Attachment A

2024

SANTA MARIA CITYWIDE PARKS ASSESSMENT

Prepared for

City of Santa Maria Parks and Recreation
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February 2, 2024

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02/02/2024

Kari Wagner, PE C66026 Expiration: 6/30/2024 **Date**

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LIST OF ACRONYMS

AC	Asphalt Concrete
ADA	Americans with Disabilities Act
ASTM	American Society for Testing and Materials
AVE	Avenue
BBQ	Barbecue
BLDG	Building
BMP	Best Management Practices
CBC	California Building Code
CIP	Capital Improvement Plan
CL	Chain Link
CMU	Concrete Masonry Units
DG	Decomposed Granite
DI	Drainage Inlet
DR	Drive
DWS	Detectable Warning Surface
E	East
EPA	Environmental Protection Agency
ENR	Engineering News Record
EWF	Engineered Wood Fiber
FD	Fire Department
GCP	General Construction Permit
GFCI	Ground Fault Circuit Interrupter
ID	Identification
IDDE	Illicit Discharge Detection and Elimination
IGP	Industrial General Permit
LED	Light Emitting Diode
LLD	Landscape and Lighting District
LN	Lane
LPR	Load Prediction Report
MS4	Municipal Separate Storm Sewer System
N	North
NE	Northeast
NHM	Natural History Museum
NW	Northwest
O&M	Operations and Maintenance
PCR	Post Construction Requirement
PEAIP	Program Effectiveness and Improvement Plan
PG&E	Pacific Gas and Electric Company
PIP	Poured in Place
PVC	Polyvinyl Chloride
RV	Recreational Vehicle
S	South
SCM	Stormwater Control Measures
SD	Storm Drain
SE	Southeast
SMARTS	Stormwater Multiple Application and Report Tracking System
ST	Street
SW	Southwest

SWCP	Storm Water Control Plan
SWPPP	Stormwater Pollution Prevention Plan
TMDL	Total Maximum Daily Load
W	West

CHAPTER 1
INTRODUCTION

AUTHORIZATION AND SCOPE OF WORK

The City of Santa Maria is a growing and thriving community with a large and varied number of parks. The Recreation and Parks Department of the City is responsible for the maintenance of these parks. It is a huge task, one which the City has insufficient funds to fully manage. The purpose of this report is to perform a condition assessment that will result in an economic assessment of existing and future planned City parks, open space, and other recreational facilities for the purpose of determining the underlying cost of operating, maintaining, renovating, constructing, and apportioning these costs, based on the benefit received by each accessor parcel within the City of Santa Maria.

To get a complete understanding of the condition of each park, the City hired DTA Municipal Solutions and Wallace Group (with assistance from Otto Electric and MSA Architects). The team visited each of the selected 28 parks and carefully reviewed all items within the entire envelope of each park excluding all community building evaluations that will be completed under a separate scope of work by others. Note, the smaller buildings that could be included in a Landscape and Lighting District ("LLD") Assessment, such as gazebos, restrooms, and maintenance facilities are included in this report.

Step one was to identify all City parks/facilities that exist and those that are in the planning phase over the next five years. A map of all City of Santa Maria parks/facilities is shown below. Twenty-eight (28) parks were included in the assessment. They are:

- North Preisker Ranch Park
- Robert F. Grogan Park
- Oakley Park
- Rice Park
- Edwards Community Center & Sierra Vista Park
- Armstrong Park
- Abel Maldonado Youth Center & Simas Park
- Elwin Mussell Senior Center & Alice Trefts Park
- Minami Community Center & Adam Park
- Robert Acquistapace Park
- Fletcher Park
- Rotary Centennial Park & Robin Ventura Field
- Maramonte Community Center & park
- Hagerman Sports Complex
- Preisker Park
- Jim May Park & Lake
- Atkinson Park & Community Center
- Tunnell Park
- Rosalind Perlman Park
- Russell Park
- Buena Vista Park
- Joe White Park
- Bob Orach Park & Neighborhood Community Center
- Enos House & Park
- Marilyn Stanley Park
- Rodenberger Park
- Maramonte Park North
- Pioneer Park & Picnic Ground

PARKS & FACILITIES

City of Santa Maria Recreation & Parks Department

Recreation & Parks Make Life Better

1. North Preisker Ranch Park*–801 W. Boxcar Pl.
2. Preisker Park*–330 Hidden Pines Way
3. Santa Maria River Park Trail–Broadway On-Ramp (to US101 North Bound)
4. Grogan Park & Neighborhood Community Center–1155 W. Rancho Verde
5. Jim May Park*/Lake–809 Stanford Dr.
6. Oakley Park–1300 N. Western Ave.
7. Atkinson Park & Community Center–1000 N. Railroad Ave.
8. Rice Park–700 E. Sunset Ave.
9. Tunnell Park–1100 N. Palisade Dr.
10. Edwards Comunity Center* & Sierra Vista Park–809 Panther Dr.
11. Veterans' Memorial Community Center* & Park–313 W. Tunnell Dr.
12. Rosalind Perlman Park–100 N. Broadway
13. Armstrong Park–1000 E. Chapel St.
14. Russell Park–1000 W. Church St.
15. Joslyn Bowling Green–420 S. McClelland St.
16. Abel Maldonado Community Youth Center, Paul Nelson Aquatics Center*, & Simas Park–600 S. McClelland St.
17. Buena Vista Park–800 S. Pine St.
18. Elwin Mussell Senior Center& & Alice Trefts Park–510 E. Park Ave.
19. Joe White Park–500 S. Palisade Dr.
20. Minami Community Center & Adam Park–600 W. Enos Dr.
21. Bob Orach Park & Neighborhood Community Center–1800 Westgate Rd.
22. Robert Acquistapace Park-1921 S. Western Ave.
23. Enos House & Park–1851 S. Bradley Rd.
24. Fletcher Park*–2200 S. College Dr.
25. Marilyn Stanley Park–2600 La Costa Dr.
26. Rotary Centennial Park* & Robin Ventura Field–2625 S. College Dr.
27. Rodenberger Park*–2725 Santa Barbara Dr.
28. Maramonte Community Center* & Park–620 E. Sunrise Dr.
29. Hagerman Sports Complex*–3300 Skyway Dr.
30. Pioneer Park & Picnic Ground*–1150 W. Foster Rd.
31. Los Flores Ranch Park–6271 Dominion Rd. (South-East of Orcutt)

*Reservable spaces are available.

Multipurpose Path

Updated April 2021

For more information, contact the City of Santa Maria Recreation and Parks Department at (805) 925-0951 ext. 2260

The City excluded the following parks from the assessment:

- Santa Maria River Park Trail
- Joslyn Bowling Green
- Los Flores Ranch Park
- Veteran's Memorial Park

Figures and summary spreadsheets were prepared for each park identifying the amenities and individual elements included in each park. A detailed condition assessment can be found in Appendix A.

The list of park elements is separated by discipline: civil, landscape, architectural, and electrical. Each amenity was then evaluated in multiple categories based on its condition, expected remaining life, type of maintenance required, frequency of required maintenance, annual cost of maintenance, and capital improvement replacement cost.

Rating Scale

A rating scale was assigned to each category listed on the park spreadsheet. See Table 1-1 for a description of each score.

Table 1-1. Rating Score Criteria

Rating Score	Description
1	No repairs required
2	Repairs and/or replacement required within 15 years
3	Repairs and/or replacement required within 10 years
4	Repairs and/or replacement required within 5 years
5	Immediate repair or replacement required due to condition, lifespan, code non-compliance, and/or safety issues
Regular scheduled maintenance considered separately. (See Chapter 4, Operations & Maintenance)	

Definitions

Playground – The California Playground Safety Regulation defines a playground as an improved outdoor area designed, equipped, and set aside for children's play that is not intended for use as an athletic playing field or athletic court, and shall include any playground equipment, fall zones, surface materials, access ramps, and all areas within and including the designated enclosure and barriers.

Playground Equipment – a fabricated structure intended primarily for play by children located at a playground which has at least one surface designated and intended for play by children and which is anchored to or built into the ground and not intended to be moved.

Assumptions

The following assumptions were made in the preparation of this Report:

- The assessment is based on a 20-year maintenance period.
- Current day dollar values only have been assigned with an ENR index of 13007 (2022 Average).
- The annual cost of maintenance is based on existing City provided data, assessment of fiscal year reports, and interviews with City staff.
- Some Park elements may have shorter life expectancy than 20-year Maintenance Period and should be replaced per manufacturer recommendations.
- Playground equipment is required by ASTM to be inspected by a Certified Playground Inspector every 5 years.
- Playground equipment is highly suggested by the National Recreation and Park Association to be replaced every 15-years or sooner if defective.
- Cost Assumptions: Full-time equivalent is $216 per hour. Refer to Cost Estimate Tables for unit costs.
- Regularly scheduled maintenance values are evaluated separately (See Chapter 4, Operations & Maintenance) and not considered when assigning a rating to the condition of a park element.
- ADA – The reporting of conditions included in this assessment have been prepared primarily to ascertain costs for maintenance and/or replacement and general ADA compliance. The results from this report should not be considered a full assessment of existing ADA conditions.

General Observations

During site evaluations, certain conditions were found to be common throughout the parks and are listed below. These conditions will need to be addressed and become part of each park's annual maintenance schedule.

Civil:

- ADA Compliance – This report does not provide a full assessment of ADA compliance. Some features were identified as potentially having ADA compliance concerns and were noted as such. The City should retain an ADA specialist to determine ADA requirements for park facilities.
- Decomposed Granite Walks/Path – Most common issues found include uneven surface, low levels of decomposed granite, and runoff due to lack of edging. Maintenance or additional material should be added to maintain proper surfaces.

- Parking Lot – Worn asphalt and striping. Most require reconstruction.

- Storm Drain – A majority of the storm drain systems were full of debris and trash. It is recommended to clean all drains prior to the rainy season and establish a regular maintenance schedule to keep drains clear.

- Concrete Damage – Interior pathways are damaged largely due to not being constructed to support maintenance vehicles.

Landscape:

- Playground Surfaces - EWF levels do not comply with ASTM Safety Standards, exposing the ADA concrete ramps. Immediate correction required. It is suggested the proper level be marked on playground equipment posts.

- Mulch - Bare soil should not be exposed in any planting areas. A 3" thick layer of mulch should be maintained in shrub plantings to help retain moisture, deter weeds, and reduce soil compaction. No mulch is required within groundcover plantings.

- Irrigation Flow sensors – Flow sensors should be installed to alert maintenance when there is a leak and shut off the irrigation water.

- Irrigation Overspray– Many parks have overspray onto walkways causing damage to the paths and creating run-off issues and walking hazards. These should be fixed to reduce damage to other infrastructure.

- Irrigation System Upgrades – All planting areas, particularly those adjacent to walkways, should use drip irrigation to avoid overspray and reduce water consumption.

Architectural

- Structures – Separation should be maintained between wood and earth or concrete flatwork to prevent moisture intrusion or pest-related damage to framing and finishes. Current building code calls for 8" clear earth to wood and 2" clear hardscape to wood if not pressure treated. For existing conditions, apply where feasible and plan for this detailing for future improvements.

- Restrooms – To increase durability and maintenance benefits, future park prefabricated restrooms should be concrete buildings instead of wood framed structures.

Electrical

- Lighting – Converting existing parking lot and sports courts to LED fixtures will provide energy savings.

- Equipment – A few parks have hazardous plant growth in and around electrical equipment. This poses a risk to personnel and equipment. This plant growth should be removed.

ACKNOWLEDGMENTS

The City of Santa Maria Park Condition Assessment is prepared by Wallace Group on behalf of the City of Santa Maria. Wallace Group gratefully acknowledges the City of Santa Maria and DTA for their efforts, involvement, and assistance in preparing the Park Condition Assessment.

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Scott Christian, Special Districts Supervisor
Mario Eulloqui, Parks Supervisor

The City of Santa Maria Park Condition Assessment was completed with the efforts of many Wallace Group team members. They include:

Wallace Group

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CHAPTER 2
CONDITION ASSESSMENT BACKGROUND

INTRODUCTION

The City of Santa Maria contains a wide variety of public parks ranging from small pocket and neighborhood parks to large sport complexes and community centers. Each park is unique in size, character, and amenities it offers to the community. For the purposes of our report a detailed individualized assessment report has been created for each of the 28 parks included in this report. Each section includes a cover sheet with a brief description of the park's amenities, a detailed map, Condition Assessment Summary, Operations and Maintenance (O&M) Table, Capital Improvement Project (CIP) Table, and Cost Estimate Table.

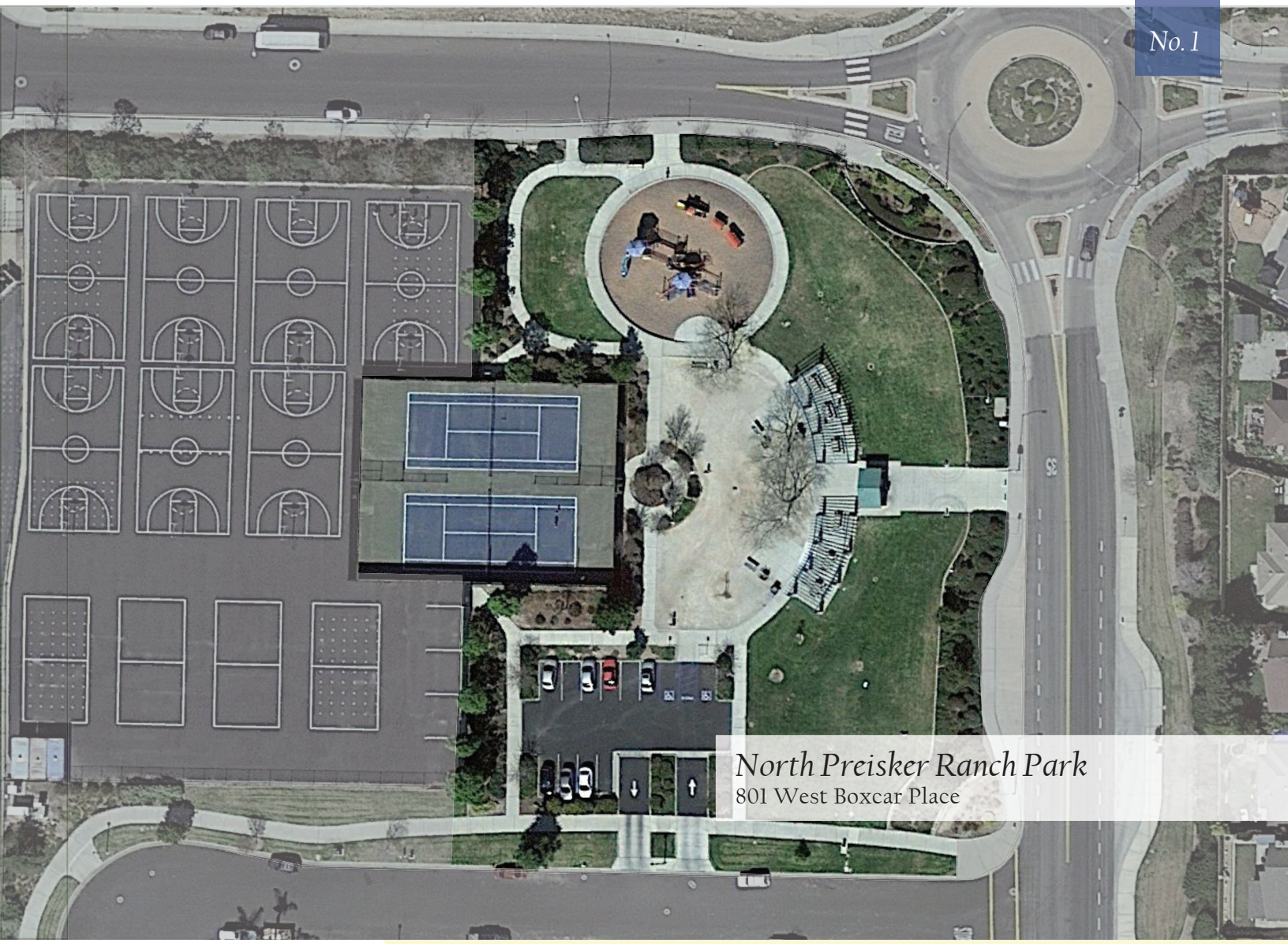
Each Park was visited and assessed by our Team which included representation from four disciplines: Civil, Landscaping, Architectural, and Electrical. The conditions of each park's elements were observed and evaluated by these disciplines using the criteria shown in Appendix B; condition, expected remaining life, type of maintenance required, frequency of required maintenance, annual cost of maintenance, and capital improvement replacement cost.

The results of the field observations and subsequent assessments have been compiled, by discipline into the Condition Assessment Summary. Each element observed was assigned a rating from Table 1-1, with a rating of 1 meaning no repairs and 5 requiring immediate attention.

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

No. 1



North Preisker Ranch Park

801 West Boxcar Place

PROJECT DESCRIPTION

A 2.0-acre neighborhood park established 20+ years ago with playground, two small, covered picnic areas with pergolas, two tennis courts with shared access to Tommie Kunst Junior High, one restroom, and parking.

WALLACE GROUP®

No. 1

North Preisker Ranch Park

801 West Boxcar Place

LEGEND

- SITE BOUNDARY
- (1) RESTROOM
- (2) PARKING
- (3) PLAYGROUND
- (5) PICNIC AREA & PERGOLA
- (9) TENNIS COURT

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

Condition Assessment Summary

Amenity	Category	Rating	Comments
Civil			
General Park Area	Utilities	5	Five existing drop inlets. Per City Staff, flooding not been an issue during a rainstorm. Drains are full of debris and trash. Maintain annually. No known issues with restroom sewer line.
	Hardscape	5	Driveways at the north and east require ADA pathway behind them. Missing detectable warning surfaces at curb ramps. Replace missing and loose blocks in concrete block wall.
	Fencing	4	Repaint fence and repair screen fabric.
	Site Furnishings	5	2 Bollards required at North driveway.
Parking	Hardscape	3	14 parking spaces, 2 ADA. The striping appeared to be recently done. ADA stalls slopes at back of the space are non-compliant.
Landscape			
General Park Area	Plantings	4	Groundcover adjacent to parking needs replacement.
	Irrigation	2	Water pressure is low, but adequate. Backflow device is not caged.
	Site Furnishings	3	1 working drinking fountain, showing age. Dog waste station (1) damaged but serviceable. 2 concrete benches. One with minor graffiti. 6 wheeled receptacles: 4 trash, 2 recycle.
Tennis Courts	Equipment	2	Surface and striping newer, nets fair and will need replacement in 1 to 2 years.
Picnic Area	Hardscape	4	DG not stabilized due to mature trees. Needs maintenance/refurbishment every other year or more frequently if heavy rain occurs.
	Site Furnishings	1	2 serving tables, metal top and legs. 5 concrete tables. 2 single grills.
Playground	Equipment	5	1 Playground: Equipment 20+ years old. Replace.
	Hardscape	5	EWF surfacing levels non-compliant, ADA concrete ramp exposed.
Architectural			
Picnic Area	Structure	4	Masonry column bases with stucco finish, generally in good condition. Pergola pressure-treated wood framing is generally in good condition. Wood trim is damaged in places, recommend maintenance & paint as needed.
Restrooms	Structure	5	Precast, tilt-up concrete building, generally in good condition. Toilet pump and plumbing in Mechanical Chase appear to be leaking. Electrical duplex outlet missing its wall plate, thereby exposing dangerous line voltage wiring.
Electrical			
General Park Area	Lighting	4	No poles at site. Fix loose/broken bollard heads. Cracking and moisture intrusion on lenses.
	Electrical	5	Receptacle cover missing. Circuit shut-off. Service panel with meter pedestal in fair condition; repaint to prevent rust.
Tennis Courts	Lighting	3	8 posts w/ conduit for future. Clean and repair conduits prior to use for new circuits. Repaint poles due to paint peeling.
Restrooms	Electrical	3	Empty pull box, missing cover. Replace cover with security screws.

	Lighting	**5**	**Exterior fixtures lenses have yellowed significantly. Missing interior lighting. Interior lighting is by switch only.**

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

No. 2

Preisker Park

330 Hidden Pines Way

PROJECT DESCRIPTION

A large 40-acre community park with five neighborhood access routes and trails, mature trees, three playgrounds including the new Kiwanis inclusive playground built in 2020, lake with a lazy river (currently dry) and bridge, multiple individual and group picnic areas including five covered eating areas, gazebo, Santa Maria-style barbecues, 18 target disc golf course, fitness equipment stations, five horseshoe pits, three restrooms (two out of commission), porta potties, maintenance yard and building, and loop road with six parking lots.

WALLACE GROUP®

No. 2

Preisker Park

330 Hidden Pines Way

LEGEND

- SITE BOUNDARY
- (1) RESTROOM
- (2) PARKING
- (3) PLAYGROUND
- (4) PICNIC AREA & SHADE STRUCTURE
- (5) PICNIC AREA
- (6) MAINTENANCE YARD AND BUILDING
- (7) HORSESHOE PITS
- (8) FITNESS STATION
- (14) GAZEBO
- (39) LAKE WITH LAZY RIVER
- (49) PORTA POTTY
- (55) 18-HOLE DISC GOLF
- (56) PIÑATA POLE

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

Condition Assessment Summary

Amenity	Category	Rating	Comments
Civil			
General Park Area	Utilities	4	No existing storm drain inlets. Flooding issues occur by Maintenance building. Unable to connect a gravity sewer from Meadowgate to the south restroom due to landfill material/concrete base soil under the turf.
	Hardscape	5	No ADA access to amenities at the northeast corner. Striped crosswalks and ramps needed to provide access to the park from Hidden Pines Way, Preisker Lane, and from the SW corner neighborhood. DG requires frequent maintenance. Erosion caused by irrigation. Suggest a DG park perimeter pathway and replace interior pathways with concrete. DG edges often buried by surrounding landscape.
	Fencing	4	Some rails are missing, broken, or rotted along with some rotted posts. Requires maintenance (replacement?) as issues occur.
	Miscellaneous	1	Routine maintenance required for memorial plaques – cleaning.
Parking	Hardscape	5	306 parking spaces, 14 ADA. Both striping and existing asphalt should be replaced. DWS missing from all ramps, except east parking. Other ADA spaces connect to DG paths. Erosion from irrigation makes these paths not accessible.
Lake/Lazy River	Water Feature	5	Lake drained due to leaking.
Concrete Bridge	Structure	5	Replace wood railings due to safety concerns.
Landscape			
General Park Area	Plantings	5	Remove invasive Mexican Feather Grass by pond. Replace with native ornamental grass. Young trees require min. 2 stakes – add stakes as needed.
	Irrigation	5	9 hose bibs located at picnic/BBQ areas: basin pits need new gravel; replace posts and faucets as needed due to poor condition. 4 controllers in good condition, adjust spray heads to avoid overspray on walkways.
	Utilities	1	4 fire hydrants in park, 1 adjacent to fire house and used by FD. Each surrounded by 3 metal bollards.
	Miscellaneous	5	Remove Fire Hose Hookup, not in use.
	Site Furnishings	5	Five drinking fountains, hardscape around four fountains not ADA compliant. Roller receptacles: 30 Trash, 8 Recycle; 3 red metal trash receptacles, repainting required; concrete receptacles with logo (2) in fair condition. Two piñata poles need repainted or sandblasting/sealing of the metal. Dog waste stations (4) in good condition.
Disc Golf	Equipment	5	18-hole course. Tee box frames rotted – need replacement. Re-position targets as needed due to tree interference. Signage in fair condition, replace as needed.
Horseshoe Pits	Hardscape	4	10 - Back boards show wear and pads are frayed at the bottom. DG needs replenishment and re-compaction.
Picnic Area	Hardscape	4	7 group areas: Some areas do not have ADA compliant paths. DG needs refurbishment and re-compaction at one group area. 3 individual areas: Some areas do not have ADA compliant paths.

	Site Furnishings	5	Serving tables: wood slat top w/ metal base - 3 small, 6 large; some tops warping, most need re-staining. Picnic tables: 49 metal – 3 need immediate replacement, 16 recycled PVC, 19 concrete. 31 Recycled PVC picnic benches, 1 bench missing and needs replacement. Several BBQ grates need to be replaced; 2 single grills, 6 double grills, 5 Santa Maria style BBQs.
Playground	*Equipment*	4	3 Playgrounds – newest playground (Kiwanis) – good condition and ADA accessible. Other 2 playgrounds – equipment older, will need replacement 1-5 years.
	Hardscape	5	EWF levels non-compliant for all playgrounds. Add fill lines on equipment and replenish, ADA concrete ramp exposed.
Sculpture Garden	*Art Installation*	3	See CIP

Architectural

Shade Structure	*Structure*	4	(4) shade structures with metal posts and fabric shade sails, generally all in fair condition. Conditions found include rust at post bases and tops, some are heavily rusted. Some fabric shade sails have tears. Lacks an accessible path of travel.
Gazebo	*Structure*	3	Pressure-treated wood posts with wood roof structure generally in fair condition. Lacks an accessible path of travel.
Restrooms	*Structure*	4	(2) CMU structures - one is burned, both are decommissioned (1) pre-fab restroom in use, tied to sewer, poor ventilation. 2x wood framed building with fiber-cement siding, generally the exterior is in good condition and the interior is in fair condition showing damaged or removed fixtures & equipment. Various accessibility compliance issues to be addressed per ADA Title II and CBC Chapter 11B.
Trellis/Lattice	*Structure*	3	Cast-in-place concrete columns, good condition. Pergola pressure-treated wood framing generally in fair to good condition. Some framing and rafters are damaged. Much of the framing has moss growth. Lacks an accessible path of travel.
Shop Building	Structure	4	Metal building with corrugated metal siding. Interiors have framed and finished interior walls in good condition. May not be energy compliant if the building is conditioned. Maintenance buildings required to be fully accessible. Various accessibility compliance issues to be addressed per ADA Title II and CBC Chapter 11B.

Electrical

General Park Area	*Lighting*	5	No poles at site. 3 abandoned wood poles observed and should be removed. Add bollard lighting along pathways between parking lots and playgrounds.
	Electrical	4	Electrical Plugs 1 at Group Picnic #2. Unknown source and if operational.
Maintenance Building	*Electrical*	4	Located adjacent to maintenance building on wood backboard. Equipment is rusting and not well labeled.
	Lightning	3	Retrofit building with LED lighting. Install occupancy sensor to all lighting circuits to reduce energy costs.
Lake/Lazy River	*Electrical*	4	Existing panel and electrical controls are not installed to current code requirements. Keep equipment de-energized and remove. New equipment required if any restoration to the pond or southern restroom completed.
Restrooms	*Lighting*	4	Replace fixtures in newest restroom with newer LED style wall packs and strip lights. Southern restroom fixtures need to be replaced with energy efficient lighting. Replace interior restroom lighting with occupancy sensors. Future exterior lighting should be kept on time clock system.

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

No. 4

Robert F. Grogan Park

1155 West Rancho Verde

PROJECT DESCRIPTION

A 6-acre neighborhood park and community center established in 1993 with asphalt and DG walking paths, playground, small group picnic area with shade sail covering, and parking.

WALLACE GROUP®

No. 4

Robert F. Grogan Park

1155 West Rancho Verde

N Blosser Rd

Rancho Verde

LEGEND

- SITE BOUNDARY
- (2) PARKING
- (3) PLAYGROUND
- (4) PICNIC AREA & SHADE STRUCTURE
- (22) COMMUNITY CENTER

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

Condition Assessment Summary

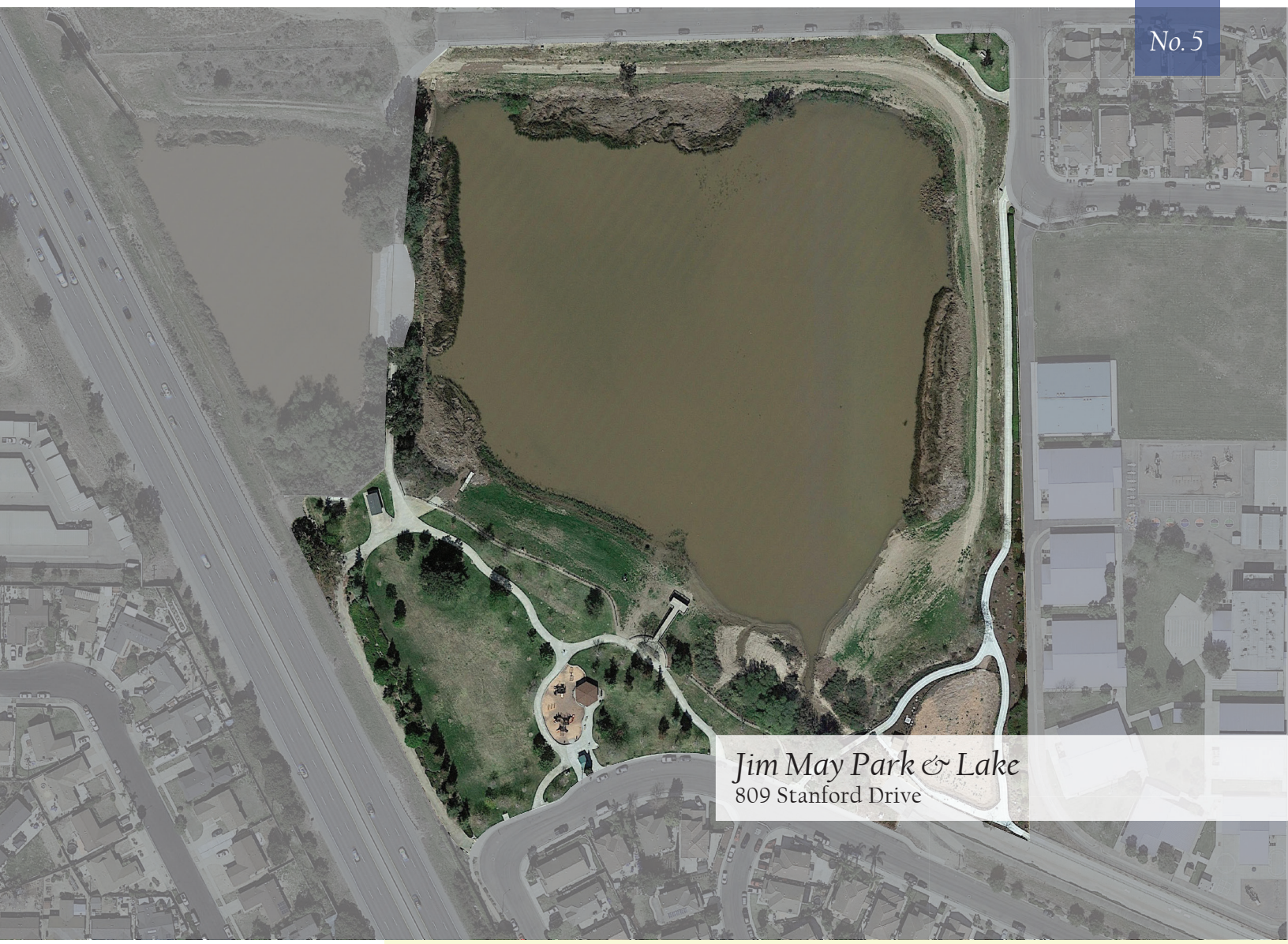
Amenity	Category	Rating	Comments
Civil			
General Park Area	Utilities	3	Storm drains full of debris and dirt. Main sump is full of standing water for unknown reason. Waterlines and sewer lines are in good condition.
	Hardscape	5	Sidewalks along park perimeter exceed 2% cross slope. Concrete flatwork only around Community Center. No ADA path of travel around driveways. Concrete around playground area is heaving and cracked. No concrete mow curbs for DG which causes landscape overgrowth into pathways. Frequent maintenance of DG is required to provide ADA compliant path.
	Fencing	4	Split rail fence is missing rails at various spots. Chain link fencing around the park perimeter is damaged and requires repairs/replacement.
Trash Enclosure	Surface	1	Concrete pad in parking lot not being utilized. Waste wheelers are distributed around the park.
Parking	Hardscape	4	44 parking spaces, 1 ADA. Parking lot surface is raveling and no clear visible striping. ADA stall sign not compliant with current standards.
Landscape			
General Park Area	Plantings	4	Bare spots and depressions in turf at Via Carro entrance and northern section. Level ground and re-seed in early fall, or new sod.
	Irrigation	5	Old irrigation pipes need replacement. Irrigation breaks in northern section and grass areas. Valve boxes are buried. Several pipe breaks, and overspray onto walkways. Re-level valve boxes so they are visible and not buried. Repair known breaks in the irrigation line. Adjust spray heads to avoid overspray onto walkways.
	Site Furnishings	1	4 Metal benches, additional footing for bench available. 1 Dog bag dispenser, 1 Removable bollard, 2 roller trash receptacles, and 1 drinking fountain.
Picnic Area	Structure	5	1 group area with shade structure. Bolt connections at base plate exposed – needs immediate attention.
	Site Furnishings	1	1 single grill. 3 metal tables.
Playground	Hardscape	5	Artificial turf damaged, needs replacement. DG not level with concrete, replace with concrete.
	Equipment	2	1 Playground. Older equipment is 6 years old, newer 4 years old.
Architectural			
Picnic Area	Structure	5	Shade structure with metal posts and fabric shade sails, generally in fair condition. There is rust at post bases and tops and fabric is tearing at connections. Lacks an accessible path of travel.
Electrical			
General Park Area	Lighting	4	The 4 pole lights around the parking area are in poor condition. 3 LED pole fixtures along sidewalk area are in good condition. 7 existing bollards, 1 new concrete, 6 metal and in poor condition.

