



## Seattle Parks and Recreation 2011-2016 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.

Since 1996, Parks has prepared an Asset Management Plan (AMP) each biennium as part of the City's budget process. The 2011-2016 AMP, which is the basis for the Department's current Capital Improvement Program (CIP), includes a prioritized listing of more than 465 projects and programs ranging from building renovations and ballfield and lighting replacements to forest and landscape restoration to roof replacements to improvements of play areas, tennis courts, and basketball courts. The estimated cost of these projects is nearly \$300 million.

### ASSET MANAGEMENT PLAN

Seattle Parks and Recreation's 2011-2016 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 is summarized and accompanied by lists of projects in a number of formats: by priority ranking/alphabetical order; by category; and 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:*

- 0 Attachment
- 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 - b) *Replacement of facility subsystems (HVAC, electrical systems, irrigation systems) when the subsystem has failed, is obsolete beyond repair, or when subsystem replacement is a more cost-effective long-run option than continued maintenance.*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 2011-2016 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.

Every two years, the AMP is reviewed and updated prior to adding new projects. The first step involves asking Parks "experts" and knowledgeable staff members to review projects included in the previous plan. During this initial step, project scopes and 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 is facility assessments such as the Swimming Pool Condition Assessment study. Preliminary Engineering studies for individual buildings and parks are also used to create 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. The top 150 projects, which is the number of projects that can typically be done in a six year period, are ranked with one of the seven overarching criteria that most closely match the need for the project. The following seven criteria were used to rank the projects are:

**Priority 1 – Code Requirements:** The project brings a facility or element up to code requirements (such as fire and life safety) or meets other legal requirements.

**Priority 2 – Safety:** The project will eliminate a safety hazard such as replacing deteriorated piling or a plaster pool liner.

**Priority 3 – Building Envelope:** The project will protect the exterior “skin” of the building, including the roof, walls, and windows.

**Priority 4 – Facility Integrity:** The project will help keep the facility operational and extend its life cycle by repairing, replacing, and renovating systems and elements of the facility (such as electrical, plumbing, and HVAC systems).

**Priority 5 – O & M Cost Reduction:** The project will result in reduction of operating and maintenance costs.

**Priority 6 – Water and Energy Savings:** The project will result in energy and/or water savings.

**Priority 7 – Other:** All other projects.

Regarding project ranking, if a project addresses a code requirement, then it will be ranked as a Priority 1 (Code Requirement). Similarly, if it replaces the roof, it will be ranked as a Priority 3 (Building Envelope) or if it saves energy costs, it will be ranked as a Priority 6 (Water and Energy Savings). The goals in developing a ranking system were to be impartial, objective, and fair by giving the highest priority to those projects with the greatest demonstrated need. The highest rankings in the AMP are the Priority 1 projects and programs.

After the initial ranking is completed, a draft project list was prepared for review and comment by Parks managers and key staff in early 2010. The City also held a public budget meeting in the winter to explain the budget process and solicit input on issues and priorities. Following these efforts, a recommended Asset Management Plan was prepared for final review by Parks Executive Team, which consists of the Superintendent, Deputy Superintendent, Finance Director, directors, and high level management staff. The final plan was approved by the Parks Superintendent in May, 2010.

## **HIGHLIGHTS OF THE 2011 – 2016 ASSET MANAGEMENT PLAN**

- The AMP has 465 projects and the costs are estimated at \$300 million to complete them.
- 32 projects and programs are recommended for funding, at approximately \$16 million, or 5% of the total AMP estimated needs.
- Funding is proposed in 9 out of 24 categories. The highest funded category is Ongoing Programs, at \$9.8 million (2/3 of the total funding target).
- The 20 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.
- Riverview Comfort Station is proposed to be replaced.
- Ballfield lighting replacement is proposed at Bobby Morris Playfield.
- A Crew Quarters Building will be replaced at Magnuson Park.
- Piling and corrosion work will be done at Pier 60 (the north side of the Aquarium).
- Proposed funding for the Urban Forestry: Seattle Green Partnership is \$2.9 million to continue to preserve and enhance the City's forested areas.

## CAPITAL IMPROVEMENT PROGRAM

After the Asset Management Plan is approved by the Superintendent, the recommended project list is forwarded to the Parks capital budget staff for development of the Capital Improvement Program (CIP). The AMP is the basis for the CIP proposal to be submitted to the Department of Finance in July, 2010. Funding for major maintenance comes from the City's Cumulative Reserve Subfund for major maintenance (CRS), which is derived from real estate excise taxes. The CRS funding target is approximately \$16 million for the biennium.

The Mayor recommends the City's budget in late September and the City Council holds public hearings on the budget throughout the fall. The Council adopts the final biennial budget in late November. The new budget will be in effect in January, 2011.

## 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. We will continue to undertake as many major maintenance projects as our funding allows.

Please contact Kathleen Conner, Parks Senior CIP Planner, at 615-1299 if you have any questions or need more information on projects.

NOTE: The project information in bold on the project lists in the Asset Management Plan indicates those highest ranking projects that were recommended for funding.

