502 CCA: \$34,064 Assoc Costs: \$20,438

Funding Notes:

1656 Meadowbrook Pool Floor/Bench/Locker Renovation **Northeast** **269**

Location: Meadowbrook Pool

Short Description: Renovate concrete floors, walls and lockers.

Project Category: Swimming Pool/Natatorium **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
Concrete floor decks, lockers, need repairs.

Correction:
Resurface, concrete floor deck, replace lockers, and refinish wood benches.

Scope Alternative:
None

Submitted by: Cheryl Eastberg - 4/16/1998 **Contact:** Kathy Whitman - 684-7099

Year and Basis of Estimate:
2009 -1998 Pool Study
-2/2000 Domoto review
-Estimate updated 11-01

Cost Estimate: Total Estimated Costs: \$95,382 CCA: \$59,614 Assoc Costs: \$35,768

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1969 Meadowbrook Pool Plaster Liner Replacement **Northeast** **8**

Location: Meadowbrook Pool

Short Description: Replace the plaster pool liner.

Project Category: Swimming Pool/Natatorium **Why Critical?** Facility Integrity

Group: **K73 Number:** K732441

Deficiency:
Pool plaster is beyond lifespan.

Correction:
Replace the plaster pool liner.

Scope Alternative:
None

Submitted by: Cheryl Eastberg - 4/16/1998 **Contact:** Kathy Whitman - 684-7099

Year and Basis of Estimate:
2012 1998 Pool Study
2010-Update per current bid for Madison Pool.

Cost Estimate: Total Estimated Costs: \$125,000 CCA: \$78,125 Assoc Costs: \$46,875

Funding Notes:
10/06/2011 km: 2012 CIP provided \$140K from CRS-REET II.
3/16/12 KC: Construction in 2013; add \$15K to estimate.

1345 Meadowbrook Pool Roof Vapor Barrier Installation **Northeast** **112**

Location: Meadowbrook Pool

Short Description: Reconstruct roof to provide vapor barrier

Project Category: Swimming Pool/Natatorium **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
Study indicates high potential for condensation in roof section during winter conditions. There are obvious problems above the locker rooms with moisture from inside and outside. This needs more attention to determine critical priority. Updated 2005 K. Whitman.

Correction:
Reconstruct roof so vapor barrier is on the warm side of the insulation. Roof type 1: remove roof to cementitious deck. Place sheathing over it, apply a vapor barrier, rigid insulation with plywood facing and shingle.
Roof type 2: remove suspended ceiling, fill voids with rigid insulation, install vapor barrier with rigid ceiling.

Scope Alternative:
The shingled sides only could be done with funding from the Small Roofing Program.

Submitted by: Anyo Domoto - 3/7/2000 **Contact:** Kathy Whitman - 684-7099

Year and Basis of Estimate:
2009 URS 1999=2000 Pool Condensation study. wait for final report3/7
estimate updated 11-01

Cost Estimate: Total Estimated Costs: \$771,246 CCA: \$482,029 Assoc Costs: \$289,217

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1703 Meadowbrook Pool Wall Vapor Barrier Installation **Northeast** **113**

Location: Meadowbrook Pool

Short Description: Install a painted vapor barrier to inside of walls

Project Category: Swimming Pool/Natorium **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
Study indicates medium potential for condensation in wall section during winter conditions.

Correction:
Install painted vapor barrier to inside of walls, per study recommendations.

Scope Alternative:
None

Submitted by: Anyo Domoto - 3/7/2000 **Contact:** Kathy Whitman - 684-7099

Year and Basis of Estimate:
2009 URS 1999-2000 Pool Condensation study. Estimate updated 11-01

Cost Estimate: Total Estimated Costs: \$177,140 CCA: \$110,712 Assoc Costs: \$66,427

Funding Notes:

1971 Meridian PG Fence Replacement **Northwest** **270**

Location: Meridian PG

Short Description: Replace fence fabric and posts

Project Category: Infrastructure-Fencing **Why Critical?** Facility Integrity, Safety

Group: **K73 Number:**

Deficiency:
Fence posts are rusted through and leaning on south side. Fence fabric is in poor condition.

Correction:
Replace approximately 2,500 lineal feet of fence fabric and replace approximately 250 fence posts.

Scope Alternative:
None

Submitted by: Ernie Ferrero - 6/5/1996 **Contact:** Dan Johnson - 684-7263

Year and Basis of Estimate:
2009 2001-Estimate updated

Cost Estimate: Total Estimated Costs: \$156,708 CCA: \$97,943 Assoc Costs: \$58,766

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1423 Miller CC Annex Wood Floor Upgrade **Central East 271**

Location: Miller CC Annex

Short Description: Refinish wood floor

Project Category: Buildings **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
Wood gym floor requires sanding and refinishing.

Correction:
Refinish wood floor (sand, finish, and restripe 40x80).

Scope Alternative:
None

Submitted by: Anyo Domoto - 2/17/2000 **Contact:** Chris Reed - 684-7071

Year and Basis of Estimate:
2009 3200 sf @ \$3.25 per sf
CCA update for inflation 11/01 J.Newton

Cost Estimate: Total Estimated Costs: \$29,974 CCA: \$18,734 Assoc Costs: \$11,240

Funding Notes:

2831 Mounger Pool Deck Lighting Renovation **Central West 41**

Location: Mounger Pool

Short Description: Renovate to provide additional lighting

Project Category: Swimming Pool/Natatorium **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
Five deck lights on poles do not provide adequate lighting to allow for program operation early and late in the day. Lighting levels are below legal requirements. Most maintenance is performed early in the day and relies on lights.

Correction:
Renovate current poles to increase lighting. Additional lighting to be on manual circuit for use only when required. Photocell of current light should be maintained, but amount of light may be reduced to save energy. Financial incentives may be available from PSE.

Scope Alternative:
Pool will continue to operate with lighting levels below legal requirements.

Submitted by: Kathy Whitman - 9/17/2001 **Contact:** Bill Dougherty - 684-4708

Year and Basis of Estimate:
2009

Cost Estimate: Total Estimated Costs: \$80,390 CCA: \$50,244 Assoc Costs: \$30,146

Funding Notes:
looking for other funding

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1435 Mt Baker Park Bathhouse Renovation/ADA Upgrade **Southeast** **115**

Location: Mt Baker Beach Bathhouse

Short Description: Renovate interior, ADA in public showers, and shower in staff room

Project Category: Buildings **Why Critical?** Barrier-Free Access

Group: **K73 Number:**

Deficiency:

Building is in need of renovation and is not fully ADA accessible. The bathhouse is hard to clean and there is bad ventilation in the comfort station. The wood siding on interior of exterior walls is hard to clean. There is no ADA access to the beach from the bathhouse. There is a very low retaining wall without a guardrail above the bathhouse. The boat storage area door is narrow and impedes access to the boats. Electrical work is needed.

Correction:

Renovate interior of building for improved cleaning. Improve ventilation. Install 5 foot high tile wainscot after removing interior wood siding. Paint interiors. Clean and seal concrete floor. Install ADA accessories in both public showers. Install ADA shower in staff toilet and remove bathtub. Widen boat storage door to 8'. Upgrade electrical service to staff rooms by running new circuits.

Scope Alternative:

None

Submitted by: Kevin Crouthamel - 2/16/1996 **Contact:** Kathleen Conner - 615-1299

Year and Basis of Estimate:

2009 10/99 A. Domoto Review and est.
9/01 - Updated per Whitman review
2002-MAKERS estimate (see Study)

Cost Estimate: Total Estimated Costs: \$350,541 CCA: \$219,088 Assoc Costs: \$131,453

Funding Notes:

1465 Mt Baker Park Bathhouse Sewer Replacement **Southeast** **171**

Location: Mt Baker Beach Bathhouse

Short Description: Evaluate to replace sanitary sewer and provide maintenance access

Project Category: Infrastructure-Sanitary Sewer & Storm **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:

Age of sewer indicates need for replacement. The side sewer is on a lift station with a force main to flow the sewer.

Correction:

Evaluate the sanitary sewer for possible replacement and to provide maintenance access.

Scope Alternative:

None

Submitted by: Ernie Ferrero - 6/12/1996 **Contact:** Rudy Kollar - 684-7277

Year and Basis of Estimate:

2009 2001 - Plug number.

Cost Estimate: Total Estimated Costs: \$166,039 CCA: \$103,774 Assoc Costs: \$62,265

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1426 Mt Baker Park Comfort Station Renovation/ADA Upgrade **Southeast** **172**

Location: Mt Baker Park CS

Short Description: Renovate and reconfigure restroom for ADA accessibility

Project Category: Comfort Stations & Shelterhouses **Why Critical?** Barrier-Free Access

Group: **K73 Number:**

Deficiency:
The comfort station needs renovation and it is not ADA accessible.

Correction:
Renovate interior of restroom for cleaning purposes. Provide ADA access, remove threshold steps, replace door hardware, sign, realign stalls, add grab-bars, replace "twist" controls, raise lavatory (men's), add mirrors and towels, and add ADA drinking fountain.

Scope Alternative:
None

Submitted by: Kevin Crouthamel - 2/16/1996 **Contact:** Linda Hubert - 386-1959

Year and Basis of Estimate:
2009 2001-Inflation factor
2009 - update

Cost Estimate: Total Estimated Costs: \$200,000 CCA: \$125,000 Assoc Costs: \$75,000

Funding Notes:

3686 Mt Baker Park Play Area Renovation **Southeast** **73**

Location: Mt Baker Park

Short Description: Address minor safety improvements at track ride and replace small climber.

Project Category: Play Areas **Why Critical?**

Group: **K73 Number:**

Deficiency:
The track ride use zone needs to be increased. The play equipment is in good condition except for wear on wood platforms. The pea gravel surface needs to be replaced at the small structure.

Correction:
Increase the use zone at track ride. Remove and replace small climber. Install wood chip safety surfacing at small climber. Renovate ADA tiles and equipment at larger structure to make accessible. Resurface path to play area for ADA access. Approximate area of the track ride, small tot structure and path is 3005 sf.

Scope Alternative:
None

Submitted by: Lana Krisman - 10/20/2005 **Contact:** Pam Alsbaugh - 684-7328

Year and Basis of Estimate:
2009 L. Krisman \$50/sf 11-05Updated to 2007.

Cost Estimate: Total Estimated Costs: \$343,522 CCA: \$214,701 Assoc Costs: \$128,821

Funding Notes:
Possible NMF project interest with Mt. Baker Community.

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1427 Mt Baker Park Rowing and Sailing Bulkhead Reinforcement Southeast 116

Location: Mt Baker Park

Short Description: Remove fill material, install erosion barrier, return top surface to new cond.

Project Category: Seawalls/Retaining Walls/Bridges **Why Critical?** Facility Integrity, Safety

Group: **K73 Number:**

Deficiency:

Reinforce deteriorating bulkhead along west side of Sayers Peninsula specifically at the Mt Baker Rowing & Sailing Center. Site erodes by wave action resulting in large sink holes. Frequent filling by asphalt crew has not solved the problem.

Correction:

Remove all fill material along bulkhead, install erosion barrier, refill with non-corrosive material, and return the top surface to new condition.

Scope Alternative:

None

Submitted by: Kathy Whitman - 3/4/2000 **Contact:** Peggy Tosdal - 386-1913

Year and Basis of Estimate:

2009 Best guess. See Kevin Stoops
2001-Inflation factor
Updated 10-05 M.Orth

Cost Estimate: Total Estimated Costs: \$326,008 CCA: \$203,755 Assoc Costs: \$122,253

Funding Notes:

139 Neighborhood Response Program Adm Costs 16

Location: Facility Maintenance City-wide

Short Description: Provides for small scale (generally \$10,000 to \$30,000) projects city-wide

Project Category: On-going Programs **Why Critical?** Other

Group: **K73 Number:** K732416

Deficiency:

Need to support major maintenance project requests by citizens and neighborhoods.

Correction:

This program provides for small scale (generally \$10,000 to \$30,000) projects city-wide to support neighborhood and citizen requests for major maintenance projects or major maintenance elements of larger projects, often financed by the Neighborhood Matching Fund.

Program budget is \$200K per year.

Scope Alternative:

None

Submitted by: Lanny Shuman - 2/28/2000 **Contact:** Michael Shiosaki - 684-0750

Year and Basis of Estimate:

2012 \$200K per year.