	Electrical	**1**	**Located in Community Center which is not part of the assessment.**

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

No. 5



Jim May Park & Lake

809 Stanford Drive

PROJECT DESCRIPTION

A 21-acre park with a large lake, pier, boat house and dock, picnic area with shade structure and barbecue, playground, pedestrian bridge, bike trail, wood split rail fencing, restroom, biofilter, and art mural.

WALLACE GROUP®

No. 5

Jim May Park & Lake

809 Stanford Drive

LEGEND

- SITE BOUNDARY
- (1) RESTROOM
- (3) PLAYGROUND
- (4) PICNIC AREA & SHADE STRUCTURE
- (15) BOAT HOUSE
- (16) BOAT DOCK
- (17) PIER
- (18) ART MURAL
- (19) BIOFILTER
- (39) LAKE
- (59) PEDESTRIAN BRIDGE

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

Condition Assessment Summary

Amenity	Category	Rating	Comments
Civil			
General Park Area	Utilities	3	Storm Drain inlets need to be cleaned prior to rainy season. No known issues with other utilities.
	Hardscape	5	Playground retaining wall is cracking. Mow curbs are broken in various places. DG requires frequent maintenance for ADA purposes and there is visible rutting on the pathways; SW entrance to DG path is a tripping hazard. Bike trail is in good condition.
	Fencing	4	Wood fence missing railings and 1 post knocked down. Visible graffiti. Chain-link fence requires maintenance and repairs.
Concrete Bridge	Structure	2	Maintain annually. Wooden bridge on northside of park is in disrepair. Consider removing.
Landscape			
General Park Area	Plantings	4	Supplement planting next to bike trail. Reset and re-stake bender board. A 3" thick layer of mulch should be maintained in shrub plantings.
	Irrigation	5	North section adjacent to Borges is off. Exposed drip lines next to bike trail. Re-stake and cover with 3" mulch.
	Site Furnishings	5	5 removable bollards, one missing at bike trail entrance– needs immediate replacement. One dog waste station needs wood post sanded and re-painted (two stations total). 5 benches- 4 recycled PVC, 1 concrete, 3 roller trash receptacles, 2 drinking fountains, and 1 bike rack (5 stalls) in good condition.
	Art Installation	1	Mural one year old.
Picnic Area	Site Furnishings	1	1 group area with 4 tables and shade structure. 1 double grill.
Lake	Water Feature	2	Water treatment equipment approximately 6 years old.
Playground	Hardscape	5	EWF levels low. Refill. Add lines to equipment to indicate EWF fill level.
	Equipment	5	1 Playground, 15 years old.
Architectural			
Shade Structure	Structure	1	Steel structure with composition shingle roofing, in good condition. Prime and paint as needed.
Boat House	Structure	4	Wood framed building with fiber-cement siding, composition shingle roofing, in good condition. Lacks an accessible path of travel
Restrooms	Structure	5	Precast, tilt-up concrete building. Exterior in good condition, interior requires maintenance. Various ADA issues to be addressed.
Electrical			
General Park Area	Electrical	5	Receptacle at the deck is missing a cover and needs replacement.
	Lighting	4	Graffiti and broken/lose heads.

Restroom	***Lighting***	**4**	**The restroom exterior lighting has not been replaced or upgraded, but the interior restroom lights appear to have been replaced with LED fixtures. Interior lighting should be upgraded to occupancy sensors.**

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

No. 6

Oakley Park

1300 North Western Avenue

PROJECT DESCRIPTION

Established in May 1967 and renovated in 2016. The 4-acre park includes two little league baseball diamonds with fencing, bleachers, announcer boxes and scoreboards, foul ball posts, flagpole, large grass basin used for soccer, one-½ basketball court, playground, perimeter trail, small picnic area, restroom, and parking.

WALLACE GROUP®

No. 6

Oakley Park

1300 North Western Avenue

LEGEND

- SITE BOUNDARY
- 1 RESTROOM
- 2 PARKING
- 3 PLAYGROUND
- 5 PICNIC AREA
- 11 BASEBALL DIAMOND
- 12 BASKETBALL COURT
- 13 SOCCER FIELD
- 20 CELL TOWER
- 23 ANNOUNCER BOX

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

Condition Assessment Summary

Amenity	Category	Rating	Comments
Civil			
General Park Area	Utilities	4	Storm drains filled with dirt/debris.
	Hardscape	3	DG surfaces are in good condition. There is evidence of irrigation pooling on the pathway. NW path shows sign of a large leak. DG levels around the restroom are low. DG needs to be maintained frequently. Concrete pathways are ADA compliant and in good condition. ADA ramps between the parking lot and park meet requirements. Mow curbs are in great condition.
	Site Furnishings	2	Missing bollard caps at the east entrance.
	Fencing	1	Fencing between school and fields shows no signs of wear.
Parking	Hardscape	2	63 stalls, 3 ADA. AC surface and striping looks recently constructed.
Landscape			
General Park Area	Plantings	5	Grass is sparse in large turf basin with dry patches close to DG path edge. Control weeds in grass basin, fertilize and re-seed. Remove ivy at fencing. Weed, add soil, and supplement planting in SW planters. Replenish mulch to perimeter fence planters, and all shrub planters. A 3" thick layer of mulch should be maintained in all shrub plantings.
	Irrigation	5	Exposed drip lines. Re-stake and cover with 3" mulch.
	Site Furnishings	5	9 fixed trash receptacles - wood and metal, 2 are damaged and need repair. Two drinking fountains, one shows evidence of a substantial leak: repair or replace. Dog waste stations (3) and 1 bike rack (5 stalls) in good condition.
Ball Field	Fencing	4	2 fields. Some plastic protection at the top of fencing is missing/damaged and needs replacement. See spreadsheet for more detailed inventory.
	Plantings	4	Little League fields grass needs to be aerated, fertilized, and re-seeded.
Soccer Field	Equipment	2	1 field, no goals or nets present.
	Plantings	4	Soccer fields grass needs to be aerated, fertilized, and re-seeded.
Basketball Court	Miscellaneous	1	1 court.
Picnic Area	Site Furnishings	1	1 picnic area with 3 metal tables.
Playground	Equipment	2	1 playground, 6 years old.
	Hardscape	4	Artificial turf showing wear. Seams opening up and need repair.
Architectural			
Concession Stand	ADA Compliance	5	In good condition. Concession stand center aisle is not accessible (width less than 3 feet). Various accessibility compliance issues.
Announcer Booth	ADA Compliance	5	Various accessibility compliance issues. Step at entry not compliant with current code.

Electrical

Restrooms	***Lighting***	**4**	**Interior lighting fixtures should be replaced with LED lighting. Interior lighting controls should be replaced with occupancy sensors.**
General Park Area	***Lighting***	**3**	**LED Area lights. Need touch up paint.**
	Electrical	**2**	**Pedestal is in good condition and circuits well labeled.**

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

No. 7

Atkinson Park & Community Center

1100 North Railroad Avenue

PROJECT DESCRIPTION

A 6-acre park and community center established in 1964 and redeveloped in 1986. Facilities include a group picnic area with shade sail structure, art murals, basketball court, soccer field with bleachers, skate park, four tennis courts – three re-purposed for basketball and pickleball, playground, restroom, and parking.

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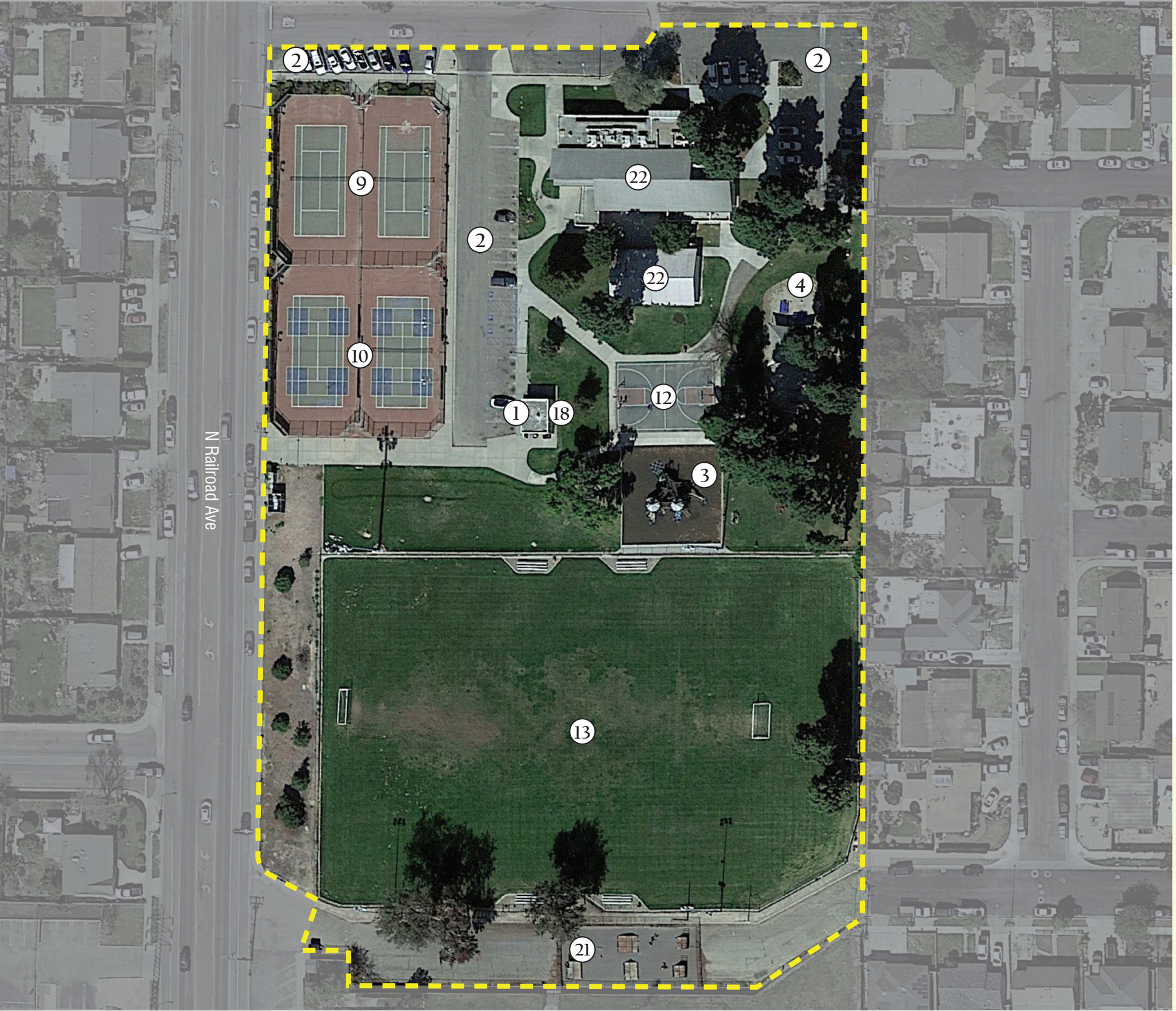


No. 7

Atkinson Park & Community Center

1100 North Railroad Avenue

LEGEND

- SITE BOUNDARY
- (1) RESTROOM
- (2) PARKING
- (3) PLAYGROUND
- (4) PICNIC AREA & SHADE STRUCTURE
- (9) TENNIS COURT
- (10) PICKLEBALL COURT
- (12) BASKETBALL COURT
- (13) SOCCER FIELD
- (18) ART MURAL
- (21) SKATE PARK
- (22) COMMUNITY CENTER

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

Condition Assessment Summary

Amenity	Category	Rating	Comments
Civil			
General Park Area	Utilities	1	V-swales used around the parking lot and NE area to direct rainwater. Sewer clean-out present and in good condition.
	Hardscape	5	Multiple areas of the interior pathways are cracked. Curb ramps exceed required ADA slope requirements with some missing DWS. Paths across N. Depot and access from W. Bunny do not meet current ADA standards. Repair soft spots in DG where possible irrigation is pooling; maintain DG paths frequently.
	Fencing	5	Repairs required to fabric and poles in many places
Trash Enclosure	Miscellaneous	1	Good condition
Parking	Hardscape	4	62 stalls, 3 ADA. Missing one ADA sign and cross-slopes exceed 2%. Surfacing will need to be replaced soon along with striping.
Landscape			
General Park Area	Plantings	5	Pines adjacent to parking lot and alley extremely messy, potential slip hazard. Regular clean-up and tree maintenance needed to control tree litter. 3" thick layer of mulch is needed in shrub plantings.
	Irrigation	5	Check irrigation pipes near playground for leaks.
	Art Installation	1	2 murals. Art bricks at edge of basketball court.
	Site Furnishings	5	4 wood slat benches in poor condition and need replacement. 1 custom metal bench in good condition. Five roller trash receptacles, 1 galvanized receptacle is damaged and needs replacement, 1 red metal, 2 Concrete with Metal Top – 1 needs metal top replaced. Clean graffiti. Two drinking fountains and 1 bike rack (5 stalls) in good condition.
Soccer Field	Plantings	4	Soccer field grass shows overuse. Fertilize, re-seed as needed.
	Fencing	4	Taller fencing along N. Railroad Ave., needs repainting to avoid rust. Replace fence panels as needed where bent. Fence fabric on one 4' and 6' gate extends beyond bottom rail and drags. One 6' gate bent and needs replacement.
	Equipment	4	1 field. Portable nets in poor condition, need replacement. Clean-up graffiti on bleachers.
Skate Park	Hardscape	4	Fair/Poor condition and tagged with graffiti. Clean up graffiti and repair/replace as needed.
Tennis Courts	Hardscape	4	4 courts. 1 court used for tennis, 1 for basketball, 2 for pickleball or tennis. Concrete repair needed. Re-surface/paint.
	Equipment	5	2 court posts in poor condition. Posts in one court removed for basketball.
Basketball Court	Hardscape	4	1 court. Striping/surface needs repainting.
Picnic Area	Site Furnishings	1	1 group area, 7 metal tables with shade structure (see Architectural). 1 double grill.
Playground	Hardscape	5	Wood mulch used instead of EWF – need to replace with correct material immediately. Wet spots indicate a leak.
	Equipment	4	Equipment 12-15 years old.

Architectural

Shade Structure	***Structure***	**4**	**In poor condition. Rust at post bases and tops, with some heavy rust. Fabric shade is torn and has moss growth.**

Electrical

Restrooms	***Lighting***	**4**	**Interior lighting within the restroom mechanical chase is by switch only and should be replaced with an occupancy sensor switch.**
General Park Area	***Electrical***	**5**	**Switchgear showing signs of rust. Paint and clean switchgear. Remove Ivy growing around and in enclosure which can pose a safety risk.**
	Lighting	**3**	**LED Area Lights. Need touch up paint. Bollards are in good condition; do not match City Standard.**
Soccer Field	***Lighting***	**1**	**Part of sports field lighting assessment.**

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

No. 8

Rice Park

700 East Sunset Avenue

PROJECT DESCRIPTION

Established in 1967, a 3-acre community park with a group picnic area and barbecue, renovated playground, restroom, plaza with seat wall and large turf area for play.

WALLACE GROUP®

No. 8

Rice Park

700 East Sunset Avenue

LEGEND

- SITE BOUNDARY
- (1) RESTROOM
- (3) PLAYGROUND
- (5) PICNIC AREA
- (13) SOCCER
- (35) PLAZA

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

Condition Assessment Summary

Amenity	Category	Rating	Comments
Civil			
General Park Area	Utilities	1	No visible SD inlets. Sewer and waterlines appear to be in good shape.
	Hardscape	5	Visible cracking in central intersection. Mow curbs and concrete panels are cracking and unlevel with pathways. Remove and replace as needed. Pathways are narrow and do not allow for passing. No path of travel provided to playground area. DG paths require frequent maintenance including refurbishing, regrading, and compacting surface. Repair broken sections of concrete curb and ensure level with public sidewalks.
	Fencing	1	Chain-link fence between park and school in good condition.
Amphitheater	Hardscape	5	Stone spalling/ missing in many places. Mortar base cracked. Repair as required.
Landscape			
General Park Area	Plantings	4	Large turf area. Grass sparse and compacted. Aerate and re-seed. A 3" thick layer of mulch should be maintained in shrub plantings. Remove ivy near utilities.
	Irrigation	4	Valve boxes covered/not visible. Re-grade and uncover boxes as needed.
	Site Furnishings	3	1 dog waste station; graffiti needs to be removed. 2 custom metal benches, 6 roller trash receptacles, 1 drinking fountain all in good condition.
Picnic Area	Site Furnishings	1	9 concrete tables, 1 metal serving table. 1 double grill. 1 single grill.
Playground	Hardscape	3	Rubberized tile cracked or broken. Replace tiles/re-grade as needed.
	Equipment	3	1 playground. Equipment 8-9 years old.
Architectural			
Restrooms	ADA Compliance	5	Various ADA compliance issues to be addressed.
Electrical			
General Park Area	Lighting	4	Dual head High Pressure Sodium Head
	Electrical	1	Good condition
Restrooms	Lighting	4	Exterior has been upgraded to LED wall packs. Interior restroom has fluorescent strip lights. Interior lighting within the restroom mechanical chase is by switch only.

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

No. 9

Tunnell Park

1100 North Palisade Drive

PROJECT DESCRIPTION

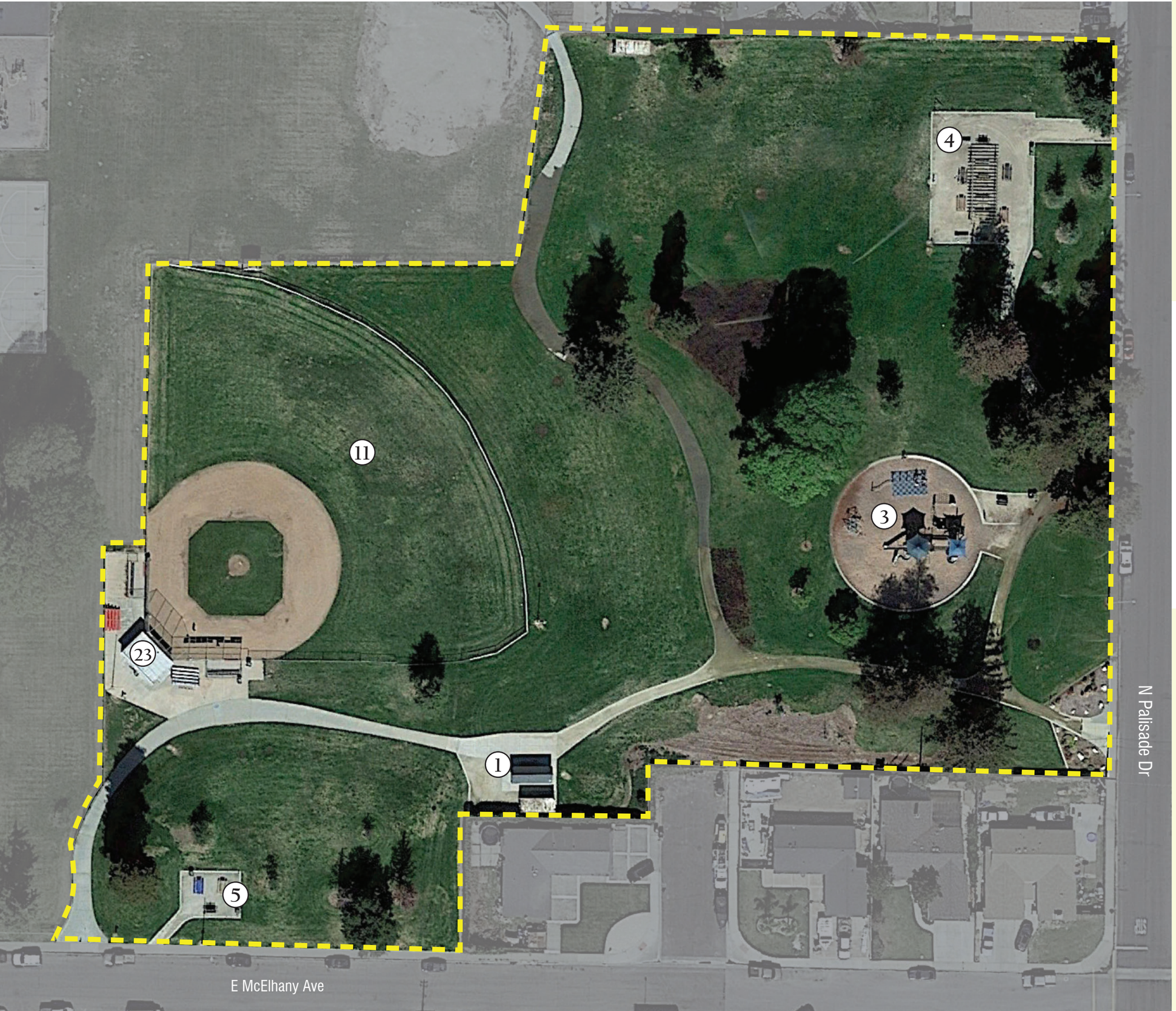
A 6-acre park, established in 1967, with one baseball diamond including fencing, bleachers, concession stand and announcer box, scoreboard and foul ball posts, flagpole, one group picnic area with shade covering and barbecue, one individual picnic area with barbecue, playground installed within the last 12 years, and restroom.

WALLACE GROUP®

No. 9

Tunnell Park

1100 North Palisade Drive



LEGEND

- SITE BOUNDARY
- (1) RESTROOM
- (3) PLAYGROUND
- (4) PICNIC AREA & SHADE STRUCTURE
- (5) PICNIC AREA
- (11) BASEBALL DIAMOND
- (23) CONCESSION STAND/ANNOUNCER BOX

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

Condition Assessment Summary

Amenity	Category	Rating	Comments
Civil			
General Park Area	Utilities	4	SD inlets filled with debris and dirt. Restroom closed due to vandalism. Water lines appear to be in good condition.
	Hardscape	4	Interior pathways are cracked due to observed maintenance trucks driving over them. SE, NE, and SW areas of the park have ramps constructed with slopes exceeding requirements. DG is washing out onto public sidewalks. Water from irrigation causes rutting and soft spots. DG requires frequent maintenance.
	Site Furnishings	1	Good condition. Park plaque showing signs of age. Recommend some polish.
	Fencing	1	Chain-link fence in good condition
Landscape			
General Park Area	Plantings	5	Large bare spots, weeds, and dry patches. Weed, aerate, re-sod or re-seed grass. Bare dirt exposed with no mulch in perimeter plantings. A 3" thick layer of mulch should be maintained in shrub plantings.
	Irrigation	4	Check irrigation spray heads in grass area.
	Site Furnishings	2	5 removable bollards, left to the side in grass. 9 roller trash receptacles, 2 drinking fountains, 1 dog waste station, 1 iron piñata pole, and 2 hose bibbs all in good condition.
Ball Field	Plantings	5	1 field. Infield grass needs re-seeding.
	Site Furnishings	5	Bleachers- 1 bleacher requires replacement as metal frame rusted, wood bench paint chipping and splintered.
	Fencing	3	Fencing & gates – bottom metal rail resting on soil. Needs to be re-graded to avoid rusting. Backstop CL fencing has holes, replace fabric.
Picnic Area	Site Furnishings	4	1 group area with 8 metal tables- several need painting, 2 serving tables: wood- slats warped and need replacement, 2 double grills in good condition. 1 individual picnic area with 2 metal tables- tan colored table needs painting and bench is slightly bent, blue table needs re-painting, 1 double grill in good condition, 2 serving tables and DG surface with concrete edging.
Playground	Hardscape	5	EWF levels low. Ramp not ADA compliant. Add lines play equipment to indicate EWF levels.
	Equipment	4	1 Playground, 10 years old.
Architectural			
Overhead Trellis Structure	Structure	4	Precast concrete columns with beams and rafters. Beams show some dry rot and should be repaired. Wood structure should be repainted.
Restrooms	Structure	4	Exterior in good condition. Interior has damage, fixtures & equipment removed due to vandalism.
Electrical			
Restrooms	Lighting	4	The mechanical chase light fixtures appear to use incandescent and/or fluorescent bulbs. Interior lighting within the restroom mechanical chase is in good condition but by switch only.

General Park Area	***Lighting***	**1**	**No immediate need of maintenance.**

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

No. 10

Edwards Community Center & Sierra Vista Park

809 Panther Drive

PROJECT DESCRIPTION

A 5-acre park and community center established in October 2000. Facilities include one baseball diamond with fencing, bleachers, pitching cages and foul ball posts, large grass basin/soccer field, concrete perimeter walkway, and parking.

WALLACE GROUP®

No. 10

Edwards Community Center & Sierra Vista Park

809 Panther Drive

LEGEND

- SITE BOUNDARY
- (2) PARKING
- (11) BASEBALL DIAMOND
- (13) SOCCER
- (22) COMMUNITY CENTER

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

Condition Assessment Summary

Amenity	Category	Rating	Comments
Civil			
General Park Area	Utilities	4	Inlets need to be cleared of debris/trash.
	Hardscape	3	Some pathways exceed 5% slope in path of travel. Concrete path from bldg to baseball field does not provide adequate landings and exceeds 5% slope. Driveways need path of travel behind ramp.
	Signage	5	Hidden behind soda machine, re-locate to more prominent location.
	Fencing	5	Chain-link fence damaged near SD. Replace where damaged.
Parking	Hardscape	3	49 parking spaces, 2 ADA spaces. ADA spaces missing access path to sidewalk. Striping needs to be redone. Recommend AC surface treatment to preserve asphalt.
Trash Enclosure	Structure	5	Used to store baseball equipment. Broken latches and wood roof in poor condition.
Landscape			
General Park Area	Plantings	3	Uneven turf surface beyond outfield. Outfield also used for soccer. Add new planting as needed in planters surrounding parking lot. Perimeter planting too tall near sidewalk. See CIP. A 3" thick layer of mulch should be maintained in shrub plantings.
	Irrigation	4	Booster pump installed due to insufficient pressure. Irrigation overspray onto infield and poor coverage at perimeter. Test and adjust as needed.
	Site Furnishings	4	1 Drinking Fountain in good condition, ADA compliant. 1 dog waste station in good condition. 2 Bike Racks- One is damaged, needs replacement.
Ball Field	Equipment	2	1 field. 2 metal foul ball post need re-painting.
Soccer Field	Plantings	1	1 field. Turf basin. Good condition. Some dry areas at perimeter need sprinkler adjustment.
Architectural			
None			
Electrical			
General Park Area	Lighting	4	3 incandescent parking lot lights.
	Electrical	4	Small-metered panelboard mounted to wooden pole.

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

No. 12

Rosalind Perlman Park

100 North Broadway

PROJECT DESCRIPTION

A 4-acre park established 50+ years ago with native plantings, dry streambeds (for stormwater overflow), an art installation at the park entrance, two small playgrounds – one which doubles as artwork, a lake with waterfall, two gazebos - one with murals, and meandering paths through the park and neighboring apartment complex.

WALLACE GROUP®

No. 12

Rosalind Perlman Park

100 North Broadway

LEGEND

- SITE BOUNDARY
- (3) PLAYGROUND
- (14) GAZEBO
- (24) ART INSTALLATION
- (25) DRY STREAM BED
- (39) LAKE/WATER FEATURE

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

Condition Assessment Summary

Amenity	Category	Rating	Comments
Civil			
General Park Area	Hardscape	3	Park pathway extends to NE between new development and includes green space to intersection of Mill St. and Vine St. Cross slopes exceed 2% in multiple areas. Curb ramp at Mill St. and Vine. is missing DWS. Retaining curbs for swales broken in some areas.
	Signage	1	Good condition
Pond	Equipment	5	*Pond pump vandalized and requires replacement. Coating was completed 10 years ago.*
	Water Feature	1	Dry streambed built for overflow. Good condition.
Landscape			
General Park Area	Plantings	5	Replacement of Native and drought tolerant plantings needed in areas impacted by nearby construction. A 3" thick layer of mulch should be maintained in shrub plantings. Rose planter soil exposed, add 3" mulch, replace old roses as needed. Empty tree well at end of walk; plant new street tree and install root barrier. Turf located at street entrance only; good condition.
	Irrigation	1	Good Condition.
	Site Furnishings	5	Three trash receptacles: 1 metal, 2 concrete - one vandalized, needs replacement. 4 benches- 2 metal, 2 decorative iron, in good condition.
Playground	Hardscape	5	Playground 2: Rubberized has tears/holes. Concrete curb chipped.
	Equipment	5	Playground 1: 5+ years old, art piece, all ages, clean up graffiti. Playground 2: 15 years old, vandalized, graffiti, needs immediate replacement.
Architectural			
Overhead Trellis Structure	Structure	3	Wood framed structure in fair condition
Gazebo/Bandstand	Art Installation	5	Murals on each side have been vandalized.
	ADA Compliance	4	Various ADA compliance issues.
Electrical			
General Park Area	Lighting	5	Correct leaning bollards. No visible damage. Lighting controls in fair condition.
	Electrical	5	The distribution panelboard is starting to fall off the back plane and should be secured.
Pond	Electrical	5	Junction boxes are rusty and missing covers. Enclosure doors are broken allowing public access to equipment.