**Seattle Parks and Recreation  
2011 - 2016 ASSET MANAGEMENT PLAN - by PRIORITY**

Project #	Project Title	Priority	Total Est Cost	Category	Sector
4105	Magnuson Park Picnic Shelter Replacement	2	\$162,000	Miscellaneous Park Elements	Northeast
3912	Aquarium Pier 60 Piling and Corrosion Renovation	3	\$2,255,000	Saltwater Piers	Central West
1527	Aquarium Pier 59 Maintenance Plan Update	4	\$250,000	Saltwater Piers	Central West
3782	Ballfield Lighting Replacement Program	6	\$1,650,000	Athletic Fields & Facilities	Adm Costs
1295	Ballfield Minor Capital Improvement	7	\$600,000	On-going Programs	Adm Costs
3747	Boiler Replacement Program	8	\$200,000	Heating, Ventilation & Air Conditioning	Adm Costs
3749	Electrical System Replacement Program	9	\$900,000	On-going Programs	Adm Costs
1204	Environmental Remediation	10	\$450,000	On-going Programs	Adm Costs
375	HVAC Duct Cleaning - Large Buildings	11	\$210,000	On-going Programs	Adm Costs
3604	Irrigation Replacement Program	12	\$450,000	On-going Programs	Adm Costs
1294	Landscape Replacement Program	13	\$2,580,000	On-going Programs	Adm Costs
139	Neighborhood Response Program	14	\$1,200,000	On-going Programs	Adm Costs
3789	Parks Upgrade Program	15	\$3,048,000	On-going Programs	Adm Costs
214	Pavement Restoration Program	16	\$1,200,000	On-going Programs	Adm Costs
3089	Play Area Safety Program	17	\$600,000	On-going Programs	Adm Costs
180	Preliminary Engineering/Major Maintenance Plan	18	\$1,440,000	On-going Programs	Adm Costs
216	Small Roof Program	19	\$600,000	On-going Programs	Adm Costs
3159	Tennis Court Small Scale Renovation Program	20	\$600,000	On-going Programs	Adm Costs
215	Trail Renovation Program	21	\$1,950,000	On-going Programs	Adm Costs
3495	Forest Restoration Program	22	\$1,116,000	On-going Programs	Adm Costs
3838	Urban Forestry: Green Seattle Partnership Program	23	\$8,700,000	On-going Programs	Adm Costs
3839	Urban Forestry: Tree Replacement Program	24	\$570,000	On-going Programs	Adm Costs
3840	Utility Conservation Program	25	\$1,500,000	On-going Programs	Adm Costs
3936	Magnuson Building #308 Crew Quarters Replacement	28	\$750,000	Buildings	Northeast
3918	Garfield CC Roof Replacement	29	\$465,000	Roofing	Central East
3358	Denny Park Adm Building Roof Replacement	30	\$710,000	Roofing	Central West
4153	Pier 60 Fire Suppression Replacement	31	\$341,000	Saltwater Piers	Central West
3914	Magnuson Building #30 Renovation, Ph. 2	34	\$8,920,000	Buildings	Northeast
2848	Aquarium Pier 59 Piling Replacement	35	\$3,293,000	Saltwater Piers	Central West

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Project #	Project Title	Priority	Total Est Cost	Category	Sector
3834	Hubbard Homestead Park Acquisition Debt	36	\$0	Miscellaneous Park Elements	Northeast
2200	Queen Anne Pool Plaster Liner Replacement	39	\$140,000	Swimming Pool/Natatorium	Central West
1870	Ballard Pool Roof and Exterior Repairs	40	\$8,800	Roofing	Northwest
1646	Jefferson CC Roof Replacement	41	\$245,000	Roofing	Southeast
1481	Green Lake Park Bathhouse Theater Roof	42	\$456,000	Roofing	Northwest
1653	Matthews Beach Park Bathhouse Renovation	43	\$350,000	Buildings	Northeast
1909	Van Asselt CC Gym Roof Replacement	44	\$225,000	Roofing	Southeast
1639	Fairmount PG Comfort Station Renovation	45	\$200,000	Comfort Stations & Shelterhouses	Southwest
3386	Seward Park Domestic Water and Fire Main Renovation	46	\$3,200,000	Infrastructure-Utilities/Service	Southeast
2837	Rainier Beach PF Tennis Court Replacement	47	\$1,330,133	Courts	Southeast
1692	Bhy Kracke Park Retaining Wall Renovation	48	\$132,340	Seawalls/Retaining Walls/Bridges	Central West
1719	Magnuson Building #406 Roof Replacement	49	\$1,515,919	Roofing	Northeast
1607	Volunteer Park Conservatory East Wing Renovation	50	\$3,500,000	Buildings	Central East
1549	Aquarium Dome Tank Corrosion Repairs	51	\$2,411,730	Aquarium Buildings	Central West
1712	Aquarium Tidepool Corrosion Renovation	52	\$859,378	Aquarium Buildings	Central West
1620	Ballard Pool Floor/Locker/Bench Renovation	53	\$38,832	Swimming Pool/Natatorium	Northwest
1387	Beacon Hill PG Comfort Station Renovation	54	\$200,000	Comfort Stations & Shelterhouses	Southeast
3941	Comfort Station Renovation Program	55	\$300,000	Comfort Stations & Shelterhouses	Adm Costs
1869	David Rodgers Park Comfort Station Sewer Replacement	56	\$157,708	Infrastructure-Sanitary Sewer & Storm	Central West
2022	Dearborn Park Storm Drain Repairs	57	\$71,612	Infrastructure-Sanitary Sewer & Storm	Southeast
1634	Denny Park Sewer & Drainage Replacement	58	\$498,563	Infrastructure-Sanitary Sewer & Storm	Central West
2014	Discovery Park North Parking Lot Repaving	59	\$500,000	Infrastructure-Parking Lots	Central West
3732	Fairmount PG Fence Replacement	60	\$22,403	Infrastructure-Fencing	Southwest
1740	Gas Works Park Comfort Station Sewer Line Replacement	61	\$85,842	Infrastructure-Sanitary Sewer & Storm	Northwest
1323	Gilman PG Shelterhouse Sewer Replacement	63	\$205,478	Infrastructure-Sanitary Sewer & Storm	Northwest
2972	Lakewood Moorage Pole Lighting Replacement	65	\$150,000	Aquatic Facilities	Southeast
1471	Leschi Park Yesler Bridge Repair	66	\$482,746	Seawalls/Retaining Walls/Bridges	Central East
1342	Lower Woodland PF Tennis Courts Light Replacement	67	\$310,140	Courts	Northwest