Cost Estimate: Total Estimated Costs: \$1,200,000 CCA: \$750,000 Assoc Costs: \$450,000

Funding Notes:

The Neighborhood Response Program often supplements Neighborhood Matching Fund projects to address major maintenance needs in conjunction with other park improvements.

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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4357 North Service Shops Roof Replacement

Northwest

31

Location: North Service Shop Office

Short Description: Replace the roof.

Project Category: Roofing

Why Critical? Facility Integrity

Group:

K73 Number:

Deficiency:

The office building roof has significant leaking issues.

Correction:

Replace the roof. Three options were presented, and the preferred alternative is to install a metal roof over trusses. See the 2012 ARC report for all three options.

Scope Alternative:

None

Submitted by: Kathleen Conner - 7/18/2012

Contact: Kathleen Conner - 615-1299

Year and Basis of Estimate:

2012

Cost Estimate: Total Estimated Costs: \$500,000

CCA: \$308,642

Assoc Costs: \$191,358

Funding Notes:

1963 North Service Shops Seismic Improvements

Northwest

213

Location: North Service Shop Office

Short Description: Retrofit facility to meet current seismic codes

Project Category: Buildings

Why Critical? Regulatory, Facility Integrity

Group:

K73 Number:

Deficiency:

The North Service Shop Office Building which houses North District Headquarters, the Northwest District Crew Quarters, the Special Populations Unit, and the Survey Crew, is an old, non-reinforced, brick building. An initial seismic evaluation was completed by the City in 1994. The walls and ceiling are not tied together. There are a number of unreinforced clay tile walls.

Correction:

The deficiencies identified at the North Service Shop Office can be corrected with the following improvements - upgrade wall anchorage connections with light metal straps and nails, provide connections between the diaphragm and exterior walls with steel angles bolted to the wall and nailed to the diaphragm, fill in one or two window openings on each wall with reinforced shotcrete, and remove the hollow clay tile walls and replace with stud walls.

Scope Alternative:

The alternative to the project would be to delay implementation until another fund source is provided or until a seismic event requires structural modification.

Submitted by: Tim Motzer - 6/4/1996

Contact: Linda Hubert - 286-1959

Year and Basis of Estimate:

2009 Tim Motzer estimate based upon a 1994 Seismic Evaluation Study. estimate updated 11-01, updated 5-04

Cost Estimate: Total Estimated Costs: \$686,680

CCA: \$429,175

Assoc Costs: \$257,505

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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3396 O.O. Denny Park Parking Lot Renovation **Outside** **272**

Location: O. O. Denny Park

Short Description: Patch cracks, fill potholes, and seal coat parking lot and drives.

Project Category: Infrastructure-Parking Lots **Why Critical?** Other

Group: **K73 Number:**

Deficiency:
The parking lot and drive lanes have alligatoring and worn out pavement. This project is Parks responsibility as part of the agreement with the Finn Hill Park Association.

Correction:
Patch cracks, fill potholes, and seal coat entire parking lot (approximately 19,000 square feet).

Scope Alternative:
None

Submitted by: Charles Ng - 11/20/2003 **Contact:** Charles Ng - 684-8001

Year and Basis of Estimate:
2009 2003-Kathleen Conner \$2.00 per s.f. construction costs.

Cost Estimate: Total Estimated Costs: \$107,188 CCA: \$66,993 Assoc Costs: \$40,196

Funding Notes:

1457 Othello PG Shelterhouse Renovation **Southeast** **214**

Location: Othello PG SH

Short Description: Renovate exterior and interior, fixtures, tile for cleaning, paint exterior

Project Category: Comfort Stations & Shelterhouses **Why Critical?** Facility Integrity, Other

Group: **K73 Number:** K730106

Deficiency:
The wood siding has some rot at grade and peeling paint. Cast iron fixtures, stained floor. The facility needs painting and the floors cleaned and sealed.

Correction:
Replace wood along finish grade with plastic or cement board splash. Paint exterior. Add tile to 42 inches. Change 1 cast iron fixture to stainless steel. Paint and seal floors. Renovate the facility.

Scope Alternative:
None

Submitted by: Anyo Domoto - 12/22/1997 **Contact:** Kathleen Conner - 615-1299

Year and Basis of Estimate:
2010 1/2000 Domoto review
2001-Inflation factor
2010-Updated to reflect additional work.

Cost Estimate: Total Estimated Costs: \$100,000 CCA: \$62,500 Assoc Costs: \$37,500

Funding Notes:
It is possible that the shelterhouse will be renovated during the Parks and Green Spaces Levy project in 2010.

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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4324 Park Fountains Sewer Connections

Central West 4

Location: Freeway Park

Short Description: Connect the fountains to sewer for discharge water.

Project Category: Infrastructure-Sanitary Sewer & Storm **Why Critical?** Regulatory

Group: **K73 Number:**

Deficiency:

Three fountains at Freeway Park (American Legion, Canyon-Cascade, and Piggott) and the Cal Anderson fountain currently discharge to the storm sewer. State and Federal regulations stipulate that the water must be connected to a sewer. A preliminary engineering study is underway to develop options and cost estimates for the work.

Correction:

Comply with State and Federal regulations and address discharge issues, per the study recommendations.

Scope Alternative:

None

Submitted by: Kathleen Conner - 3/5/2012

Contact: Cheryl Eastberg - 386-4381

Year and Basis of Estimate:

2012 PLUG (until study is complete).

Cost Estimate: Total Estimated Costs: \$500,000 CCA: \$308,642 Assoc Costs: \$191,358

Funding Notes:

3789 Parks Upgrade Program

Adm Costs 17

Location: Facility Maintenance City-wide

Short Description: Minor capital improvements in low-income area parks.

Project Category: On-going Programs **Why Critical?**

Group: **K73 Number:** K73861

Deficiency:

There are a number of minor capital needs in low-income area parks throughout the city. This program was previously funded by the CDBG program.

Correction:

This program provides for minor capital improvements that can be provided by the Conservation Corps. Sample projects in the Program are ADA improvements, accessible drinking fountain installation, basketball court construction, bench and picnic table installation, tree purchase and planting, among other small-scale capital projects.

Scope Alternative:

None

Submitted by: Kathleen Conner - 5/30/2006

Contact: Cathie Andersen - 684-0190

Year and Basis of Estimate:

2006 Same funding as 2006 CDBG.
\$508K per year.

Cost Estimate: Total Estimated Costs: \$3,048,000 CCA: \$1,905,000 Assoc Costs: \$1,143,000

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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214 Pavement Restoration Program Adm Costs 18

Location: Facility Maintenance City-wide

Short Description: Provide for ongoing repairs, seal coats, and overlays.

Project Category: On-going Programs **Why Critical?** Facility Integrity

Group: **K73 Number:** K73512

Deficiency:
Deteriorated pavement at various sites need minor maintenance.

Correction:
The project will seal coat new pavement to extend life span, and will provide pavement patching and subgrade repairs, overlays of small areas and address safety issues associated with pavement failures (heaving, sinking, cracking, and root invasion). The program budget is \$200K per year. Compliance with the Storm Code may be needed in some projects.

Scope Alternative:
None

Submitted by: Lanny Shuman - 2/28/2000 **Contact:** Linda Hubert - 386-1959

Year and Basis of Estimate:
2012 2007 allocation (increase from \$100k to \$300k)
2008-Increase to \$350K due to oil prices.
2010-Increase to \$200K per year.

Cost Estimate: Total Estimated Costs: \$1,200,000 CCA: \$750,000 Assoc Costs: \$450,000

Funding Notes:
Compliance with the new Stormwater Code may add costs to the estimate.

1660 Peppi's PG Shelterhouse Renovation Central East 215

Location: Peppi's PG SH

Short Description: Renovate facility and improve ADA accessibility

Project Category: Comfort Stations & Shelterhouses **Why Critical?** Barrier-Free Access

Group: **K73 Number:**

Deficiency:
There is limited ADA access. The building needs to be renovated, including paint, ventilation, and sealing floors.

Correction:
Renovate comfort stations to improve ADA access and to facilitate cleaning. Reconfigure toilet fixtures/stalls for ADA, add grab-bars, raise seats, lower urinal, raise lavatories, add floor drain, tile. Seal floors.

Scope Alternative:
None

Submitted by: Kevin Crouthamel - 6/13/1996 **Contact:** Kathleen Conner - 615-1299

Year and Basis of Estimate:
2009 1/2000 Domoto review. Estimate updated for inflation 11/2001, J.Newton
2010-Updated to reflect work needed at the facility.

Cost Estimate: Total Estimated Costs: \$100,000 CCA: \$62,500 Assoc Costs: \$37,500

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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3930 Pier 62/63 Replacement **Central West 290**

Location: Pier 62

Short Description: Demolish and replace Pier 62/63.

Project Category: Saltwater Piers **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
Pier 62/63 is partially closed due to its condition.

Correction:
Demolish Pier 62/63 and construct a new pier per the Waterfront Park Plan by Seattle Structural (2006) and the Central Waterfront Master Parks Plan - Alaskan Way Landing by Parks and Recreation (2007).

Scope Alternative:
None

Submitted by: Kathleen Conner - 3/17/2008 **Contact:** David Graves - 684-7048

Year and Basis of Estimate:
2009 2007 - Central Waterfront Master Parks Plan - Alaskan Way Landing and updated estimate by David Graves.

Cost Estimate: Total Estimated Costs: \$19,446,000 CCA: \$12,153,750 Assoc Costs: \$7,292,250

Funding Notes:
Note: On hold until decisions are made about the tunnel and redevelopment of the waterfront.

3660 Pigeon Point Park Fence Replacement **Southwest 273**

Location: Pigeon Point Park

Short Description: Replace fencing at park.

Project Category: Infrastructure-Fencing **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
Fence replacement is needed at Pigeon Point Park.

Correction:
Remove 2,000 ft. of fence.

Scope Alternative:
None

Submitted by: Kathleen Conner - 10/27/2005 **Contact:** John Helmold - 386-1962

Year and Basis of Estimate:
2009 J. Neiford 11-05
Updated to 2007 \$.

Cost Estimate: Total Estimated Costs: \$11,470 CCA: \$7,169 Assoc Costs: \$4,301

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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4351 Play Area Renovations

Adm Costs 58

Location: Customer Support Svc City-wide

Short Description: Remove and replace aging play structures.

Project Category: Play Areas

Why Critical? Safety, Facility Integrity

Group:

K73 Number:

Deficiency:

Many of the play areas' play structures are aging. The containment and surfacing areas are generally adequate, but the play structures need to be replaced.

Correction:

Replace selected play structures. Specific sites to be determined.

Scope Alternative:

None

Submitted by: Kathleen Conner - 7/18/2012

Contact: Kathleen Conner - 615-1299

Year and Basis of Estimate:

2012 Allocation.

Cost Estimate: Total Estimated Costs: \$1,069,000

CCA: \$659,877

Assoc Costs: \$409,123

Funding Notes:

3089 Play Area Safety Program

Adm Costs 19

Location: Facility Maintenance City-wide

Short Description: Implement safety improvement for play areas.

Project Category: On-going Programs

Why Critical? Safety, Facility Integrity

Group:

K73 Number: K732218

Deficiency:

Play areas are in need of renovation, ADA improvements, and safety upgrades.

Correction:

Play area program will focus on addressing safety issues at one playground in the north, central, and south areas of Seattle, each year, for a total of 3-4 projects per biennium. Initial focus will be on installing proper safety surfacing, containment, and equipment removal. Priority sites will be selected from the Play Area Safety Inventory list from projects that have been audited.

Scope Alternative:

Play area surfacing will continue to deteriorate.

Submitted by: Jen Newton - 3/25/2002

Contact: Pam Alspaugh - 684-7328

Year and Basis of Estimate:

202 2002 - New Program
2005- Increase to \$200k for 2007
2009-10-Inc to \$300K.
2010-\$200K as many projects funded in the LEVY.
2012-\$120K per year.

Cost Estimate: Total Estimated Costs: \$720,000

CCA: \$450,000

Assoc Costs: \$270,000

Funding Notes:

Many of these projects have potential alternative or supplemental funding sources including grants and neighborhood matches.

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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4343 Play Areas Renovation Program

Adm Costs

Location: Customer Support Svc City-wide

Short Description: Renovate Play Areas.

Project Category: Play Areas

Why Critical? Facility Integrity, Safety

Group:

K73 Number:

Deficiency:

A number of play areas need renovation as the play features are worn out and past their intended life cycle.