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

No. 13

Armstrong Park

1000 East Chapel Street

PROJECT DESCRIPTION

A 2-acre park, approximately 35-40 years old and renovated in 2008. The amenities include a playground, large grass area, restroom, parking, gazebo, two group and one individual picnic/barbecue areas and D.G. pathway through the park.

WALLACE GROUP®

No. 13

Armstrong Park

1000 East Chapel Street

LEGEND

- SITE BOUNDARY
- (1) RESTROOM
- (2) PARKING
- (3) PLAYGROUND
- (5) PICNIC AREA
- (14) GAZEBO

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

Condition Assessment Summary

Amenity	Category	Rating	Comments
Civil			
General Park Area	Utilities	3	Restroom and drinking fountain present. Water and sewer lines may need replacement in near future due to age of park.
	Hardscape	5	Curb ramps exceed 8.33% slope. No ADA pathway behind driveway. Missing concrete path to south picnic area. Concrete around drinking fountain requires replacement. DG path to gazebo and north picnic area need resurfacing due to DG missing in areas and no edging. Recommend concrete path replacement.
	Site Furnishings	2	2 bollards at driveway
	Fencing	4	Chain link fence on west perimeter requires repairs to poles and top rail in 2 areas.
Parking	Hardscape	5	14 parking spaces, 1 ADA. Reconstruct AC surface and install new striping and include striping path to ADA ramps.
Landscape			
General Park Area	Plantings	4	Grass has dry areas and shows wear. Aerate, fertilize, re-seed. Replenish mulch in shrub areas. A 3" thick layer of mulch should be maintained in shrub plantings.
	Irrigation	1	Good Condition. Adjust spray heads as needed.
	Site Furnishings	1	1 custom metal bench. Roller receptacles- 3 trash, 2 recycle. 2 drinking fountains.
Picnic Area	Site Furnishings	4	2 group areas, 5 metal tables will need replacement in next 5 years, 6 concrete tables, several with graffiti. 1 serving table – wood top needs re-sanding, stain, and re-sealing. Area 1: No path. Area 2: DG with no edging. 2 single grills and 1 double grill in good condition.
Playground	Hardscape	3	Synthetic turf matted down.
	Equipment	4	1 playground, central play structure 4+ years old. Balance of equipment installed 17-19 years ago and needs replacement.
Architectural			
Restrooms	ADA Compliance	5	Exterior in good condition. Various ADA compliance issues.
Gazebo/Bandstand	Structure	5	Steel internal structure or fasteners are rusting. Some components are damaged or missing.
Electrical			
Restrooms	Lighting	2	Good condition. Interior lighting within the restroom mechanical chase is by switch only.
General Park Area	Electrical	2	There are no significant signs of rust.

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

No. 14

Russell Park

1000 West Church Street

PROJECT DESCRIPTION

The 1.5-acre park was re-built in 2020 and includes a playground, concrete and D.G. paths, cell tower, drought tolerant plants, large turf area, and restroom.

WALLACE GROUP®

No. 14

Russell Park

1000 West Church Street

LEGEND

- SITE BOUNDARY
- (1) RESTROOM
- (3) PLAYGROUND
- (20) CELL TOWER

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

Condition Assessment Summary

Amenity	Category	Rating	Comments
Civil			
General Park Area	Utilities	1	Restroom and drinking fountain present. Sewer and waterline appear to be in good condition.
	Hardscape	4	DG paths must be maintained frequently. Interior pathways recently constructed to current ADA standards.
	Fencing	1	Chain-link fence along south perimeter in good condition.
Landscape			
General Park Area	Plantings	4	Large grass area, some thin and matted patches; fertilize, aerate and re-seed. Drought tolerant shrubs/groundcover, some dead or dying, particularly at street entrance. Replace plants as needed. Mulch - Thin, bare spots/exposed soil. Amend as needed. Maintain a 3" thick layer in shrub plantings.
	Irrigation	4	Overspray onto DG paths, several spray heads leaking. Adjust spray nozzles and check heads.
	Site Furnishings	1	4 metal chairs. 1 metal trash receptacles; 3 roller- 2 trash, 1 recycle. 1 drinking fountain. 2 dog waste stations. 1 removable bollard. Decorative boulders.
Playground	Hardscape	1	EWF levels good. Add lines to equipment to indicate proper EWF levels.
	Equipment	1	1 Playground, 2 years old.
Architectural			
Restrooms	Structure	5	Various ADA compliance issues. Exterior in good condition, interior vandalized.
Electrical			
General Park Area	Lighting	4	10 pole mounted LED lights. Some heads appeared to be rocking in the breeze. Touch up paint and tighten fixture screws.
	Electrical	3	Missing PG&E meter.
Restrooms	Lighting Restrooms	4	The mechanical chase light fixtures appear to use incandescent and/or fluorescent bulbs. Interior lighting within the restroom mechanical chase is in fair condition but are by switch only.

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

No. 16

Abel Maldonado Youth Center & Simas Park

600 South McClelland Street

PROJECT DESCRIPTION

The 13.5-acre facility consists of Abel Maldonado Youth Center, Simas Park (dedicated in 1964), the Lawn Bowling Complex (established in 1990), Natural History Museum (established in 1999), and Library (established in 2008) and includes two parking areas.

Simas Park includes one baseball diamond with stadium seating/benches, fencing, foul ball poles, covered dugouts and batting cage, ticket booth, announcer box and scoreboards, two little league baseball diamonds with stadium seating/benches, fencing, basketball court with bleachers, veteran memorial, art installations, and a Santa Maria barbecue pit. The Lawn Bowling complex includes perimeter planting, fencing, benches and pergolas, and an artificial turf playing field. The Natural History Museum includes a native plant garden, amphitheater, patio areas, flagstone and DG paths, artwork including murals, sculptures, custom-made tiles and benches, wood trellis with planter boxes and picnic area.

WALLACE GROUP®

No. 16

Abel Maldonado Youth Center & Simas Park

600 South McClelland Street

LEGEND

- SITE BOUNDARY
- (2) PARKING
- (5) PICNIC AREA
- (11) BASEBALL DIAMOND
- (12) BASKETBALL COURT
- (22) COMMUNITY CENTER
- (23) ANNOUNCER BOX
- (24) ART INSTALLATION
- (26) VETERANS MEMORIAL
- (27) LAWN BOWLING
- (28) NATURAL HISTORY MUSEUM
- (29) LIBRARY
- (30) PERGOLA
- (52) AMPHITHEATER
- (53) SANTA MARIA BBQ
- (57) TICKET BOOTH

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

Condition Assessment Summary

Amenity	Category	Rating	Comments
Civil			
General Park Area	Utilities	4	Storm inlets filled with dirt/debris. Large inlet (high water level visible) in grass field. Water and sewer lines present and appear in good condition
	Hardscape	4	No ADA pathway around building loading driveway. 1 pathway between pools and fields appears to be in good shape. ADA ramps that lead to Community Center from parking lot exceed 8.33%. Pathways behind bleachers are narrower than 4 feet. Some areas in front of the building exceed ADA cross slope requirements. DG is being used in planter areas near parking lot and left loose. Pathway behind northwest field is loose. Maintain DG frequently especially around the museum. Tree roots are pushing the perimeter wall horizontally causing visible cracking along the northern side of the park. SW baseball field, standing water is observed behind wall. Sections of wall and concrete cap compromised.
	Site Furnishings	5	1 bollard not centered in hole, possible tripping hazard. Concrete bases around field light poles are becoming undermined due to erosion. Recommend sealing these areas and keeping areas around poles maintained. Railing showing signs of oxidation.
	Fencing	4	Chain-link fence along NE perimeter needs replacement due to invasive tree roots.
Parking	Hardscape	3	94 parking spaces, 10 ADA and 11 permitted. Existing AC surface shows some wear. Striping is visible.
Trash Enclosure	Structure	4	Not enough space for all dumpsters.
Landscape			
General Park Area	Plantings	4	Soil erosion at storm drain fencing – regrade/repair. Fertilize, aerate and re-seed all grass in fall. Pine tree litter at walkway between baseball and little league fields; needs regular maintenance. Remove invasive Mexican Feather Grass and replace with other native grass. Replenish mulch in all shrub planted areas. A 3" thick layer of mulch should be maintained in shrub plantings.
	Irrigation	5	One small backflow not working. Several valve boxes have broken lids and covered by debris. Replace lids and clean valve boxes as needed. Large leaks at stadium – needs immediate attention. Overspray on walkways and leaking heads – replace/repair as needed.
	Art Installation	1	Custom tile paver patio, tile mosaic compass at NHM garden, 6 murals at lawn bowling and NHM, metal sculptured arcs with glass, 8 sculptures/boards.
	Site Furnishings	5	5 drinking fountains; 4 concrete fountains at Little League – very old/unsanitary. 5 removable bollards. 2 missing in parking area, 2 broken: replace missing/damaged. Bollard holes drilled incorrectly - patch/fill-in pavement. 4 bike racks (5 stalls each), chipped paint – repaint. 2 recycled plastic trash receptacles and 1 folding umbrella with stand in good condition.
Ball Field	Fencing	5	Ball guards at bottom of CL fence fabric broken in places. CL fabric damaged along 3rd baseline of baseball field.
	Plantings	4	SW field grass needs re-sodded.

	Hardscape	5	Unsafe steps made from bender board to field, remove immediately. Rework slope to repair erosion, stabilize sidewalks and protect tree roots.
	Site Furnishings	5	1 baseball field. 2 Little League fields. Bleacher wood seats, rotted at ends. Railings peeling. Replace/repair as needed.
Basketball Court	*Hardscape*	4	1 court. Paint concrete surface, worn.
Picnic Area	*Site Furnishings*	1	1 area, 2 recycled PVC tables. 2 BBQ pits, Santa Maria style.
Lawn Bowling	*Fencing*	5	Fencing with windshield, faded, and torn in several places. Replace. Painted arbors – repair, repaint as needed.
Natural History Museum	*Site Furnishings*	1	NHM Garden: 1 wood slat bench, 3 decorative iron, 1 stamped concrete with iron legs. Decorative boulders, Plant ID staked labels, book share.

Architectural

Natural History Museum	*Structure*	5	Roof shingles damaged. Recommend changed roofing material for fire safety.
Announcer Booth/Concession	*Structure*	5	CMU structure with wood frame. Women's restroom door lock damaged. Various ADA compliance issues.
Bleachers (Sport Field/Court)	*Structure*	5	Finished and wood framing in close contact with flatwork causing rot and deterioration.
Announcer Booth	*ADA Compliance*	5	Exterior in good condition. Various ADA compliance issues.
	Structure	5	Side wood fencing and roof fascia are rotting. Various ADA compliance issues.
Storage Building	*Structure*	4	Main door is damaged and rotting.
Covered Dugout Structure	*Structure*	4	Signs of roof damage and fascia splitting
Office Building	*Structure*	1	In good condition
Lawn Bowling	*Structure*	4	Roof damage problem that may result in more damage in the future. Shade trellis in fair condition.

Electrical

General Park Area	*Lighting*	3	Decorative poles in parking lot. Square concrete bollards in fair condition.
Support Buildings	*Lighting*	4	Fluorescent and incandescent fixtures
Basketball Court	*Lighting*	4	Court Light Poles
Ball Field	*Electrical*	5	Electrical hazard due to intruding vines growing in the conduits and panels. Have PG&E disconnect service until fixed.

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

No. 17

Buena Vista Park

800 South Pine Street

PROJECT DESCRIPTION

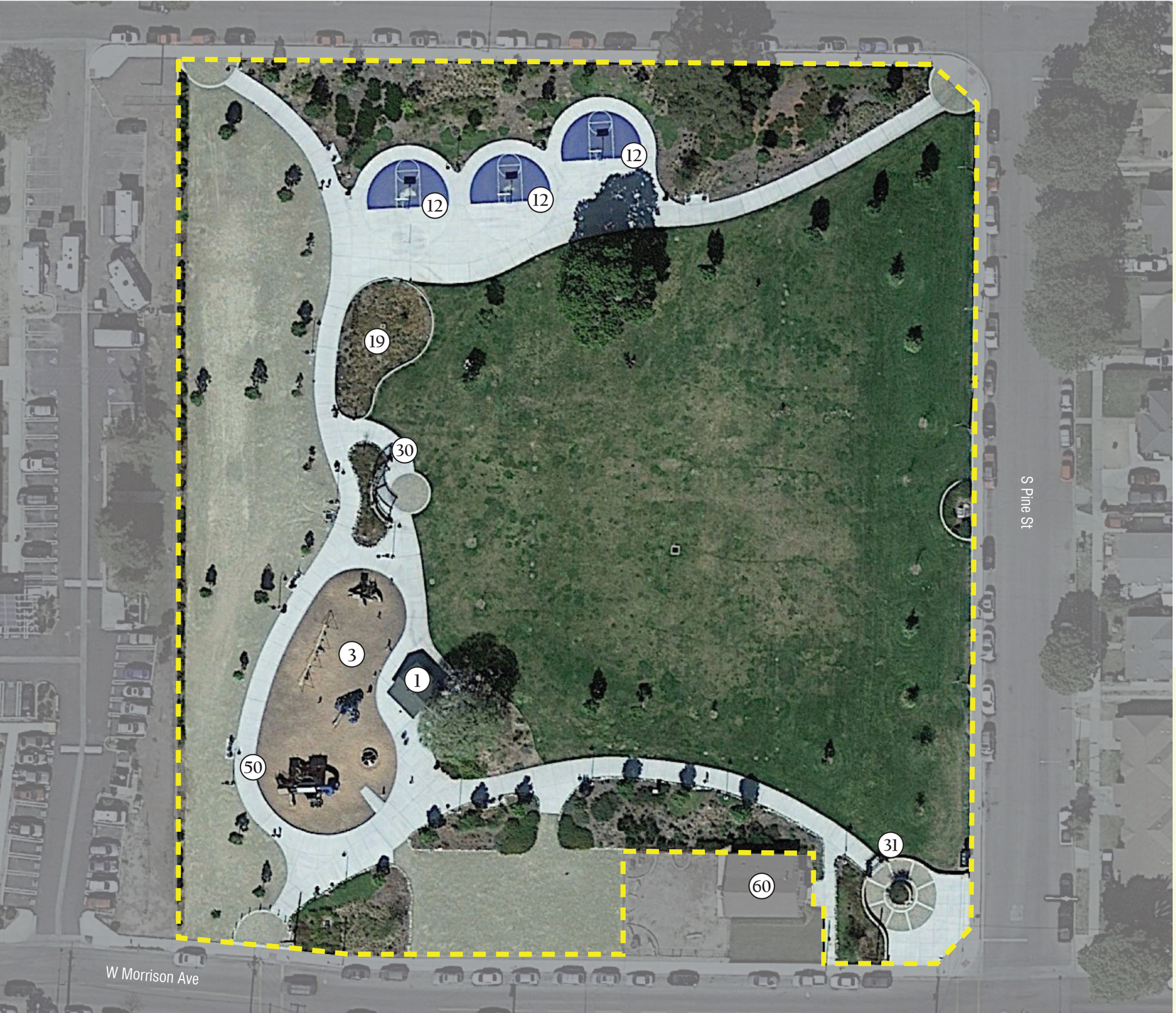
The city's first public park, this 5-acre park established in 1906 and re-designed in 2018, includes stacked stone walls and pilasters, decorative iron gates, steel entrance arbor, three ½ basketball courts, playground, pergola, flag pole, shade umbrella, seating areas, large open turf area and restroom.

WALLACE GROUP®

No. 17

Buena Vista Park

800 South Pine Street



LEGEND

- SITE BOUNDARY
- (1) RESTROOM
- (3) PLAYGROUND
- (12) BASKETBALL COURT
- (19) BIOFILTER
- (30) PERGOLA
- (31) ARBOR
- (50) SHADE STRUCTURE/UMBRELLA
- (60) CAMPFIRE CABIN

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

Condition Assessment Summary

Amenity	Category	Rating	Comments
Civil			
General Park Area	Utilities	5	Storm drain inlets filled with debris/dirt.
	Hardscape	4	DG must be maintained frequently. Concrete flatwork ADA compliant.
	Fencing	5	Playground perimeter fence shows signs of vandalism. Damaged panels should be replaced.
Landscape			
General Park Area	Plantings	4	Drought tolerant planting used for shrubs/groundcover. All basin plantings dead, replace with new. Replenish mulch as needed for a 3" layer. Dry spots in turf; adjust irrigation as needed.
	Irrigation	3	Coverage issue in grass area, correct for head to head coverage.
	Site Furnishings	5	One dog waste station with sign only, bag dispenser and waste can are missing and need replacement. Trash receptacles: 4 roller, 3 metal with slats– one has graffiti, 1 round metal - dented. Remove graffiti and repair as needed. 1 drinking fountain in fair condition. 15 metal slat chairs and 7 metal bollards in good condition.
Basketball Court	Hardscape	4	3 courts. Excessive wear of surface paint, striping ok.
Playground	Hardscape	5	EWF levels too low, refill. Add lines to indicate proper EWF levels.
	Equipment	2	1 playground, 4 years old.
Architectural			
Restrooms	Structure	5	In fair condition. Exterior siding vandalized by transients. Roof is damaged. Various ADA compliance issues.
Historical Building	Structure	4	2x wood framed building in need of maintenance. Various ADA compliance issues.
Shade Structure	Structure	2	Pergola structure: faux stone column bases to wall; clean up graffiti. New metal post and fabric umbrella in good condition.
Electrical			
General Park Area	Lighting	1	Good condition.
	Electrical	4	Some receptacles are missing covers.
Restrooms	Lighting	2	Good condition. The mechanical chase is by switch only

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

No. 18

Elwin Mussell Senior Center & Alice Trefts Park

510 East Park Avenue

PROJECT DESCRIPTION

A 5-acre park and senior center with a plaza, community gardens, greenhouse, shed, covered Santa Maria barbecue pit, seating area with pergolas, flagpole, porta potty and parking.

WALLACE GROUP®

No. 18

Elwin Mussell Senior Center & Alice Trefts Park

510 East Park Avenue

LEGEND

- SITE BOUNDARY
- (2) PARKING
- (22) COMMUNITY CENTER
- (30) PERGOLA
- (32) COMMUNITY GARDEN
- (33) GREENHOUSE
- (34) SHED
- (35) PLAZA
- (46) MONUMENT SIGN
- (49) PORTA POTTY
- (53) SANTA MARIA BBQ

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

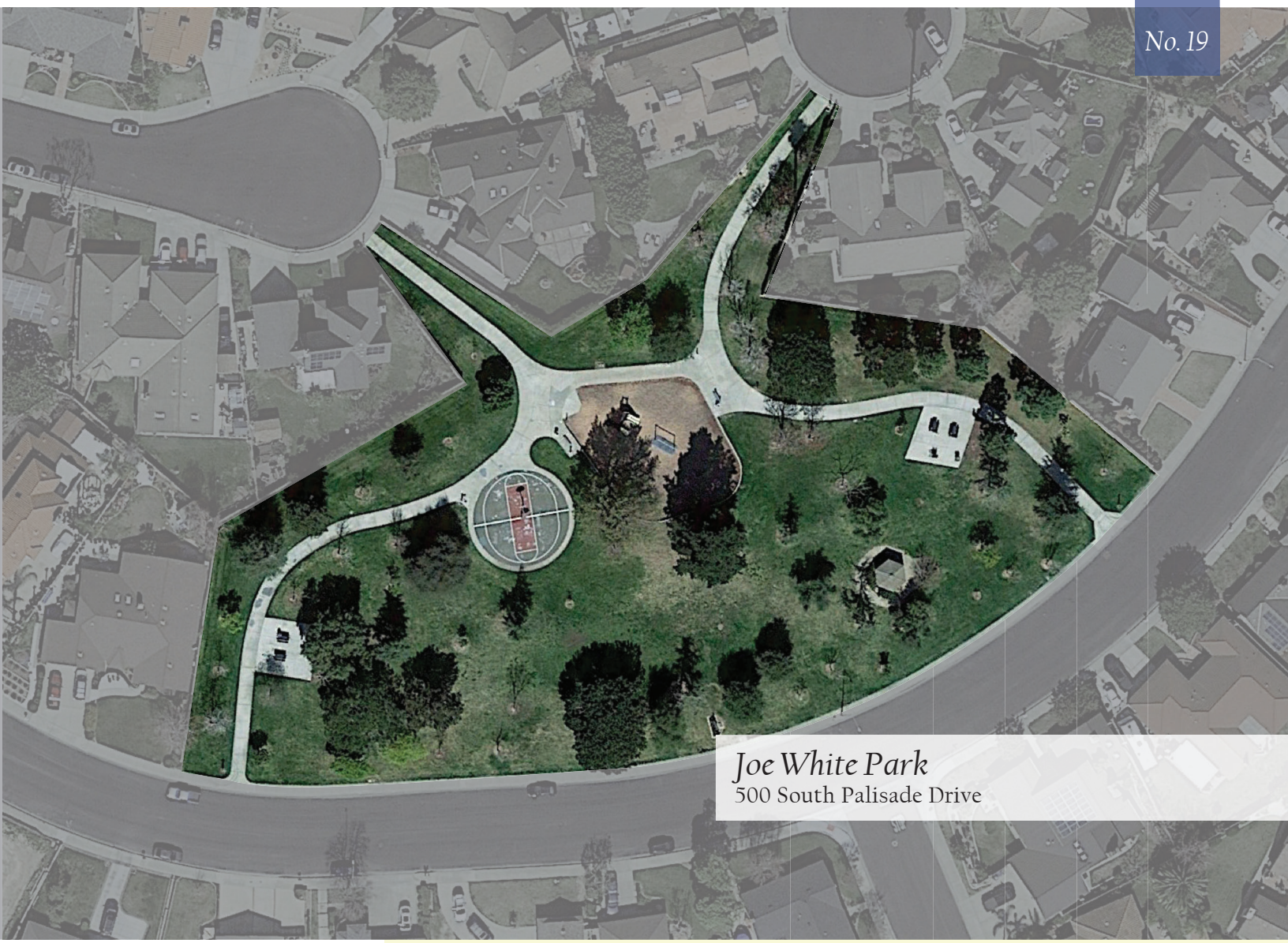
Condition Assessment Summary

Amenity	Category	Rating	Comments
Civil			
General Park Area	Utilities	5	Storm drain inlets filled with dirt/debris.
	Hardscape	4	Concrete around the center is in good condition. ADA ramps exceed slope requirements. Some concrete paths near the perimeter are too steep. Parking lot retaining walls are missing grout in some areas.
	Fencing	4	Chain-link fence is in fair condition. Iron sliding gate is showing rust/ corrosion and paint faded.
Parking	Hardscape	5	101 total parking spaces, 10 ADA stalls. Existing AC surface needs to be reconstructed due to raveling. Striping to be redone after AC surface is completed. ADA stalls exceed slope requirements.
Trash Enclosure	Structure	1	Good condition
Landscape			
General Park Area	Plantings	5	Remove dead/dying tree and replace with new. Planting along CL perimeter fence at parking lot needs new plants installed. A 3" thick layer of mulch should be maintained in shrub plantings. Dry patches in turf, check to ensure full irrigation coverage.
	Irrigation	3	Coverage issue for grass and planter next to CL perimeter fence at parking lot. 1 hose bib at community garden.
	Site Furnishings	3	4 benches, 1 concrete bench, 9 painted wood (red); red benches show significant wood rot, replace as needed. Trash receptacles: 3 concrete, 1 red (faded, needs repainting), 5 roller. 1 dog waste station, 3 bike racks (3 stalls each), and 3 metal bollards in good condition.
Picnic Area	Site Furnishings	1	1 Santa Maria BBQ style pit, covered with metal pole frame and corrugated metal roof.
Community Garden	Site Furnishings	5	Hose bibb leaks.
Architectural			
Greenhouse	Structure	5	Signs of vandalism.
Shade Structure	Structure	4	Signs of checking on beams at the NE and SE pergolas.
Garden Shed	Structure	5	Window boarded up.
Electrical			
General Park Area	Lighting	3	Shoebox parking lot lights with incandescent type bulbs. Decorative pathway lights with incandescent type bulbs.

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

No. 19



Joe White Park

500 South Palisade Drive

PROJECT DESCRIPTION

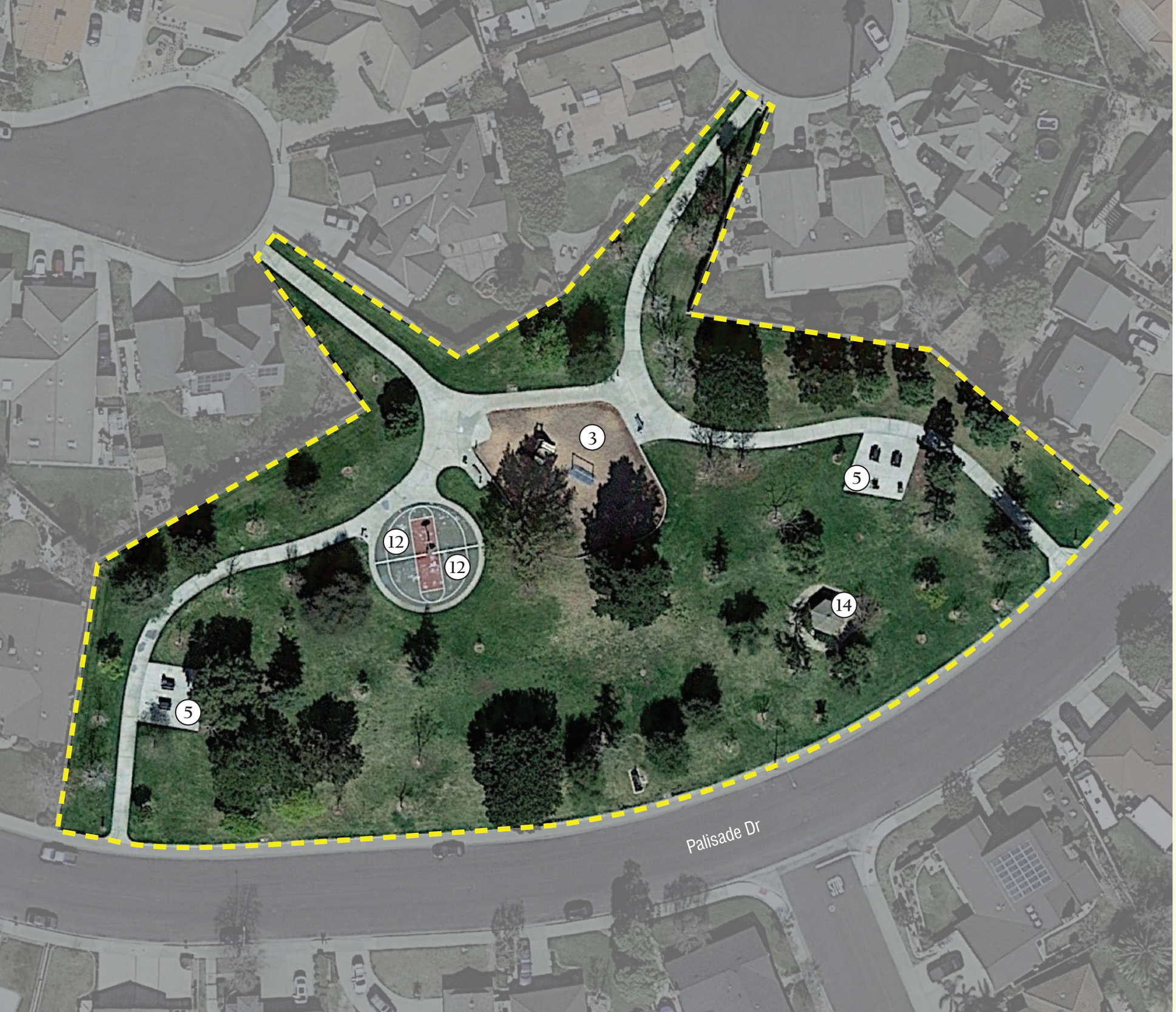
A small 2-acre community park established in 1988 with a gazebo, playground, two ½ basketball courts, two picnic/barbecue areas, and connecting paths to the adjacent neighborhood.

WALLACE GROUP®

No. 19

Joe White Park

500 South Palisade Drive



LEGEND

- SITE BOUNDARY
- (3) PLAYGROUND
- (5) PICNIC AREA
- (12) BASKETBALL COURT
- (14) GAZEBO

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

Condition Assessment Summary

Amenity	Category	Rating	Comments
Civil			
General Park Area	Utilities	1	No drainage issues. Water lines present and in good condition.
	Hardscape	4	Interior pathway slopes exceed ADA requirements. Tree roots causing lifting in various areas. Concrete slopes around picnic tables exceed 2%. Missing DWS at curb ramp, which has major cracks. Ramp to playground exceeds 8.33% slope. No ADA access path to gazebo. Maintain frequently as no edging along outside edges of DG.
Landscape			
General Park Area	Plantings	4	Grass – dry patches throughout. Check irrigation coverage. Shrubs - a 3" thick layer of mulch should be maintained in shrub plantings.
	Irrigation	5	30+ year old system. Needs layout re-design and replacement.
	Site Furnishings	3	Benches: 1 metal, 1 cast iron with wood slats, 1 backless wood slat with metal base, in poor condition and replacement needed. Trash receptables (2 concrete, 2 roller), 1 drinking fountain, and 1 dog waste station in good condition.
Basketball Court	Equipment	3	2 courts. Backstop rusted, needs replacement. One old chain net needs replacement.
	Hardscape	4	2 courts. Caulk concrete joints on surface. Striping will need re-painting within 5 years.
Picnic Area	Site Furnishings	2	Area 1: 2 metal tables. Area 2: 2 metal tables, BBQ on concrete base. 2 single grills in good condition.
	Hardscape	5	Concrete base slope not ADA compliant in Area 1.
Playground	Hardscape	5	EWF level too low, ramp fully exposed, needs refilling. Rubberized tile under swings. Add line on equipment to indicate required EWF level.
	Equipment	4	1 playground. Equipment 15+ years old.
Architectural			
Gazebo/Bandstand	Structure	3	In fair condition. Missing accessible path of travel. Few holes and splitting in roofing.
Electrical			
General Park Area	Lighting	4	Metal bollard is in poor condition and leaning; other bollard looks new. Fixtures covered by vines, trim regularly. Lights are in fair condition. Relace fixtures with LED equivalents.
	Electrical	4	Shows signs of vandalism. Needs to be cleaned, sanded, painted to extend life expectancy.

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

No. 20A

Minami Community Center & Park

600 West Enos Drive

PROJECT DESCRIPTION

Renovated in 2001, a 29-acre park with multiple group picnic/barbecue areas (one covered), playground, shade pergolas, softball field, one horseshoe pit, two Bocce ball courts, shade structure, two sand volleyball courts, one full basketball court, one-½ basketball court, six tennis courts, sand pit with swing bar, two porta potties, and two parking lots.