## Seattle Parks and Recreation 2011 - 2016 ASSET MANAGEMENT PLAN - by PRIORITY

Project #	Project Title	Priority	Total Est Cost	Category	Sector
1483	Madrona Park Comfort Station Renovation	68	\$200,000	Comfort Stations & Shelterhouses	Central East
3926	Magnuson Park Sanitary & Storm Sewers Renovation	69	\$1,053,240	Infrastructure-Sanitary Sewer & Storm	Northeast
1975	Maple Leaf PG Shelterhouse Sewer/Drainage Replacement	70	\$231,642	Infrastructure-Sanitary Sewer & Storm	Northeast
1969	Meadowbrook Pool Plaster Liner Replacement	71	\$140,000	Swimming Pool/Natorium	Northeast
1971	Meridian PG Fence Replacement	72	\$156,708	Infrastructure-Fencing	Northwest
1457	Othello PG Shelterhouse Renovation	74	\$100,000	Comfort Stations & Shelterhouses	Southeast
1660	Peppi's PG Shelterhouse Renovation	75	\$100,000	Comfort Stations & Shelterhouses	Central East
3660	Pigeon Point Park Fence Replacement	76	\$11,470	Infrastructure-Fencing	Southwest
3121	Pratt Park Water Feature Renovation	77	\$50,800	Aquatic Facilities	Central East
1356	Pritchard Island Beach Parking Lot Repaving	78	\$160,375	Infrastructure-Parking Lots	Southeast
1460	Queen Anne Bowl PF Fence Fabric Replacement	79	\$50,225	Infrastructure-Fencing	Central West
1288	Rainier Beach PF Fence Fabric Replacement	80	\$105,749	Infrastructure-Fencing	Southeast
1851	Ravenna Park Tennis Court Renovations	81	\$634,583	Courts	Northeast
3733	Roxhill Park Fence Replacement	82	\$16,803	Infrastructure-Fencing	Southwest
1442	Schmitz Memorial Park Overlook Seawall Renovation	83	\$946,837	Seawalls/Retaining Walls/Bridges	Southwest
1603	Seward Park Bathhouse Renovation	84	\$190,927	Buildings	Southeast
1330	Seward Park Electrical Service (Phases B,C,D)	85	\$1,256,776	Infrastructure-Utilities/Service	Southeast
1381	Southwest Pool Plaster Liner Replacement	86	\$140,000	Swimming Pool/Natorium	Southwest
1572	Volunteer Park Cottage Renovation	87	\$212,644	Buildings	Central East
1904	Wallingford PF Shelterhouse ADA Improvements	88	\$250,000	Comfort Stations & Shelterhouses	Northwest
3703	West Central District Hdqtrs Parking Lot Paving	89	\$107,000	Infrastructure-Parking Lots	Central West
1900	Woodland Park Central South Lot Drainage Renovation	92	\$29,702	Infrastructure-Sanitary Sewer & Storm	Northwest
3460	Brighton PF Ballfield Renovation	96	\$2,280,000	Athletic Fields & Facilities	Southeast
1872	Brighton PF Shelterhouse Replacement	97	\$550,000	Comfort Stations & Shelterhouses	Southeast
1393	Colman Pool Exterior Painting	98	\$51,562	Swimming Pool/Natorium	Southwest
1311	Freeway Park Naramore Fountain Renovation	99	\$218,017	Miscellaneous Park Elements	Central West
3942	Irrigation Controls System Implementation	100	\$100,000	Irrigation & Drainage	Adm Costs
1430	Meadowbrook Pool Exterior Finishes	101	\$54,502	Swimming Pool/Natorium	Northeast
1423	Miller CC Annex Wood Floor Upgrade	102	\$29,974	Buildings	Central East
3123	Pratt Park Comfort Station Renovation	103	\$280,000	Comfort Stations & Shelterhouses	Central East