Correction:

Using the play area inventory list, replace equipment at individual play areas throughout the system. Use the 2012 Play Area Inventory list to develop the candidate sites.

Scope Alternative:

None

Submitted by: Kathleen Conner - 6/27/2012

Contact: Kathleen Conner - 615-1299

Year and Basis of Estimate:

2012 \$500K per year.

Cost Estimate: Total Estimated Costs: \$2,000,000

CCA: \$0

Assoc Costs: \$0

Funding Notes:

3123 Pratt Park Comfort Station Renovation

Central East 216

Location: Pratt Park CS

Short Description: Renovate the interior of the comfort station.

Project Category: Comfort Stations & Shelterhouses

Why Critical? Facility Integrity

Group:

K73 Number:

Deficiency:

The interior of the comfort station is in need of upgrading.

Correction:

Renovate the interior, which may include tile interior to 5 feet, paint, and seal floor.

Scope Alternative:

None

Submitted by: Kathleen Conner - 5/7/2002

Contact: Kathleen Conner - 615-1299

Year and Basis of Estimate:

2009 2008-Estimate based on similar work at Lower Woodland #5.
2009 - Mohan Khandekar update

Cost Estimate: Total Estimated Costs: \$280,000

CCA: \$175,000

Assoc Costs: \$105,000

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1957 Pratt Park Drainage Improvements Central East 173

Location: Pratt Park

Short Description: Redirect drainage, install concrete slab, modify fencing, repair/replace doors

Project Category: Infrastructure-Sanitary Sewer & Storm **Why Critical?** Safety, Facility Integrity, Other

Group: **K73 Number:**

Deficiency:
 Water from the park flows from the north/west into the covered restroom entrance area. This situation causes icy floors in the winter and the premature rusting of the steel door and grate frame. Water from the park flows from the north into a chain link fence enclosed kiln/sculpture yard which has dirt and concrete floors creating mushy and slippery surfaces during periods of heavy rainfall.

Correction:
 Redirect drainage away from the restroom entry hall, repair and/or replace rusted doors and frames. Install concrete slab 40x60 ft. with concrete stub wall and modify fencing for the northeast yard, add area drains in slab and connect to catch basin on east side. Repair 60x60 ft. asphalt parking area to east of building where existing catch basin is and drain to it. (\$2k). Install new manhole at southwest corner in existing combined sewer. (\$3k)

Scope Alternative:
 The alternative to the proposed improvements would be to defer them. This approach will result in more expensive renovation costs at a later date.

Submitted by: Tim Motzer - 6/14/1996 **Contact:** Linda Hubert - 386-1959

Year and Basis of Estimate:
 2009 Cost estimate is based upon information provided by John Marshall.
 1/2000 Domoto/Deymonaz review add \$10k. Estimate updated for inflation 11/2001, J.Newton

Cost Estimate: Total Estimated Costs: \$118,817 CCA: \$74,261 Assoc Costs: \$44,556

Funding Notes:

3120 Pratt Park Play Barn Painting Central East 274

Location: Pratt Park Play Barn

Short Description: Repaint the play barn.

Project Category: Buildings **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
 The paint is peeling and has worn off in sections of the play barn.

Correction:
 Repaint the play barn.

Scope Alternative:
 None

Submitted by: Kathleen Conner - 5/7/2002 **Contact:** Dan Johnson - 684-8012

Year and Basis of Estimate:
 2009 2002-PLUG estimate

Cost Estimate: Total Estimated Costs: \$58,615 CCA: \$36,634 Assoc Costs: \$21,981

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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3121 Pratt Park Water Feature Renovation **Central East 37**

Location: Pratt Park

Short Description: Renovate the water feature.

Project Category: Aquatic Facilities **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
The surfacing at the water feature is worn and needs to be replaced or repaired. The system should be converted to a recirculating system to conserve water.

Correction:
Repair or replace the surfacing and the water features. Replace the water system with a recirculating system.

Scope Alternative:
None

Submitted by: Kathleen Conner - 5/7/2002 **Contact:** Kathy Whitman - 684-7099

Year and Basis of Estimate:
2012 2012- Kelly Goold, based on Northacres and Georgetown parks.

Cost Estimate: Total Estimated Costs: \$685,000 CCA: \$428,125 Assoc Costs: \$256,875

Funding Notes:

180 Preliminary Engineering/Major Maintenance Plan **Adm Costs**

Location: Eng Design & Tech Svc City-wide

Short Description: Provides for small studies, project estimating in preparation of AMP.

Project Category: On-going Programs **Why Critical?** Other

Group: **K73 Number:** K732417

Deficiency:
Development of the Asset Management Plan and miscellaneous studies.

Correction:
This program provides for small studies, project estimating, and staff/consultant support for development of the major maintenance plan. The program budget is \$240,000 per year.

Scope Alternative:
None

Submitted by: Lanny Shuman - 2/28/2000 **Contact:** Linda Hubert - 386-1959

Year and Basis of Estimate:
2009 2000 K.Stoops review.
\$240K per year.

Cost Estimate: Total Estimated Costs: \$1,440,000 CCA: \$900,000 Assoc Costs: \$540,000

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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2836 Prentis Frazier Park Basketball Court Upgrade **Central East 217**

Location: Prentis Frazier Park

Short Description: Apply asphalt lift and restripe, replace net

Project Category: Courts **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
Several cracks in game play area, upheaval of asphalt, grass obstructions in play area, and no lines for game play area.

Correction:
Asphalt lift, re-striping, and replace backboard.

Scope Alternative:
Allow courts to deteriorate.

Submitted by: Jen Newton - 9/13/2001 **Contact:** Linda Hubert - 386-1959

Year and Basis of Estimate:
2009 1/2 court basketball court asphalt lift and re-striping

Cost Estimate: Total Estimated Costs: \$37,962 CCA: \$23,726 Assoc Costs: \$14,236

Funding Notes:

4356 Prentis Frazier Park Play Area Renovation **Central East 74**

Location: Prentis Frazier Park

Short Description: Replace the play structures and ADA improvements.

Project Category: Play Areas **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
The play area structures are aging and there is a need for an ADA upgrade.

Correction:
Replace the structures, undertake ADA improvements, and related work.

Scope Alternative:
None

Submitted by: Kathleen Conner - 7/18/2012 **Contact:** Pam Alsapugh - 684-7328

Year and Basis of Estimate:
2012 2012-Pam Alsapugh

Cost Estimate: Total Estimated Costs: \$400,000 CCA: \$246,914 Assoc Costs: \$153,086

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1958 Pritchard Island Beach Irrigation & Drainage Upgrade **Southeast** **174**

Location: Pritchard Island Beach

Short Description: Replace irrigation with automatic system with controls and drainage

Project Category: Irrigation & Drainage **Why Critical?** Facility Integrity, Regulatory

Group: **K73 Number:**

Deficiency:
Irrigation system renovation and drainage system improvements are needed.

Correction:
Convert existing manual system to new automatic system with central controls and telephone connection. Reuse existing points of connection and main lines. Financial incentives may be available from SPU.

Scope Alternative:
None

Submitted by: Tom Fawthrop - 6/3/1996 **Contact:** Joe Neiford - 684-4119

Year and Basis of Estimate:
2009 12/2001 inflation factor
Adjusted for '07 inflation T. Holden

Cost Estimate: Total Estimated Costs: \$199,250 CCA: \$124,531 Assoc Costs: \$74,719

Funding Notes:

1356 Pritchard Island Beach Parking Lot Repaving **Southeast** **218**

Location: Pritchard Island Beach

Short Description: Repair/repave parking lot, adjust drainage and restripe

Project Category: Infrastructure-Parking Lots **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
Parking lot is in need of paving overlay and repairs.

Correction:
Repair parking lot, adjust drainage and re-stripe.

Scope Alternative:
None

Submitted by: Cheryl Eastberg - 4/8/1998 **Contact:** Linda Hubert - 386-1959

Year and Basis of Estimate:
2009 1998 - C. Eastberg estimate
2009 - Updated for inflation

Cost Estimate: Total Estimated Costs: \$160,375 CCA: \$100,234 Assoc Costs: \$60,141

Funding Notes:
Compliance with the new Stormwater Code may add costs to the estimate.

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1460 Queen Anne Bowl PF Fence Fabric Replacement **Central West 275**

Location: Queen Anne Bowl PF

Short Description: Replace fence fabric

Project Category: Infrastructure-Fencing **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
Approximately 1,000 lineal feet of fence fabric is deteriorating.

Correction:
Replace approximately 1,000 lineal feet of fence fabric.

Scope Alternative:
None

Submitted by: Ernie Ferrero - 6/5/1996 **Contact:** John Helmold - 386-1962

Year and Basis of Estimate:
2009 Estimate updated for inflation, 11/2001, J.Newton

Cost Estimate: Total Estimated Costs: \$50,225 CCA: \$31,391 Assoc Costs: \$18,834

Funding Notes:
This work could be done as part of the Small Ballfield Improvement program.

4330 Queen Anne Bowl PF Synthetic Turf Replacement **Central West 51**

Location: Queen Anne Bowl PF

Short Description: Replace the synthetic turf field surfacing.

Project Category: Athletic Fields & Facilities **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
The synthetic turf field was installed in 2007 and is near the end of its lifecycle.

Correction:
Replace the synthetic turf field in 2017.

Scope Alternative:
None

Submitted by: Kathleen Conner - 3/5/2012 **Contact:** Joe Neiford - 684-4119

Year and Basis of Estimate:
2012 2012- Based on similar projects at Genesee 1 and 2 and LW 2 and 7.

Cost Estimate: Total Estimated Costs: \$480,000 CCA: \$296,296 Assoc Costs: \$183,704

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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3492 Queen Anne Bowl PF Track Surface Replacement Central West 219

Location: Queen Anne Bowl PF

Short Description: Replace track surface and level

Project Category: Athletic Fields & Facilities **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
Cintrex surface needs removal and replacement.

Correction:
Remove cintrex surface and replace with suitable material. The track also needs leveling, material and weed control. 320,000 s.f., based on 2000 JAFDP. (Note: This will not be a synthetic surface.)

Scope Alternative:
None

Submitted by: Lana Krisman - 1/22/2004 **Contact:** Patti Petesch - 684-7086

Year and Basis of Estimate:
2009 2005-Ted Holden estimate to 2007.2009- Ted Holden update

Cost Estimate: Total Estimated Costs: \$308,216 CCA: \$192,635 Assoc Costs: \$115,581

Funding Notes:

4157 Queen Anne CC Renovations Central West 59

Location: Queen Anne CC

Short Description: Renovate Queen Anne Community Center.

Project Category: Buildings **Why Critical?**

Group: **K73 Number:**

Deficiency:
Queen Anne CC was built around 1950 and it is in fair condition. There are both maintenance and code/life safety needs, including roof and window repair, HVAC work, lighting, and signage. Exterior and grounds improvements are also necessary.

Correction:
Undertake renovations to the Community Center per the 2008 ARC Architects study, including ADA, lighting, new glazing, and finishes replacement, and related.

Scope Alternative:
None

Submitted by: Kathleen Conner - 6/9/2010 **Contact:** Kathleen Conner - 615-1299

Year and Basis of Estimate:
2012 2008 ARC Architects Study for QA CC.
2012-Adjusted to exclude completed work.

Cost Estimate: Total Estimated Costs: \$770,000 CCA: \$481,250 Assoc Costs: \$288,750

Funding Notes:
Seismic, main electrical panels replacement, new service feed, boiler replacement, and ATS for the generator, and fuse panels replacement done in 2011.

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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4354 Queen Anne Community Center Space Renovation Central West 60

Location: Queen Anne CC

Short Description: Renovate the center's space to improve programming.

Project Category: Buildings **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
Queen Anne CC is over 50 years old, and some of the spaces do not work for current programming and storage needs. Lighting needs improvements.

Correction:
Renovate the community center for program improvements including lighting, security cameras, more storage, and reconfigured interior spaces per the 2008 ARC Architects study.

Scope Alternative:
None

Submitted by: Kathleen Conner - 7/18/2012 **Contact:** Kathleen Conner - 615-1299

Year and Basis of Estimate:
2012 2008 ARC Study

Cost Estimate: Total Estimated Costs: \$1,865,000 CCA: \$1,151,235 Assoc Costs: \$713,765

Funding Notes:

1287 Queen Anne Pool Deck/Floors Renovation Central West 276

Location: Queen Anne Pool

Short Description: Repair/retop concrete pool deck, apply coating to dressing room floors

Project Category: Swimming Pool/Natatorium **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
Concrete pool deck needs repairs and dressing room floors need coating.