WALLACE GROUP®

No. 20A

Minami Community Center

600 West Enos Drive

S Depot St

W Battles Rd

LEGEND

- SITE BOUNDARY
- (2) PARKING
- (3) PLAYGROUND
- (4) PICNIC AREA & SHADE STRUCTURE
- (5) PICNIC AREA
- (7) HORSESHOE PITS
- (9) TENNIS COURTS
- (12) BASKETBALL COURT
- (22) COMMUNITY CENTER
- (30) PERGOLA
- (36) SOFTBALL FIELD
- (37) BOCCE BALL COURT
- (38) SAND VOLLEYBALL COURT
- (40) SAND PIT WITH OLD SWING BAR
- (49) PORTA POTTY
- (50) SHADE STRUCTURE

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

Condition Assessment Summary

Amenity	Category	Rating	Comments
Civil			
General Park Area	Utilities	3	Storm drain inlets are filled with dirt/debris. Some standing water was observed. Parking lot swales are cracked. Large drainage above ground drainage inlets were observed and should be blocked off from public access.
	Hardscape	5	Pathways are less than 4' wide in many areas. Concrete is cracking and broken in many areas. ADA ramps at north parking lot, near the steps, exceeds ADA slope requirements. Sidewalk next to basketball court level higher creating tripping hazard. DG path to playground uneven. No edging observed along DG paths. DG must be maintained frequently.
	Fencing	3	Wood paint peeling on fencing. CMU Walls in good condition; could use some paint or cleaning.
Parking	Hardscape	4	161 total parking spaces, 6 ADA stalls. Two parking lots, north and south. Both exhibit signs of cracking and require resurfacing. North parking striping needs to be redone.
Landscape			
General Park Area	Plantings	3	Dry patches in turf. Parkway grass sparse due to trees. Adam Park grass basin used during fair for vendor and RV parking. Re-seed and aerate as needed to avoid compaction. A 3" thick layer of mulch should be maintained in shrub plantings.
	Irrigation	5	Backflow not caged, leaking, pipes corroded – repair and re-paint as immediately. 2 hose bibs in BBQ area 1 &3.
	Site Furnishings	5	Benches: 6 wood slat, cast iron base (chained), need to be anchored properly; 7 backless wood slat, metal base- paint worn and chipped, one seat broken; 2 backless long wood slat, metal base - paint and wood chipped – sand, repair and repaint as needed; 3 recycled PVC- 1 warped and broken, 1 missing seat – repair/replace as needed; 2 metal and 2 custom metal benches in good condition. 4 drinking fountains, fountain at tennis court shows wear – may need earlier replacement. Dog waste station (1) vandalized with graffiti – clean/remove/repaint. Trash receptacles (4 custom concrete, 17 roller) in good condition.
Soccer Field	Miscellaneous	2	3 fields in basin– at Adam Park.
Ball Field	Site Furnishings	5	4 benches per dugout, 1 missing – needs replacement. Concrete stadium seating has exposed re-bar, large chips at joints – repair or replace immediately.
	Fencing	3	Fencing at back of dugout too high off the ground and damaged.
Sand Volleyball	Miscellaneous	1	2 courts.
Tennis Courts	Fencing	4	6 courts. Fencing windscreen fabric ripped and deteriorated – needs replacement.
	Hardscape	4	6 courts. Surface cracked, holes, expansion joints spreading – needs repair. Striping/surface paint lines ok, color bleeding through.
Basketball Court	Fencing	4	Half court CL fencing oxidized, bowing at base. Fencing shared with Tennis, splintering, base showing rot – repair/replace fencing as needed.
	Equipment	3	Backstops and nets- portable, missing net on half court – replace.

	Hardscape	5	1 full court, 1 half court. Large gaps in concrete between court and walk, with some lifting of walk. Concrete needs immediate repair or replacement.
Bocce Ball	*Hardscape*	4	Pressurized wood court edging, one court missing one board others showing wear- replace as needed.
	Fencing	4	2 courts. Fencing and gate is oxidized. Metal post and frame pergola.
Horseshoe Pits	*Hardscape*	3	2 pits Needs weeding, raking.
Picnic Area	*Site Furnishings*	4	4 group areas. One broken anchored wood bench, one broken privacy screen (in process of being replaced). 14 individual areas. 2 metal tables next to South Parking in poor condition – need immediate replacement.
Playground	*Hardscape*	5	EWF levels low, refill and add fill lines to equipment. Rubberized tiles and rubber surface have holes – needs immediate repair.
	Equipment	4	1 playground installed 13-15 years ago. Paint worn on ladders; one is missing a step - needs to be replaced immediately.

Architectural

Overhead Trellis Structure	*Structure*	4	Wood posts and framing splitting in places. Framing connections are failing.
Shade Structure	*Structure*	4	Shade structure: metal post and wood trellis framing. Canopy awnings: rust at post bases and tops; fabric is tearing at connections; missing path of travel.

Electrical

General Park Area	*Lighting*	3	No lights at parking lot off Battle Rd or pathway lights leading to parking light. Concrete Poles with LED fixtures in good condition.
	Electrical	4	Repaint interior and exterior panels of switchgear to slow corrosion and prevent premature replacement.
Basketball Court	*Lighting*	1	LED court lighting. 4 poles and LED light heads in good condition.

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

No. 21

Bob Orach Park & Neighborhood Community Center
1800 Westgate Road

PROJECT DESCRIPTION

A 6-acre neighborhood park & community center re-dedicated in 2017 with playground, two small picnic areas with pergolas and one open picnic area, a storage area with pergola used by PG&E, large grass basin for soccer, split rail fencing, decorative boulders at park perimeter for traffic control, and entrance arbor with stacked stone pilasters.

WALLACE GROUP®

No. 21

Bob Orach Park & Neighborhood Community Center

1800 Westgate Road

Marsala Ave

Westgate Rd

Bethel Ln

LEGEND

- SITE BOUNDARY
- (2) PARKING
- (3) PLAYGROUND
- (4) PICNIC AREA & PERGOLA
- (5) PICNIC AREA
- (13) SOCCER FIELD
- (22) COMMUNITY CENTER
- (30) PERGOLA
- (31) ARBOR

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

Condition Assessment Summary

Amenity	Category	Rating	Comments
Civil			
General Park Area	Utilities	4	3 storm drain pipe outlets to grass fields need to be cleaned and trash rack added.
	Hardscape	5	Playground ramp exceeds 8.33% slope. Concrete near playground has large cracks. Concrete around drinking fountain is not ADA accessible. DG must be continuously maintained.
	Fencing	5	Perimeter wood fence is missing a few rails. Welded wire is damaged in a few areas and needs repair.
Landscape			
General Park Area	Plantings	4	Dry patches and sparse turf – check irrigation coverage and reseed. Re-stake trees as needed. A 3" thick layer of mulch should be maintained in shrub plantings.
	Irrigation	3	Check and adjust spray coverage on all grass areas and soccer field.
	Site Furnishings	5	2 custom metal benches- exposed rough edges, corroded, need replacement. 6 removable bollards, replace 2 missing bollards. Two drinking fountains in fair condition. Dog waste station (1) in good condition.
Soccer Field	Plantings	4	1 field. Turf shows wear and many dry patches.
Picnic Area	Site Furnishings	3	Area 1: 1 table, no overhead shade, missing one table. Replace. Area 2: 2 square metal picnic & benches, one damaged. Replace. Area 3: 2 tables. 3 single grills in good condition.
Playground	Hardscape	5	EWF levels low. Replenish EWF. Add line to equipment to indicate required EWF level. Concrete curb edges have large chips.
	Equipment	5	1 playground. 20+ years old, paint worn in areas. Equipment should be replaced.
Architectural			
Overhead Trellis Structure	Structure	4	Wood rot observed.
Trash Enclosure	Structure	4	Main door in need of repair. Wood rot detected. Water damage to roof.
Restrooms	Structure	4	In poor condition. Various ADA compliance issues. Lighting does not work.
Westgate Center	Structure	4	In poor condition. Roof, siding, and trim in need of repairs. Water damage to roof, missing downspout.
Electrical			
General Park Area	Lighting	4	LED poles lights. Touch-up paint to prevent corrosion. Several bollard heads are loose or missing. Lighting controls in good condition.
	Electrical	5	Rodent intrusion observed at pedestal. Wire mesh is needed around openings in the panel. Shrubs in front need to be trimmed back 4 feet to provide clearance.
Shade Structure	Lighting	2	Okay condition.
Westgate Center	Lighting	3	Lighting is mostly fluorescent fixtures at the building.

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

No. 22

Robert Acquistapace Park

1970 Biscayne Street

PROJECT DESCRIPTION

Established in 2021, an 8-acre park with inclusive playground with surrounding seat wall, large turf basin for soccer, small group picnic area, two-½ basketball courts, walking paths, vinyl split rail perimeter fencing, drought tolerant plants, restroom, and parking.

WALLACE GROUP®

No. 22

Robert Acquistapace Park

1970 Biscayne Street

LEGEND

- SITE BOUNDARY
- (1) RESTROOM
- (2) PARKING
- (3) PLAYGROUND
- (5) PICNIC AREA
- (12) BASKETBALL COURT
- (13) SOCCER FIELD

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

Condition Assessment Summary

Amenity	Category	Rating	Comments
Civil			
General Park Area	Utilities	4	NE storm drain outlet missing lock. NW storm drain outlet missing grate. SW outlet needs rock and repair around outlet area.
	Hardscape	5	Concrete pathways are in good condition. Missing clear direct access from ADA stalls to play area. Playground ramp slope exceeds 8.33%, slope is 14%. DG is separating from concrete in some areas; observed some depressions due to irrigation overspray. Maintain DG frequently. Pathway between parking and play area that is covered by grass with pavers underneath. Suggest making area clear to users that this is the accessible path; resin bound gravel could be used instead of pavers. Seat wall in good condition, maintain skateboard deterrents.
	Fencing	2	2-rail vinyl fencing located along Sonya Lane and Biscayne St. in good condition.
Parking	Hardscape	2	26 total parking stalls, 2 ADA. Asphalt surface and striping appear to be new. Maintain properly to preserve quality.
Landscape			
General Park Area	Plantings	4	Uneven, dry patches in turf. Soil compaction preventing percolation. Continue adding compost and amendments to improve and aerate. A 3" thick layer of mulch should be maintained in shrub plantings.
	Irrigation	4	Main and lateral lines undersized, insufficient water pressure. Irrigation system needs to be analyzed by irrigation specialist (Irrigation Auditor). Overspray on DG areas and basketball courts – adjust as needed.
	Site Furnishings	1	3 concrete trash receptacles. 1 drinking fountain. 2 dog waste stations. 16 metal bollards, 2 removable; surrounding electrical panel/irrigation equipment.
Soccer Field	Equipment	1	2 new portable goals.
	Plantings	2	1 field. Grass patchy due to poor soil quality and overuse. Amend soils.
Basketball Court	Hardscape	2	2 courts. Puddling from irrigation overspray. New striping/surface paint and backstops and nets.
Picnic Area	Site Furnishings	3	3 concrete tables each with one BBQ grill, with access path to only 1 table.
Playground	Hardscape	5	EWF levels low. ADA ramp exposed. Replenish EWF. Add line to equipment to indicate required EWF level. ADA ramp slope exceeds 8.33%. Replace.
	Equipment	1	1 playground installed 1 year ago. Includes music station.
Architectural			
Restrooms	Structure	3	In fair condition. Restroom door is damaged. Walls have graffiti on them.
Electrical			
General Park Area	Lighting	1	Good condition
	Electrical	1	Good condition

Basketball Court	***Lighting***	**4**	**None existing. Recommend installation of sports lighting at basketball court within next 5 years to increase accessible hours.**

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

No. 23

Enos House & Park

1851 Bradley Road

PROJECT DESCRIPTION

This 6.5-acre park is still under construction and currently includes a historical house, large turf basin, retaining walls and planted slopes for erosion control.

WALLACE GROUP®

No. 23

Enos House & Park

1851 Bradley Road

LEGEND

SITE BOUNDARY

(42) HISTORIC HOUSE

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

Condition Assessment Summary

Amenity	Category	Rating	Comments
Civil			
General Park Area	Utilities	4	Repair rip-rap areas at drainage outlets. Standing water noted in concrete aprons.
	Hardscape	4	DG requires maintenance frequently. Graffiti on concrete curbs – clean as needed.
	Fencing	1	Chain-link fence along north perimeter in good condition.
Parking	Hardscape	4	DG parking area. City is currently remodeling the site.
Landscape			
General Park Area	Plantings	4	Slopes at basin – check if additional erosion control needed. Weeds/mustard prevalent – remove immediately to reduce spread of invasive plants. Dry/bare patches of turf in Basin-check irrigation coverage. People using as a dog park.
	Irrigation	4	Adjust irrigation - turf spray heads. Drip lines exposed on slopes – tack down as needed and cover with mulch.
Architectural			
None			
Electrical			
None			

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

No. 24

Fletcher Park

2200 College Drive

PROJECT DESCRIPTION

A 3-acre park established in 2003 with fenced skate park (currently removed and in the process of being replaced), fenced bike pump track, a ½ basketball court, one group picnic/barbecue area with shade sail, playground (equipment scheduled for replacement), climbing boulders, large water channel, DG paths, split-rail wood fencing, restroom, and two parking lots.

WALLACE GROUP®

No. 24

Fletcher Park

2200 College Drive

LEGEND

- SITE BOUNDARY
- (1) RESTROOM
- (2) PARKING
- (3) PLAYGROUND
- (4) PICNIC AREA & SHADE STRUCTURE
- (5) PICNIC AREA
- (12) BASKETBALL COURT
- (21) SKATE PARK
- (47) CLIMBING BOULDER
- (48) BIKE PUMP TRACK

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

Condition Assessment Summary

Amenity	Category	Rating	Comments
Civil			
General Park Area	Utilities	4	Utility boxes need concrete collars at south DG parking. Drainage has some erosion along the embankment. Ravine headwalls are in good condition
	Hardscape	4	No ADA access from parking lot to skate area. DWS around the parking lot need to be repaired. Curb ramps at the north perimeter of the park do not meet current ADA standards. DG needs to be maintained frequently. Tree roots are lifting the mow curb in the southeast portion of the park.
	Fencing	4	Wrought iron fencing along College and at parking entrance is bent/missing pickets. More fencing should be added around ravine to deter people from entering the ravine.
Parking	Hardscape	3	46 total parking stalls, 2 ADA. There are 30 Permit only stalls also. Existing asphalt and striping are in good condition. Asphalt maintenance will preserve quality. The south DG parking lot needs to be re-graded and leveled properly around utility boxes until concrete collars are installed.
Landscape			
General Park Area	Plantings	5	Remove Birch tree, trunk compromised due to direct spray from irrigation. Bare patches in turf – aerate, re-seed, fertilize as needed. A 3" thick layer of mulch should be maintained in shrub plantings.
	Irrigation	3	Overspray on DG paths. Adjust and relocate as needed. Backflow not caged. See CIP.
	Site Furnishings	5	1 bike rack (10 stalls) at pump track: missing many metal rails, needs replacement. 3 concrete benches in good condition, 2 at pump track, 1 by climbing boulders. 1 metal trash receptacle, 8 roller receptacles- 7 trash, 1 recycle. 2 drinking fountains; fountain at group picnic has ADA approach blocked by waste receptacles, re-locate waste and recycle receptacles. 2 dog waste stations: one in small parking lot and one along trail near pump track. Decorative boulders in good condition.
Basketball Court	Hardscape	4	1 half court; surface paint faded/discolored. 1 full court; striping good, surface paint faded and discolored.
Skate Park	Hardscape	1	Removed, in process of being replaced during evaluation. PIP concrete pad.
Pump Track	Fencing	2	Newer coated fencing and gate with concrete pad.
Picnic Area	Site Furnishing	4	2 individual areas: 7 metal tables on DG pads, tables in fair/poor condition and will need replacement. 1 group area: 5 metal tables, covered shade sail, metal post and beams rusted. 1 double grill in good condition.
Playground	Hardscape	3	EWF levels low. ADA ramp exposed. Replenish EWF. Add line to equipment to indicate required EWF level.
	Equipment	5	Original equipment scheduled to be replaced.
Climbing Boulders	Hardscape	5	3 boulders in EWF with concrete curbs. EWF levels low, refill. Clean up weeds at inner edges.
Architectural			
Restrooms	Structure	5	Exterior in good condition, interior requires maintenance.

Shade Structure	*Structure*	4	Metal posts are rusting at top and bottom.

Electrical

General Park Area	*Lighting*	1	None existing. Park will benefit from adding 10 to 15 bollards along the pathway and picnic areas.
	Electrical	4	Interior panel is showing signs of rust. Sand and paint to slow corrosion.
Restrooms	*Lighting*	4	The interior restroom lights are fluorescent strip lights have been vandalized. The mechanical chase light fixtures appear to use incandescent and/or fluorescent bulbs. Interior lighting within the restroom mechanical chase is by switch only.
Skate Park	*Lighting*	1	Good condition.

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

No. 25

Marilyn Stanley Park

2600 La Costa Drive

PROJECT DESCRIPTION

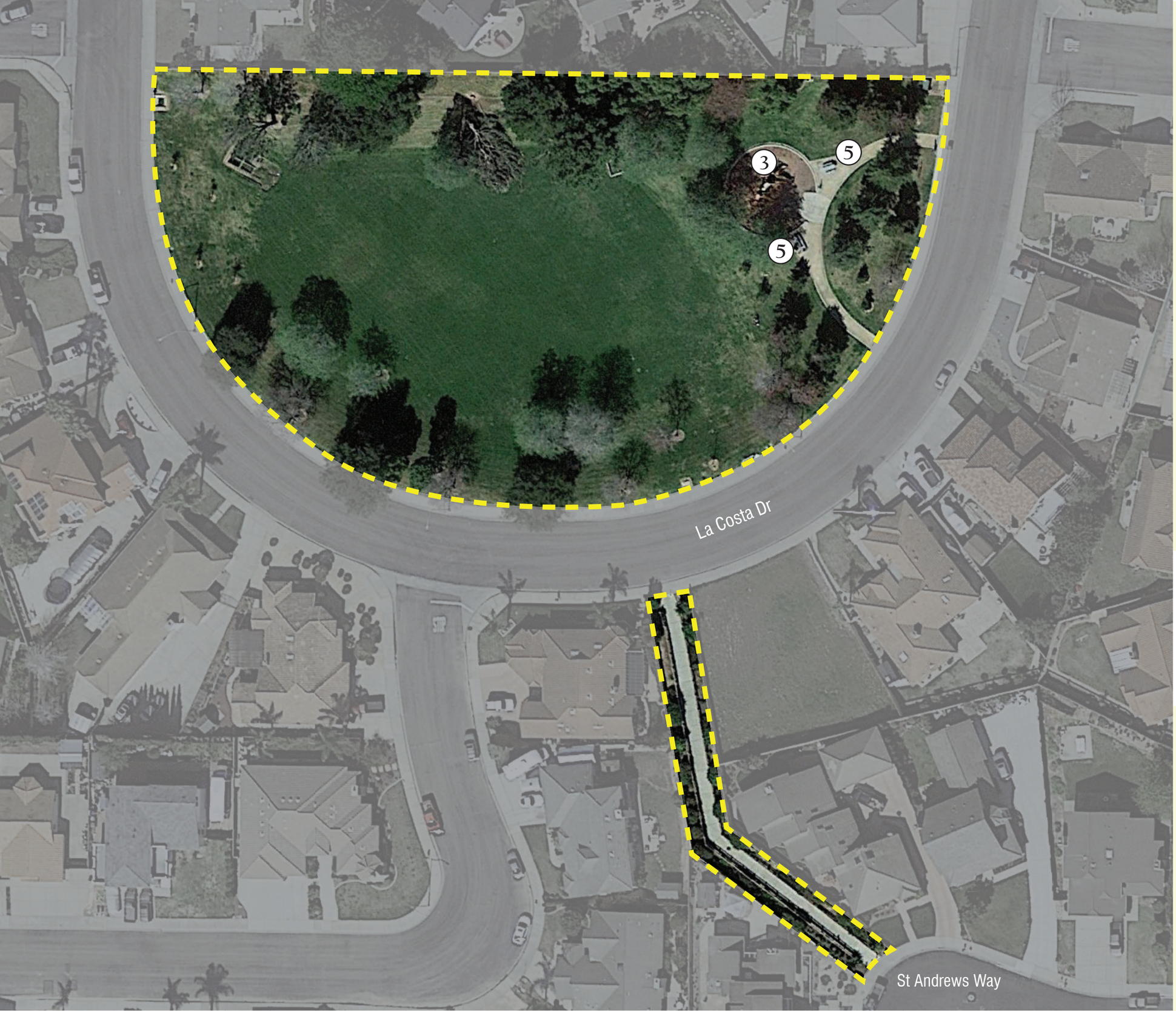
Established in 2002, a 2-acre neighborhood park with playground, individual picnic tables and benches, concrete path, and a large grass area. The pedestrian path connecting La Costa Drive & St. Andrews Way is included as part of the park.

WALLACE GROUP®

No. 25

Marilyn Stanley Park

2600 La Costa Drive



LEGEND

- SITE BOUNDARY
- (3) PLAYGROUND
- (5) PICNIC AREA

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

Condition Assessment Summary

Amenity	Category	Rating	Comments
Civil			
General Park Area	Utilities	1	Storm drain inlets present at west and east corners of the park.
	Hardscape	4	DG must be maintained frequently. Entrance curb shows wear. NE and NW ADA ramp landing slope exceeds 2% and is missing DWS. Add concrete around south bench to make accessible. Seat wall at playground in good condition.
Landscape			
General Park Area	Plantings	3	Large grass area. Aerate, re-seed and fertilize as needed. A 3" thick layer of mulch should be maintained in shrub plantings.
	Irrigation	3	Mainline location unknown. Alley irrigation system part of park system. Backflow not caged.
	Site Furnishings	4	2 metal benches with powder coating, legs show rust – power wash, check for corrosion, re-paint or replace depending on condition. Two dog waste stations in fair condition. Two removable bollards in good condition at the alley.
Picnic Area	Site Furnishing	2	1 area, 2 metal tables.
Playground	Hardscape	3	EWF levels low. ADA ramp exposed. Replenish EWF. Add line to equipment to indicate required EWF level.
	Equipment	5	1 playground. Over 20 years old. Needs to be replaced due to age.
Architectural			
None			
Electrical			
General Park Area	Electrical	1	Appears to be direct connection to PG&E without meter. New service would be required for additional lighting.

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

No. 26

Rotary Centennial Park & Robin Ventura Field

2625 College Drive

PROJECT DESCRIPTION

A 14.5-acre community park established in 2005 includes a large metal roof picnic area with Santa Maria barbecue and built-in counters, entrance with rotary logo, art installation, flags and clock, two playgrounds, one basketball court, gazebo, exercise trail with fitness stations, Peace Pole, small grass basin surrounded by native plantings, large grass basin for soccer, restroom, and parking lot.

Robin Ventura T-ball Field includes a steel entrance archway and sign, decorative wrought iron fencing, and bleachers.

WALLACE GROUP®

No. 26

Rotary Centennial Park & Robin Ventura Field

2625 College Drive

LEGEND

- SITE BOUNDARY
- (1) RESTROOM
- (2) PARKING
- (3) PLAYGROUND
- (4) PICNIC AREA & SHADE STRUCTURE
- (8) FITNESS STATION
- (12) BASKETBALL COURT
- (13) SOCCER FIELD
- (14) GAZEBO
- (24) ART INSTALLATION
- (44) T-BALL FIELD
- (45) CLOCK
- (46) MONUMENT SIGN/ARBOR
- (53) SANTA MARIA BBQ

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

Condition Assessment Summary

Amenity	Category	Rating	Comments
Civil			
General Park Area	Utilities	3	DIs around Robin Ventura Field are filled with debris. DIs connected to the basin were observed to be in good shape with some overgrown grass in the concrete aprons.
	Hardscape	4	Curb ramps near the parking lot are missing DWS. SE and NE curb ramps missing DWS. NE curb ramp does not have landing. NW curb ramp slopes are non-compliant. SW sidewalk from Forbes Place to turf playground has slopes exceeding current ADA standards. Root intrusion is occurring along the west perimeter sidewalk. One side of the ramps leading to the pavilion is currently ADA compliant. Mow curbs missing or damaged where present. The park could benefit from additional connecting paths. DG paths require maintenance frequently due to irrigation leaks or overspray.
	Signage	4	1 Park Info Sign missing and another is chipped or/scraped.
	Site Furnishings	4	Clock is not running – needs to be inspected/repaired; paint is faded, requires new coat. Repair chipped concrete at raised mosaic.
	Fencing	4	Missing several caps, top railing, and signs of extensive corrosion along the wrought iron fence near Robin Ventura Field.
Parking	Hardscape	4	108 total parking spaces, 5 ADA. Existing asphalt raveling and requires resurfacing and new striping.
Landscape			
General Park Area	Plantings	4	DG mulch under trees by T-Ball fields needs leveling/replenishment. Bare patches of turf; aerate, re-seed and fertilize as needed. Add/replenish mulch to all planters, especially adjacent to College, basin area and south planters. A 3" thick layer of mulch should be maintained.
	Irrigation	5	Irrigation to planter next to southern property wall sprays onto concrete walk. Change heads to strip or add drip. Drip emission devices used only in rotary basin. Controller is missing one zone map.
	Site Furnishings	1	Bollards in fair condition: 12 metal fixed, 7 metal removable. Trash receptacles in good condition: 16 trash roller receptacles, 3 recycle roller receptacles, 1 concrete trash receptacle. Benches in good condition: 21 metal, 4 backless metal. Ensure trash receptacles do not block ADA access to drinking fountains (2). Dog waste stations (5) in good condition/ Decorative boulders in good condition.
Basketball Court	Hardscape	4	1 court. Striping/surface paint & Rotary emblem faded, old color bleeding through.
Ball Field	Plantings	4	1 field. Grass at edge of baseline needs to be edged.
Picnic Area	Site Furnishing	5	1 Santa Maria style pit at group picnic area, needs replacement of one grate. 1 group picnic area: 14 tables on concrete, 17 tables under pavilion on DG, 2 built-in serving tables, 1 sink. 1 individual picnic area.
Fitness Equipment	Equipment	3	9 kiosks on concrete pads, little diversity in equipment.
Playground	Hardscape	5	EWF levels low. ADA ramp exposed. Replenish EWF immediately. Add line to equipment to indicate required EWF level. Synthetic grass in poor condition, needs immediate replacement.

	Equipment	4	**2 playgrounds, 16+ years old. Some paint worn off/graffiti. Will need replacement due to age.**

Architectural

Restrooms	*Structure*	4	**Restroom 1 in good condition. Restroom 2 finishes and wood framing in close contact with grade making it susceptible to deterioration.**
Gazebo/Bandstand	*Structure*	3	**Fair condition**
Shade Structure	*Structure*	3	**Fair condition**

Electrical

General Park Area	*Lighting*	4	**Replace metal bollards with LED fixtures. Concrete bollards are in good condition.**
	Electrical	1	**Good condition.**
Gazebo/Bandstand	*Lighting*	4	**Lights on during the day with switch off.**
Restrooms	*Lighting*	3	**Incandescent and fluorescent fixtures. Replace interior mechanical controls with occupancy sensors.**

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

No. 27

Rodenberger Park

2725 Santa Barbara Drive

PROJECT DESCRIPTION

A 5-acre park, approximately 25+ years old with playground, picnic/ barbecue area with shade sail, softball field including bleachers, fitness area, and lattice structure (to screen porta potty).

WALLACE GROUP®

No. 27

Rodenberger Park

2725 Santa Barbara Drive

LEGEND

- SITE BOUNDARY
- (3) PLAYGROUND
- (4) PICNIC AREA & SHADE STRUCTURE
- (8) FITNESS STATION
- (36) SOFTBALL FIELD
- (49) PORTA POTTY WITH LATTICE SCREEN

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

Condition Assessment Summary

Amenity	Category	Rating	Comments
Civil			
General Park Area	Utilities	4	Infrastructure in good condition. DIs need to be cleaned.
	Hardscape	4	Interior pathways are in good condition. The East-West path requires handrails due to slope exceeding current ADA standards. Curb ramp at the corner of San Miguel St. does not meet current ADA standards. At the east border, a curb ramps requires rework along with repairs to adjacent sidewalk. CMU walls in good condition; walls vary in color and may benefit from one uniform color.
	Fencing	4	Chain-link fence missing a panel along westerly edge of park.
Landscape			
General Park Area	Plantings	3	A 3" thick layer of mulch should be maintained in shrub plantings. Bare patches of turf by softball field. Aerate, re-seed, fertilize.
	Irrigation	5	2 Backflow preventers not caged.
	Site Furnishings	1	Wood post for hose bibb rotted – replace. Gravel dry-well non-existent. Install new gravel dry-well. 2 recycled PVC benches in good condition. Dog waste stations (2) in fair condition. 2 roller trash receptacles, 2 drinking fountains, and 2 bike racks (9 stalls) in good condition.
Ball Field	ADA Compliance	5	ADA accessibility issue due to team bench size and location.
	Fencing	5	1 field. Fencing should be tied to metal wire or bottom rail. Backstop paint and wood worn, one lower board split.
Picnic Area	Site Furnishing	5	1 area. 12 long metal tables with benches, 3 picnic tables, 1 serving table. Metal on all furnishings deteriorated, holes, rust, graffiti. Replace immediately. 1 Santa Maria style BBQ pit in good condition.
Fitness Equipment	Equipment	4	7 pieces of equipment, 14 signs, 20+ years old, outdated, and little used.
Playground	Hardscape	3	Rubberized tile.
	Equipment	5	1 playground. 20+ years old. Needs replacement due to age.
Architectural			
Trellis/Lattice	Structure	2	Requested by neighbors to be blocked. Re-paint as needed.
Shade Structure	Structure	4	There is rust on the post bases and tops. Fabric is tearing at its connections.
Electrical			
General Park Area	Lighting	1	No site lighting currently.
	Electrical	4	Replace due to rust.