## Seattle Parks and Recreation 2011 - 2016 ASSET MANAGEMENT PLAN - by PRIORITY

Project #	Project Title	Priority	Total Est Cost	Category	Sector
3499	Woodland Park NE 50th St. Parking Lot Renovation	104	\$396,240	Infrastructure-Parking Lots	Northwest
3356	Adm Building Domestic Water Replacement	105	\$250,000	Buildings	Central West
3932	Ballard Pool Filter and Energy Conservation	106	\$400,000	Swimming Pool/Natorium	Northwest
1621	Ballard Pool Wall Vapor Barrier Installation	107	\$204,391	Swimming Pool/Natorium	Northwest
3736	Denny Blaine Park Irrigation System Replacement	108	\$112,014	Irrigation & Drainage	Central East
3934	Denny Park Path Replacement	109	\$872,490	Miscellaneous Park Elements	Central West
1587	Alki Beach Park 57th St. Comfort Station Renovation	110	\$100,000	Comfort Stations & Shelterhouses	Southwest
1875	Armeni Boat Ramp Comfort Station Renovation	111	\$150,000	Comfort Stations & Shelterhouses	Southwest
2944	Armeni Boat Ramp Float Stabilization	112	\$535,940	Aquatic Facilities	Southwest
1541	Green Lake Park Bathhouse Theater Comfort Station Ren.	113	\$358,320	Buildings	Northwest
1505	Camp Long West Comfort Station Accessible Path Renovation	114	\$114,956	Site Accessibility/ADA	Southwest
2004	High Point PF Comfort Station Renovation	117	\$83,458	Comfort Stations & Shelterhouses	Southwest
2013	Denny-Blaine Lake Park Irrigation Upgrade	119	\$30,815	Irrigation & Drainage	Central East
1791	Gerber Park Irrigation & Drainage Upgrade	120	\$50,723	Irrigation & Drainage	Central East
2916	Judkins Park & PF Upper Comfort Station Renovation	121	\$292,620	Comfort Stations & Shelterhouses	Central East
3670	Leschi Park Irrigation Replacement and Drainage	123	\$379,541	Irrigation & Drainage	Central East
3730	Madrona Park Irrigation System Conversion	124	\$125,000	Irrigation & Drainage	Central East
1965	Mt Baker Park Irrigation and Drainage Renovation	125	\$148,800	Irrigation & Drainage	Southeast
1958	Pritchard Island Beach Irrigation & Drainage Upgrade	126	\$199,250	Irrigation & Drainage	Southeast
1450	Seward Park Irrigation and Drainage Renovation	129	\$875,489	Irrigation & Drainage	Southeast
3669	Soundview Terrace Irrigation Replacement	130	\$91,812	Irrigation & Drainage	Central West
1792	Golden Gardens Park Drainage Renovation	131	\$431,166	Infrastructure-Sanitary Sewer & Storm	Northwest
3927	Madison Pool Warm Pool	133	\$988,192	Swimming Pool/Natorium	Northwest
1921	Magnuson Building #12 Demolition	134	\$240,000	Buildings	Northeast
3928	Magnuson Park Electrical System Renovation	135	\$750,000	Infrastructure-Utilities/Service	Northeast
1353	Maple Wood PF Athletic Field Renovation	136	\$2,346,960	Athletic Fields & Facilities	Southeast
2831	Mounger Pool Deck Lighting Renovation	138	\$80,390	Swimming Pool/Natorium	Central West
1435	Mt Baker Park Bathhouse Renovation/ADA Upgrade	139	\$350,540	Buildings	Southeast
3930	Pier 62/63 Replacement	140	\$19,446,000	Saltwater Piers	Central West