Correction:
Repair/retop concrete pool deck. Also apply coating to dressing room floors.

Scope Alternative:
None

Submitted by: Cheryl Eastberg - 4/16/1998 **Contact:** Kathy Whitman - 684-7099

Year and Basis of Estimate:
2009 1998 Pool Study, Estimate updated for inflation, 11/2001 J.Newton

Cost Estimate: Total Estimated Costs: \$157,551 CCA: \$98,469 Assoc Costs: \$59,082

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1366 Queen Anne Pool Roof Vapor Barrier Installation **Central West** 117

Location: Queen Anne Pool

Short Description: Reconstruct roof so vapor barrier on warm side of insulation, insulate, reroof

Project Category: Swimming Pool/Natatorium **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
Study indicates high probability of condensation in the roof section during winter conditions.

Correction:
Reconstruct roof so vapor barrier is on warm side of insulation. Remove roofing and insulation. Install vapor barrier, insulation and reroof.

Scope Alternative:
None

Submitted by: Anyo Domoto - 3/7/2000 **Contact:** Kathy Whitman - 684-7099

Year and Basis of Estimate:
2009 1999-2000 URS Pool Condensation Study. Wait for final report.3/7. Estimate updated for inflation 11/2001, J.Newton

Cost Estimate: Total Estimated Costs: \$757,617 CCA: \$473,511 Assoc Costs: \$284,106

Funding Notes:

1367 Queen Anne Pool Wall Vapor Barrier Installation **Central West** 118

Location: Queen Anne Pool

Short Description: Install vapor barrier on warm side of walls

Project Category: Swimming Pool/Natatorium **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
Study indicates low probability of condensation in the wall section during winter conditions.

Correction:
Install vapor barrier on warm side of walls.

Scope Alternative:
None

Submitted by: Anyo Domoto - 3/7/2000 **Contact:** Kathy Whitman - 684-7099

Year and Basis of Estimate:
2009 1999-2000 URS Pool Condensation Study. Wait for final report.3/7. Estimate updated for inflation 11/2001, J.Newton

Cost Estimate: Total Estimated Costs: \$169,780 CCA: \$106,112 Assoc Costs: \$63,667

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1288 Rainier Beach PF Fence Fabric Replacement **Southeast 277**

Location: Rainier Beach PF

Short Description: Replace fence fabric

Project Category: Infrastructure-Fencing **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
Approximately 2,000 lineal feet of fabric is starting to break down.

Correction:
Replace approximately 2,000 lineal feet of fence fabric.

Scope Alternative:
None

Submitted by: Ernie Ferrero - 6/5/1996 **Contact:** John Helmold - 386-1962

Year and Basis of Estimate:
2009 2001-Estimate w/inflation factor

Cost Estimate: Total Estimated Costs: \$105,749 CCA: \$66,093 Assoc Costs: \$39,656

Funding Notes:
This project could be accomplished as part of the Small Ballfield program.

3504 Rainier Beach PF Pathway Renovation **Southeast 220**

Location: Rainier Beach PF

Short Description: Remove asphalt, add root barrier and repave.

Project Category: Infrastructure-Roads, Paths, Trails **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
The asphalt path between the play area and tennis courts is badly broken due to tree roots.

Correction:
Grind and remove asphalt in areas with root intrusion. Add root barrier and pave with 2" petromat.

Scope Alternative:
None

Submitted by: Lana Krisman - 6/28/2004 **Contact:** Linda Hubert - 386-1959

Year and Basis of Estimate:
2012 Plug #.

Cost Estimate: Total Estimated Costs: \$20,000 CCA: \$12,500 Assoc Costs: \$7,500

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1663 Rainier Beach PF Soccer Field Renovation **Southeast 278**

Location: Rainier Beach PF

Short Description: Renovate drainage system

Project Category: Athletic Fields & Facilities **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
Poor drainage causing standing water, path from Cloverdale to play area.

Correction:
Renovate drainage system at west end of soccer field.

Scope Alternative:
None

Submitted by: Peggy Pullen - 2/7/2000 **Contact:** Joe Neiford - 684-4119

Year and Basis of Estimate:
2009 2001-Inflation factor
2005: Ted Holden estimate update to 2007.

Cost Estimate: Total Estimated Costs: \$51,097 CCA: \$31,936 Assoc Costs: \$19,161

Funding Notes:

1521 Rainier PF Drainage Renovation **Southeast 175**

Location: Rainier PF

Short Description: Renovate, surface irrigation and drainage system, as needed.

Project Category: Irrigation & Drainage **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
The site drainage system needs renovation/repair.

Correction:
Aerify, topdress, and overseed turf athletic field and renovate/repair drainage system as required.

Scope Alternative:
None

Submitted by: Lana Krisman - 4/8/1998 **Contact:** Joe Neiford - 684-4119

Year and Basis of Estimate:
2009 2005: Ted Holden estimate updated to 2007.

Cost Estimate: Total Estimated Costs: \$267,970 CCA: \$167,481 Assoc Costs: \$100,489

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1372 Ravenna Park Comfort Station Sewer Replacement **Northeast** **221**

Location: Ravenna Park

Short Description: Replace sanitary sewer at upper comfort station.

Project Category: Infrastructure-Sanitary Sewer & Storm **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:

Upper comfort station sanitary sewer is beyond life cycle and damaged by heavy root intrusion. The sewer is proximate to large trees which impact the buildings and sewers.

Correction:

Replace the upper comfort station side sewer.

Scope Alternative:

Install maintenance holes over the side sewer and repair line.

Submitted by: Ernie Ferrero - 6/12/1996 **Contact:** Rudy Kollar - 684-7277

Year and Basis of Estimate:

2009 Upper comfort station construction cost - \$60,000
 Lower comfort station construction cost - \$70,000
 estimate updated 11-01

Cost Estimate: Total Estimated Costs: \$431,709 CCA: \$269,818 Assoc Costs: \$161,891

Funding Notes:

1448 Ravenna Park Irrigation and Drainage Upgrade **Northeast** **176**

Location: Ravenna Park

Short Description: Replace irrigation with automatic system with central controls

Project Category: Irrigation & Drainage **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:

Irrigation system replacement.

Correction:

Replace old, leaking, manual system with new automatic system with central controls in park, higher-use turf and shrub bed areas only. Does not include athletic field. (Total: 250,000 SF).
 9/2001 - Consider connecting drainage into daylighted Ravenna Creek.

Scope Alternative:

Focus irrigation in select areas only.

Submitted by: Joe Neiford - 6/13/1996 **Contact:** Joe Neiford - 684-4119

Year and Basis of Estimate:

2009 scope and cost OK 4/1998 (J. Neiford)
 estimate updated 11-01
 Adjusted for '07 inflation T. Holden

Cost Estimate: Total Estimated Costs: \$579,516 CCA: \$362,198 Assoc Costs: \$217,319

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1851 Ravenna Park Tennis Court Renovations **Northeast** **222**

Location: Ravenna Park

Short Description: Remove old courts and wall and replace new concrete courts and wall

Project Category: Courts **Why Critical?** Safety, Facility Integrity

Group: **K73 Number:**

Deficiency:
 These are old concrete courts which are retained by a concrete wall on the south. Lombardy Poplar trees are located on the south side of this wall, and have now reached maturity. There are extensive cracks throughout the courts. Game play lines are faded. The wall has eroded and is failing.

Correction:
 Remove the existing courts and walls and rebuild 15' to 20' north. A root barrier needs to be installed, new concrete walls constructed, and new concrete courts constructed, complete with fencing, nets, benches, signage, access paths. Restore site on the periphery of the courts.

Scope Alternative:
 Remove the Poplar trees and rebuild courts and wall in the existing location.

Submitted by: Tom Fawthrop - 6/3/1996 **Contact:** Shwu-Jen Hwang - 684-0805

Year and Basis of Estimate:
 2009 2002- Ted Holden review and estimate.

Cost Estimate: Total Estimated Costs: \$634,583 CCA: \$396,614 Assoc Costs: \$237,969

Funding Notes:
 Compliance with the new Stormwater Code may add costs to the estimate.

3733 Roxhill Park Fence Replacement **Southwest** **279**

Location: Roxhill Park

Short Description: Replace 500 feet of fencing.

Project Category: Infrastructure-Fencing **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
 Fence replacement is needed at Roxhill Park.

Correction:
 Replace 500 feet of fencing at the park.

Scope Alternative:
 None

Submitted by: Kathleen Conner - 1/4/2006 **Contact:** Joe Neiford - 684-4119

Year and Basis of Estimate:
 2009 2005-Joe Noeiford est., updated to 2007.

Cost Estimate: Total Estimated Costs: \$16,803 CCA: \$10,502 Assoc Costs: \$6,301

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1668 Sacajawea PG Irrigation and Drainage Renovation **Northeast** **177**

Location: Sacajawea PG

Short Description: Replace irrigation with automatic system with controls, meter, renovate drainage

Project Category: Infrastructure-Utilities/Service **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
Irrigation system replacement, drainage system improvements and new athletic field surface. No formal ballfield exists. One softball and one new T-Ball field should be installed.

Correction:
Replace old manual system with new automatic system with central controls. Mostly turf system, new meter required. (Total: 68,000 SF). new sub surface drainage system required.
3/2000: Strip sod and install 6" sand & 6" of playfield mix, grade, compact and reseed. Install one new modified J-Style backstop and T-Ball backstop. CCA: Field Surface (\$224k); Drainage & Irr. (\$234.6); Backstop modified J (\$83k); Backstop Tball (\$20k).

Scope Alternative:
None

Submitted by: Joe Neiford - 6/13/1996 **Contact:** Joe Neiford - 684-4119

Year and Basis of Estimate:
2009 3/2000 Neiford rescope and est. estimate updated 11-01
2005: Ted Holden estimate update to 2007.
2010-Update per recent projects.

Cost Estimate: Total Estimated Costs: \$400,000 CCA: \$250,000 Assoc Costs: \$150,000

Funding Notes:
Very low priority.

1671 Sandel PG Shelterhouse Sewer/Drainage Renovation **Northwest** **223**

Location: Sandel PG SH

Short Description: Replace sewer pipe with PVC

Project Category: Infrastructure-Sanitary Sewer & Storm **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
This sewer line is in poor condition as it is old and constructed of weak material. Also, the main outlet pipe is CMP and is decomposing.

Correction:
CMP pipe should be replaced with PVC pipe before it deteriorates and begins to rot.