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

No. 28A

Maramonte Community Center & Park

620 East Sunrise Drive

PROJECT DESCRIPTION

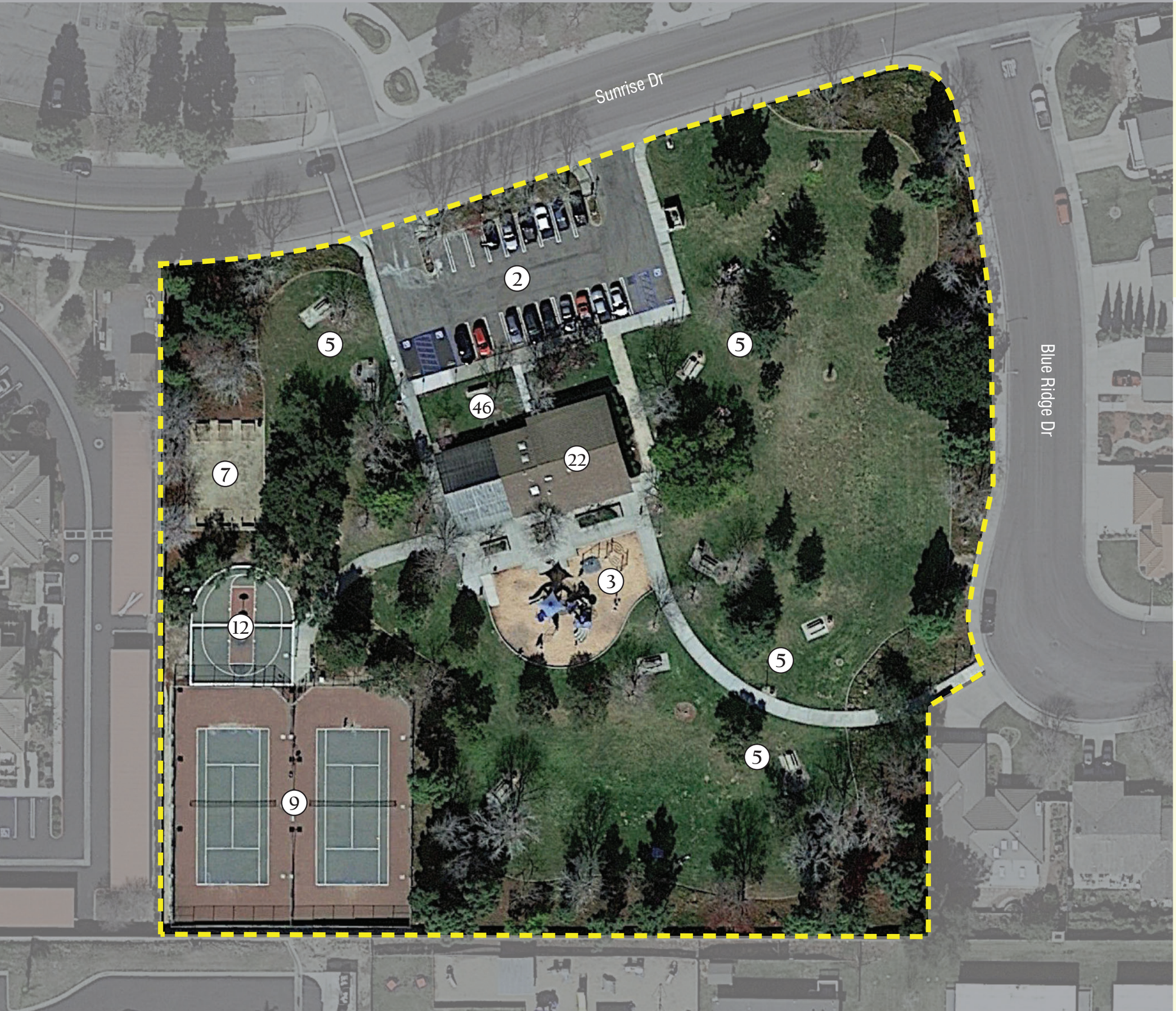
Established in 1992, a 3.5-acre park with multiple individual picnic areas with barbecues, two-½ basketball courts, two tennis courts, three horseshoe pits, playground, and parking.

WALLACE GROUP®

No. 28A

Maramonte Community Center & Park

620 East Sunrise Drive



LEGEND

- SITE BOUNDARY
- (2) PARKING
- (3) PLAYGROUND
- (5) PICNIC AREA
- (7) HORSESHOE PITS
- (9) TENNIS COURT
- (12) BASKETBALL COURT
- (22) COMMUNITY CENTER
- (46) MONUMENT SIGN

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

Condition Assessment Summary

Amenity	Category	Rating	Comments
Civil			
General Park Area	Utilities	1	SD inlets in parking lot and manholes in the park. Water lines appear hidden in a utility closet that was locked.
	Hardscape	5	Interior pathways are being disturbed by tree roots causing tripping hazards. Majority of perimeter sidewalk is also being disturbed by park trees. No mow curbs constructed along DG path. DG must be maintained frequently. Curb ramps are missing DWS. CMU perimeter walls in good condition.
Parking	Hardscape	4	22 total parking stalls, 3 ADA. Existing AC surface requires resurfacing due to wear. New striping should be painted after resurfacing.
Trash Enclosure	Fencing	5	Metal pull-up gate bent and man-gate missing.
Landscape			
General Park Area	Plantings	4	Dry patches and bare patches of turf. Aerate, re-seed and fertilize as needed, adjust sprinkler heads. No mow fescue, cut back to 4" high (no shorter) in spring. Remove tree stumps in raised planters behind center. Planting along south perimeter wall died, add new drought tolerant plants and mulch. A 3" thick layer of mulch should be maintained in shrub plantings.
	Irrigation	1	Adjust spray heads as needed.
	Site Furnishings	4	Benches: 2 metal benches with backs, wood benches at tennis courts showing wear - need sanding/staining. Concrete trash receptacles (15) in good condition. Drinking fountain (1) in good condition. Dog waste station (1) in good condition. Painted metal bollards (3) need fresh paint or stripped.
Tennis Court	Hardscape	4	2 courts. Striping/surface paint worn, needs new paint.
	Fencing	4	Interior fence bulging.
Basketball Court	Hardscape	4	2 half courts. Needs new surface paint/striping. Southern court shares fence with tennis and gets more use.
Horseshoe Pits	Hardscape	5	3 pits. Located under trees with high litter. DG surface with depressions, needs resurfacing and recompacting. Pressurized lumber backboards crumbling with exposed rebar supports. Replace backboards immediately. One horseshoe stake missing, replace.
Picnic Area	Site Furnishing	1	10 areas. 10 concrete tables. Covered group picnic area not part of assessment. 3 single grills in fair condition.
Playground	Hardscape	5	EWF levels too low, ADA ramp exposed. Refurbish EWF and add lines to equipment to indicate required EWF levels.
	Equipment	5	1 playground. 13 years old. Significant vandalism/damage. Slide and other equipment missing – needs immediate replacement.
Architectural			
Trash Enclosure	Structure	5	Currently abandoned. Should be removed to reduce vandalism or re-purposed.

Electrical

General Park Area	***Lighting***	**4**	**The pathway fixtures are in okay condition, but should be scheduled for replacement with newer LED fixtures as part of any energy efficiency upgrades. Evaluation of controls done during the day, unable to tell if push buttons are working.**
	Electrical	**4**	**The pedestal is in fair condition.**
Sports Courts	***Lighting***	**4**	**Existing tennis courts and basketball courts are equipped with 13 poles and 16 high pressure sodium or metal halide light heads.**

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

No. 28B

Maramonte Park North

620 East Sunrise Drive

PROJECT DESCRIPTION

A 5.5-acre neighborhood park established in 1992. Facilities include a softball field with bleachers, two individual picnic areas with barbecues, large grass basin, and parking.

WALLACE GROUP®

No. 28B

Maramonte Park North

2625 College Drive

LEGEND

- SITE BOUNDARY
- (2) PARKING
- (5) PICNIC AREA
- (36) SOFTBALL FIELD

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

Condition Assessment Summary

Amenity	Category	Rating	Comments
Civil			
General Park Area	Utilities	4	Dry utility boxes are showing signs of cracking. No permanent restroom on site. Storm drain in parking lot lead to manholes in park.
	Hardscape	3	Concrete pathways near the parking lot have uneven panels. The sidewalk around the parking lot exceeds current ADA slope requirements. Some overflow/erosion is occurring around the mow strips. Curb ramp in southeast section of park is missing DWS. CMU perimeter wall in good shape, should be cleaned and possibly repainted.
	Fencing	4	Chain-link fence around portable restroom requires repairs.
Parking	Hardscape	4	33 total parking stalls, 2 ADA. East section of parking lot has been resurfaced. The west section is displaying signs of wear and should be resurfaced and re-striped.
Landscape			
General Park Area	Plantings	2	Aerate, re-seed, fertilize, adjust sprinkler heads, as needed.
	Irrigation	4	Check coverage in grass. Adjust all heads as needed.
	Site Furnishings	3	1 dog waste station - Wood post needs paint - check for rot, dispenser faded but serviceable. 1 metal bike rack, 5 bike stalls; needs fresh coat of paint or stripped. 2 roller trash receptacles and 1 drinking fountain in good condition.
Ball Field	Fencing	4	1 field. Fence fabric should be tied to metal wire or bottom rail. Backstop paint and wood worn, one lower board split. Repaint, repair as needed.
Picnic Area	Site Furnishing	1	2 areas. 2 concrete tables, 1 metal table. 2 single grills in good condition.
Architectural			
None			
Electrical			
General Park Area	Electrical	1	No site service.

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

No. 29

Hagerman Sports Complex

3300 Skyway Drive

PROJECT DESCRIPTION

Established prior to 1992, the 20-acre complex includes four softball fields with announcer boxes, scoreboards, stadium seating/bleachers, shade umbrellas, two playgrounds, six pickleball courts, picnic area with covered barbecue counter, snack bar, restroom, two parking lots, maintenance yard and building.

WALLACE GROUP®

No. 29

Hagerman Sports Complex

3300 Skyway Drive

LEGEND

- SITE BOUNDARY
- (1) RESTROOM
- (2) PARKING
- (3) PLAYGROUND
- (4) PICNIC AREA & SHADE STRUCTURE
- (6) MAINTENANCE YARD AND BUILDING
- (10) PICKLEBALL COURT
- (23) ANNOUNCER BOX
- (36) SOFTBALL FIELD
- (41) SNACK BAR
- (46) MONUMENT SIGN
- (50) SHADE STRUCTURE/UMBRELLA

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

Condition Assessment Summary

Amenity	Category	Rating	Comments
Civil			
General Park Area	Utilities	4	Storm drain inlet on east side of building requires larger outlet to drain at a proper rate. Currently, 1 3" curb drain serves this drainage structure. Clean/remove sediment from open bottom inlet. Sewer and water lines appear to be in good condition
	Hardscape	5	Interior pathways along north and south of parking lot have cross-slopes exceeding current ADA standards and are being lifted by tree roots. Outdoor eating area cross-slopes exceed 2.5% - 3%. Paver pathways are being lifted due to tree roots. ADA ramps are missing DWS or do not meet current ADA standards. DG path around the baseball fields is rutted from tire tracks and requires maintenance. DG path around Pickleball courts is sand. This should be replaced with DG and stabilized. Tree roots have displaced the playground wall causing a safety issue.
	Site Furnishings	4	Missing 1 traffic bollard at field access gates.
	Fencing	1	Chain-link fencing in good condition.
Parking	Hardscape	4	194 total parking stalls, 5 ADA. Existing AC surface is in poor condition, requiring resurfacing and restriping. ADA parking stalls require slope rework to meet current ADA standards.
Trash Enclosure	Structure	4	Posts are bent.
Landscape			
General Park Area	Plantings	5	Ivy taking over Cypress in SW planting area. Remove from trees and ground below. A 3" thick layer of mulch should be maintained in shrub plantings and around the trees. Large dead patch of turf near softball fields – resod. Tree litter from Liquidambars adjacent to parking – needs regular maintenance. One tree in parking lot in poor health and 2 parking islands missing trees. Several trees throughout park look stressed – check irrigation to trees and have an arborist review overall health of trees.
	Irrigation	5	Many valve boxes too low, covered by grass. Some lids broken. Overspray onto softball infield and DG perimeter access road. Leak near grandstand, runoff near access gate of NW softball field. Check tree bubblers. Backflow not caged.
	Site Furnishings	3	11 drinking fountains, 1 in each dugout, in fair condition. Dog waste stations (2) in fair condition. Trash receptacles (14 red metal, 2 rectangular metal, 1 round) in good condition. 2 red metal benches in good condition.
Ball Field	Fencing	5	4 Fields. 2 to 3 fencing posts and panels need repair. No gate on pitching cage. Backstop paint chipping – sand & re-paint.
	Site Furnishing	5	Metal bleachers with plastic seats. 18 seats broken, the rest in fair/poor condition. Remove and replace all plastic seats.
Pickleball Courts	Hardscape	2	6 courts. Newer and in good condition. Large viewing areas at both ends of courts is a sand surface. See civil comments for replacement approach.
Picnic Area	Site Furnishing	4	1 covered built-in BBQ. Refrigerator in poor condition. 7 round metal tables with benches, including 3 ADA tables.
Playground	Hardscape	5	EWF levels low – replenish immediately. Add fill lines to indicate required EWF levels.

	Equipment	4	*2 playgrounds for each age group. 15+ years old.*

Architectural

Shade Structure	*Structure*	5	Tears in fabric awning, needs replacement. Re-paint as needed.
Bleachers/ Announcer Booth	*Structure*	5	There is damage to the interior wall and baseboards on the first floor. Otherwise in good condition.
Announcer Booth	*Structure*	4	Announcer Booth 2: There is damage to the CMU exterior and fascia; paint is needed. Announcer Booths 3 & 4: Siding is deteriorating; close contact between wood framing and grade.
Maintenance Building	*Structure*	3	Lights do not work. Paint is needed on downspouts, gutters, and fascia.

Electrical

General Park Area	*Lighting*	3	Dual Head Parking Lot Lights. Decorative Concrete Pathway Lights.
	Electrical	2	Site service infrastructure is in good condition. Panelboards near sports fields need cleaning.
Buildings	*Lighting*	3	All the building interior lights are fluorescent lights that are in okay condition. Building controls should be upgraded to occupancy sensors. Lighting controls would need to be upgraded to comply with Title 24 if buildings and lighting are upgraded.
Sports Fields	*Lighting*	3	240 heads to retrofit.

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

No. 30

Pioneer Park & Picnic Ground

1150 West Foster Road

PROJECT DESCRIPTION

A 15-acre park with one large group picnic area, one picnic pavilion, barbecue pavilion, multiple group picnic areas, individual picnic/barbecue areas, performance pavilion, five campsites including fire pits, amphitheater, scout hut, outdoor classroom, three horseshoe pits, donor plaque wall, large grassy recreation area, maintenance shed, meandering trails, playground, restroom, porta potty and parking.

WALLACE GROUP®

No. 30

Pioneer Park

1100 West Foster Road

LEGEND

- SITE BOUNDARY
- (1) RESTROOM
- (2) PARKING
- (3) PLAYGROUND
- (4) PICNIC AREA & SHADE STRUCTURE
- (5) PICNIC AREA
- (6) MAINTENANCE SHED
- (7) HORSESHOE PITS
- (43) PAVILION
- (49) PORTA POTTY
- (51) CAMPGROUND
- (52) AMPHITHEATER
- (53) SANTA MARIA BBQ & PAVILION
- (54) DONOR PLAQUE WALL
- (58) SCOUT HUT

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment

Condition Assessment Summary

Amenity	Category	Rating	Comments
Civil			
General Park Area	Utilities	5	Water and sewer lines appear to be in good condition. Power poles in parking lot should have bollards or curbs installed around them for protection.
	Hardscape	4	Sidewalk around restroom does not meet current ADA standards. Asphalt trail requires resurfacing. Clear ADA paths of travel are missing to various park areas. DG must be maintained frequently; split log containment requires repairs.
	Fencing	4	Wood fencing around picnic area requires replacement.
Parking	Hardscape	4	137 total parking stalls, 3 ADA. Some areas require resurfacing. ADA stalls locked behind metal gate.
Amphitheater	Hardscape	4	Tiered wall requires repair.
Landscape			
General Park Area	Plantings	4	Mostly weeds, large dry areas, uneven footing – remove sod/weeds, rototill, amend soil and install new sod. A 3" thick layer of mulch should be maintained in shrub plantings, otherwise in fair condition.
	Irrigation	3	10 hose bibs. Backflow not caged.
	Site Furnishings	3	Benches: 1 blue metal, 1 custom metal, 1 wood – built-in needs sanding/refinishing, 2 custom memorial concrete benches. Dog waste stations (2) in fair condition. 3 drinking fountains, all non-ADA compliant and non- ADA accessible. Trash receptacles (10 roller, 2 concrete) in good condition.
Amphitheater	Site Furnishings	5	15 wood benches – several warped/broken, all with peeling paint. Replace broken/warped board, re-stain all. Stage is a concrete pad. In center of stage, metal access door is bent – needs replacement.
Ball Field	Fencing	4	Field has been sodded over. Determine whether to keep backstop or remove.
Horseshoe Pits	Hardscape	4	3 pits. DG needs refurbishment and compaction.
	Equipment	4	Backboard wood in poor condition - needs replacement.
Picnic Area	Site Furnishings	4	4 group areas: 67 wood slat and metal frame tables, wood chipped with wood rot. Picnic Area #1: (Jim Gamble & Family Area) 2 wood and metal serving tables, rusted and some corrosion - Freestanding sink with hot water heater. Concrete pad under BBQ pavilion, DG under tables. DG, metal tubing line dividers rusted, posts corroded at ground level. Picnic Area #2: (Clarence Donati's Hideaway) wood fence perimeter, concrete surface, CMU counter with tile top and sink. No BBQ included. Picnic Area #3: concrete surface, shade structure, by playground. Repair/replace re-stain all wood surfaces as needed, check all metal for corrosion and repair/replace accordingly. 7 individual picnic areas. 8 single grills throughout park. Long, 6-station Santa Maria Style pit at Picnic Area 1.
Campsites	Site Furnishings	1	6 fire pits total: 1 concrete, 5 metal drum. 5 camp sites each with BBQ pit, tables, and hose bib.

Outdoor Classroom	*Site Furnishings*	3	Owl's nest -3 small and one long wood bench in circle. Sand and re-stain as needed.
Playground	*Hardscape*	5	EWF levels low – need replenish immediately. Add fill lines to indicate required EWF levels.
	Equipment	5	1 playground – installed prior to 2002. Needs immediate replacement due to age.

Architectural

Restrooms	*Structure*	4	Partition walls are rusting. Paint is needed.
Shade Structure	*Structure*	4	Metal posts and bases are rusting at BBQ Pit. Albert Novo Pavilion: Possible water damage to plywood wall siding at roof gable. Picnic Pavilion: Metal posts and bases are rusting at top and bottom. Re-paint as needed.
Overhead Trellis Structure	*Structure*	4	Wood framing in close contact with grade make it susceptible to deterioration.
Maintenance Building	*Structure*	4	Finishes and wood framing are in close contact with grade make it susceptible to early deterioration. Water damage to bottom. Grade is sloping toward building.

Electrical

General Park Area	*Lighting*	3	Existing lighting illuminate a small segment. Lighting controls in fair condition; upgrade with any new site lighting.
	Electrical	4	Panel requires cleaning and new paint. Electrical receptacles are missing weather covers. Upgrade receptacles to GFCI. Some electrical receptacles are located in planting area being covered with leaves and dirt.
Buildings	*Lighting*	3	New LED equivalents should be installed when other fixtures fail.

CHAPTER 3
CAPITAL IMPROVEMENT PROGRAM

INTRODUCTION

Chapter 2 provided a condition assessment for each park. Components of the parks were ranked 1 through 5 with 1 being in good condition and 5 needing immediate attention. Some items identified are operations and maintenance related and are further discussed in Chapter 4. Chapter 3 provides a summary of the recommended capital improvement projects sorted by their ranking. Costs for upgrades required for all 4 and 5 CIPs are provided. Costs for 1, 2, and 3 rankings were not established as either these facilities do not need upgrades, or they are 10 years out and it is recommended that a target budget be provided in lieu of specific costs for each of the facilities. It is recommended that the City budget approximately $5.0 million per year, escalated for annual inflation, in addition to the funds required for Ranking 4 and 5 CIPs for future capital improvements. This budget will be a reserve account used to fund future capital improvement projects.

The overall construction costs provided include costs of individual items called out and a 30% cost increase for some additional bid items, including mobilization/demobilization, survey, SWPPP preparation, and other miscellaneous construction costs. When preparing an overall project budget, the City must include costs for other bid items, not already accounted for, required to complete a project including a project contingency. The percent increase to cover these costs will vary greatly depending on how the projects are packaged together in a bid set.

The City should assess if environmental permitting is required for a specific project. General maintenance or replacement of equipment will be exempt, but a complete park overhaul may trigger an environmental determination such as a mitigated negative declaration.

The soft costs identified for the cost of the improvements is a general percentage estimate of 40% of the construction costs. Depending on the project, this percentage may be +/- 40%. The soft costs include City administration time, engineering, survey, geotechnical investigations, minor permitting, construction management, and inspection. Again, this cost should be based on the overall construction project costs.

In addition to the 30% additional cost for additional construction bid items and the 40% cost for soft costs, the total cost for improvements shown in the tables below include a 25% contingency to account for any unknows and/or other costs that are not understood at this level of assessment.

Following the cost tables for all improvements rated as a 5 or a 4 shown below, there are capital improvement project tables for each park, organized by discipline. These tables explain the improvements to be addressed at each park based on their ratings and descriptions provided in the condition assessment in Chapter 2 above.

COST OF IMPROVEMENTS BY RATING: 5

Overall Construction Cost	Soft Costs (40% of Construction/Capital)	Total Cost
$16,237,000	$6,494,800	$28,414,800

Parks and Categories	Sum of Total Cost
Abel Maldonado Youth Center & Simas Park	$160,600
Announcer Booth	$4,600
Structure	$4,600
Announcer Booth/Concession Stand/ Restrooms	$2,000
Structure	$2,000
Ball Field	$79,500
Electrical	$25,000
Hardscape	$50,000
Fencing	$2,300
Site Furnishings	$2,300
Bleachers (Sport Field/Court)	$15,000
Structure	$15,000
General Park Area	$46,100
Site Furnishings	$38,600
Irrigation	$7,500
Lawn Bowling	$3,800
Fencing	$3,800
Natural History Museum	$9,700
Structure	$9,700
Armstrong Park	$191,600
Gazebo/Bandstand	$8,000
Structure	$8,000
General Park Area	$152,200
Hardscape	$152,200
Parking	$31,400
Hardscape	$31,400
Atkinson Park & Community Center	$358,700
General Park Area	$334,000
Electrical	$7,500
Hardscape	$267,000
Fencing	$42,000
Site Furnishings	$16,600
Plantings	$3,000
Irrigation	$900
Playground	$19,400
Hardscape	$19,400
Tennis Courts	$2,300
Equipment	$2,300
Bob Orach Park & Neighborhood Community Center	$287,000
General Park Area	$71,800
Electrical	$1,000
Hardscape	$43,800

Fencing	$20,400
Site Furnishings	$6,600
Playground	$215,300
Hardscape	$15,300
Equipment	$200,000
Buena Vista Park	$48,700
General Park Area	$11,200
Utilities	$4,000
Fencing	$6,400
Site Furnishings	$800
Playground	$30,000
Hardscape	$30,000
Restrooms	$7,500
Structure	$7,500
Edwards Community Center & Sierra Vista Park	$7,400
General Park Area	$5,400
Fencing	$5,300
Signage	$200
Trash Enclosure	$2,000
Structure	$2,000
Elwin Mussell Senior Center & Alice Trefts Park	$628,700
Community Garden	$500
Site Furnishings	$500
Garden Shed	$1,900
Structure	$1,900
General Park Area	$11,000
Utilities	$5,000
Plantings	$6,000
Greenhouse	$1,200
Structure	$1,200
Parking	$614,200
Hardscape	$614,200
Fletcher Park	$345,900
Climbing Boulders	$23,900
Hardscape	$23,900
General Park Area	$107,000
Site Furnishings	$1,200
Plantings	$105,800
Playground	$200,000
Equipment	$200,000
Restrooms	$15,000
Structure	$15,000
Hagerman Sports Complex	$4,078,300
Ball Field	$2,300
Fencing	$1,200
Site Furnishings	$1,100
General Park Area	$3,971,400
Hardscape	$714,700
Plantings	$2,589,400
Irrigation	$667,400
Playground	$15,500

Hardscape	$15,500
Shade Structure	$81,300
Structure	$81,300
Bleachers/Announcer Booth	$8,000
Structure	$8,000
Jim May Park & Lake	$524,300
General Park Area	$123,200
Electrical	$300
Hardscape	$104,300
Site Furnishings	$300
Irrigation	$18,400
Playground	$396,600
Hardscape	$21,600
Equipment	$375,000
Restrooms	$4,500
Structure	$4,500
Joe White Park	$250,400
General Park Area	$217,000
Irrigation	$217,000
Picnic Area	$13,400
Hardscape	$13,400
Playground	$20,000
Hardscape	$20,000
Maramonte Community Center & Park	$371,400
General Park Area	$138,100
Hardscape	$138,100
Horseshoe Pits	$15,600
Hardscape	$15,600
Playground	$214,500
Hardscape	$14,500
Equipment	$200,000
Trash Enclosure	$3,200
Fencing	$3,000
Structure	$200
Marilyn Stanley Park	$206,600
Playground	$206,600
Hardscape	$6,600
Equipment	$200,000
Minami Community Center & Park	$571,600
Ball Field	$116,800
Site Furnishings	$116,800
Basketball Court	$164,400
Hardscape	$164,400
General Park Area	$246,500
Hardscape	$231,500
Site Furnishings	$12,000
Irrigation	$3,000
Playground	$44,000
Hardscape	$44,000
North Preisker Ranch Park	$248,200
General Park Area	$17,300

Electrical	$300
Utilities	$5,000
Hardscape	$11,400
Site Furnishings	$600
Playground	$219,200
Hardscape	$19,200
Equipment	$200,000
Restrooms	$11,800
Lighting	$11,300
Structure	$600
Oakley Park	$41,800
General Park Area	$41,800
Site Furnishings	$7,800
Plantings	$24,400
Irrigation	$9,600
Pioneer Park & Picnic Ground	$426,000
Amphitheater	$38,300
Site Furnishings	$38,300
General Park Area	$4,800
Utilities	$4,800
Playground	$383,000
Hardscape	$8,000
Equipment	$375,000
Preisker Park	$2,123,300
Concrete Bridge	$8,000
Structure	$8,000
Disc Golf	$12,600
Equipment	$12,600
General Park Area	$83,500
Hardscape	$45,300
Site Furnishings	$6,300
Plantings	$3,000
Irrigation	$4,300
Lighting	$24,000
Miscellaneous	$700
Lake	$144,900
Water Feature	$144,900
Parking	$1,837,200
Hardscape	$1,837,200
Picnic Area	$13,200
Site Furnishings	$13,200
Playground	$24,000
Hardscape	$24,000
Rice Park	$77,900
Amphitheater	$8,000
Hardscape	$8,000
General Park Area	$69,900
Hardscape	$69,900
Robert Acquistapace Park	$107,200
General Park Area	$91,400
Hardscape	$91,400

Playground	$15,800
Hardscape	$15,800
Robert F. Grogan Park	$381,800
General Park Area	$222,300
Hardscape	$63,900
Irrigation	$158,500
Picnic Area	$5,100
Structure	$5,100
Playground	$154,500
Hardscape	$154,500
Rodenberger Park	$454,900
Ball Field	$2,400
Fencing	$2,400
General Park Area	$1,000
Irrigation	$1,000
Picnic Area	$76,500
Site Furnishings	$76,500
Playground	$375,000
Equipment	$375,000
Rosalind Perlman Park	$320,100
Gazebo/Bandstand	$4,000
Art Installation	$4,000
General Park Area	$19,100
Electrical	$500
Site Furnishings	$3,500
Plantings	$11,100
Lighting	$4,000
Playground	$243,200
Hardscape	$43,200
Equipment	$200,000
Pond	$53,800
Electrical	$20,000
Equipment	$33,800
Rotary Centennial Park & Robin Ventura Field	$166,600
General Park Area	$135,000
Irrigation	$135,000
Picnic Area	$200
Site Furnishings	$200
Playground	$31,500
Hardscape	$31,500
Russell Park	$15,000
Restrooms	$15,000
Structure	$15,000
Tunnell Park	$97,300
Ball Field	$12,100
Site Furnishings	$11,000
Plantings	$1,100
General Park Area	$61,300
Plantings	$61,300
Playground	$24,000
Hardscape	$24,000

Total Cost for Construction Items	$12,490,000
Additional 30% Construction Costs	$3,747,000
Overall Construction Costs	**$16,237,000**

COST OF IMPROVEMENTS BY RATING: 4

Total Construction Cost	Soft Costs (40% of Construction/Capital)	Total Cost
$25,316,600	$10,126,600	$44,304,000

Parks and Categories	Sum of Total Cost
Abel Maldonado Youth Center & Simas Park	$688,100
Ball Field	$428,000
Plantings	$428,000
Basketball Court	$26,000
Hardscape	$20,000
Lighting	$6,000
Covered Dugout Structure	$12,000
Structure	$12,000
General Park Area	$185,000
Utilities	$5,000
Hardscape	$139,600
Fencing	$10,500
Plantings	$30,000
Lawn Bowling	$19,300
Structure	$19,300
Storage Building	$2,000
Structure	$2,000
Support Buildings	$15,000
Lighting	$15,000
Trash Enclosure	$900
Structure	$900
Armstrong Park	$340,100
General Park Area	$39,000
Fencing	$16,000
Plantings	$23,100
Picnic Area	$19,900
Site Furnishings	$19,900
Playground	$281,300
Equipment	$281,300
Atkinson Park & Community Center	$889,000
Basketball Court	$20,000
Hardscape	$20,000
Parking	$215,200
Hardscape	$215,200
Playground	$375,000
Equipment	$375,000
Restroom	$2,300
Lighting	$2,300
Shade Structure	$66,300
Structure	$66,300

Skate Park	$24,000
Hardscape	$24,000
Soccer Field	$50,300
Fencing	$4,300
Plantings	$36,000
Equipment	$10,000
Tennis Courts	$136,000
Hardscape	$136,000
Bob Orach Park & Neighborhood Community Center	$862,900
General Park Area	$426,800
Utilities	$16,500
Plantings	$362,300
Lighting	$48,000
Overhead Trellis Structure	$18,000
Structure	$18,000
Restrooms	$150,500
Structure	$150,500
Soccer Field	$267,000
Plantings	$267,000
Trash Enclosure	$600
Structure	$600
Westgate Center	TBD
Structure	TBD
Buena Vista Park	$430,400
Basketball Court	$22,500
Hardscape	$22,500
General Park Area	$407,900
Electrical	$600
Hardscape	$71,400
Plantings	$336,000
Edwards Community Center & Sierra Vista Park	$69,800
General Park Area	$69,800
Electrical	$5,000
Utilities	$2,000
Site Furnishings	$1,200
Irrigation	$54,100
Lighting	$7,500
Elwin Mussell Senior Center & Alice Trefts Park	$48,800
General Park Area	$16,800
Hardscape	$15,000
Fencing	$1,800
Shade Structures	$32,000
Structure	$32,000
Enos House & Park	$56,700
General Park Area	$44,200
Utilities	$4,800
Hardscape	$2,200
Plantings	$23,000
Irrigation	$14,400
Parking	$12,500
Hardscape	$12,500