## Seattle Parks and Recreation 2011 - 2016 ASSET MANAGEMENT PLAN - by PRIORITY

Project #	Project Title	Priority	Total Est Cost	Category	Sector
1678	Washington Park PF Shelterhouse Renovation	142	\$226,194	Comfort Stations & Shelterhouses	Central East
1610	Westcrest Park Comfort Station Rebuild	143	\$560,054	Comfort Stations & Shelterhouses	Southwest
1885	17th Ave Centerstrip Irrigation/Drainage Upgrade	145	\$149,433	Irrigation & Drainage	Northeast
3960	Adm Building Boiler Replacement	146	\$300,000	Heating, Ventilation & Air Conditioning	Central West
1711	Alki Beach Park Seawall Promenade Paving	147	\$158,000	Infrastructure-Roads, Paths, Trails	Southwest
1887	Alki PG Irrigation and Drainage Renovation	149	\$500,000	Irrigation & Drainage	Southwest
4207	ADA Improvements		\$3,000,000	Site Accessibility/ADA	Adm Costs
4168	Alki CC Roof Replacement		\$400,000	Roofing	Southwest
3441	Amy Yee Tennis Center Automatic Sprinkler Protection		\$356,709	Buildings	Southeast
1722	Amy Yee Tennis Center Exterior Painting		\$400,000	Buildings	Southeast
4206	Aquarium Capital Commitment		\$200,000	Buildings	Central West
4161	Ballard Community Center Roof Replacement		\$635,000	Roofing	Northwest
1394	Ballard PG Irrigation and Drainage Renovation		\$550,000	Irrigation & Drainage	Northwest
1395	Ballard Pool Deck/Walks/Ramps Renovation		\$122,633	Swimming Pool/Natorium	Northwest
1878	Ballard Pool Electrical System Renovation		\$40,876	Swimming Pool/Natorium	Northwest
3955	Ballard Pool Plaster Liner Replacement		\$130,000	Swimming Pool/Natorium	Northwest
1622	Bayview PG Comfort Station Upgrade		\$150,000	Comfort Stations & Shelterhouses	Central West
1623	Bayview PG Fence Repairs		\$58,259	Infrastructure-Fencing	Central West
1303	Bayview PG Irrigation and Drainage Renovation		\$300,000	Irrigation & Drainage	Central West
3793	Beacon Bluff Community Garden Path		\$75,000	Infrastructure-Roads, Paths, Trails	Southeast
1626	Bitter Lake PF Athletic Fields/ADA Rehabilitation		\$1,000,000	Athletic Fields & Facilities	Northwest
3635	Bitter Lake PF Field #1 and #2 Fence Replacement		\$200,000	Infrastructure-Fencing	Northwest
2811	Bitter Lake PF Tennis Court Renovation		\$578,029	Courts	Northwest
2814	Brighton PF Tennis Court Renovation		\$245,191	Courts	Southeast
3506	Burke Gilman PG Pathway Renovation		\$20,000	Infrastructure-Roads, Paths, Trails	Northeast
3916	Carkeek Park Foot Bridges Renovation		\$150,000	Infrastructure-Roads, Paths, Trails	Northwest
1516	City Wide Aquatics Pools Roof Intrusive Testing		\$20,708	Swimming Pool/Natorium	Adm Costs
1867	City Wide Athletic Office Renovation/ADA Upgrade		\$200,000	Buildings	Northwest
1866	City Wide Swimming Pool Lateral Forces Analysis		\$53,594	Swimming Pool/Natorium	Adm Costs
1400	Cleveland PF Athletic Field Renovation		\$500,000	Athletic Fields & Facilities	Southeast
1313	Colman Park Drainage Renovation		\$133,655	Infrastructure-Sanitary Sewer & Storm	Southeast

## Seattle Parks and Recreation 2011 - 2016 ASSET MANAGEMENT PLAN - by PRIORITY

Project #	Project Title	Priority	Total Est Cost	Category	Sector
1392	Colman Pool Floor/Locker/Bench Renovation		\$68,747	Swimming Pool/Natorium	Southwest
2915	Colman Pool Wind Wall and Sidewalk Repairs		\$84,000	Swimming Pool/Natorium	Southwest
1304	Condon Way Centerstrip Irrigation/Drainage Upgrade		\$116,230	Irrigation & Drainage	Central West
2027	Cowen Park Irrigation and Drainage		\$296,000	Irrigation & Drainage	Northeast
2018	Cowen Park Tennis/Basketball Court Renovation		\$200,000	Courts	Northeast
1405	Dahl PF Shelterhouse Renovation/ADA Upgrade		\$150,000	Comfort Stations & Shelterhouses	Northeast
1860	David Rodgers Park Irrigation & Drainage Upgrade		\$428,386	Irrigation & Drainage	Central West
3507	Dearborn Park Fence		\$20,000	Infrastructure-Fencing	Southeast
4164	Denny Park Irrigation Replacement		\$400,000	Infrastructure-Utilities/Service	Central West
1318	Discovery Park Historical Building Painting		\$160,355	Buildings	Central West
4131	Discovery Park Lighthouse Garage Renovation		\$60,000	Buildings	Central West
4130	Discovery Park Lighthouse Quarters Renovation		\$550,000	Buildings	Central West
1410	East Queen Anne PG Field Renovation		\$495,300	Irrigation & Drainage	Central West
4112	Evans Pool Building Renovation		\$573,104	Aquatic Facilities	Northwest
4118	Evans Pool Heat Exchanger Replacement		\$224,782	Swimming Pool/Natorium	Northwest
1693	Evans Pool Natatorium Deck Repair		\$21,767	Swimming Pool/Natorium	Northwest
3957	Evans Pool Plaster Liner Replacement		\$130,000	Swimming Pool/Natorium	Northwest
1560	Evans Pool Roof Vapor Barrier Installation		\$165,100	Swimming Pool/Natorium	Northwest
1714	Evans Pool Wall Vapor Barrier Installation		\$62,679	Swimming Pool/Natorium	Northwest
4165	Evers Pool Exterior and Roof Repair		\$1,600,000	Roofing	Central East
1561	Evers Pool Bulkhead Replacement		\$267,970	Swimming Pool/Natorium	Central East
1855	Evers Pool Deck Replacement/Repair		\$143,228	Swimming Pool/Natorium	Central East
1856	Evers Pool Locker Room Renovation		\$375,158	Swimming Pool/Natorium	Central East
3958	Evers Pool Plaster Liner		\$130,000	Swimming Pool/Natorium	Central East
1310	Evers Pool Roof Vapor Barrier Installation		\$1,117,350	Swimming Pool/Natorium	Central East
1694	Evers Pool Wall Vapor Barrier Installation		\$114,456	Swimming Pool/Natorium	Central East
1518	Gas Works Park Comfort Station Upgrade		\$250,000	Comfort Stations & Shelterhouses	Northwest
1454	Gas Works Park Drainage System Upgrade		\$83,115	Infrastructure-Sanitary Sewer & Storm	Northwest
1813	Genesee Park Drainage Corrections		\$29,017	Miscellaneous Park Elements	Southeast
1739	Golden Gardens Park Lower Picnic Shelter Access Improvement		\$450,000	Infrastructure-Roads, Paths, Trails	Northwest