Scope Alternative:
None

Submitted by: Ernie Ferrero - 6/12/1996 **Contact:** Rudy Kollar - 684-7277

Year and Basis of Estimate:
2009 Best guess: Sewer - \$5000, Drainage - \$25000.
1/2000 J.Dey OK coordinate with T Ressler drainage project south portion.
estimate updated 11-01

Cost Estimate: Total Estimated Costs: \$89,979 CCA: \$56,237 Assoc Costs: \$33,742

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
2839	Seacrest Park Beach Renourishment	Southwest	280
	<u>Location:</u> Seacrest Park		
	<u>Short Description:</u> Renourish beach, remove invasive plants and replace with dunegrass		
	<u>Project Category:</u> Aquatic Facilities	<u>Why Critical?</u> Facility Integrity	
	<u>Group:</u>	<u>K73 Number:</u>	
	<u>Deficiency:</u> The original design and construction of Seacrest Park included creation of three pocket beaches and rip rap revetment topped by dune grasses. The north pocket beach is subject to extreme erosion and needs regular replenishment. The dunegrass has started to fail and invasive plants occur along the rip rap.		
	<u>Correction:</u> Renourish the north beach. This was accomplished in 1996 and again in 2004, and it is assumed that it will be needed again by 2011-2012 to address ongoing erosion of gravel beach material. Replenish gravel on a 7-8 year cycle. Assume extensive permit process, involving pre and post construction beach monitoring. This project could be funded by the Beach Maintenance Trust Fund. Approx. total cost \$50k.		
	<u>Scope Alternative:</u> If beach not renourished, areas will continue to erode and other areas will be taken over by invasives.		
	<u>Submitted by:</u> Kevin Stoops - 9/17/2001	<u>Contact:</u> David Graves - 684-7048	
	<u>Year and Basis of Estimate:</u>		
	2009 The construction cost represents the estimated cost of 1000 tons of gravel, delivered and placed by barge, plus an allowance for planting work. Estimate updated 11-01 Kevin Stoops est. 2005, to 2007		
	<u>Cost Estimate:</u> Total Estimated Costs: \$68,858	CCA: \$43,036	Assoc Costs: \$25,822
	<u>Funding Notes:</u>		
1603	Seward Park Bathhouse Renovation	Southeast	119
	<u>Location:</u> Seward Park Art Studio		
	<u>Short Description:</u> Renovate deteriorated building including selected plumbing, lighting and venting		
	<u>Project Category:</u> Buildings	<u>Why Critical?</u> Facility Integrity, Barrier-Free Access	
	<u>Group:</u>	<u>K73 Number:</u>	
	<u>Deficiency:</u> The bathhouse changing area has floor troughs and large amounts of standing (smelling) water without ventilation. The showers are barely functioning and the restrooms antiquated as well. Exterior stairs block ADA access to the entries and the restrooms, once inside, are not ADA.		
	<u>Correction:</u> Renovation needed to plumbing, hardware, lighting, ventilation, and floor seal. Exterior work would include providing an accessible path and entry. Make existing restrooms and showers accessible, add ventilation, tile, seal and paint and exterior ramps. Doors are gates now. Add ADA drinking fountain.		
	<u>Scope Alternative:</u> Alt Redo entire interior of bath facilities: \$300,000 or a strategy similar to Madrona/Madison changing/restroom/shower consolidation might be a less costly scheme.		
	<u>Submitted by:</u> Kevin Crouthamel - 5/22/1996	<u>Contact:</u> Kathy Whitman - 684-7099	
	<u>Year and Basis of Estimate:</u>		
	2009 4/98 A Domoto review, 11/99 A Domoto review. 9/01 - OK by K. Whitman		
	<u>Cost Estimate:</u> Total Estimated Costs: \$190,927	CCA: \$119,329	Assoc Costs: \$71,598
	<u>Funding Notes:</u>		

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
1329	Seward Park Drainage Rehabilitation	Southeast	179
<u>Location:</u> Seward Park			
<u>Short Description:</u> Replace outfall pipe and install rock headwalls around outlets			
<u>Project Category:</u> Infrastructure-Sanitary Sewer & Storm		<u>Why Critical?</u> Facility Integrity	
<u>Group:</u>		<u>K73 Number:</u>	
<u>Deficiency:</u> Many pipe outfalls are buried by shoreline improvement projects. Water cannot reach drainage structures from road bed. Age and condition of many pipes require replacement, particularly around lower loop road.			
<u>Correction:</u> Replace outfall pipe and structure from major collection points and drainage basins to Lake Washington. Install large rock headwalls around pipe outlets.			
<u>Scope Alternative:</u> SPU's CSO separation project in Seward Park could fund mitigation of the problem.			
<u>Submitted by:</u> Ernie Ferrero - 6/12/1996		<u>Contact:</u> Rudy Kollar - 684-7277	
<u>Year and Basis of Estimate:</u> 2009 Best guess 2001-Inflation factor			
<u>Cost Estimate:</u> Total Estimated Costs: \$332,082		CCA: \$207,551	Assoc Costs: \$124,531
<u>Funding Notes:</u>			
1330	Seward Park Electrical Service (Phases B,C,D)	Southeast	61
<u>Location:</u> Seward Park			
<u>Short Description:</u> Complete Seward Park entire direct burial primary electrical system			
<u>Project Category:</u> Infrastructure-Utilities/Service		<u>Why Critical?</u> Facility Integrity, Eq. Subsys Replacement	
<u>Group:</u>		<u>K73 Number:</u>	
<u>Deficiency:</u> The primary electrical system is a medium voltage (27KV), two phase, two wire, direct buried system, installed in 1976. Cable failures occurs somewhere over the system at least twice a year with detrimental affects for the operation of the Arts & Bathhouse and Fish Hatchery. This is result of deterioration of the cable's XLP insulation. The direct burial cable insulation typically has a 20 year life and failures now indicated continual occurances. A new conduit system will require new Transformer Vaults. Secondary Services and other Miscellaneous Electrical Systems appear satisfactory.			
<u>Correction:</u> Phases "B" - "D" are combined to construct the electrical improvements. Replace the entire direct burial primary electrical system with an underground raceway (conduit) system with new transformer vaults at approx. 500 ft. System to have two 4" conduit with high voltage conductors installed in one and one spare conduit. Telephone conduit and pulling vaults are included where appropriate.			
<u>Scope Alternative:</u> None			
<u>Submitted by:</u> Anyo Domoto - 11/4/1999		<u>Contact:</u> Kathleen Conner - 615-1299	
<u>Year and Basis of Estimate:</u> 2009 1999 Seward Park Electrical Service Upgrade by Armstrong Engineers. 2001-Inflation factor and combined			
<u>Cost Estimate:</u> Total Estimated Costs: \$1,256,776		CCA: \$785,485	Assoc Costs: \$471,291
<u>Funding Notes:</u> This project could be funded in a future contract with the concessionaire. This project can be broken up into three parts: B-\$130,000; CCA; C-\$209,000 CCA; and D-\$130,000 CCA.			

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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2880 Seward Park Fish Hatchery Mix/Grind Building Renovation Southeast 224

Location: Seward Park N Residence

Short Description: Paint interior and exterior of building.

Project Category: Buildings **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
The building is in need of cleanup and paint.

Correction:
Paint interior and exterior of building.

Scope Alternative:
None

Submitted by: Kevin Stoops - 11/5/2001 **Contact:** Linda Hubert - 386-1959

Year and Basis of Estimate:
2009 2001-K. Stoops per Seward Park Fish Hatchery Reuse Study by J.A. Brennan and Associates (2000)
2009 - Mohan Khandekar update

Cost Estimate: Total Estimated Costs: \$96,000 CCA: \$60,000 Assoc Costs: \$36,000

Funding Notes:

2866 Seward Park Fish Hatchery North Residence Renovation Southeast 281

Location: Seward Park N Residence

Short Description: Renovate the north residence at the Seward Park Fish Hatchery

Project Category: Buildings **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
The north residence at the fish hatchery was built in 1935 and is in need of renovation. Some renovation work was done by Parks' Shops in 1999, but further work is needed, particularly to exterior paint. The building is potentially eligible to be listed as a historic Landmark.

Correction:
Paint exterior, install insulated windows, replace bathroom fixtures, replace kitchen fixtures. Paint interior and repair plaster as needed.

Scope Alternative:
If not renovated, the building will continue to deteriorate, and it may result in damage to structure.

Submitted by: Kevin Stoops - 10/22/2001 **Contact:** Linda Hubert - 386-1959

Year and Basis of Estimate:
2009 10/2001-Seward Park Fish Hatchery Reuse Study (J.A. Brennan Assoc., 12/200) per K. Stoops
2009 - Mohan Khandekar update

Cost Estimate: Total Estimated Costs: \$225,000 CCA: \$140,625 Assoc Costs: \$84,375

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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2867 Seward Park Fish Hatchery S. Residence Renovation Southeast 282

Location: Seward Park S Residence

Short Description: Renovate the south residence of the Fish Hatchery.

Project Category: Buildings **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:

The south residence at the fish hatchery was built in 1935 and is in poor condition. It has been unused in recent years. The building was damaged by a fallen tree in 1999. The building was built by the WPA and is potentially eligible for listing as an historic Landmark.

Correction:

Provide thorough renovation of the residence, including new roof, gutter, and downspouts. Paint exterior. Replace kitchen and bathroom fixtures. Provide seismic strengthening. Install new electric service and plumbing. Provide foundation tiedown. Check for hazardous materials.

Scope Alternative:

If not renovated, the building will continue to deteriorate and potentially cause additional damage to the structure.

Submitted by: Kevin Stoops - 10/22/2001 **Contact:** Linda Hubert - 386-1959

Year and Basis of Estimate:

2009 10/2001 - Estimate per Kevin Stoops, from Seward Park Fish Hatchery Reuse Study (J.A. Brennan and Assoc. in 2000)
2009 - Mohan Khandekar update

Cost Estimate: Total Estimated Costs: \$360,000 CCA: \$225,000 Assoc Costs: \$135,000

Funding Notes:

1450 Seward Park Irrigation and Drainage Renovation Southeast 180

Location: Seward Park

Short Description: Replace irrigation system and install sub-surface drainage

Project Category: Irrigation & Drainage **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:

Irrigation system replacement, drainage system improvements.

Correction:

Replace old, worn out, manual system in developed areas of park, especially at entry and beach areas. (Total: 400,000 SF). Install sub-surface drainage in several park areas, especially beach turf area near entry. (Total: 60,000 SF.) Financial incentives may be available from SPU. Note: The design for the main lines is already complete.

Scope Alternative:

None

Submitted by: Joe Neiford - 6/13/1996 **Contact:** Joe Neiford - 684-4119

Year and Basis of Estimate:

2009 2001-Inflation factor
Adjusted for '07 inflation T. Holden

Cost Estimate: Total Estimated Costs: \$875,489 CCA: \$547,181 Assoc Costs: \$328,308

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1570 Seward Park South Beach Comfort Station Upgrade Southeast 182

Location: Seward Park South Beach CS

Short Description: Provide path and improve ADA access to comfort station & appearance

Project Category: Comfort Stations & Shelterhouses **Why Critical?** Barrier-Free Access

Group: **K73 Number:**

Deficiency:
No ADA-accessible path from main loop trail to this facility. Improve ventilation and appearance. Note, this structure is a potential historic Landmark.

Correction:
Provide path, improve landings. Add louvers to windows. Add ceramic tile to walls, patch floor and reroute plumbing vent through storage area.

Scope Alternative:
None

Submitted by: Kevin Crouthamel - 5/22/1996 **Contact:** Linda Hubert - 386-1959

Year and Basis of Estimate:

2009	9/99 A. Domoto review & est.
	2001-Inflation factor
	2009 - Mohan Khandekar update

Cost Estimate: Total Estimated Costs: \$250,000 CCA: \$156,250 Assoc Costs: \$93,750

Funding Notes:

216 Small Roof Program Adm Costs 20

Location: Facility Maintenance City-wide

Short Description: Replace and repair numerous small roofs.

Project Category: On-going Programs **Why Critical?** Facility Integrity

Group: **K73 Number:** K73514

Deficiency:
There are a number of small roofs on Parks buildings that need to be repaired or replaced.

Correction:
Reroof small buildings, such as comfort stations. The exact sites to be determined by the Shops.

Scope Alternative:
None

Submitted by: Lanny Shuman - 2/28/2000 **Contact:** Linda Hubert - 386-1959

Year and Basis of Estimate:

2007	2000 Wilkinson review.
	2004-Wilkinson and Ferrero review.
	\$100K per year.

Cost Estimate: Total Estimated Costs: \$600,000 CCA: \$375,000 Assoc Costs: \$225,000

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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3387 Soundview PF Athletic Field Renovation **Northwest** **52**

Location: Soundview PF

Short Description: Install new automatic irrigation system; add new drainage; replace surfacing

Project Category: Athletic Fields & Facilities **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
The drainage, irrigation, and field surface are in need of renovation/replacement. A water main exists to tie into at play area.

Correction:
Replace old system with new automatic system with central controls. Add new sub surface drainage. The new surface is to be sand based, 6" sand and 6"playfield mix for both the upper and lower fields. Upper field is 82,000 s.f. and the lower field is 126,000 s.f. CCA:

Scope Alternative:
None

Submitted by: Ed Jackson - 12/18/2003 **Contact:** Joe Neiford - 684-4119

Year and Basis of Estimate:
2009 2003-Ed Jackson
2005: Ted Holden estimate.

Cost Estimate: Total Estimated Costs: \$2,424,984 CCA: \$1,515,615 Assoc Costs: \$909,369

Funding Notes:

3669 Soundview Terrace Irrigation Replacement **Central West** **183**

Location: Soundview Terrace Play Area

Short Description: Replace the irrigation system and provide automatic irrigation.

Project Category: Irrigation & Drainage **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
The irrigation system, which was built in 1981, was capped off during the construction of the plaza on the south end of the play area, making it difficult to water. The site has two quick couplers and requires hand watering.

Correction:
Replace the irrigation system on the south end of the park. Provide automatic irrigation for the whole site. A single clock controller is adequate. Financial incentives may be available from SPU.