Fletcher Park	$105,700
Basketball Court	$26,300
Hardscape	$26,300
General Park Area	$38,200
Electrical	$1,500
Utilities	$1,500
Hardscape	$21,300
Fencing	$13,900
Picnic Area	$35,000
Site Furnishings	$35,000
Restrooms	$800
Lighting	$800
Shade Structure	$5,500
Structure	$5,500
Hagerman Sports Complex	$2,004,000
Announcer Booth	$8,000
Structure	$8,000
General Park Area	$4,300
Utilities	$4,000
Site Furnishings	$300
Parking	$1,427,000
Hardscape	$1,427,000
Picnic Area	$800
Site Furnishings	$800
Playground	$562,500
Equipment	$562,500
Trash Enclosure	$1,500
Structure	$1,500
Jim May Park & Lake	$87,100
Boat House	$100
Structure	$100
General Park Area	$86,300
Fencing	$13,300
Plantings	$55,000
Lighting	$18,000
Restroom	$800
Lighting	$800
Joe White Park	$2,434,000
Basketball Court	$30,000
Hardscape	$30,000
General Park Area	$2,244,000
Electrical	$1,000
Hardscape	$148,600
Lighting	$4,000
Planting	$2,090,400
Playground	$160,000
Equipment	$160,000
Maramonte Community Center & Park	$489,100
Basketball Court	$30,000
Hardscape	$30,000
General Park Area	$277,500

Electrical	$5,000
Site Furnishings	$3,700
Plantings	$255,000
Lighting	$13,800
Parking	$95,900
Hardscape	$95,900
Sports Courts	$39,000
Lighting	$39,000
Tennis Court	$46,800
Hardscape	$40,000
Fencing	$6,800
Maramonte Park North	$368,400
Ball Field	$30,000
Fencing	$30,000
General Park Area	$270,900
Utilities	$2,000
Fencing	$1,100
Irrigation	$267,800
Parking	$67,600
Hardscape	$67,600
Marilyn Stanley Park	$10,000
General Park Area	$10,000
Hardscape	$9,100
Site Furnishings	$900
Minami Community Center & Park	$1,439,800
Basketball Court	$6,000
Fencing	$6,000
General Park Area	$800
Electrical	$800
Overhead Trellis Structure	$27,500
Structure	$27,500
Parking	$326,100
Hardscape	$326,100
Picnic Area	$13,800
Site Furnishings	$13,800
Playground	$375,000
Equipment	$375,000
Tennis Court	$660,000
Hardscape	$653,300
Fencing	$6,800
Shade Structures	$6,800
Structure	$6,800
Bocce Ball Court	$24,100
Hardscape	$400
Fencing	$23,700
North Preisker Ranch Park	$134,000
General Park Area	$23,900
Fencing	$3,200
Plantings	$14,700
Lighting	$6,000
Picnic Area	$110,200

Hardscape	$79,800
Structure	$30,400
Oakley Park	$203,300
Ball Field	$28,000
Fencing	$2,000
Plantings	$26,000
General Park Area	$6,000
Utilities	$6,000
Playground	$146,000
Hardscape	$146,000
Restrooms	$800
Lighting	$800
Soccer Field	$22,600
Plantings	$22,600
Pioneer Park & Picnic Ground	$2,478,000
Amphitheater	$3,000
Hardscape	$3,000
Ball Field	$30,000
Fencing	$30,000
General Park Area	$1,725,000
Electrical	$5,000
Hardscape	$256,400
Fencing	$10,400
Plantings	$1,453,300
Horseshoe Pits	$11,700
Hardscape	$9,000
Equipment	$2,700
Maintenance Shed	$10,000
Structure	$10,000
Overhead Trellis Structure	$12,000
Structure	$12,000
Parking	$291,500
Hardscape	$291,500
Picnic Area	$259,900
Site Furnishings	$259,900
Restrooms	$3,800
Structure	$3,800
Shade Structure	$131,300
Structure	$131,300
Preisker Park	$927,400
General Park Area	$39,200
Electrical	$300
Utilities	$6,000
Fencing	$33,000
Horseshoe Pits	$15,100
Hardscape	$15,100
Lake/Lazy River	$21,200
Electrical	$21,200
Maintenance Building	$25,000
Electrical	$25,000
Picnic Area	$1,800

Hardscape	$1,800
Playground	$400,000
Equipment	$400,000
Restrooms	$415,000
Structure	$400,000
Lighting	$15,000
Shade Structure	$10,100
Structure	$10,100
Shop Building	$100
Structure	$100
Rice Park	$27,600
General Park Area	$26,800
Plantings	$24,000
Irrigation	$600
Lighting	$2,200
Restrooms	$800
Lighting	$800
Robert Acquistapace Park	$3,051,900
Basketball Court	$150,000
Lighting	$150,000
General Park Area	$2,901,900
Utilities	$4,700
Plantings	$2,886,000
Irrigation	$11,200
Robert F. Grogan Park	$269,100
General Park Area	$82,600
Fencing	$36,200
Plantings	$2,400
Lighting	$44,000
Parking	$186,600
Hardscape	$186,600
Rodenberger Park	$60,400
Fitness Equipment	$37,000
Equipment	$37,000
General Park Area	$13,500
Electrical	$10,000
Utilities	$3,000
Hardscape	$100
Fencing	$400
Shade Structure	$10,000
Structure	$10,000
Rotary Centennial Park & Robin Ventura Field	$1,679,800
Ball Field	$1,500
Plantings	$1,500
Basketball Court	$20,000
Hardscape	$20,000
Gazebo/Bandstand	$2,400
Lighting	$2,400
General Park Area	$488,300
Hardscape	$433,300
Fencing	$6,600

Site Furnishings	$100
Plantings	$15,000
Lighting	$32,000
Signage	$1,500
Parking	$407,200
Hardscape	$407,200
Playground	$750,000
Equipment	$750,000
Restrooms	$10,500
Structure	$10,500
Russell Park	$47,100
General Park Area	$43,900
Hardscape	$8,500
Plantings	$16,600
Irrigation	$13,900
Lighting	$5,000
Restrooms	$3,200
Lighting (Restroom(s))	$3,200
Tunnell Park	$273,100
General Park Area	$187,800
Utilities	$4,000
Hardscape	$134,800
Irrigation	$49,000
Overhead Trellis Structure	$16,500
Structure	$16,500
Picnic Area	$15,500
Site Furnishings	$15,500
Playground	$37,500
Equipment	$37,500
Restrooms	$15,800
Structure	$15,000
Lighting	$800
Total Cost for Construction Items	$19,474,300
Additional 30% Construction Costs	$5,842,300
Overall Construction Costs	**$25,316,600**

North Preisker Ranch Park

Capital Improvement Project

Park Element	Improvements
Civil	
Hardscape	Update perimeter sidewalk to current ADA standards. Update bus turnout to meet current ADA standards.
Landscape	
Sports Courts	Convert one Tennis Court to Futsal or Pickleball.
Planting	Install 3" wood chip mulch in all shrub & tree planters to retain moisture and reduce weeds and soil compaction.
Irrigation	Install flow sensors to alert maintenance when there is a leak and shut off the irrigation water. In shrub planting areas, replace spray irrigation with a Drip system. Cage Backflow Prevention Devices.
Site Furnishings	Add Dog Water Stations and Bike Rack.
Architectural	
Picnic Shade Structure	Repair wood trim and paint.
Restroom	Update to meet current standards and specifications.
Electrical	
Lighting (Poles)	Add 2-3 area poles to parking lot.
Lighting (Bollards)	Replace existing bollards with LED style equivalent. Add 10-12 bollards to park.
Tennis Sports Lights	Clean, repair, and cap conduits. Add new sports lights and controls.
Plugs	Remove receptacle, j-box, and conduit/circuit to discourage vandalism.
Lighting (Restroom)	Replace exterior fixtures w/ newer LED styles. Add interior lighting for visibility.
Lighting (Controls)	Replace interior lighting switch mechanism w/occupancy sensor controls.

Capital Improvement Project

Park Element	Improvements
Civil	
Utilities	Add storm drain system to reduce flooding. Connect south restroom to a gravity sewer system.
Parking	Remove and replace existing parking lot. Add striped crosswalks to the park from Hidden Pines Way, Preisker Lane, and southern neighborhood.
Hardscape	Provide ADA access to park amenities. Add missing DWS to curb ramps. Add curb ramps to connect to Hidden Pines Way, Preisker Lane, and southern neighborhood. Add hardscape to make more picnic areas ADA accessible.
Decomposed Granite Pathways	Replace interior DG paths with concrete to reduce erosion and maintenance costs. Install perimeter path to prevent public from walking around the parking lot.
Lake/Lazy River	Replace underground piping and pump system. Seal Lake area with shotcrete or similar.
Fencing	Replace with concrete split rail with integrated color to provide similar aesthetic.
Landscape	
Irrigation	Add quick couplers near playgrounds and restrooms for cleaning. Install flow sensors to alert maintenance when there is a leak and shut off the irrigation water. In shrub planting areas, replace spray irrigation with a drip system. Cage Backflow Prevention Devices.
Disc Golf	Tee box frames rotted – suggest using metal edging.
Horseshoe Pits	Add benches for spectators.
Site Furnishings	Picnic Serving Tables - Replace wood tops with metal (better longevity and less maintenance). Add Bike Racks and Dog Water Station.
Sculpture Garden	Re-design and possibly relocate.
Architectural	
Shade Structure	Repair, prime, & paint all posts. Replace fabric awning at structure 4.
Gazebo / Bandstand	Repaint structure.
Trellis structures	Replace damaged beams and rafters.
Shop building	Update to meet current ADA standards.
Restroom	Repair or replace damaged items. Update to current ADA standards.
Electrical	
Lighting (Poles)	Provide 24-36 area lights to parking area or concentrate lighting around northern and eastern parking lots near picnic and playground areas.
Lighting (Bollards)	Add lighting between parking lot, newer playgrounds, pond, and southern restroom.
Service – Maintenance Building	Replace the existing service if any upgrades are made to the park. Otherwise, clean, repaint, and label service equipment.
Service – Lake/Lazy River	Install new circuit board and panelboard in compliant location during restoration.
Lighting – Restroom	Replace fixtures in newest restroom with newer LED style wall packs and strip lights. Southern restroom fixtures need to be replaced with energy efficient lighting.

Lightning – Controls	**Replace interior restroom lighting with occupancy sensors. Future exterior lighting should be kept on time clock system.**
Lighting – Maintenance Building	**Retrofit building with LED lighting. Install occupancy sensor to all lighting circuits to reduce energy costs.**

Robert F. Grogan Park

Capital Improvement Project

Park Element	Improvements
Civil	
Parking	Remove and replace existing parking lot. Update to current ADA standards.
Hardscape	Construct ADA path of travel around driveways and to park amenities. Repair cracked and heaving concrete around playground. Update perimeter sidewalks to current ADA standards. Replace AC paths with concrete to prevent rutting. DG/Concrete surrounding playground not level. Consider removing DG and existing concrete and pouring new concrete pad.
Decomposed Granite Pathways	Construct concrete mow curb to prevent landscape overgrowth and provide DG containment. Consider replacing DG with concrete path to reduce maintenance costs.
Fencing	Consider replacing split-rail fencing with similar concrete design.
Landscape	
Irrigation	Install flow sensors to alert maintenance when there is a leak and shut off the irrigation water. In shrub planting areas, replace spray irrigation with a Drip system. Cage all Backflow Prevention Devices.
Site Furnishings	1 new metal bench to be installed on the existing footing. Add a bike rack.
Architectural	
Picnic Shade Structure	Repair or replace rusted posts and fabric sail.
Electrical	
Lighting (Poles)	Replace the 4 pole lights around the parking area.
Lighting (Bollards)	Replace metal bollards with Concrete LEDs. 20-25 additional bollards required to light interior pathways.

Capital Improvement Project

Park Element	Improvements
Civil	
Hardscape	Repair failing playground retaining wall. Remove and replace broken sections of mow curb.
Decomposed Granite Pathways	Replace existing DG pathways with concrete to reduce maintenance requirements.
Fencing	Replace wood fencing with similar concrete fencing.
Landscape	
Planting	Replace bender board edging with metal.
Irrigation	Install flow sensors to alert maintenance when there is a leak and shut off the irrigation water. In shrub planting areas, replace spray irrigation with a Drip system. Cage all Backflow Prevention Devices.
Site Furnishings	Add a bike rack.
Architectural	
Shade Structure	Remove rust and paint where needed.
Boat House	Repaint as needed. Construct path of travel per current ADA standards.
Restroom	Update to current ADA standards. Replace missing fan covers and repaint as needed.
Electrical	
Electrical Plugs	Remove receptacle, shut off circuit breaker and add new blank cover.
Lighting (Restroom)	Replace exterior and mechanical chase light fixtures with LED style wall packs and strip lights.
Lighting (Controls)	Upgrade interior controls to occupancy sensors.
Lighting (Bollards)	Replace/retrofit damaged bollards. Retrofit others with LED lamps.

Capital Improvement Project

Park Element	Improvements
Civil	
Decomposed Granite Pathways	**Replace with concrete pathways to reduce maintenance and erosion issues.**
Landscape	
Soccer Field	**Provide goals and nets.**
Irrigation	**Install flow sensors to alert maintenance when there is a leak and shut off the irrigation water. In shrub planting areas, replace spray irrigation with a Drip system. Cage all Backflow Prevention Devices.**
Site Furnishings	**Consider adding benches next to playground. Consider adding bike rack.**
Architectural	
Restroom & Concession Stand	**Update to current ADA standards. Replace damaged trim and vents. Provide proper clearance between flatwork and woodwork.**
Announcer Booth	**Update to current ADA standards. Provide proper clearance between flatwork and woodwork.**
Electrical	
Lighting (Restroom)	**Replace interior fixtures with LED equivalents.**
Lighting (Controls)	**Replace interior controls with occupancy sensors.**
Lightning (Poles)	**Sand and apply touch up paint.**

Capital Improvement Project

Park Element	Improvements
Civil	
Parking	Remove and replace existing AC in the near future and update to current ADA standards.
Hardscape	Remove and replace failing sections of interior pathways. Add DWS to curb ramps. Update existing paths of travel to meet current ADA standards. Provide ADA path of travel to site amenities.
Decomposed Granite Pathways	Consider replacing DG paths with concrete to reduce maintenance and erosion issues.
Landscape	
Irrigation	Install flow sensors to alert maintenance when there is a leak and shut off the irrigation water. In shrub planting areas, replace spray irrigation with a Drip system. Cage all Backflow Prevention Devices.
Skate Park	Ramps and equipment in poor condition. Consider replacing with concrete which requires less maintenance and has better longevity.
Site Furnishings	Add Bike Racks.
Architectural	
Shade Structure	Repair or replace rusted posts and repaint. Replace fabric sail.
Electrical	
Lighting (Controls)	Replace interior controls with occupancy sensors.
Service Panels	Remove Ivy, sand and apply touch up paint at rusty areas.
Lighting (Field)	Retrofit with LED lighting to improve efficiency.
Lighting (Poles)	Sand and apply touch up paint.

Capital Improvement Project

Park Element	Improvements
Civil	
Hardscape	Widen interior pathways to allow passing. Add ADA compliant path of travel to playground area. Construct ADA loading zone at park entry.
Decomposed Granite Pathways	Replace with concrete pathways to reduce erosion and maintenance requirements.
Landscape	
Site Furnishings	Add Dog Watering Station and Bike Rack
Irrigation	Install flow sensors to alert maintenance when there is a leak and shut off the irrigation water. In shrub planting areas, replace spray irrigation with a Drip system. Cage all Backflow Prevention Devices.
Architectural	
Restroom	Update to meet current ADA standards.
Electrical	
Lighting (Poles)	Replace fixture heads with LED heads next time bulb burns out. Replace pole fixtures with more decorative poles and fixtures if additional lighting is added.
Lighting (Bollards)	Install 8-15 bollards along pathways and picnic areas
Lighting (Restroom)	Replace interior fixtures with newer LED style lighting.
Lighting (Controls)	Replace interior lighting controls with occupancy sensors.

Capital Improvement Project

Park Element	Improvements
Civil	
Hardscape	Repair and replace broken panels. Upgrade interior pathways for vehicle traffic to prevent future cracking. Provide ADA path of travel to site amenities. Construct ADA Loading Zone.
Decomposed Granite Pathways	Replace DG paths with concrete to prevent erosion and reduce maintenance costs and provide a current ADA standard path.
Landscape	
Site Furnishings	Picnic Serving Tables – consider replacing wood tops with metal or concrete. Picnic Tables – replace older metal tables at individual picnic area with two new matching tables. Add Dog Water Station Consider folding bollards at McElhany Avenue entrance.
Irrigation	Install flow sensors to alert maintenance when there is a leak and shut off the irrigation water. In shrub planting areas, replace spray irrigation with a Drip system. Cage all Backflow Prevention Devices.
Architectural	
Pergola Structure	Repair wood beams and rafters. Repaint as needed.
Restroom	Update to current ADA standards. Replace exterior trim where damaged and repaint.
Electrical	
Lighting (Bollards)	Install 12-18 bollards along pathways.
Lighting (Restroom)	Replace chase light fixtures with LED equivalent.
Lighting (Controls)	Replace interior lighting switches with occupancy sensors.

Capital Improvement Project

Park Element	Improvements
Civil	
Parking	Re-stripe parking lot. Install ADA path of travel from ADA spaces to concrete hardscape. AC surface treatment should be considered to preserve asphalt.
Hardscape	Update interior pathways to current ADA standards. Install path of travel behind driveways.
Storeroom	Install a storeroom for sports equipment.
Signs/Plaques	Relocate existing plaque to a more visible space.
Landscape	
Planting	Replace the larger shrubs in front edge of planters with smaller forms for safety/visibility and maintenance reasons.
Site Furnishings	Add Dog Water Station.
Irrigation	Install drip for planters adjacent to parking lot and public sidewalks. Install flow sensors to alert maintenance when there is a leak and shut off the irrigation water. Cage Backflow Prevention Devices.
Sports Fields	Re-grade to allow for 2 Soccer Fields.
Benches	Add benches along perimeter path. Currently none on site.
Trash Receptacles	Add trash receptacle near baseball field. Currently none on site.
Architectural	
None	
Electrical	
Lighting (Poles)	Replace with newer LED fixtures. Paint poles to prevent corrosion.
Service Panels	Replace as part of site lighting upgrades.

Rosalind Perlman Park

Capital Improvement Project

Park Element	Improvements
Civil	
Hardscape	**Update existing concrete pathways to meet current ADA standards. Install DWS missing at curb ramps. Remove and replace broken retaining curbs**
Pond	**Replace vandalized pump equipment.**
Landscape	
Site Furnishings	**Add Dog Water Station, Dog Waste Station, Bike Rack, Drinking fountain.**
Irrigation	**Install flow sensors to alert maintenance when there is a leak and shut off the irrigation water.**
Architectural	
Pergola Structure	**Repaint rafters and maintain fascia.**
Gazebo	**Repaint roof and railings. Restore murals and provide ADA accessible path.**
Electrical	
Service Panels	**Replaced panelboard in the near future or if efforts are made to revitalize the pond.**
Service (Pond)	**Install new circuits and pump controls if pumps are to be reused.**

Armstrong Park

Capital Improvement Project

Park Element	Improvements
Civil	
Utilities	Replace water and sewer lines in near future due to age.
Parking	Reconstruct AC parking lot. Update to current ADA standards.
Hardscape	Reconstruct curb ramps that exceed current ADA requirements. Install ADA pathway behind driveway and to all picnic areas. Replace broken concrete around drinking fountain. Add ADA accessible walkway to picnic areas. Add metal edging to existing DG path (or remove and replace DG with a concrete path).
Decomposed Granite Pathways	Remove and replace existing DG path with wider concrete path.
Landscape	
Site Furnishings	Add Dog Water Station, Dog Waste Station, Bike Rack, Benches. Serving table – wood top – replace with metal. Add seating inside gazebo.
Irrigation	Install flow sensors to alert maintenance when there is a leak and shut off the irrigation water. Cage all Backflow Prevention Devices Retrofit planters adjacent to parking lot and restroom with drip.
Architectural	
Restroom	Replace damaged shingles and touch-up paint as needed. Update to current ADA standards. Provide proper clearance between flatwork and woodwork.
Gazebo	Replace internal structure.
Electrical	
Lighting (Bollards)	Install bollards along the pathway and picnic areas to add site lighting.
Lighting (Controls)	Replace interior with occupancy sensor.
Service Panels	Refresh paint in near future to prevent rusting.

Russell Park

Capital Improvement Project

Park Element	Improvements
Civil	
Decomposed Granite Pathways	**Add DG path near playground**
Landscape	
Picnic Area	**None on site.**
Site Furnishings	**Add Dog Water Station, Bike Rack, Benches, Picnic Area.**
Irrigation	**Install flow sensors to alert maintenance when there is a leak and shut off the irrigation water. In shrub planting areas, replace spray irrigation with a Drip system.**
Architectural	
Restroom	**Update to current ADA standards.**
Electrical	
Lighting (Restroom)	**The fixtures should be replaced with newer LED style wall packs and strip light.**
Lighting (Controls)	**Replace the switch with an occupancy sensor.**

Capital Improvement Project

Park Element	Improvements
Civil	
Utilities	Install bollards around above ground facilities.
Parking	Surface treat existing AC to preserve lifespan. Replace striping after surface treating existing AC.
Hardscape	Install ADA pathway around loading driveway. Reconstruct ADA ramps around the facility to current ADA standards. Widen pathways behind bleachers to allow proper clearance. Reconstruct hardscape around the community center to meet current ADA standards.
Trash Enclosure	Widen trash enclosures to fit all dumpsters.
Decomposed Granite Pathways	Replace existing DG with concrete to reduce erosion and maintenance costs.
Light Pole Foundation	Repair undermined areas to prevent foundation issues.
Concrete Retaining Wall	Remove trees and repair concrete retaining wall in areas where failing.
CMU Retaining Wall	Reconstruct wall to remove structural issues due to drainage.
Fencing	Remove trees and repair damaged fencing along NE perimeter.
Landscape	
Sports Fields	Add shade cloth cover at Little League CL dugout. Remove and replace bender board "steps" by Little League field with pressurized timber, concrete steps, or other code-compliant materials.
Planting	Remove turf and replace with native riparian grasses at Storm Drain Fencing.
Site Furnishings	Add Dog Water Station, Dog Waste Station. Purchase storage bin to store bollards when not in use. Or replace all bollards with fold-down option.
Irrigation	Install flow sensors to alert maintenance when there is a leak and shut off the irrigation water. Cage backflow devices. In shrub planting areas, replace spray irrigation with a Drip system.
Architectural	
Natural History Museum	Repair mural frame. Replace deck flooring. Replacing roof material with fire resistant material.
Announcer Concession Booth Restroom	Update to current ADA standards. Repair damaged lock to restroom. Add cover or screen to prevent rodent intrusion to announcer box. Repair plumbing chase vent.
Bleachers	Provide clearance between flatwork and woodwork. Replace boards and fascia.
Announcer Booth 1	Update to current ADA standards. Replace bent ceiling beam member.
CMU Storage Building	Replace damaged door and repair damaged vent behind the building.
Dugout & Team Bench	Repair roof and fascia. Repaint as needed.
Announcer Booth 2	Update to current ADA standards. Replace wood framing above CMU wall. Replace rotting gutters and fascia.
Metal Office Building	Repair rusted awning anchorage.
Lawn Bowling Center	Update restroom to current ADA standards. Re-roof flat portion of roof to minimum 2% slope.

Lawn Bowling Shade Trellis	**Replace damaged Fascia and repaint.**

Electrical

Lighting (Poles)	**LED retrofit or replace existing.**
Lighting (Bollards)	**Replace bulbs with LED type.**
Lighting (Support Buildings)	**Replace interior and exterior fixtures with LED equivalents**
Lighting (Basketball Courts)	**Replace fixture heads with LED equivalents. Poles need to be sanded and need a coat of paint to reduce corrosion.**
Service – Ball Field 1	**Replace service equipment and panelboards due to safety concerns.**

Buena Vista Park

Capital Improvement Project

Park Element	Improvements
Civil	
None	
Landscape	
Site Furnishings	Add Dog Water Station, Bike Rack. Replace some of the concrete pads under metal chairs with larger pad to accommodate a wheelchair. Enlarge DG area at bus stop to eliminate trampled grass issue.
Irrigation	Install flow sensors to alert maintenance when there is a leak and shut off the irrigation water. In shrub planting areas, replace spray irrigation with a Drip system.
Architectural	
Restroom	Repair or replace damaged areas along the exterior and paint as needed. Repair re-roof where damaged. Update interior to current ADA standards. Replaced missing or damaged interior items; toilet seats, doors, dispensers.
Historical Building	Replaced damaged trim. Replace exterior outlet and light fixtures. Provide accessible path to entrance.
Pergola Structure	Paint to remove graffiti.
Electrical	
Lighting (Controls)	Replace interior controls with occupancy sensor.
Electrical (Plugs)	Replace with more robust lockable weathertight covers.

Capital Improvement Project

Park Element	Improvements
Civil	
Parking	Reconstruct parking lot and update to current ADA standards.
Hardscape	Reconstruct curb ramps in front of the Senior Center and at street corners. Reconstruct steep concrete pathways to meet current ADA standards.
Landscape	
Planting	Remove grass from small planters, replace with ornamental shrubs, & mulch to reduce water.
Site Furnishings	Add drinking fountain at community garden.
Irrigation	Add additional hose bib in community garden. Install flow sensors to alert maintenance when there is a leak and shut off the irrigation water. In shrub planting areas, replace spray irrigation with a drip system. Cage all Backflow Prevention Devices.
Architectural	
Greenhouse	Replace broken panels.
Shade Structures	Replace worn beams.
Garden Shed	Replace or remove structure.
Electrical	
Lighting (Poles)	Replace fixtures with LED style equivalents.
Lighting (Pathways)	Replace fixtures with LED style equivalents.

Joe White Park

Capital Improvement Project

Park Element	Improvements
Civil	
Hardscape	Install missing DWS on curb ramp. Replace lifted concrete panels and update concrete paths to current ADA standards. Construct ADA access to gazebo.
Landscape	
Site Furnishings	Replace backless wood bench with metal to match existing. Add Dog Water Station. Add Shade Cover over picnic area adjacent to gazebo.
Irrigation	Irrigation system 30+ years old. Install new including re-design of layout (per City representative). Install flow sensors to alert maintenance when there is a leak and shut off the irrigation water. Cage all Backflow Prevention Devices
Architectural	
Gazebo	Replaced roofing material as needed. Re-paint as needed.
Electrical	
Lighting (Bollards)	Replace metal bollard. Install 4-8 additional bollards to lighting along pathway on Palisade Drive.
Lighting (Fixtures)	Replace fixtures with LED equivalents as part of any lighting upgrade.
Service Panels	Replace as part of any scheduled lighting upgrades at the site.

Capital Improvement Project

Park Element	Improvements
Civil	
Utilities	Install barriers around above ground DIs. Remove and replace broken concrete swales.
Parking	Reconstruct parking lots and update to current ADA standards.
Hardscape	Reconstruct curb ramps to meet current ADA standards. Reconstruct broken interior concrete pathways, widen, and update to current ADA standards. Update perimeter sidewalk to current ADA standards. Provide paths of travel to site amenities where missing.
Decomposed Granite Pathways	Remove and replace with concrete path to reduce erosion and maintenance costs.
Landscape	
Planting	Replace grass in front of block wall (by automatic gate) and sparse parkway grass (due to trees) with drought tolerant shrubs and mulch.
Site Furnishings	Picnic serving table – consider changing top to metal or concrete. Add Dog Water Station and bike racks.
Irrigation	Install flow sensors to alert maintenance when there is a leak and shut off the irrigation water. In shrub planting areas, replace spray irrigation with a Drip system. Cage all Backflow Prevention Devices (currently chained and padlocked).
Architectural	
Overhead Trellis Structures	Replace worn members. Re-paint as needed.
Shade Structures	Repair rusting members. Replace missing fascia and rafters. Re-paint as needed.
Canopy Awnings	Repair rusting members. Replace torn fabric.
Electrical	
Lighting (Bollards)	Recommend adding lights, requires a new service pedestal when installed.
Electrical - Service	Repaint interior and exterior panels of switchgear to slow corrosion and prevent premature replacement.

Capital Improvement Project

Park Element	Improvements
Civil	
Utilities	Install trash racks on storm drain outlets.
Hardscape	Reconstruct playground ramp to meet current ADA standards. Reconstruct broken concrete and thicken sections to support vehicular traffic. Replace concrete around drinking fountain to meet current ADA standards
Decomposed Granite Pathways	Replace with concrete paths to reduce erosion and maintenance costs.
Fencing	Replace with similar concrete fence to reduce maintenance costs.
Landscape	
Planting	Change small grass areas between concrete walks to planters and add tree/low growing drought tolerant shrubs.
Playground	Change to rubberized surface when installing new play equipment.
Site Furnishings	Add Shade cover to picnic area. Add benches, Dog Water Station, bike rack. Add outdoor art area/blackboard (a lot of sidewalk chalk art present).
Irrigation	Install flow sensors to alert maintenance when there is a leak and shut off the irrigation water. In shrub planting areas, replace spray irrigation with a drip system.
Architectural	
Overhead Trellis Structure	Replacing rotting members. Replace missing faux stone where missing.
Overhead Trellis – Trash Enclosure	Replace damaged roof and rotting members. Repair or replace the main door.
Restrooms	Repair exterior siding and trim. Provide proper clearance between woodwork and flatwork. Update to current ADA standards. Replace lighting.
Westgate Center	Replace damaged roof. Install downspout. Replace water damaged members.
Electrical	
Lighting (Bollards)	Replace with new concrete LED bollards.
Lighting (Building)	Replace existing fixtures with LED fixtures to reduce energy costs.

Robert Acquistapace Park

Capital Improvement Project

Park Element	Improvements
Civil	
Utilities	Install missing locked grates around DIs.
Parking	Seal existing surface in near future.
Hardscape	Install direct access to play area from ADA parking stalls. Reconstruct playground ramp to current ADA standards.
Decomposed Granite Pathways	Replace with concrete path to reduce erosion and maintenance costs.
Landscape	
Irrigation	Evaluate whether additional water meter or pump should be added.
Picnic Areas	Add concrete walk from public sidewalk to all tables and make all ADA compliant. Consider adding shade cover over picnic area.
Site Furnishings	Add Dog Water Station, benches or chairs, bike rack.
Irrigation	Install flow sensors to alert maintenance when there is a leak and shut off the irrigation water.
Architectural	
Restroom	Repair damaged items. Provide proper clearance between flatwork and woodwork.
Electrical	
Lighting (Sports Lights)	Suggest adding to basketball courts.