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Project #	Project Title	Priority	Total Est Cost	Category	Sector
4117	Green Lake CC Electrical Renovation		\$476,818	Infrastructure-Utilities/Service	Northwest
4111	Green Lake CC Renovation		\$4,500,000	Buildings	Northwest
4163	Green Lake Park Alum Treatment		\$1,000,000	Infrastructure-Sanitary Sewer & Storm	Northwest
1480	Green Lake Park Aqua Theater Storage Area Renovation		\$95,382	Aquatic Facilities	Northwest
4166	Green Lake Park Bathhouse Theater Electrical		\$300,000	Infrastructure-Utilities/Service	Northwest
2967	Green Lake Park Boat Rental Water Line Repair		\$36,174	Infrastructure-Utilities/Service	Northwest
1643	Green Lake Park Irrigation & Drainage Upgrade		\$1,261,622	Irrigation & Drainage	Northwest
2822	Green Lake Park Piling Replacement		\$274,934	Aquatic Facilities	Northwest
1644	Green Lake Park Pitch & Putt Drainage Renovation		\$157,551	Irrigation & Drainage	Northwest
2824	Green Lake Park Small Craft Center Launch House Replacement		\$535,940	Aquatic Facilities	Northwest
4162	Green Lake Wading Pool Dechlorination		\$50,000	Swimming Pool/Natorium	Northwest
4158	Hiawatha CC Renovations		\$1,175,056	Buildings	Southwest
1514	High Point CC Roof Replacement		\$27,249	Roofing	Southwest
1316	Highland Park PG Athletic Field #2 Fencing		\$91,107	Infrastructure-Fencing	Southwest
1534	Highland Park PG Shelterhouse Renovation		\$150,000	Comfort Stations & Shelterhouses	Southwest
2825	Highland Park PG Tennis Court Renovation		\$74,357	Courts	Southwest
1784	Hunter Boulevard Irrigation & Drainage Renovation		\$80,000	Irrigation & Drainage	Southeast
1515	Hutchinson CC Roof Renovation		\$50,000	Roofing	Southeast
2007	Hutchinson PG Fence Rehabilitation		\$112,506	Infrastructure-Fencing	Southeast
1327	Hutchinson PG Irrigation and Drainage Renovation		\$976,346	Irrigation & Drainage	Southeast
2826	Hutchinson PG Tennis Court Renovation		\$83,068	Courts	Southeast
1476	Interbay PF Fence Replacement		\$146,662	Infrastructure-Fencing	Central West
1328	Japanese Garden Irrigation & Drainage Replacement		\$458,029	Irrigation & Drainage	Central East
3003	Jefferson Bowling Green (West) Renovation		\$669,924	Forest, Landscape, & Trail Restoration	Southeast
4155	Jefferson CC Facility Renovation		\$2,188,102	Buildings	Southeast
2555	Jose Rizal Park Comfort Station Upgrade		\$50,000	Comfort Stations & Shelterhouses	Southeast
2001	Lake Washington Blvd (Central) Path Repaving		\$388,411	Infrastructure-Roads, Paths, Trails	Southeast
2797	Lake Washington Swimming Beaches Pilings		\$411,332	Aquatic Facilities	Adm Costs
2827	Lakeridge PG Basketball Court Renovation		\$72,000	Courts	Southeast