Scope Alternative:
None

Submitted by: Kathleen Conner - 11/2/2005 **Contact:** Patrick Merriam - 684-4280

Year and Basis of Estimate:
2009 J.Neiford 11-05 to 2007.

Cost Estimate: Total Estimated Costs: \$91,812 CCA: \$57,382 Assoc Costs: \$34,430

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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4355 South Park Play Area Replacement **Southwest** **75**

Location: South Park CC Grounds

Short Description: Replace the play area equipment.

Project Category: Play Areas **Why Critical?**

Group: **K73 Number:**

Deficiency:
The play area structures are aging and there is a need for some ADA access improvements.

Correction:
Replace the play area structures and related ADA improvements.

Scope Alternative:
None

Submitted by: Kathleen Conner - 7/18/2012 **Contact:** Pam Alspaugh - 684-7328

Year and Basis of Estimate:
2012 Pam Alspaugh 2012

Cost Estimate: Total Estimated Costs: \$400,000 CCA: \$246,914 Assoc Costs: \$153,086

Funding Notes:

1605 Southwest Pool Deck/Walk/Ramp Renovation **Southwest** **184**

Location: Southwest Pool

Short Description: Repair walk, deck, ramp, and re-top concrete pool deck

Project Category: Swimming Pool/Natorium **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
Walks, deck, ramp and concrete pool deck need renovation.

Correction:
Repair walk, deck, ramp, and re-top concrete pool deck.

Scope Alternative:
None

Submitted by: Cheryl Eastberg - 4/16/1998 **Contact:** Kathy Whitman - 684-7099

Year and Basis of Estimate:
2009 1998 Pool Study
2001-Inflation factor

Cost Estimate: Total Estimated Costs: \$171,873 CCA: \$107,420 Assoc Costs: \$64,452

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1380 Southwest Pool Floor/Locker/Bench Renovation **Southwest** **283**

Location: Southwest Pool

Short Description: Repl. lockers, refinish benches, repair concrete floor slope, apply floor finish

Project Category: Swimming Pool/Natatorium **Why Critical?** Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
The lockers, and floors need renovation.

Correction:
Replace lockers, (refinish benches, 99 DONE), repair concrete floor slope and apply non-skid floor finish. 3/2000 More money for replacing lockers. Kathy Whitman review.

Scope Alternative:
None

Submitted by: Cheryl Eastberg - 4/16/1998 **Contact:** Kathy Whitman - 684-7099

Year and Basis of Estimate:
2009 1998 Pool Study
3/2000 Add \$5k to replace lockers. Kathy Whitman review, A.Domoto.
2001-Inflation factor

Cost Estimate: Total Estimated Costs: \$99,470 CCA: \$62,169 Assoc Costs: \$37,301

Funding Notes:

1381 Southwest Pool Plaster Liner Replacement **Southwest** **121**

Location: Southwest Pool

Short Description: Replace pool plaster liner

Project Category: Swimming Pool/Natatorium **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
Pool plaster is beyond lifespan.
9/2001 - Of the four pools with unfunded plaster liner needs, this one has been rated #4.

Correction:
Replace pool plaster liner. Need more review and prioritization with other plaster projects.

Scope Alternative:
Review and prioritize with other plaster projects.

Submitted by: Cheryl Eastberg - 4/16/1998 **Contact:** Kathy Whitman - 684-7099

Year and Basis of Estimate:
2012 1998 Pool Study
2010-Updated per current bid for Madison Pool.
2012- Based on Colman Pool.

Cost Estimate: Total Estimated Costs: \$190,000 CCA: \$118,750 Assoc Costs: \$71,250

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1574 Southwest Pool Wall Vapor Barrier Installation **Southwest** **122**

Location: Southwest Pool

Short Description: Remove roof and insulation, install vapor barrier insulation, reroof

Project Category: Swimming Pool/Natorium **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
The study indicates the low probability of condensation in the wall section during winter conditions.

Correction:
Paint a vapor barrier inside the walls, per the study.

Scope Alternative:
None

Submitted by: Anyo Domoto - 3/7/2000 **Contact:** Kathy Whitman - 684-7099

Year and Basis of Estimate:
2009 1999-2000 URS Pool Condensation study > Wait for final report 3/7
2001-Inflation factor

Cost Estimate: Total Estimated Costs: \$59,954 CCA: \$37,471 Assoc Costs: \$22,483

Funding Notes:

1566 Stan Sayres Boat Ramp Renovation **Southeast** **120**

Location: Sayres Park Boat Ramp

Short Description: Renovate the concrete ramps.

Project Category: Aquatic Facilities **Why Critical?** Facility Integrity, Other

Group: **K73 Number:**

Deficiency:
The underwater concrete ramps (north of the two finger piers on the southeast side of the park) has cracked.

Correction:
Repair or replace the concrete ramps.

Scope Alternative:
Additional work would be to extend the existing finger piers.

Submitted by: Cheryl Eastberg - 1/22/1998 **Contact:** Kathy Whitman - 684-7099

Year and Basis of Estimate:
2009 Best guess.
1/2000 Domoto est
2001-Inflation factor
2009- Gary Gibbons update.

Cost Estimate: Total Estimated Costs: \$250,000 CCA: \$156,250 Assoc Costs: \$93,750

Funding Notes:
Repaired in 2007.

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1906 Sunnyside Avenue North Boat Ramp Maintenance Northwest 225

Location: Sunnyside Ave North Boat Ramp

Short Description: Remove obstructions, drive sheet pile, and add rock to missing base.

Project Category: Aquatic Facilities **Why Critical?** Safety

Group: **K73 Number:**

Deficiency:

Rock armor has sloughed from around east (side) and south (lower) edge of ramp. Also, large props from boats have scoured out rock placed to protect lower ramp edge, and in so doing created a shallow area. Ramp edges not protected will be damaged and can snag boat trailers over the sharp edges.

Correction:

Remove large obstructions to drive sheet pile and replace missing base with 2-A rock, as needed. Provide edge rail/wheel stop to ramp edge. As funds remain, repair/replace badly fractured asphalt on the upper apron.

Scope Alternative:

If not repaired, boat ramp will continue to be a hazard to boats.

Submitted by: Kevin Crouthamel - 3/4/2000 **Contact:** Mark Orth - 615-1420

Year and Basis of Estimate:

2009 2001- Inflation factor
2009 - Mark Orth update

Cost Estimate: Total Estimated Costs: \$120,000 CCA: \$75,000 Assoc Costs: \$45,000

Funding Notes:

3159 Tennis and Basketball Court Small Scale Renovation Program Adm Costs 21

Location: Recreation Support City-wide

Short Description: Renovate tennis courts throughout the city.

Project Category: On-going Programs **Why Critical?** Facility Integrity

Group: **K73 Number:** K732227

Deficiency:

Tennis and basketball courts are in need of court and lighting renovation, resurfacing, and drainage repair.

Correction:

The tennis and basketball court program will focus on color coating, new posts and nets, and less expensive repairs. Funding is set at \$50k per year. Projects under consideration for funding are determined annually, using the Tennis Court and Basketball Court Condition Assessment Ranking.

Scope Alternative:

None

Submitted by: Jen Newton - 3/25/2002 **Contact:** Linda Hubert - 386-1959

Year and Basis of Estimate:

2007 New program in 2002.
\$50K per year.

Cost Estimate: Total Estimated Costs: \$600,000 CCA: \$375,000 Assoc Costs: \$225,000

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1373 Terry Pettus Park Wall/Piling Replacement Central West 226

Location: Terry Pettus Park

Short Description: Replace retaining wall and float/piling/landscape restoration

Project Category: Aquatic Facilities **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
Walls are deteriorating and piling that hold the float are loose. Landscape is deteriorated.

Correction:
Replace wood retaining walls with concrete walls, and renovate the landscape. Replace the six timber float anchor piles and renew the timber log bulkhead, per piling study.
(9/2001 - Use concrete rather than wood for the retaining walls per Lynn Street design. Kerry Lasko)

Scope Alternative:
Allow the wall to continue to deteriorate and replace at failure.

Submitted by: Kevin Crouthamel - 6/3/1996 **Contact:** Mark Orth - 615-1420

Year and Basis of Estimate:
2009 Piling replacement - \$15,500 per piling study 1998
3/2000 OK per K.Crouthamel review.
9/2001 OK by Kerry Lasko

Cost Estimate: Total Estimated Costs: \$250,682 CCA: \$156,676 Assoc Costs: \$94,006

Funding Notes:
This site is a street end, and is not park property. Seatran monies should be utilized to fund the project.

215 Trail Renovation Program Adm Costs 22

Location: Facility Maintenance City-wide

Short Description: Address trail failures throughout the park system.

Project Category: On-going Programs **Why Critical?** Facility Integrity

Group: **K73 Number:** K73513

Deficiency:
Many trails throughout the park system are in need of moderate to extensive trail repair and renovation.

Correction:
Address trail failures throughout the park system in an effort to preserve them from major erosion, deterioration and to correct safety problems. The program budget provides materials and staff oversight. Projects planned for the future include Fauntleroy Park, Carkeek Park, Bayview Park, West Duwamish Greenbelt, Pigeon Point Park, and L.Landover Woods green space.

Scope Alternative:
None

Submitted by: Lanny Shuman - 2/28/2000 **Contact:** Chukundi Salisbury - 684-4122

Year and Basis of Estimate:
2009 2008- The budget reflects the 2.75% associated for personnel.
\$325K per year.

Cost Estimate: Total Estimated Costs: \$1,950,000 CCA: \$1,218,750 Assoc Costs: \$731,250

Funding Notes:
Typical project costs are \$30k per site, which leverages \$250,000 or more in grants, labor, and in-kind contributions.

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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3495 Urban Forestry: Forest Restoration Program

Adm Costs 23

Location: Facility Maintenance City-wide

Short Description: Replace, reforest, and remove invasives.

Project Category: On-going Programs

Why Critical? Facility Integrity

Group:

K73 Number: K73442

Deficiency:

Many trees have out-lived their lifespans, have been pruned improperly, or have become diseased. Many plantings are not appropriate for current patterns of use, or have become hazardous. The need for invasive plant removal has been identified throughout the city.

Correction:

Replace, reforest, and remove invasives according to detailed, project-specific plans prepared by Horticulture. The program budget is divided among Forest Res/Green Seattle Partnership; Hazard Tree Mitigation; Developed VMPs; Viewpoint VMPs.

Scope Alternative:

None

Submitted by: Kathleen Conner - 5/11/2004

Contact: Mark Mead - 684-4113

Year and Basis of Estimate:

2009 2004- The Forest and Landscape Programs were split.
2009/10-Includes the 2.5 overhead rate.
2010-Reduction to \$372K
\$186K per year.

Cost Estimate: Total Estimated Costs: \$1,116,000 CCA: \$697,500 Assoc Costs: \$418,500

Funding Notes:

3838 Urban Forestry: Green Seattle Partnership Program

Adm Costs 24

Location: Facility Maintenance City-wide

Short Description: Retore forested park lands in collaboration with the Cascade Land Conservancy.

Project Category: On-going Programs

Why Critical? Facility Integrity

Group:

K73 Number: K732340

Deficiency:

The forested park lands in Seattle need to be restored to sustainable condition.

Correction:

This on-going program is a collaborative effort between the City of Seattle and Forterra (formerly, the Cascade Land Conservancy) to restore 2,500 acres of forested park lands in Seattle by 2025. Restoration occurs over a three to four year period and includes clearing invasive plants, replanting the area with native plants, and caring for the plants through establishment.

Scope Alternative:

None

Submitted by: Kathleen Conner - 3/12/2008

Contact: Mark Mead - 684-4113

Year and Basis of Estimate:

2008 \$1.5m in 2009 and \$2m in 2010.
\$1.1m in 2011 and \$1.8m in 2012.

\$1.45 million per year

Cost Estimate: Total Estimated Costs: \$8,700,000 CCA: \$5,437,500 Assoc Costs: \$3,262,500

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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3839 Urban Forestry: Tree Replacement Program Adm Costs 25

Location: Facility Maintenance City-wide

Short Description: Replace 500 trees per year in developed parks and boulevards.

Project Category: On-going Programs

Why Critical? Facility Integrity

Group:

K73 Number: K732339

Deficiency:

There is a tree replacement policy to replace two trees for each one removed.

Correction:

The program replaces each tree removed from developed park and boulevards with two trees. The Department typically purchases, plants and establishes approximately 500 trees of 2" caliper, per year. This program will implement the City's tree replacement policy.