Capital Improvement Project

Park Element	Improvements
Civil	
Utilities	**Reconstruct concrete aprons to drain.**
Parking	**Construct parking lot during remodel.**
Hardscape	**Add ADA paths to field area.**
Decomposed Granite Pathways	**Replace with concrete path to reduce erosion and maintenance costs.**
Landscape	
Site Furnishings	**Add Dog Water Station, Dog Waste Station, and trash/recycle receptacles.**
Irrigation	**Install flow sensors to alert maintenance when there is a leak and shut off the irrigation water.**
Architectural	
None	
Electrical	
Lighting	**Install *parking lot* and path lighting *during remodel.***

Fletcher Park

Capital Improvement Project

Park Element	Improvements
Civil	
Utilities	**Install DIs to mitigate embankment erosion.**
Parking	**Surface seal existing asphalt to preserve quality. Provide ADA striped paths and surfacing. Construct concrete collars around utility boxes or move boxes out of DG parking lot to reduce maintenance costs.**
Hardscape	**Reconstruct curb ramps around park perimeter to meet current ADA standards. Install/repair DWS at curb ramps. Construct ADA access to the skate park area.**
Decomposed Granite Pathways	**Remove and replace with concrete path to reduce erosion and maintenance cost. Replace mow curb where broken.**
Fencing	**Install fence around the ravine.**
Landscape	
Picnic Area: Group	**Add serving table.**
Site Furnishings	**Add Dog Water Station.**
Irrigation	**Install flow sensors to alert maintenance when there is a leak and shut off the irrigation water. In shrub planting areas, replace spray irrigation with a Drip system. Cage all Backflow Prevention Devices.**
Architectural	
Restroom	**Repair damaged interior items. Update to current ADA standards.**
Shade Structures	**Provide path of travel to shade structures. Repair rusting items.**
Electrical	
Lighting (Site)	**Install 10 to 15 LED bollards along the pathways and picnic areas.**
Lighting (Restroom)	**Replace with LED equivalents.**
Lighting (Controls)	**Replace the switch with an occupancy sensor switch.**
Service Panels	**Replace interior covers if rust damage continues.**

Capital Improvement Project

Park Element	Improvements
Civil	
Hardscape	**Reconstruct curb ramps to meet current ADA standards. Construct concrete pad around park benches to make ADA accessible.**
Decomposed Granite Pathways	**Replace with concrete path to reduce maintenance and erosion costs.**
Landscape	
Site Furnishings	**Add Drinking fountain, Dog Water Station, Bike Rack.**
Irrigation	**Install flow sensors to alert maintenance when there is a leak and shut off the irrigation water. In shrub planting areas, replace spray irrigation with a Drip system. Cage all Backflow Prevention Devices.**
Architectural	
None	
Electrical	
Lighting (Bollards)	**Install 5-7 LED bollards along the pathway and playground.**
Service Panels	**Install service pedestal if any new site lighting is added.**

Capital Improvement Project

Park Element	Improvements
Civil	
Utilities	Reconstruct DI aprons to drain.
Parking	Reconstruct parking lot and update to current ADA standards.
Hardscape	Install DWS where missing. Reconstruct NE and NW curb ramps and SW sidewalk to meet current ADA standards. Ramps leading to the center pavilion need to be reconstructed to meet current ADA standards. Install additional paths to connect site amenities.
Decomposed Granite Pathways	Replace with concrete to reduce erosion and maintenance costs.
Fencing	Install new wrought iron fence along Robin Ventura Field.
Landscape	
Mulch	Consider changing DG under trees at T-ball field to mulch.
Sports Courts	Add sports lighting to Basketball Court.
Site Furnishings	Add Dog Water Station. Fitness kiosk equipment very limited and repetitive functions – add new equipment to existing kiosks.
Irrigation	Install flow sensors to alert maintenance when there is a leak and shut off the irrigation water. In shrub planting areas, particularly planters adjacent to walkway, replace spray irrigation with a Drip system. Cage Rotary Park Backflow Prevention Device.
Architectural	
Restroom 2	Update to current ADA standards. Repair damaged exterior and interior. Re-paint as needed.
Gazebo	Repair rusting members and re-paint as needed.
Shade Structure	Replace gutter and repair rusting items. Re-paint as needed.
Electrical	
Lighting (Bollards)	Replace metal bollards with LED City Standard Concrete Bollard
Lighting (Gazebo)	Replace current fixtures with LED equivalent.
Lighting (Restroom)	Replace fixtures with newer LED style.
Lighting (Controls)	Replace the switch with an occupancy sensor switch.

Rodenberger Park

Capital Improvement Project

Park Element	Improvements
Civil	
Hardscape	Install handrails or reconstruct east-west path to meet current ADA standards. Reconstruct curb ramps to meet current ADA standards.
Landscape	
Sports Fields	Add concrete walk behind bleachers for ADA accessibility. Using smaller bleachers accomplishes the same thing. Consider adding pitcher warm-up areas.
Fitness course	Consider all-access multi-station outdoor gym equipment or use space for new activity community may want.
Site Furnishings	Add Dog Water Station.
Irrigation	Install flow sensors to alert maintenance when there is a leak and shut off the irrigation water. In shrub planting areas, replace spray irrigation with a Drip system. Cage Backflow Prevention Devices.
Architectural	
Lattice Enclosure	Install restroom.
Shade Structures	Repair rusting members. Replace fabric awning
Electrical	
Lighting (Bollards)	Install 10 to 15 LED bollards along the pathway and playground.
Service Panels	Replace pedestal due to significant rusting.

Capital Improvement Project

Park Element	Improvements
Civil	
Parking	Reconstruct existing AC parking lot and update to current ADA standards.
Hardscape	Install DWS where missing. Repair lifted sidewalk due to invasive tree roots. Construct mow curbs along DG paths to help contain DG.
Trash Enclosure	Reconstruct trash enclosure, or remove if not needed.
Decomposed Granite Pathways	Replace with concrete to reduce erosion and maintenance costs.
Landscape	
Sports Courts	½ Basketball Court: Add fencing at northern edge to stop balls rolling out. Replace wood bench at tennis courts with metal bench.
Horseshoe Pits	Consider replacing adjacent trees with new which don't have litter issues.
Playground	Expand to southeast to include a separate 2–5-year-old playground.
Site Furnishings	Add Dog Water Station and bike rack. Replace wood slat benches.
Irrigation	Install flow sensors to alert maintenance when there is a leak and shut off the irrigation water. In shrub planting areas, replace spray irrigation with a Drip system.
Architectural	
None	
Electrical	
Lighting (Poles)	Replace existing fixtures with LED equivalent as part of energy efficiency upgrades.
Lighting (Tennis Courts)	Retrofit with LED sports lighting as part of energy efficiency upgrades.
Lighting Controls	Replace as any part of lighting retrofit.
Service Pedestal	Repair and paint to extend lifespan.

Maramonte Park North

Capital Improvement Project

Park Element	Improvements
Civil	
Utilities	Remove and replace broken dry utility boxes. Install restroom and service to the park.
Parking	Reconstruct existing AC parking lot and update to current ADA standards.
Hardscape	Install DWS where missing. Reconstruct pathways to current ADA standards and replace uneven panels. Remove concrete path to drainage structures.
Fencing	Repair chain-link fence around restroom.
Landscape	
Sports Fields	Consider adding pitcher warm-up areas.
Site Furnishings	Add Dog Water Station.
Irrigation	Install flow sensors to alert maintenance when there is a leak and shut off the irrigation water. Cage backflow prevention device.
Architectural	
None	
Electrical	
Lighting (Poles)	Install 3 area pole lights in the parking lot area.
Lighting (Bollards)	Install 5 to 10 bollards along the pathways.
Service	Install a new service for any lighting requirements.

Capital Improvement Project

Park Element	Improvements
Civil	
Utilities	Install larger storm drain outlet on east side of building.
Parking	Reconstruct existing AC parking lot and update to current ADA standards.
Hardscape	Reconstruct pathways to meet current ADA standards and remove invasive tree roots. Reconstruct curb ramps to meet current ADA standards.
Trash Enclosure	Repair bent posts.
Decomposed Granite Pathways	Replace with concrete to reduce erosion and maintenance costs. Replace sand around pickleball courts with compacted DG.
Landscape	
Planting: Trees	Install new trees in 2 parking islands. Consider replacing Liquidambars with less messy and invasive trees.
Sports Courts	Add concrete walkways to pickleball courts and benches for people watching/waiting to play.
Softball Fields	Install pitching cage gates. Remove bleacher seats. Consider more durable style of bleacher/stadium seating.
Site Furnishings	Add Dog Water Station. Add bike racks.
Irrigation	Install flow sensors to alert maintenance when there is a leak and shut off the irrigation water. In shrub planting areas, replace spray irrigation with a Drip system. Cage Backflow Prevention Devices.
Architectural	
Shade Structures	Replace fabric awning and repaint structures.
Bleacher & Announcer Booth 1	Replace base boards and repair interior wall.
Announcer Booth 2	Repair CMU blocks and fascia.
Announcer Booth 3 & 4	Repair CMU blocks and fascia. Replace siding. Provide proper clearance between woodwork and flatwork.
Maintenance Butler Building	Replace lighting and re-paint downspouts, gutters, and fascia.
Electrical	
Lighting (Poles)	Fixture heads should be replaced LED equivalents
Lighting (Buildings)	Upgrade fluorescent bulbs with LED equivalents.
Lighting (Sports Lights)	Retrofit with LED. Part of sports lighting assessment.
Lighting (Controls)	Most building lighting controls are manual switches.

Pioneer Park & Picnic Ground

Capital Improvement Project

Park Element	Improvements
Civil	
Utilities	Construct safety measures around power poles in parking lot.
Parking	Reconstruct existing AC parking lot and update to current ADA standards.
Hardscape	Reconstruct sidewalk around restroom to meet current ADA standards. Install pathways that comply with current ADA standards.
Amphitheater	Repair tiered wall.
Decomposed Granite Pathways	Add concrete containment to reduce erosion and maintenance repairs.
Fencing	Repair wood fencing around picnic area.
Landscape	
Planting: Shrubs	Consider adding new low maintenance drought tolerant/native plantings in planters near entrance.
Site Furnishings	Add Dog Water Station. Add bike racks. Add ADA accessible drinking fountains and path to fountains.
Irrigation	Install flow sensors to alert maintenance when there is a leak and shut off the irrigation water. In shrub planting areas, replace spray irrigation with a Drip system. Cage Backflow Prevention Devices.
Architectural	
Restroom	Repair rusting walls and re-paint as needed.
Shade Structure – BBQ Pit	Repair rusting metal posts and bases. Re-paint as needed.
Shade Structure – Albert Novo Pavilion	Replace water damaged siding.
Shade Structure – Wood Pergola	Re-paint as needed. Provide proper clearance between woodwork and flatwork.
Shade Structure – Picnic Pavilion	Repair rusted members.
Maintenance Shed	Provide proper clearance between woodwork and flatwork. Raise building and place above concrete slab to prevent deterioration.
Electrical	
Lighting (Pathway)	Additional lighting recommended.
Lighting (Buildings and Structures)	Upgrade non-LED fixtures to LED.
Service Panels	Replace panel if additional electrical loads or lighting is added.
Plugs	Upgrade receptacles to GFCI. Receptacles in planting area need to be removed or relocated higher up on a post.

CHAPTER 4
OPERATIONS & MAINTENANCE

INTRODUCTION

This Chapter presents an analysis of the City's Operations and Maintenance (O&M) Program for the Recreation and Park Department (Department), including current and forecasted resource and staffing needs. Regular park maintenance helps to prevent materials and equipment replacement leading to longevity of the park assets. Professional maintenance practices are a key factor in the long-term success of department-wide goals. Park maintenance includes various elements of the recreation and park system including buildings, landscape, water management/irrigation, hardscape, playgrounds, urban forestry, sports fields, and various small repairs of the city-wide system.

It is often maintenance practices that define the quality of a park system. Maintenance not only determines the outward appearance and supports the daily use of parks, but also contributes to the longevity of facilities, the ability of plant materials to successfully mature, and consistent user experiences.

BASIS OF OPERATIONS AND MAINTENANCE ANALYSIS

The O&M program analysis is based on a thorough review of the fiscal year budgets developed by the Department, which outlines the activities required to operate and maintain the City's recreation and park system to the City's current O&M activities. Recommendations are provided based on whether current O&M activities are meeting the City's goals and objectives or if additional staffing and/or resources are needed. In addition, there are several elements from the capital improvements list and other potential projects that the City is currently in the initial stages of implementation. For these projects, estimates of the staffing and resources required for start-up as well as on-going annual efforts following start-up are provided.

Information was analyzed and compiled into the following groups:

- Current Staffing and Organizational Structure
- Current Equipment Requirements
- Current Utility Costs Summary
- Current Material Costs Summary
- Funding Benchmarks for Maintenance and Operations

A summary of the overall resources is provided at the end of the chapter. The costs and estimated hours associated with the recommendations herein were developed based on the City's current fiscal budget (2023). The data in this Chapter is based on information received at the time of the report and includes figures and tables that should be re-examined based on staffing costs in the future. Note that the discussion and analysis of "Operations" within this chapter is related to the operations of the park facilities and not the programs offered by the City. The fiscal data discussed will focus on this component of the Recreation and Parks Department.

CURRENT ORGANIZATIONAL CHART

Below is an organizational chart showing the current Departments and Divisions (shown in dark blue) for the Recreation and Parks Department along with the Programs and Subprograms (shown in light blue).

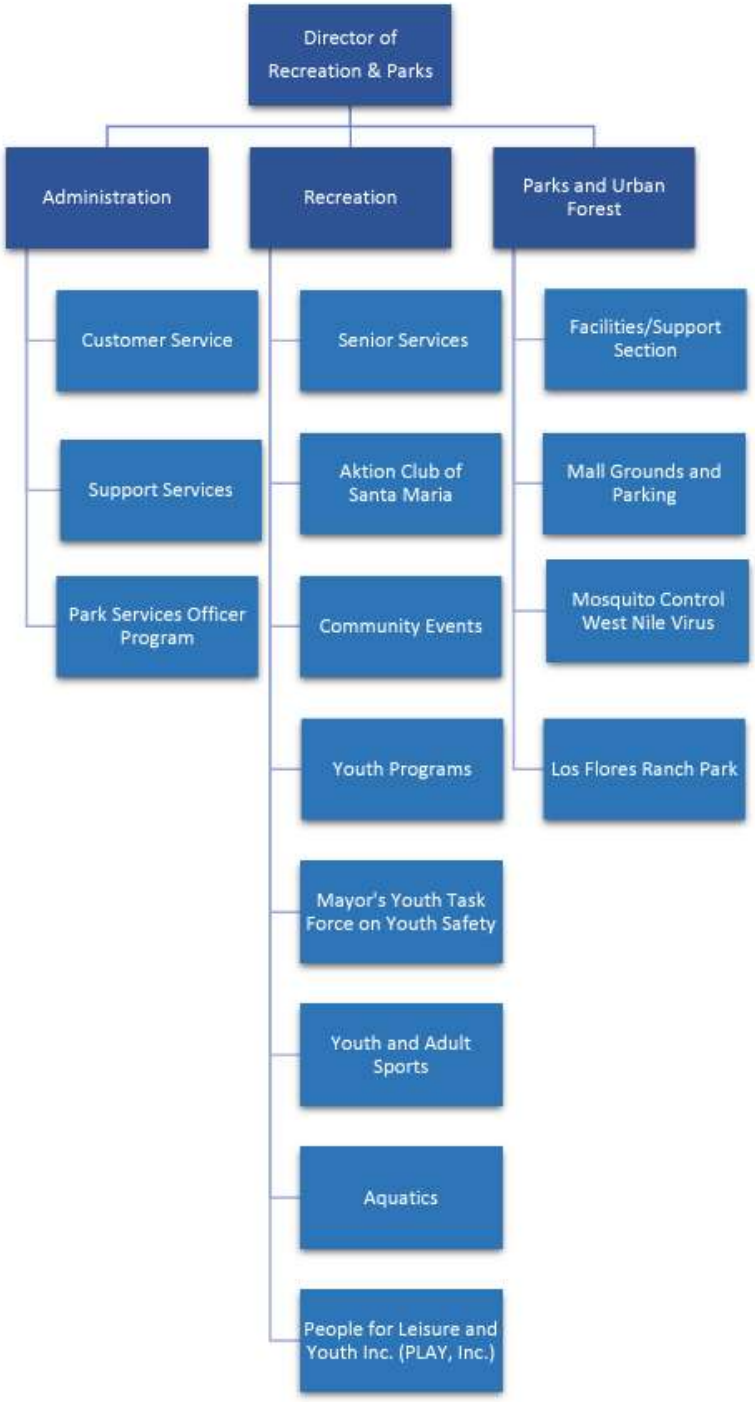


Figure 1.1: Current Organizational Chart – City of Santa Maria Adopted Budget for Fiscal Year 2022-24 (FYB)

SUMMARY OF RECREATION AND PARKS DIVISIONS

The Recreation and Parks Department is comprised of the Divisions: Administration, Recreation, and Parks and Urban Forest. The Department is supported 77% by the General Fund and 23% by Measure U revenue to support personnel and equipment for youth services and quality of life programs. Measure U funds are focused on support of the Mayor's Task Force on Youth Safety. The Department also currently receives special revenues for its Landscape Maintenance Districts.

Administration

As per the FYB description: The Administration Division assists in providing support to the City Council, the Recreation and Parks Commission, and the City Manager regarding recreation and park issues. The Administration Division provides the community and City staff with a multitude of support services including public reception at the service counter and via telephone, clerical support, and personnel-related services for full-time and part-time staff. This division works closely with the Community Development, Public Works, and Utilities Departments in the areas of advanced planning and subdivision review for new residential and commercial development. The Administration Division staff develops property tax assessments and park mitigation fees. This Division provides budget management of the department's 12 General Fund accounting units, 22 active Special Districts and Special Benefit Zones, purchasing, and budget preparations. Daily, these support services enable the department to carry out service delivery within its respective operating divisions. Additionally, the Administration Division oversees the Park Services Officer Program (i.e. City Rangers) which provides public service, safety, and law enforcement of the City parks, community centers and buildings, multi-purpose trails, all City-owned parking lots and structures, and the landscape district rights-of-way.

Below are the key objectives of the Administration Division:

- Maintain a high level of customer service within the current workforce structure for all administrative services and responsibilities.
- Provide the public with prompt, accurate program information.
- Provide accurate and efficient administrative task support affecting other departments.
- Monitor and operate within the approved budget.
- Remain abreast of new and innovative practices that benefit the efficiency of the operations with the implementation of recreation and leisure services.
- Provide training opportunities for staff at all levels, to ensure excellent customer service.
- Continue seeking innovative ways to supplement General Fund allocations through grants, sponsorships, and donations.

Recreation

The Recreation Division provides a variety of programs and services available to all members of the community. The Division is responsive to the changing needs of this growing community by providing timely and innovative programming. By working in collaboration with many community boards and committees, along with numerous volunteers, the division can expand the level of service and ensure a high standard of quality for all projects. The division is also responsible for providing the full range of publicity that promotes the services offered by the Department and to ensure the community is well informed about the availability and benefits of Department programs and services. This program promotes grant research, preparation of grant applications, and seeking out donations and program sponsorships. Working in conjunction with the Department's non-profit partner, People for Leisure and Youth, Inc. (PLAY, Inc.), this program is very successful

in acquiring supplemental funding for youth recreation scholarships, equipment purchases, and program support.

Below are the key objectives of the Recreation Division:

- Foster additional opportunities for support by community partnerships by offering direct sponsorships of recreation programs and leisure opportunities offered by the department.
- Provide cost-effective delivery of services and programs.
- Provide quality supervision and instruction through properly trained and certified staff.
- Seek out new customers from the various socio-economic groups through targeted outreach methods.
- Coordinate the efforts to meet the goals and objectives of the Mayor's Task Force on Youth Safety by creating partnerships and expanding programs/services to youth in the community.
- Offer targeted youth outreach services by providing the resources of the Outreach Coordinator and staff to make a difference.
- Continue to manage the water quality and public safety of the City's aquatic center and, through a joint-operations agreement, at local high school pools.

Parks and Urban Forest

The Parks and Urban Forest Division oversees the City's Urban Forest. The City contains over 21,000 trees. The City of Santa Maria's urban forest contributes to the community's economic, environmental, and aesthetic vitality. It is valued and cared for by the City and its citizens and reflects the City's horticultural heritage. Some of these are in parks and others line City streets. City trees make the City's urban neighborhoods more livable. Trees create a buffer from the often-frantic pace of urban life, they aid in cooling our homes, provide habitat for urban wildlife, help reduce the global green-house effect and absorb noise, pollutants, and unpleasant odors. City trees soften the impacts of concrete and asphalt with greenery. They can buffer noise, block winds, cool temperatures, absorb carbon dioxide, replenish oxygen, and filter air and water. An "urban forest" is not just trees, but a biological community closely connected to the human community's quality of life.

Below are the key objectives of the Parks and Urban Forest Division:

- Provide the community with clean, safe, and aesthetically pleasing parks and open spaces.
- Conduct an annual renovation program that ensures the safe condition of public athletic facilities.
- Work with the community to foster an interest in parks and urban environmental issues.
- Provide the community with volunteer opportunities within the park system.
- Obtain and maintain necessary and up-to-date equipment to provide services in the most economical method.
- Maintain the City's Urban Forest in a safe, healthy, and aesthetically pleasing condition.
- Facilitate teamwork among departments, to provide a high spirit of cooperation in interdepartmental projects dealing with the Parks and Urban Forest.

CURRENT STAFFING

As with many smaller public agencies, City staff is often shared between departments (i.e., Public Works, Community Development, etc.). Table 4-1a through 1-4d provides a listing of the City Staff responsible for rec and parks O&M along with their approximate percentage of working hours currently dedicated to parks maintenance, management or operations tasks for the recreation and parks department per year. Additionally, the City hires temporary staff to assist in seasonal work such as vegetation clearing. These hours are not included in this analysis. The City's organizational chart is provided in Figure 1-1.

The number of working hours for City ranges for employees based on the number of years the employee has worked for the City. Working hours does not include overtime or on-call time. A Full-Time Equivalent (FTE) is equal to 2,080 hours per year. The City's benefits are as follows:

- Holiday: 10.5 paid holiday days = 84 hours
- Sick: 12 days = 96 hours
- Vacation: Ranges depending on years of service between 10 and 25 days = 80 to 200 hours. For the purposes of this report, an average of 120 hours for vacation will be used
- Administrative Leave and/or Comp Time (in lieu of overtime): 150 hours

Based on the benefits identified above, the total available working hours for City employees is 1,630 hours (2,080-84-96-120-150 = 1,630 hours). Therefore, a FTE for the purposes of this report is 1,630 working hours.

Table 4-1a: Current Full Time Staffing

Staff Title	Current FTE	% Dedicated to Maint. Activities	Estimated Total Available Hours	Total Employee Available Hours
Director of Rec & Parks	1	20%	326	326
Assistant Director of Rec & Parks	1	40%	652	652
Business Program Leader*	0	80%	1304	0
Groundskeeper*	3	100%	1630	4890
Maintenance Worker*	6	100%	1630	9780
Management Analyst I	1	20%	326	326
Office Assistant I/II	2	10%	163	326
Outreach Coordinator	1	10%	163	163
Parks & Forest Supervisor*	1	100%	1630	1630
Park Services Officer II	2	50%	815	1630
Park Services Officer III	2	50%	815	1630
Recreation Coordinator	4	20%	326	1304
Recreation Services Manager	1	30%	489	489
Recreation Supervisor	4	40%	652	2608
Recreation Technician	4	20%	326	1304
Secretary	1	10%	163	163
Senior Crew Leader/Maintenance Specialist*	3	100%	1630	4890
Senior Park Services Officer*	1	100%	1630	1630

Grand Total FTEs:	38	Grand Total Hours:	33,741

Staff primarily dedicated to O&M Activities

Table 4-1b: Current Part Time Staffing

Staff Title	Current Full Time Equivalents	% Dedicated to O&M Activities	Estimated Total Available Hours	Total Employee Available Hours
Account Clerk Aide	0.8	10%	163	131
Clerk II	0.8	10%	163	131
Community Outreach Coordinator	0.8	0%	0	0
Facility Specialist*	8.8	100%	1630	14344
Facility Specialist III*	1.6	100%	1630	2608
Graphics Technician	0.8	10%	163	131
Laborer III*	18.4	100%	1630	29992
Park Services Officer	1.6	0%	0	0
Park Services Coordinator	1.6	0%	0	0
Recreation Activity Specialist	0	0%	0	0
Senior Life Guard	2.4	0%	0	0
Staff Assistant	0.8	10%	163	131
Grand Total FTEs:	**38.4**	**Grand Total Hours:**		**47,466**

Staff primarily dedicated to O&M Activities

Table 4-1c: Current Limited Service Staffing Descriptions

Staff Title	Current FTE	% Dedicated to Maint. Activities	Estimated Total Available Hours	Total Employee Available Hours
Lifeguard	4.9	0%	0	0
Park Services Aide	0.5	10%	163	82
Recreation & Parks Commissioner	2.4	10%	163	392
Recreation Leader II*	36	50%	815	29340
Security Aide	0.5	10%	163	82
Swim Instructor	7.2	0%	0	0
Swim Pool Clerk	2.9	0%	0	0
Technical Aide I/II	2.4	0%	0	0
Grand Totals:	66.8	**Grand Total Hours:**		29,895

**Note: Staff primarily dedicated to O&M Activities*

Table 4-1d below indicates the grand totals for the staffing levels dedicated to O&M activities:

Table 4-1d: Staffing Totals	
Grand Total FTEs for O&M:	68.2
Grand Total FTE per 10k	12.9
% of FTE for O&M	48%
Approx. Grand Total O&M Labor*	$ 5,315,100

Numbers are approximate based on Step E rates from the FYR

EQUIPMENT REQUIREMENTS AND COSTS

To properly operate and maintain the recreation and parks system, the City operators must have equipment for the tasks they are required to complete. To date, the City owns and operates the following additional equipment:

- Backhoe/s: Used for emergency repairs and routine maintenance.
- Pickup Truck/s: Used for repairs and routine maintenance.
- Wood Chipper Truck/s: Used for wood chipping.
- Turf Sweeper/s: Used for leaf pickup and turf sweeping.
- Mowers: Used for lawn mowing.

Table 4-2 below indicates the current mobile equipment along with the replacement values for the equipment for the next four fiscal years:

Table 4-2: Summary of Mobile Equipment & Replacement

	Replacement Equipment		
Description	**FY 23-24**	**FY 24-25**	**FY 25-26**
04 GMC Sierra 1500 Ext Cab 2WD 45,000	45,000		
08 Ford F350 Reg Cab 2WD SRW Diesel 55,000	55,000		
15 Ford Explorer AWD 60,000	60,000		
07 Ford F350 Ext Cab 2WD SRW Utility Body 75,000	75,000		
08 Ford F350 Reg Cab 2WD DRW Utility Body 75,000	75,000		
07 Kubota M7040DT 4WD Tractor 90,000	90,000		
13 Chev Express 2500 12-Passenger Van 45,000		45,000	
08 Ford F250 Ext Cab 2WD 50,000		50,000	
08 Ford F250 Ext Cab 2WD 50,000		50,000	
08 Ford F250 Ext Cab 2WD 50,000		50,000	
08 Ford F250 Ext Cab 2WD 50,000		50,000	
12 Ford F350 Ext Cab 2WD DRW Stake Bed 80,000		80,000	
15 Ford T350 12-Passenger Van 45,000			45,000
15 Ford F150 Ext Cab 4WD 50,000			50,000
15 Ford F350 Reg Cab 2WD DRW Stake Bed 80,000			80,000
15 Ford F350 Reg Cab 2WD DRW Stake Bed 80,000			80,000
15 Ford F350 Reg Cab 2WD DRW Stake Bed 80,000			80,000
15 Ford F350 Reg Cab 2WD DRW Stake Bed 80,000			80,000
15 Ford F350 Reg Cab 2WD DRW Stake Bed 80,000			80,000
10 Vermeer BC1000XL49 Wood Chipper Trailer 100,000			100,000
14 Kubota M9960HDC12 Tractor 120,000			120,000
*Stake Truck w/ Crew Cab * 50,000*			

Table 4-2: Summary of Mobile Equipment & Replacement Cont.			
	Replacement Equipment		
Description	**FY 23-24**	**FY 24-25**	**FY 25-26**
*Equipment and Refuse Trailers (x2) * 20,638*			
*Toro Dingo TXL 2000 Machine * 75,000*			
Total of Services Appropriations	**$400,000**	**$325,000**	**$715,000**
Total of Assumed Equipment Upkeep	**$55,000**	**$60,500**	**$66,550**
Grand Total of Equipment Costs Annually	**$455,000**	**$385,500**	**$781,550**

CURRENT UTILITY COSTS SUMMARY

Another component of the operations and maintenance of the park system are the utilities (i.e., gas, water, electricity) that are required to maintain a healthy and vibrant system. As costs of utilities continue to rise, the challenge of balancing the funding for the utility costs is ever-increasingly growing (assumed to be at a 5% rate increase annually).

Table 4-3 below includes a summary of the City's current utility costs for the park system:

Table 4-3: Utility Costs

PROGRAM	FY 23-24	FY 24-25	FY 25-26
Facilities	$322,400	$338,500	$355,400
Parks	$760,200	$798,300	$838,200
NW District	$40,100	$42,100	$44,200
NE District	$46,800	$49,200	$51,600
SW District	$108,500	$113,900	$119,600
SE District	$108,300	$113,700	$119,400
Grand Total Utility Costs	**$1,386,100**	**$1,455,400**	**$1,528,200**

MATERIAL COSTS SUMMARY

The City has annual material costs associated with operating and maintaining the park system. The materials required for a typical park system include but are not limited to:

- Bark Mulch
- Decomposed Granite (DG)
- Fertilizers
- Pest Control
- Irrigation Equipment (i.e., irrigation heads, pipes, valves, etc.)
- Plumbing Equipment (i.e., faucets, gaskets, pipe, etc.)
- Electrical Equipment (i.e., light bulbs, switches, electrical fittings,
- Replacement Planting
- Paint
- Lumber
- Playground Equipment (i.e., surfacing, misc. ropes, etc.)

Table 4-4 below indicates a summary of the City's current material costs for the park system:

Table 4-4 Approximate Material Costs

Item	FY 23-24	FY 24-25	FY 25-26
Bark Mulch	$ 54,000	$ 58,400	$ 63,000
Decomposed Granite (DG)	$ 37,800	$ 40,900	$ 44,100
Fertilizers	$ 27,000	$ 29,200	$ 31,500
Pest Control	$ 16,200	$ 17,500	$ 18,900
Irrigation Equipment (i.e., irrigation heads, pipes, valves, etc.)	$ 10,800	$ 11,700	$ 12,600
Plumbing Equipment (i,e., faucets, gaskets, pipe, etc.)	$ 10,800	$ 11,700	$ 12,600
Electrical Equipment (i.e., light bulbs, switches, electrical fittings, etc.)	$ 8,700	$ 9,400	$ 10,100
Replacement Planting	$ 10,800	$ 11,700	$ 12,600
Paint	$ 8,700	$ 9,400	$ 10,100
Lumber	$ 4,400	$ 4,700	$ 5,100
Playground Equipment (i.e., surfacing, misc. ropes, etc.)	$ 16,200	$ 17,500	$ 18,900
Misc.	$ 27,000	$ 29,200	$ 31,500
Grand Total Approx. Material Costs	**$ 232,200**	**$ 250,800**	**$ 270,900**

CURRENT FINANCIAL SUMMARY

After thorough review of the department's financial breakdown for operations and maintenance, the team combined the elements into the following financial summaries.