## Seattle Parks and Recreation 2011 - 2016 ASSET MANAGEMENT PLAN - by PRIORITY

Project #	Project Title	Priority	Total Est Cost	Category	Sector
1320	Lakeridge PG Field/Drainage/Irrigation Renovation		\$733,806	Irrigation & Drainage	Southeast
1332	Lakewood Moorage Pier Maintenance		\$1,955,000	Aquatic Facilities	Southeast
1775	Lakewood PG Comfort Station Renovation		\$350,000	Comfort Stations & Shelterhouses	Southeast
1325	Langston Hughes PAC Exterior Lighting Improvements		\$71,611	Infrastructure-Utilities/Service	Central East
2002	Langston Hughes PAC Grounds Irrigation Upgrade		\$134,275	Irrigation & Drainage	Central East
1768	Laurelhurst PF Tennis Court Sewer/Drainage Renovation		\$112,443	Courts	Northeast
1470	Lawton Park Fence Fabric Replacement		\$48,215	Infrastructure-Fencing	Central West
4107	Leschi Moorage North Comfort Station Renovation		\$100,000	Aquatic Facilities	Central East
4104	Leschi Moorage North Lighting Replacement		\$150,000	Aquatic Facilities	Central East
1761	Leschi Moorage North Pile and Float Replacement		\$3,376,000	Aquatic Facilities	Central East
1763	Leschi Moorage South Pile and Float Replacement		\$2,574,000	Aquatic Facilities	Central East
4108	Leschi North Building Exterior Renovation		\$75,000	Aquatic Facilities	Central East
1764	Lincoln Park Beach Comfort Station Upgrade		\$96,000	Comfort Stations & Shelterhouses	Southwest
1765	Lincoln Park Hdqtrs Sewer Replacement		\$68,127	Infrastructure-Sanitary Sewer & Storm	Southwest
1298	Lincoln Park Sewer and Drainage Rehabilitation		\$1,104,394	Infrastructure-Sanitary Sewer & Storm	Southwest
1590	Louisa Boren Viewpoint Irrigation System Upgrade		\$128,904	Irrigation & Drainage	Central East
4156	Loyal Heights CC Facility Renovation		\$2,759,217	Buildings	Northwest
1291	Loyal Heights PF Sewer and Drainage Rehabilitation		\$200,000	Infrastructure-Sanitary Sewer & Storm	Northwest
3451	Madison Pool Building Seismic Improvements		\$24,445	Swimming Pool/Natorium	Northwest
1651	Madison Pool Bulkhead Replacement		\$163,511	Swimming Pool/Natorium	Northwest
1336	Madison Pool Natatorium Floors/Locker Room Benches Renovation		\$103,557	Swimming Pool/Natorium	Northwest
1347	Madison Pool Roof Replacement		\$104,552	Swimming Pool/Natorium	Northwest
1292	Madison Pool Roof Vapor Barrier Installation		\$1,144,605	Swimming Pool/Natorium	Northwest
1293	Madison Pool Wall Vapor Barrier Installation		\$160,784	Swimming Pool/Natorium	Northwest
1545	Madrona Dance Studio ADA Renovation		\$750,000	Buildings	Central East
2950	Magnolia CC ADA Restroom Rehabilitation		\$298,657	Buildings	Central West
1485	Magnolia Park Irrigation and Drainage Upgrade		\$664,165	Irrigation & Drainage	Central West
1466	Magnolia Park Tennis Court Renovation		\$114,554	Courts	Central West
4142	Magnuson Building #138 Renovation		\$2,609,039	Buildings	Northeast

## Seattle Parks and Recreation 2011 - 2016 ASSET MANAGEMENT PLAN - by PRIORITY

Project #	Project Title	Priority	Total Est Cost	Category	Sector
1669	Magnuson Building #138 Roof Replacement		\$390,961	Roofing	Northeast
4143	Magnuson Building #18 Renovation		\$3,600,000	Buildings	Northeast
1600	Magnuson Building #2 Renovation		\$27,630,000	Buildings	Northeast
4144	Magnuson Building #47 Community Center Renovation		\$3,000,000	Buildings	Northeast
3639	Magnuson Park Beach Renourishment		\$57,384	Aquatic Facilities	Northeast
4169	Magnuson Park Building #19, #54, #55 Repair		\$165,000	Buildings	Northeast
4208	Magnuson Park Building #2 Partial Roof and Seismic		\$1,500,000	Roofing	Northeast
4170	Magnuson Park Building #312 Renovation		\$50,000	Buildings	Northeast
4171	Magnuson Park Lakeshore Drive Parking Renovation		\$100,000	Infrastructure-Parking Lots	Northeast
1490	Magnuson Park Road and Parking Lot Renovation		\$300,000	Infrastructure-Roads, Paths, Trails	Northeast
4172	Magnuson Park Sportsfield Dr Intersection Improvement		\$250,000	Infrastructure-Roads, Paths, Trails	Northeast
3382	Magnuson Water Main Replacement		\$1,031,874	Infrastructure-Utilities/Service	Northeast
1461	Maple Leaf PG Athletic Field Renovation		\$1,582,005	Athletic Fields & Facilities	Northeast
1654	Matthews Beach Park Irrigation/Drainage Renovation		\$630,956	Irrigation & Drainage	Northeast
1656	Meadowbrook Pool Floor/Bench/Locker Renovation		\$95,382	Swimming Pool/Natorium	Northeast
1345	Meadowbrook Pool Roof Vapor Barrier Installation		\$771,246	Swimming Pool/Natorium	Northeast
1703	Meadowbrook Pool Wall Vapor Barrier Installation		\$177,140	Swimming Pool/Natorium	Northeast
1349	Montlake PF Track/Athletic Field Renovation		\$1,611,335	Athletic Fields & Facilities	Central East
3959	Mounger Pool Plaster Liner		\$130,000	Swimming Pool/Natorium	Central West
1967	Mt Baker Park Tennis Court Renovation		\$310,961	Courts	Southeast
1465	Mt Baker Park Bathhouse Sewer Replacement		\$166,039	Infrastructure-Sanitary Sewer & Storm	Southeast
1426	Mt Baker Park Comfort Station Renovation/ADA Upgrade		\$200,000	Comfort Stations & Shelterhouses	Southeast
3686	Mt Baker Park Play Area Renovation		\$343,522	Play Areas	Southeast
1427	Mt Baker Park Rowing and Sailing Bulkhead Reinforcement		\$326,008	Seawalls/Retaining Walls/Bridges	Southeast
1963	North Service Shops Seismic Improvements		\$686,680	Buildings	Northwest
3396	O.O. Denny Park Parking Lot Renovation		\$107,188	Infrastructure-Parking Lots	Outside
1957	Pratt Park Drainage Improvements		\$118,817	Infrastructure-Sanitary Sewer & Storm	Central East
3120	Pratt Park Play Barn Painting		\$58,615	Buildings	Central East
2836	Prentis Frazier Park Basketball Court Upgrade		\$37,962	Courts	Central East