Scope Alternative:

None

Submitted by: Kathleen Conner - 3/12/2008

Contact: Mark Mead - 684-4113

Year and Basis of Estimate:

2010 2008- Budget reflects the associated costs of 2.75 on personnel.
 2009-Each tree costs \$500.
 2010-Reduce by \$100K.
 \$95K per year.

Cost Estimate: Total Estimated Costs: \$570,000 CCA: \$356,250 Assoc Costs: \$213,750

Funding Notes:

3840 Utility Conservation Program Adm Costs 26

Location: Facility Maintenance City-wide

Short Description: Undertake energy and water conservation projects.

Project Category: On-going Programs

Why Critical? Other

Group:

K73 Number: K732336

Deficiency:

Parks is committed to energy conservation and supports projects that further that mission.

Correction:

This on-going program implements energy conservation projects in collaboration with Seattle City Light, Seattle Public Utilities, and Puget Sound Energy. Projects in the future may include pool projects, boilers, water saving devices, and lighting. These projects will result in water and energy savings and other air and water conservation improvements.

Scope Alternative:

None

Submitted by: Kathleen Conner - 3/12/2008

Contact: Dan Johnson - 684-8012

Year and Basis of Estimate:

2012 \$250K per year.

Cost Estimate: Total Estimated Costs: \$1,000,000 CCA: \$625,000 Assoc Costs: \$375,000

Funding Notes:

Incentives may be available from PSE. This program has leveraged thousands of dollars in rebates.

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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3786 Van Asselt Gym **Southeast** **284**

Location: Van Asselt CC

Short Description: Demolish and replace existing gym with full size gym.

Project Category: Buildings **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
The gymnasium, constructed in 1984, is sub-standard in size, has no spectator area and needs to be replaced. The community center was expanded in 2006 with a separate project.

Correction:
Demolish and replace the existing gym with a new full size gym and include restrooms, storage and utility areas as needed. 7,000 s.f. is the typical facility size, based on recent gym projects at SW CC and Yesler CC. [Note: 600 Amp electrical service capacity is in place and available for the gym expansion.]

Scope Alternative:

None

Submitted by: - 4/18/2006 **Contact:** Linda Hubert - 386-1959

Year and Basis of Estimate:
2009 2006 estimate by K. Conner, based on \$2.31 million for a 7,000 s.f. gym in 2005 at SW CC.
Updated to 2007 dollars
2009 - Mohan Khandekar update

Cost Estimate: Total Estimated Costs: \$3,360,000 CCA: \$2,100,000 Assoc Costs: \$1,260,000

Funding Notes:

2840 Victory Heights PG Basketball Court Renovation **Northeast** **285**

Location: Victory Heights PG

Short Description: Repair or replace concrete surface and restripe, replace backboard

Project Category: Courts **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
Several cracks in concrete surface, game play lines are faded, and backboard needs replacing.

Correction:
Repair or replace concrete surface, restripe, and replace backboard.

Scope Alternative:
Allow courts to deteriorate

Submitted by: Jen Newton - 9/13/2001 **Contact:** Linda Hubert - 386-1959

Year and Basis of Estimate:
2009 Repair of concrete surface for 1/2 court game, restriping, and replacement of backboard estimate updated 11-01

Cost Estimate: Total Estimated Costs: \$35,000 CCA: \$21,875 Assoc Costs: \$13,125

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1579 Viewridge PF Athletic Field Irrigation Renovation **Northeast** **185**

Location: Viewridge PF

Short Description: Replace irrigation with automatic system with new meter

Project Category: Athletic Fields & Facilities **Why Critical?** Eq. Subsys Replacement, Facility Integrity

Group: **K73 Number:**

Deficiency:
Irrigation system, backstops, sub surface drainage and field surface need replacement.

Correction:
Replace old manual/semi-automatic systems with new automatic system with central control. Cover areas with no system. New meter will likely be needed. (Total: 120,000 SF).
3/2000: Remove existing backstop, strip sod and install 6" sand & 6" playfield mix, grade, and reseed. Install sub grade drainage system and two new J-Style backstops. CCA: Field surface (\$396k); Irr & Drain (\$414k); 2 Backstops (\$166k)

Scope Alternative:
None

Submitted by: Joe Neiford - 6/13/1996 **Contact:** Joe Neiford - 684-4119

Year and Basis of Estimate:
2009 3/2000 Neiford rescope and est.
2005: Ted Holden estimate update to 2007.

Cost Estimate: Total Estimated Costs: \$1,444,654 CCA: \$902,909 Assoc Costs: \$541,745

Funding Notes:

3503 Virgil Flaim Park Irrigation Renovation **Northeast** **186**

Location: Virgil Flaim Park

Short Description: Renovate irrigation system.

Project Category: Irrigation & Drainage **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
Turf areas are dry.

Correction:
Renovate the irrigation system so that there is proper coverage of dry areas.

Scope Alternative:
None

Submitted by: Lana Krisman - 6/28/2004 **Contact:** Joe Neiford - 684-4119

Year and Basis of Estimate:
2009 Adjusted for '07 inflation '05 R.Robinson

Cost Estimate: Total Estimated Costs: \$254,000 CCA: \$158,750 Assoc Costs: \$95,250

Funding Notes:
Formerly known as Lake City PG.

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1607 Volunteer Park Conservatory East Wing Renovation Central East 28

Location: Volunteer Park Conservatory

Short Description: Demolish and replace the east wing of the Conservatory and E. Potting Shed.

Project Category: Buildings **Why Critical?** Safety, Facility Integrity

Group: **K73 Number:**

Deficiency:

The east wing of the Conservatory, which includes both the Cactus House and the Seasonal House, shows signs of deterioration of the wood mullions to a much lesser extent than the west wing. There are some areas with moss and soft spots. The glass is not safety glass.

The East wing of the Potting Shed (Production Greenhouse), located north of the Palm House, is a support greenhouse for the Conservatory. It also contains the gas-fired boilers for both the Conservatory and support greenhouses. The wood frame building with single pane glass, has had little maintenance and is in a very deteriorated condition and cannot be entered.

Correction:

Demolish and replace the east wing of the Conservatory per the work in the west wing. This work will complete the renovation of the entire conservatory building. Demolish the east wing of the potting shed and replace with a new structure. Both buildings are Landmarks.

Scope Alternative:

Friends of the Conservatory could fund the east Production Greenhouse (minimum of \$700K).

Submitted by: Anyo Domoto - 12/6/1999 **Contact:** Virginia Hassinger - 233-7936

Year and Basis of Estimate:

2012 2008-Cost estimate based on actual costs for other parts of the building.
2012-Updated.

Cost Estimate: Total Estimated Costs: \$3,500,000 CCA: \$2,187,500 Assoc Costs: \$1,312,500

Funding Notes:

The first phase is the Conservatory at \$3.3 million and the remainder is for the Production Greenhouse.

1572 Volunteer Park Cottage Renovation Central East 123

Location: Volunteer Park Prop. Greenhse

Short Description: Renovate building updating electrical system and other facility improvements

Project Category: Buildings **Why Critical?** Safety, Facility Integrity

Group: **K73 Number:**

Deficiency:

The Volunteer Park Cottage (crew quarters) was totally renovated in 1991. There are currently problems with the stucco control joints breaking loose. There is a leak in the upper level floor drain that results in water damage to the lower level. The new 400 amp service installation does not appear to be adequate to support the electrical needs of the complex. The louvres sag and bind and will not properly close in greenhouse. The furnace is in poor condition.

Correction:

The deficiencies identified can be corrected with the installation of the following improvements- correcting roof drain problems and re-stucco part of the building, revising the internal drain problem to correct the leak, and installation of updated electrical service. Redesign louvres and mechanical support system. Replace the old furnace with new and include new ductwork and asbestos removal.

Scope Alternative:

The alternative to the project is to defer the improvements until the problems become more accute. This approach will result in higher renovation costs at a latter date. This work if it is to be done should be tied in with other similar building work that might be approved for the greenhouses and the conservatory.

Submitted by: Tim Motzer - 6/5/1996 **Contact:** Linda Hubert - 386-1959

Year and Basis of Estimate:

2009 Estimate is based upon similar work completed in 1991.

Cost Estimate: Total Estimated Costs: \$212,644 CCA: \$132,902 Assoc Costs: \$79,742

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1571 Volunteer Park Irrigation Renovation **Central East 187**

Location: Volunteer Park

Short Description: Renovate irrigation system

Project Category: Irrigation & Drainage **Why Critical?** Facility Integrity, Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
Old manual system needs repair and replacement in the shrub beds in front and sides of the Museum.

Correction:
Extend irrigation to the shrub bed areas in the front and sides of the Museum. Convert to semi-automatic for these areas.

Scope Alternative:
None

Submitted by: Joe Neiford - 3/14/1998 **Contact:** Kelly Goold - 684-0586

Year and Basis of Estimate:
2009 2009 - Estimate per Kelly Goold and recent project at the Park.

Cost Estimate: Total Estimated Costs: \$100,000 CCA: \$62,500 Assoc Costs: \$37,500

Funding Notes:

4122 Volunteer Park Service Yard Stormwater Management **Central East 286**

Location: Volunteer Park

Short Description: Improve a portion of the lower service yard at Volunteer Park.

Project Category: Infrastructure-Roads, Paths, Trails **Why Critical?** Regulatory

Group: **K73 Number:**

Deficiency:
In 2008, the City conducted city facility inspections to identify stormwater pollution threats and compliance issues. At the Volunteer Park maintenance facility, the inspection calls for "paving driveway and regularly sweeping area" to control the runoff that drains into catch basins. The gravel yard is extremely dusty. The materials storage is uncovered.

Correction:
Install green infrastructure, limited paving, and related improvements to improve surface runoff, control the dust on the site, and manage the materials storage area. [Note, if the surfacing improvements are over 2,000 SF, it will trigger the new stormwater code that requires green stormwater infrastructure and possibly flow control.]

Scope Alternative:
None

Submitted by: Kathleen Conner - 2/18/2010 **Contact:** Cheryl Eastberg - 386-4381

Year and Basis of Estimate:
2010 PLUG #.

Cost Estimate: Total Estimated Costs: \$150,000 CCA: \$93,750 Assoc Costs: \$56,250

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1598 W Magnolia PF North Athletic Field Renovation **Central West 188**

Location: W Magnolia PF

Short Description: Install sub-surface drainage in field area, restore irrig & turf area; backstops

Project Category: Athletic Fields & Facilities **Why Critical?** Other

Group: **K73 Number:**

Deficiency:
The drainage and turf at the NW Magnolia fields do not meet current standards. Three existing backstops are in poor condition.

Correction:
Install sub-surface drainage in large athletic field area, including restoring irrigation system and turf areas with new playfield soil and seeded turf (326,000 SF). Install four new upright style backstops with dugout roofs and two new skinned infields and one synthetic turf infield and baseball field. Include ADA. The goal is to complete it in 2017/18.

Scope Alternative:
Consider synthetic turf for all.

Submitted by: Cheryl Eastberg - 4/8/1998 **Contact:** Joe Neiford - 684-4119

Year and Basis of Estimate:
2009 3/2000 JAFDP/Holden est.
2002-Holden rescope and est.
2005-Ted Holden estimate update to 2007.2009- Ted Holden update.

Cost Estimate: Total Estimated Costs: \$2,454,200 CCA: \$1,533,875 Assoc Costs: \$920,325

Funding Notes:

1680 W Queen Anne PF Athletic Field Renovation & ADA **Central West 124**

Location: W Queen Anne PF

Short Description: Install new synthetic turf and related ADA access.

Project Category: Athletic Fields & Facilities **Why Critical?** Facility Integrity, Eq. Subsys Replacement

Group: **K73 Number:**

Deficiency:
The play field need rehabilitation and ADA improvements.

Correction:
Remove existing and install synthetic turf with related ADA improvements. (124,100 s.f.). The goal is to complete the project in 2015/16.

Scope Alternative:
None

Submitted by: Anyo Domoto - 3/21/2000 **Contact:** Joe Neiford - 684-4119

Year and Basis of Estimate:
2009 2004-Lighting in separate project 2005: Ted Holden estimate updated in 2007.
2009-Ted Holden update.

Cost Estimate: Total Estimated Costs: \$2,372,107 CCA: \$1,482,567 Assoc Costs: \$889,540

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1681 W Queen Anne PF Path Repaving **Central West** 125

Location: W Queen Anne PF

Short Description: Repave path

Project Category: Infrastructure-Roads, Paths, Trails **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
Asphalt is beginning to deteriorate.

Correction:
Repave with 2" petromat overlay, restore disturbed areas and make other related improvements.

Scope Alternative:
None

Submitted by: Ernie Ferrero - 6/11/1996 **Contact:** Linda Hubert - 386-1959

Year and Basis of Estimate:
2009 Estimate updated for inflation, 11/2001, J.Newton

Cost Estimate: Total Estimated Costs: \$28,775 CCA: \$17,984 Assoc Costs: \$10,791

Funding Notes:

1286 W Queen Anne PF Sewer Manhole Installation **Central West** 189

Location: W Queen Anne PF

Short Description: Install manhole on sewer line.

Project Category: Infrastructure-Sanitary Sewer & Storm **Why Critical?** Other

Group: **K73 Number:**

Deficiency:
Manhole is needed on sewer line to access the sanitary sewer in case the sewer in the community center backs up.

Correction:
Install manhole on sewer line.

Scope Alternative:
None

Submitted by: Cheryl Eastberg - 1/11/1998 **Contact:** Rudy Kollar - 684-7277

Year and Basis of Estimate:
2009 J. Deymonaz. Estimate updated for inflation 11/2001 J.Newton

Cost Estimate: Total Estimated Costs: \$28,643 CCA: \$17,902 Assoc Costs: \$10,741

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1904 Wallingford PF Shelterhouse ADA Improvements **Northwest** **190**

Location: Wallingford PF SH

Short Description: Renovate to make comfort station ADA accessible

Project Category: Comfort Stations & Shelterhouses **Why Critical?** Barrier-Free Access

Group: **K73 Number:**

Deficiency:
This comfort station is not ADA accessible.

Correction:
Replace 1.5" wide grate with ADA accessible (<= 1/2" openings), rebuild existing 15-17% grade ramp with and ADA compliant slope of a maximum 8.33% slope with handrails and intermediate landings. Ensure door opening is at least 32" clear space. Replace restroom doors, reposition fixtures (toilet, urinal and sink height as well as toilet distance from the side walls) and replace hardware and add handrails for ADA compliance. Add ADA signs. Add floor drain for better cleaning.

Scope Alternative:
None

Submitted by: Kevin Crouthamel - 2/23/2000 **Contact:** Linda Hubert - 386-1959

Year and Basis of Estimate:
2009 2009 - Estimate

Cost Estimate: Total Estimated Costs: \$250,000 CCA: \$156,250 Assoc Costs: \$93,750

Funding Notes:
Possible Pro Parks funding.

2004 Walt Hundley PF Comfort Station Renovation **Southwest**

Location: Walt Hundley PF (High Point)

Short Description: Renovate to improve ADA access and improve aesthetics

Project Category: Comfort Stations & Shelterhouses **Why Critical?** Barrier-Free Access, Facility Integrity

Group: **K73 Number:**

Deficiency:
Not ADA accessible.

Correction:
Repair/smooth/level cracked path. Re-sign and stripe parking lot with van accessible spaces. Install ADA-compliant stalls. Improve aesthetics by tiling interior walls.

Scope Alternative:
None

Submitted by: Kevin Crouthamel - 2/16/1996 **Contact:** Kathleen Conner - 615-1299

Year and Basis of Estimate:
2009 1/2000 Domoto review
2001-Inflation factor

Cost Estimate: Total Estimated Costs: \$83,458 CCA: \$52,161 Assoc Costs: \$31,297

Funding Notes:
May be done as an in-house project in 2012. The PF was renamed from High Point PF to Walt Hundley PF in 2010.

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1678 Washington Park PF Shelterhouse Renovation Central East 191

Location: Washington Park SH

Short Description: Renovate interior and exterior of building

Project Category: Comfort Stations & Shelterhouses **Why Critical?** Facility Integrity, Barrier-Free Access

Group: **K73 Number:**

Deficiency:
General exterior & interior upgrade is needed. ADA drinking fountain is needed. This is a heavily used facility with an adjacent sports field.

Correction:
Renovate drinking fountain for ADA. Improve interior by painting CMU or tile all walls to 8 ft., stain floor. Paint exterior.

Scope Alternative:
Consider renovation similar to MAKERS renovation of Lincoln Park Shelterhouse (next to upper PS #5), which was a WPA clone of WA. Park Shelterhouse.

Submitted by: Kevin Crouthamel - 6/13/1996 **Contact:** Linda Hubert - 386-1959

Year and Basis of Estimate:
2009 1/2000 Domoto scope
CCA updated for inflation 11/01, J.Newton

Cost Estimate: Total Estimated Costs: \$226,194 CCA: \$141,371 Assoc Costs: \$84,823

Funding Notes:
Possible Pro Parks or NMF funding.

3913 Waterfront Park - Pier 58 Redevelopment Central West 287

Location: Waterfront Park

Short Description: Plan, design, and permit the demo of Waterfront Park and limited redevelopment.

Project Category: Saltwater Piers **Why Critical?**

Group: **K73 Number:**

Deficiency:
Waterfront Park (Pier 58) is in poor condition. The study Central Waterfront Master Parks Plan - Alaskan Way Landing calls for the demolition and redevelopment of the park.

Correction:
The project is for the demolition of Waterfront Park and the enhancement of the marine nearshore habitat, including a gravel beach with a foreshore and back shore, with tide pools and rip rap sills. The beach/habitat enhancement will complement the Seattle Aquarium's educational programs.

Scope Alternative:
None

Submitted by: Kathleen Conner - 3/12/2008 **Contact:** David Graves - 684-7048

Year and Basis of Estimate:
2009 2007 - Per David Graves, Updated costs per the Seattle Central Waterfront Master Parks Plan - Alaskan Way Landing

Cost Estimate: Total Estimated Costs: \$2,840,000 CCA: \$1,775,000 Assoc Costs: \$1,065,000

Funding Notes:
Note: On hold until decisions are made about the tunnel and redevelopment of the waterfront. Parks no longer owns the Pier 57 apron as of 2011.

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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3703 West Central District Hdqtrs Parking Lot Paving **Central West 227**

Location: W Central District Hdqtrs

Short Description: Repair and repave east and west parking lots.

Project Category: Infrastructure-Parking Lots **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
The west lot is in poor condition and needs to be repaved. The east lot has a lot moss on the surface of the asphalt.

Correction:
Install 4,560 sq. ft. 4" asphalt and regrade to slope to catch basin, install catch basin and tie into existing drain. Seal coat entire lot after repair and layout and strip lot.
East Lot: pressure wash mossy asphalt, install 300sq. ft. Repair prior to overlay. Install 4,500 sq. ft. 2" overlay and include prelevel.

Scope Alternative:
None

Submitted by: Lana Krisman - 11/16/2005 **Contact:** Linda Hubert - 386-1959

Year and Basis of Estimate:
2009 Statewide Paving estimate 11-05.
Updated to 2007 \$.

Cost Estimate: Total Estimated Costs: \$107,000 CCA: \$66,875 Assoc Costs: \$40,125

Funding Notes:
Compliance with the new Stormwater Code may add costs to the estimate.

1576 West Seattle Stadium Exterior Painting **Southwest 228**

Location: West Seattle Stadium N Stands

Short Description: Abate, clean and repaint facades of the north grandstand.

Project Category: Miscellaneous Park Elements **Why Critical?** Facility Integrity, Other

Group: **K73 Number:**

Deficiency:
The east, west and north wood sided areas need painting. Exposed wood under the canopy can be left untreated.

Correction:
Abate, clean and repaint the east, west and north facades of the north grandstands.

Scope Alternative:
The facades can be resided with metal or cement board.

Submitted by: Anyo Domoto - 1/31/2000 **Contact:** Chris Reed - 684-7071

Year and Basis of Estimate:
2009 North 260x 25L East & West 24x30 ft at \$2.3/sf
Estimate updated 11/01 J.Newton
2005-John Marshall estimate to 2007 inflation.

Cost Estimate: Total Estimated Costs: \$54,502 CCA: \$34,064 Assoc Costs: \$20,438

Funding Notes:
Possible Pro Parks funding.

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1610 Westcrest Park Comfort Station Replacement **Southwest 229**

Location: Westcrest Park CS

Short Description: Renovate building for use as maintenance building, construct new comfort station

Project Category: Comfort Stations & Shelterhouses **Why Critical?** Barrier-Free Access, Other

Group: **K73 Number:**

Deficiency:
The comfort station is very small, is not ADA-compliant, and is a high use facility. Also, there is an odor problem.

Correction:
Use building as maintenance building and construct new comfort station. Consider relocating to a different location within the park.

Scope Alternative:
Replace the building with a pre-fab comfort station (\$700K).

Submitted by: Anyo Domoto - 10/27/1999 **Contact:** Linda Hubert - 386-1959

Year and Basis of Estimate:
2009 24ft x 24 ft = 625 sf @ \$150/sf = \$93,790 + 25,000 = \$118,790
2001-Inflation factor
2009 - Atlantic City Boat Ramp CS was \$546K

Cost Estimate: Total Estimated Costs: \$560,054 CCA: \$350,034 Assoc Costs: \$210,020

Funding Notes:

1899 Woodland Park Central Sewer Replacement **Northwest 192**

Location: Woodland Park Central

Short Description: Replace and realign sanitary sewer and install drainage

Project Category: Infrastructure-Sanitary Sewer & Storm **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
The sewer lines have collapsed due to heavy root intrusion. The drainage system has inadequate and poor design. The rock pockets do not function, and drains surcharge regularly. Many have no formal outlets causing erosion, back ups and downstream drainage issues at West Greenlake Way.

Correction:
Replace the sanitary sewer from the comfort station near the picnic shelters to the mainline connection. Eliminate the 90 degree jog in the line. Realign to shorten distance while reconstructing all lines. The section of sewer between MH1 and MH3 needs to be eliminated and relaid with new PVC pipe. Abandon MH2. Provide drainage at three shelters and a new tightline drain from forking area near the comfort station.

Scope Alternative:
None

Submitted by: Ernie Ferrero - 6/12/1996 **Contact:** Rudy Kollar - 684-7277

Year and Basis of Estimate:
2009 Best guess.
1/2000 J. Dey. Alt. est and scope.
estimate updated 11-01

Cost Estimate: Total Estimated Costs: \$132,714 CCA: \$82,946 Assoc Costs: \$49,768

Funding Notes:

Seattle Parks and Recreation 2013 - 2018 Asset Management Plan - by Project Title

Proj #	Project Title	Sector	2013 Priority
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1900 Woodland Park Central South Lot Drainage Renovation Northwest 193

Location: Woodland Park Central

Short Description: Renovate drainage at gravel parking lot

Project Category: Infrastructure-Sanitary Sewer & Storm **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
Parking lot drainage has failed 300 ft. gravel lot.

Correction:
Replace pipe 300 ft.

Scope Alternative:
None

Submitted by: Anyo Domoto - 1/20/2000 **Contact:** Rudy Kollar - 684-7277

Year and Basis of Estimate:
2009 300 ft @ \$35/ft.
estimate updated 11-01

Cost Estimate: Total Estimated Costs: \$29,702 CCA: \$18,564 Assoc Costs: \$11,138

Funding Notes:
Compliance with the new Stormwater Code may add costs to the estimate.

3499 Woodland Park NE 50th St. Parking Lot Renovation Northwest 288

Location: Woodland Park Central

Short Description: Grade and pave parking lot.

Project Category: Infrastructure-Parking Lots **Why Critical?** Facility Integrity

Group: **K73 Number:**

Deficiency:
The overflow parking lot is used for Woodland Park Zoo is rutted, has significant dips and is difficult to navigate.

Correction:
Grade and install 2" gravel base and up to 4 catch basins for 70,000 s.f. Remove remaining perimeter bollards and replace with curbing. Create 6-8 planters around existing mature trees. Install 3" asphalt paving, stripe pavement and add signage and related improvements.

Scope Alternative:
Alternate is to do 2" paving for a construction cost of \$138,500.

Submitted by: Kathleen Conner - 6/16/2004 **Contact:** Linda Hubert - 386-1959

Year and Basis of Estimate:
2009 2004- Per Statewide Parking Lot Services proposal.

Cost Estimate: Total Estimated Costs: \$396,240 CCA: \$247,650 Assoc Costs: \$148,590

Funding Notes:
Could be funded by the Zoo Society. There may be additional NPDES compliance costs.