## Seattle Parks and Recreation 2011 - 2016 ASSET MANAGEMENT PLAN - by PRIORITY

Project #	Project Title	Priority	Total Est Cost	Category	Sector
3492	Queen Anne Bowl PF Track Surface Replacement		\$308,216	Athletic Fields & Facilities	Central West
4157	Queen Anne CC Renovations		\$304,000	Buildings	Central West
1287	Queen Anne Pool Deck/Floors Renovation		\$157,551	Swimming Pool/Natorium	Central West
1366	Queen Anne Pool Roof Vapor Barrier Installation		\$757,617	Swimming Pool/Natorium	Central West
1367	Queen Anne Pool Wall Vapor Barrier Installation		\$169,780	Swimming Pool/Natorium	Central West
3504	Rainier Beach PF Pathway Renovation		\$0	Infrastructure-Roads, Paths, Trails	Southeast
3689	Rainier Beach PF Play Area Renovation		\$732,851	Play Areas	Southeast
1663	Rainier Beach PF Soccer Field Renovation		\$51,097	Athletic Fields & Facilities	Southeast
1521	Rainier PF Irrigation and Drainage Renovation		\$267,970	Irrigation & Drainage	Southeast
1372	Ravenna Park Comfort Station Sewer Replacement		\$431,709	Infrastructure-Sanitary Sewer & Storm	Northeast
1448	Ravenna Park Irrigation and Drainage Upgrade		\$579,516	Irrigation & Drainage	Northeast
1668	Sacajawea PG Irrigation and Drainage Renovation		\$400,000	Infrastructure-Utilities/Service	Northeast
1671	Sandel PG Shelterhouse Sewer/Drainage Renovation		\$89,979	Infrastructure-Sanitary Sewer & Storm	Northwest
2839	Seacrest Park Beach Renourishment		\$68,858	Aquatic Facilities	Southwest
1329	Seward Park Drainage Rehabilitation		\$332,082	Infrastructure-Sanitary Sewer & Storm	Southeast
2880	Seward Park Fish Hatchery Mix/Grind Building Renovation		\$96,000	Buildings	Southeast
2866	Seward Park Fish Hatchery North Residence Renovation		\$225,000	Buildings	Southeast
2867	Seward Park Fish Hatchery S. Residence Renovation		\$360,000	Buildings	Southeast
1451	Seward Park Main Comfort Station Upgrade		\$250,000	Comfort Stations & Shelterhouses	Southeast
1570	Seward Park South Beach Comfort Station Upgrade		\$250,000	Comfort Stations & Shelterhouses	Southeast
3387	Soundview PF Athletic Field Renovation		\$2,424,984	Athletic Fields & Facilities	Northwest
1605	Southwest Pool Deck/Walk/Ramp Renovation		\$171,873	Swimming Pool/Natorium	Southwest
1380	Southwest Pool Floor/Locker/Bench Renovation		\$99,470	Swimming Pool/Natorium	Southwest
1574	Southwest Pool Wall Vapor Barrier Installation		\$59,954	Swimming Pool/Natorium	Southwest
1566	Stan Sayres Boat Ramp Renovation		\$163,511	Aquatic Facilities	Southeast
1906	Sunnyside Avenue North Boat Ramp Maintenance		\$120,000	Aquatic Facilities	Northwest
1373	Terry Pettus Park Wall/Piling Replacement		\$250,682	Aquatic Facilities	Central West
3786	Van Asselt Gym		\$3,360,000	Buildings	Southeast
2840	Victory Heights PG Basketball Court Renovation		\$35,000	Courts	Northeast

## Seattle Parks and Recreation 2011 - 2016 ASSET MANAGEMENT PLAN - by PRIORITY

Project #	Project Title	Priority	Total Est Cost	Category	Sector
1579	Viewridge PF Athletic Field Irrigation Renovation		\$1,444,654	Athletic Fields & Facilities	Northeast
3503	Virgil Flaim Park Irrigation Renovation		\$254,000	Irrigation & Drainage	Northeast
1571	Volunteer Park Irrigation Renovation		\$100,000	Irrigation & Drainage	Central East
4122	Volunteer Park Service Yard Stormwater Management		\$150,000	Infrastructure-Roads, Paths, Trails	Central East
1598	W Magnolia PF North Athletic Field Renovation		\$2,454,200	Athletic Fields & Facilities	Central West
1680	W Queen Anne PF Athletic Field Renovation & ADA		\$2,372,107	Athletic Fields & Facilities	Central West
1681	W Queen Anne PF Path Repaving		\$28,775	Infrastructure-Roads, Paths, Trails	Central West
1286	W Queen Anne PF Sewer Manhole Installation		\$28,643	Infrastructure-Sanitary Sewer & Storm	Central West
3913	Waterfront Park - Pier 58 Redevelopment		\$2,840,000	Saltwater Piers	Central West
1576	West Seattle Stadium Exterior Painting		\$54,502	Miscellaneous Park Elements	Southwest
1899	Woodland Park Central Sewer Replacement		\$132,714	Infrastructure-Sanitary Sewer & Storm	Northwest
<b>Estimated Total:</b>			<b>\$228,476,151</b>		