Table 4-5a below indicates a summary table showing the annual O&M budget summary of the labor, annual equipment, annual utility costs, and total material costs:

Table 4-5a: Annual O&M Budget Summary			
Item	**FY 23-24**	**FY 24-25**	**FY 25-26**
Total O&M Labor	$4,797,000	$5,049,400	$5,315,100
Total Annual Equipment	$455,000	$385,500	$781,600
Total Utility Costs	$1,386,100	$1,455,400	$1,528,200
Total Material Costs	$232,200	$250,800	$270,900
Grand Total O&M Costs	**$6,870,300**	**$7,141,100**	**$7,895,700**

Table 4-5b below indicates a summary of the annual O&M budget of the labor, annual equipment, annual utility costs, and total material costs based on percentages:

Table 4-5b: Annual O&M Budget Summary in Percentage				
Item	**FY 22-23**	**FY 23-24**	**FY 24-25**	**FY 25-26**
Total O&M Labor	63%	70%	71%	67%
Total Annual Equipment	16%	7%	5%	10%
Total Utility Costs	18%	20%	20%	19%
Total Material Costs	3%	3%	4%	3%

The overall average percentage breakdown based on the four-year outlook is the following:

Table 4-5c: Averages based on Four-Year O&M Data		
Item	**Avg. Percent**	**Avg. Cost**
Total O&M Labor	68%	$4,929,700
Total Annual Equipment	10%	$697,500
Total Utility Costs	20%	$1,422,500
Total Material Costs	3%	$242,300
Grant Total Overall Average Cost		**$7,291,800**

Table 4-5d below indicates the current O&M budget for the Rec and Park Department for fiscal year 2022-2023 compared to the overall Department budget:

Table 4-5d: FY 22-23 Budget Summary	
Total O&M Budget	**$7,260,000**
Total Rec and Park Dept.	**$14,350,100**
Percent Dedicated to O&M	**51%**

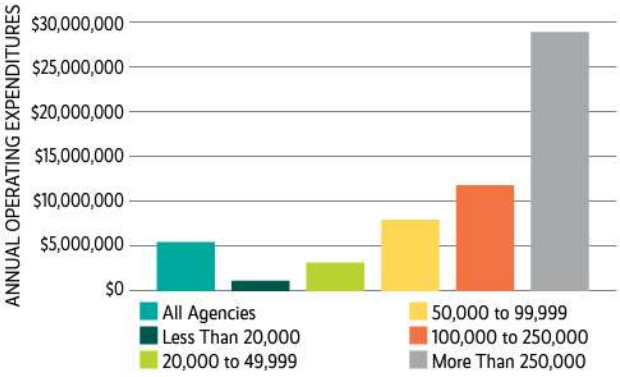
BENCHMARKS FOR MAINTENANCE AND OPERATIONS

The 2023 NRPA Agency Performance Review presents an excellent collection of park and recreation benchmarks to gauge the level of investment the City of Santa Maria is currently making in its park and recreation system vs other departments nationwide. While this is a helpful guide, it is not intended to be a set of national standards, but simply one way of evaluating available resources and financial performance. The NRPA data collects information from park and recreation agencies across the United States who contribute to their data via a national survey. The review presents data for typical, similarly sized organizations as Montebello using ranges from low to high and the median data available.

National Benchmarks

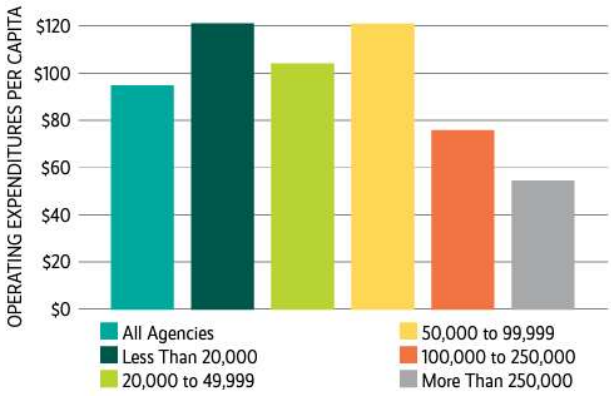
Figures 1 & 2 below represent National Park and Recreational benchmarks for annual operating expenditures and expenditures per capita:

Figure 1: Annual Operating Expenditures



	All Agencies	Less Than 20,000	20,000 to 49,999	50,000 to 99,999	100,000 to 250,000	More Than 250,000
Median	$5,500,000	$1,200,000	$3,255,771	$8,005,757	$11,834,432	$28,878,054
Lower Quartile	$2,045,100	$573,150	$1,996,538	$5,338,200	$6,147,332	$14,735,128
Upper Quartile	$14,841,451	$2,482,403	$6,279,749	$13,413,924	$21,753,741	$53,898,865

Figure 2: Operating Expenditures Per Capita



	All Agencies	Less Than 20,000	20,000 to 49,999	50,000 to 99,999	100,000 to 250,000	More Than 250,000
Median	$94.77	$120.79	$103.95	$120.70	$75.88	$54.62
Lower Quartile	$53.23	$69.65	$64.04	$73.64	$47.07	$22.04
Upper Quartile	$173.05	$229.61	$197.61	$197.47	$155.62	$93.16

Assumptions were made based on current-day figures. The current population in 2020 of 111,900 and was used for this analysis along with the total park acres of 236 (Leisure Needs Assessment 2019). The City's Fiscal Year (FYR) 2022/24 adopted budget for expenses was used.

There are two key indicators based on NRPA data to analyze the sufficiency of funding for maintenance are operating expenditures per acre of park land and operating expenditures per capita.

Annual Operating Expenditures

The City of Santa Maria allocates approximately $14,350,099 total a year on expenditures (FYR) for the Rec and Park Department. A typical system within the jurisdictional population of Santa

Maria (between 100,000 to 250,000) may expend between $6,147,332 overall on the low end to $21,753,741 overall on the high end. Santa Maria's operating expenditure per acre is above the median typical investment of $11,834,432 but below the upper quartile percentage of $21,753,741.

Operating Expenditures Per Acre of Park Land

The City of Santa Maria allocates approximately $61,325 per acre of park land to maintain and operate the parks in the City. A typical system within the jurisdictional population of Santa Maria (between 100,000 to 250,000) may expend between $26,270 per acre on the low end and $92,965 per acre on the high end. Santa Maria's operating expenditure per acre is above the median typical investment of $50,575 per acre but below the upper quartile of $92,965.

Operating Expenditures per Capita

The City currently maintains 28 park areas greater than 0.5 acres. When looking at the overall Department budget and City population, this roughly translates into $129 per resident/capita. Agencies similar to Santa Maria (between 100,000 to 250,000) operate with a budget per capita between – $47 to $156 with a median of $76. Santa Maria's operating expenditure per capita is above the median typical investment per capita but below the upper quartile.

Table 4-6 below shows the City of Santa Maria operating measurements compared to NRPA national benchmarks:

Table 4-6: Operating Measurements Compared to National Benchmarks

Operating Measurement	City of Santa Maria	National Benchmark*
Operating Expenditures per Capita	$129	$156
Full Time FTE (Equivalents) per 10,000 residents	12.9	12.3
Residents per Park	3,996	2,067
Distribution of Funds within the Department	Administration, Recreation, and Other - 50% O&M - 50%	Administration, Recreation, and Other - 52% O&M - 48%
Operating Expenditures per Acre of park land	$61,326	$92,965

* Represents Upper Quartile Data from NRPA Agency Performance Review using the same park acreage of Santa Maria compared to Upper Quartile Expenditures from NRPA

FUTURE OPERATIONS AND MAINTENANCE NEEDS

The future operation and maintenance needs are based on NRPA benchmarks that help to establish a goal for the Department's needs. This method is used within the industry to help benchmark fiscal needs, staffing needs, and various other needs based on national benchmarks. Since the NRPA data includes overall department statistics, the gap amount established is proportionately shown based on the City of Santa Maria's O&M budget compared to the overall Department budget (50%).

Table 4-7a below shows the gap between the overall Rec and Park department and O&M budget based on NRPA upper quartile benchmarks by taking the proportionate amount (50%):

Table 4-7a: Future O&M Needs	
Additional Overall Fiscal Budget Amount Needed to Meet National Benchmark	$7,403,600
Total Additional O&M Budget Needed (50% of Expenditures)	$3,745,600

Table 4-7b below shows the distribution of O&M needs based on current averages:

Table 4-7b: Distribution of O&M Needs Based on Current Averages		
Item	**Percentage**	**Amount**
Total O&M Labor	69%	$2,584,900
Total Annual Equipment	10%	$365,700
Total Utility Costs	20%	$745,900
Total Material Costs	2%	$58,200

Table 4-8 below shows future O&M and Overall Parks Budget based on the growing park acreages over the next three fiscal years:

Table 4-8: Future O&M and Overall Parks Budget			
Item	**FY 23-24**	**FY 24-25**	**FY 25-26**
Total Park Acreage	238	249	251
Grand Total O&M Costs (Including Gap)	$11,193,700	$11,711,100	$11,805,200
Overall Fiscal Budget for Rec & Parks Dept.	$22,387,400	$23,422,100	$23,610,300

Table 4-9 below shows future O&M needs to meet benchmarks for the next three fiscal year cycles:

Table 4-9: Future O&M Needs to Meet Benchmarks			
Item	**FY 23-24**	**FY 24-25**	**FY 25-26**
Additional O&M Budget Needed to Meet Benchmark	$4,323,500	$4,570,000	$3,909,500
Projected O&M Budget (50% of Overall Expenditures)	$6,870,300	$7,141,100	$7,895,700
Recommended O&M Park Budget to Meet Benchmark	$11,193,700	$11,711,100	$11,805,200

Table 4-10 below shows projected O&M spending per acre for the next three fiscal year cycles:

Table 4-10: Projected O&M Spending per Park Acre			
Item	**FY 23-24**	**FY 24-25**	**FY 25-26**
Total Park Acreage	238	249	251
Projected Annual Expenditure per Acre	$57,100	$56,700	$62,200

Table 4-11 below shows the net increase in park acreage and overall recommended increase in the O&M budget to meet NRPA benchmarks:

Table 4-11: Future O&M Spending per Park Acre	
Projected Increase in Park Acreage	17 acres
Recommended Increase in O&M Budget to Meet Benchmark	34%

SUMMARY AND FINDINGS

The information provided in this chapter helps to illustrate where gaps in current funding are based on national benchmarks. The goal of the future operations and maintenance needs is to help establish a framework for where future fiscal funding should be allocated and how to structure other funding sources to cover the gap. Though this method is used frequently in park planning, other methods may be employed including regional benchmarking and specific O&M needs based on current asset conditions. Though these other methods may help to establish other benchmarks, the method used herein the chapter helps set a general percentage increase of O&M budget needs to get the park system to meet the upper quartile performance categories.

CHAPTER 5
City Parks Stormwater Regulations

INTRODUCTION

This technical memo is focused on providing an overview of current and foreseeable stormwater regulations that affect the City of Santa Maria Recreation & Parks Department (City or Parks Department).

The discussion will also contain Parks' current stormwater practices to comply with the City's Municipal Separate Storm Sewer System (MS4) requirements, its current Best Management Practices (BMPs), identification of regulations, evaluate the needs for additional studies to comply with regional board requirements, and identify possible upgrades to parks that could assist the City in meeting the regulations.

The current stormwater regulations that affect City parks are a portion of the State of California's main stormwater regulations and are passed down from the Clean Water Act and National Pollutant Discharge Elimination System (NPDES), which are overseen by the Environmental Protection Agency (EPA). The State of California, in compliance with these federal regulations, issues General Permits to agencies including municipalities. The stormwater General Permits that apply to the City are as follows:

1. Phase II Small Municipal Separate Storm Sewer System (MS4) General Permit
    a. Trash Amendment
    b. Post Construction Requirements (PCRs)
2. Construction General Permit (CGP)

PHASE II SMALL MS4 GENERAL PERMIT

Stormwater discharges from MS4s are regulated through a statewide general permit (Phase II Small MS4 Permit Water Quality (WQ) Order 2013-0001-DWQ) pursuant to section 402(p) of the Federal Clean Water Act.

The Phase II Small MS4 General Permit outlines requirements for the following minimum stormwater pollution control measures: program management, public education and outreach, public participation and involvement, illicit discharge detection and elimination (IDDE), construction site stormwater control, pollution prevention and good housekeeping, post-construction stormwater control, water quality monitoring, program effectiveness, and Total Maximum Daily Loads (TMDLs) which cover the following specific topics:

- Municipal Stormwater Program Management
- Best Management Practices (BMPs) for MS4s.
- Ordinance Requirements for Erosion and Sedimentation Control & Stormwater Enforcement
    - Erosion Control Plans
    - Legal Authority to Enforce
- On-going Program Improvements:
    - Municipal Stormwater Modeling- Estimating Pollutant Loading and Reductions

    - Program Effectiveness and Improvement Plan (PEAIP)
    - MS4 Program Annual Reports
    - Stormwater Collections Systems Maintenance
    - Illicit Discharge Detection Elimination Plan and Implementation
- Receiving Water Limitations
    - TMDLs
    - 303d List
    - Monitoring & Sampling Requirements
- Post Construction Requirements (PCRs)
    - Further expanded by regional PCRs - Central Coast PCRs
- Trash Reduction Provisions
    - Further expanded by Trash Control Provisions under development.

MS4-Municipal Stormwater Task Requirements for Parks Department

The current Phase II Small MS4 General Permit has requirements for municipal facility operations, which must be documented, reported on, and updated regularly. The specific applicable sections from the MS4 General Permit are listed below along a brief clarification of Park's responsibility to implement them.

1. **E.7.b.1.(ii)(a-g)** Develop and implement a training program for all staff who, as part of their normal job responsibilities, may be notified of, come into contact with, or otherwise observe an illicit discharge or illegal connection to the storm drain system, as specified by section E.7.b.1.(ii)(a-g); and b.2 shown below.

   Phase II Small MS4 General Permit 2013-0001-DWQ February 5, 2013

   E.7.b.1. Illicit Discharge Detection and Elimination Training

   (i) Task Description – Within the third year of the effective date of the permit, the Permittee shall develop and implement a training program for all Permittee staff who, as part of their normal job responsibilities, may be notified of, come into contact with, or otherwise observe an illicit discharge or illegal connection to the storm drain system.

   (ii) Implementation Level – The training program shall include at a minimum:

   (a) Identification of an illicit discharge or illegal connection.

   (b) Proper procedures for reporting and responding to the illicit discharge or illegal connection.

   (c) Follow-up training shall be provided as needed to address changes in procedures, techniques, or staffing.

   (d) An annual assessment of their trained staff's knowledge of illicit discharge response and refresher training as needed.

   € Training for new staff who, as part of their normal job responsibilities may be notified of, come into contact with, or otherwise observe an illicit discharge or illegal connection shall be trained no later than six months after the start of employment.

(f) Contact information, including the procedure for reporting an illicit discharge, shall be included in each of the Permittee's fleet vehicles that are used by field staff.

(g) Focused education on identified illicit discharges and associated illicit discharge locations.

(iii) Reporting – The Permittee shall use State Water Board SMARTS to submit a summary of the past year activities and certify compliance with all requirements of this program element. The summary shall also address the relationship between the program element activities and the Permittee's Program Effectiveness Assessment and Improvement Plan that tracks annual and long-term effectiveness of the storm water program. If a Permittee is unable to certify compliance with a requirement in this program element see Section E.16.a.for compliance directions.

Sub section (iii) Reporting will require coordination of the training documentation to the applicable departments that are conducting the MS4 Annual Report and PEAIP updates.

2. **E.7.b.3.(ii)(a-d)** Train employees on how to incorporate pollution prevention/good housekeeping techniques into Permittee operations.

E.7.b.3. Pollution Prevention and Good Housekeeping Staff Training

The Permittee shall train employees on how to incorporate pollution prevention/good housekeeping techniques into Permittee operations.

(i) Task Description – Within the second year of the effective date of the permit, the Permittee shall develop a biennial employee training program for appropriate employees involved in implementing pollution prevention and good housekeeping practices as specified in Section E.11. Pollution Prevention/Good Housekeeping for Permittee Operations of this Order. The Permittee shall determine the need for interim training during alternate years when training is not conducted, through an evaluation of employee Pollution Prevention/Good Housekeeping knowledge. All new hires whose jobs include implementation of pollution prevention and good housekeeping practices must receive this training within the first year of their hire date.

(ii) Implementation Level – The training program shall include the following:

(a) Biennial training for all employees implementing this program element. This biennial training shall include a general storm water education component, any new technologies, operations, or responsibilities that arise during the year, and the permit requirements that apply to the staff being trained. Employees shall receive clear guidance on appropriate storm water BMPs to use at municipal facilities and during typical O&M activities.

(b) A biennial assessment of trained staff's knowledge of pollution prevention and good housekeeping and shall revise the training as needed.

(c) A requirement that any contractors hired by the Permittee to perform O&M activities shall be contractually required to comply with all of the storm water BMPs, good housekeeping practices, and standard operating procedures described above.

(d) The Permittee shall provide oversight of contractor activities to ensure that contractors are using appropriate BMPs, good housekeeping practices and following standard operating procedures.

(iii) Reporting – The Permittee shall use State Water Board SMARTS to submit a summary of the past year activities and certify compliance with all requirements of this program element. The summary shall also address the relationship between the program element activities and the Permittee's Program Effectiveness Assessment and Improvement Plan that tracks annual and long-term effectiveness of the storm water program. If a Permittee is unable to certify compliance with a requirement in this program element see Section E.16.a.for compliance directions.

City Parks is responsible to provide the staff training listed above within the specified intervals, and for documenting the training, and coordinating and relaying the documentation to the departments that prepare the Annual Report and PEAIP so those can be submitted on time.

3. **E.9.e** Develop and implement a spill response plan.

E.9.e. Spill Response Plan

(i) Task Description – Within the first year of the effective date of the permit, the Permittee shall develop and implement a spill response plan.

(ii) Implementation Level - At a minimum, the spill response plan will incorporate the information from Section E.9.c. and outline the following:

(a) Agency roles and responsibilities (e.g. County Department of Environmental Health, local police department, local fire department, etc.)

(b) The procedures for responding to complaints

(c) How investigations are to be conducted

(d) How clean up is initiated or conducted

(e) How reporting is completed and what information is required

(iii) Reporting – The Permittee shall use State Water Board SMARTS to submit a summary of the past year activities and certify compliance with all requirements of this program element. The summary shall also address the relationship between the program element activities and the Permittee's Program Effectiveness Assessment and Improvement Plan that tracks annual and long-term effectiveness of the storm water program. If a Permittee is unable to certify compliance with a requirement in this program element see Section E.16.a.for compliance directions.

City Parks is responsible for being capable of implementing the City's Spill Response Plan which would require having key staff know the City's Spill Response Plan such that it can be implemented in the event of an emergency spill. This would include responsibility to train its staff on (ii) Implementation Level (a-e), and to report that training per (iii) Reporting.

4. **E.11.g.(ii)(a-e)** Maintain storm drain systems according to the procedures and priorities developed according to prioritization section

   E.11.g. Maintenance of Storm Drain System

   (i) Task Description – Within the third year of the effective date of the permit, the Permittee shall begin maintenance of all high priority storm drain systems on an ongoing schedule.

   (ii) Implementation Level – The Permittee shall begin maintenance of storm drain systems according to the procedures and priorities developed according to this Section. At a minimum the Permittee shall:
   (a) Inspect storm drain systems – Based on the priorities assigned above in Section E.11.f.(ii)(a), develop and implement a strategy to inspect storm drain systems within the Permittee's jurisdiction. At a minimum, inspect all high priority catch basins and systems annually.

   (b) Clean storm drains – Develop and implement a schedule to clean high priority catch basins and other systems. Cleaning frequencies shall be based on priority areas, with higher priority areas receiving more frequent maintenance.

   (c) Labeling catch basins – Ensure that each catch basin in high foot traffic areas includes a legible storm water awareness message (e.g., a label, stencil, marker, or pre-cast message such as "drains to the creek" or "only rain in the drain"). Catch basins with illegible or missing labels shall be recorded and re-labeled within one month of inspection.

   (d) Maintain surface drainage structures – High priority facilities, such as those with recurrent illegal dumping, shall be reviewed and maintained annually as needed. Non-priority facilities shall be reviewed as needed. Removal of trash and debris from high priority areas shall occur annually prior to the rainy season.

   (e) Dispose of waste materials – Develop and implement a procedure to dewater and dispose of materials extracted from catch basins. This procedure shall ensure that water removed during the catch basin cleaning process and waste material will not reenter the MS4.

   (iii) Reporting – The Permittee shall use State Water Board SMARTS to submit a summary of the past year activities and certify compliance with all requirements of this program element. The summary shall also address the relationship between the program element activities and the Permittee's Program Effectiveness Assessment and Improvement Plan that tracks annual and long-term effectiveness of the storm water program. If a Permittee is unable to certify compliance with a requirement in this program element see Section E.16.a.for compliance directions.

   The responsibility to maintain storm drain facilities outlined in subsection (a-e) above is cooperatively shared between Parks and Utilities Departments at the city. For any storm

drain or connected facility O&M activity, Parks is required to implement the procedures and priorities listed in a-e and document and relay to the appropriate departments for inclusion in the City's MS4 Annual Report and PEAIP updates.

Prioritized Stormwater Basin Operations and Maintenance:

City Parks is responsible to conduct tasks and activities related to the City's Municipal Stormwater Modeling- Estimating and Prioritizing Pollutant Loading and Reductions efforts & Program Effectiveness Assessment and Improvement Plan (PEAIP) which are requirements of the MS4 General Permit and have been completed and now are in the implementation phase.

From the City's Municipal Stormwater Modeling- Estimating and Prioritizing Pollutant Loading and Reductions

"It is important to note that all 29 centralized BMPs (basins) perform multiple functions beyond stormwater volume and water quality improvements. They also serve as recreational areas and sports fields. As such, they are regularly maintained by both the City's Recreation and Parks and Utilities Departments."

Twenty BMPs were fully benchmarked and 9 BMPs were partially assessed during 2017 and 2018 field condition assessments. The draft LPR (pollution load estimation) model indicating pollutant loading and reductions from the 20 fully assessed BMP assessments was uploaded as Report #3 into the State's Stormwater Multiple Application and Report Tracking System (SMARTS).

Table 5-1 shows the specific parks with stormwater basins that have been prioritized through the above-described stormwater modeling and city-wide pollutant load estimation process. Prioritization ranges from 1 to 5, with 1 being low priority.

Table 5-1. Summary of City of Santa Maria Parks with Retention Basins

BMP ID	BMP Type	Location	Latitude	Longitude	Public/Private (Owned)	Year of Implementation	Prioritization
ADAM	Dry Basin	DEPOT and STOWELL	34.936617	-120.444	Public	pre-2013	1
CROSSROADS EAST	Dry Basin	COLLEGE and SOUTHSIDE	34.920051	-120.42635	Public	pre-2013	1
CROW INGER	Dry Basin	MILLER and INGER	34.925869	-120.43131	Public	pre-2013	1
DRIFTWOOD GARDENS ENOS	Dry Basin	MILLER and ENOS	34.933113	-120.43128	Public	pre-2013	1
TOBY RANCH	Dry Basin	MILLER and SAN JUANICO	34.919032	-120.43086	Public	pre-2013	1
MINAMI	Infiltration System	DEPOT and BATTLES	34.932568	-120.44337	Public	pre-2013	1
GROGAN	Dry Basin	BLOSSER and RANCHO VERDE	34.978065	-120.45219	Public	pre-2013	2
LA COSTA MARILYN STANLEY	Dry Basin	LA COSTA and VILLAGE DR	34.9144	-120.4426	Public	pre-2013	3
MONTELEGRE VIA ROSA	Detention Basin	TRINITY and EAST of WESTGATE	34.922776	-120.45712	Public	pre-2013	3
PASEO DEL SOL	Dry Basin	A ST and CARMEN	34.923975	-120.46346	Public	pre-2013	3
RIVERSIDE TERRACE	Detention Basin	BAYVIEW and KATHRYN	34.971867	-120.41553	Public	pre-2013	3
RODENBERGER	Detention Basin	SANTA BARBARA DR and CAPISTRANO LN	34.909462	-120.43065	Public	pre-2013	3
ROTARY	Dry Basin	TARAN and FORBES	34.9095	-120.42609	Public	pre-2013	3
SHIELDS COCHIELLO	Dry Basin	SUEY and ANTONE	34.969302	-120.40898	Public	pre-2013	3
SIERRA VISTA	Detention Basin	CENTENNIAL and PANTHER	34.965848	-120.40292	Public	pre-2013	3
SUNRISE HILLS	Detention Basin	SANTA BARBARA and SUNRISE	34.908377	-120.42997	Public	pre-2013	3
SUR DEL RIO SOUTH	Dry Basin	PREISKER LN and PORTLAND DR	34.982788	-120.43441	Public	pre-2013	3
SIMAS	Detention Basin	MILLER and JONES	34.947908	-120.43245	Public	pre-2013	4

5. **E.11.h.ii(a)(1-8)** Continue to implement a program that includes activities listed and assess operations and maintenance activities and subsequently develop applicable BMPs.

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(a) Develop and implement a program to assess O&M activities and subsequently develop applicable BMPs. The following Permittee O&M activities shall be included in the assessment for their potential to discharge pollutants in storm water:

1) Road and parking lot maintenance, including sidewalk repair, curb and gutter repair, pothole repair, pavement marking, sealing, and re-paving
2) Bridge maintenance, including re-chipping, grinding, saw cutting, and painting
3) Cold weather operations, including plowing, sanding, and application of deicing compounds and maintenance of snow disposal areas
4) Right-of-way maintenance, including mowing, herbicide and pesticide application, and planting vegetation
5) Storm water relevant Permittee-sponsored or sanctioned events such as large outdoor festivals, parades, or street fairs (eg. Earth Day, Coastal Cleanup Day, Creek Week)
6) Green waste deposited in the street
7) Graffiti removal
8) Hydrant flushing

(b) Identify all materials that could be discharged from each of these O&M activities, and which materials contain pollutants. Typical pollutants associated with these activities include metals, chlorides, hydrocarbons (e.g. benzene, toluene, ethylbenzene, and xylene), sediment, green waste, herbicide, pesticide, dried paint, and trash.

(c) Develop and implement a set of BMPs that, when applied during Permittee O&M activities, will reduce pollutants in storm water and non-storm water discharges. The Permittee shall use the CASQA Municipal Handbook or equivalent.

(d) Evaluate BMPs – All BMPs implemented during O&M activities shall be evaluated quarterly.

(iii) Reporting – The Permittee shall use State Water Board SMARTS to submit a summary of the past year activities and certify compliance with all requirements of this program element. The summary shall also address the relationship between the program element activities and the Permittee's Program Effectiveness Assessment and Improvement Plan that tracks annual and long-term effectiveness of the storm water program. If a Permittee is unable to certify compliance with a requirement in this program element see Section E.16.a.for compliance directions.

City Parks is required to provide documentation of stormwater pollution prevention BMPs implemented during any municipal O&M activities (listed in 1-8 above) for use in the City's MS4 reporting.

6. **E.11.j** Implement a landscape design and maintenance program to reduce the amount of water, pesticides, herbicides, and fertilizers used by the Permittee.

E.11.j. Landscape Design and Maintenance

(i) Task Description – Within the second year of the effective date of the permit, the Permittee shall implement a landscape design and maintenance program to reduce the amount of water, pesticides, herbicides, and fertilizers used during Permittee operations and activities.
(ii) Implementation Tasks – At a minimum, the Permittee shall:

(a) Evaluate pesticides, herbicides and fertilizers used and application activities performed and identify pollution prevention and source control opportunities.

(b) Implement practices that reduce the discharge of pesticides, herbicides, and fertilizers. At a minimum the Permittee shall:

1) Implement educational activities for municipal applicators and distributors.

2) Implement landscape management measures that rely on non-chemical solutions, including:

a) Create drought-resistant soils by amending soils with compost;
b) Create soil microbial community through the use of compost, compost tea, or inoculation;
c) Use native and/or climate appropriate plants to reduce the amount of water, pesticides, herbicides and fertilizers used;
d) Practice grasscycling on decorative turf landscapes to reduce water use and the need for fertilizers;
e) Keeping grass clippings and leaves away from waterways and out of the street using mulching, composting, or landfilling;
f) Preventing application of pesticides, herbicides and fertilizers during irrigation or within 48 hours of predicted rainfall with greater than 50% probability as predicted by National Oceanic and Atmospheric Administration (NOAA)
g) Limiting or replacing herbicide and pesticide use (e.g., conducting manual weed and insect removal);
h) Prohibiting application of pesticides, herbicides and fertilizers as required by the regulations DPR 11-004 Prevention of Surface Water Contamination by Pesticides enacted by the Department of Pesticide Regulation;
i) Reducing mowing of grass to allow for greater pollutant removal, but not jeopardizing public safety.

3) Collect and properly dispose of unused pesticides, herbicides, and fertilizers.

4) Minimize irrigation run-off by using an evapotranspiration-based irrigation schedule and rain sensors.

(c) Record the types and amounts of pesticides, herbicides and fertilizers used in the permit area.

(iii) Reporting - The Permittee shall use State Water Board SMARTS to submit a summary of the past year activities and certify compliance with all requirements of this program element. The summary shall also address the relationship between the program element activities and the Permittee's Program Effectiveness Assessment and Improvement Plan that tracks annual and long-term effectiveness of the storm water program. If a Permittee is unable to certify compliance with a requirement in this program element see Section E.16.a.for compliance directions. It is Park's responsibility to implement the stormwater BMPs that relate to landscape, design and maintenance that are listed above, which include educational *activities for municipal applicators and distributors and implementation of landscape management measures that rely on non-chemical solutions and to document*

the activities and relay them to the appropriate departments for inclusion into the City's Annual Report and PEAIP updates.

Trash Control Provision Requirements

The Trash Amendments apply to all Phase I and II permittees under the NPDES MS4 permits. The State Water Resources Control Board Executive Director sent separate 13383 Orders to traditional and non-traditional Small MS4 (see below) permittees on June 1, 2017.

Trash is a significant pollutant of California's waters that adversely affects beneficial uses, including but not limited to uses that support aquatic life, wildlife, and public health. Trash discarded on land frequently makes its way into streams, creeks, rivers, and eventually, the ocean, as rainstorms wash it into gutters and storm drains. Types of trash generated by human activity that frequently pollute waterways include cigarette butts, paper, fast food containers, plastic grocery bags, cans, bottles, used diapers, construction site debris, industrial preproduction plastic pellets, old tires, appliances, and more.

There are many methods to reduce trash pollution to stormwater such as street sweeping, education programs on littering, and the installation of trash-catching devices on storm drains. The Parks department currently implements trash collection activity on a regular basis and provides general good housekeeping BMPs through this method of trash removal. Soon municipalities will be required to install trash capture devices in drain inlets however these inlets are few and are outside of Park's current area of maintenance and are generally redundant to inlets in the street right of way currently maintained by the Utilities Department, and as such are not explored here in detail.

Post Construction Requirements

PCRs apply to all development projects regardless of ownership constructed after 2013. Any project that creates 2,500 square feet or more of impervious surface, modified or new, is required to implement the PCRs. PCRs have four Tiers, increasing in requirements based on the amount of impervious surface impacted. Each Tier adds new requirements and must be implemented.

- Tier 1 – Greater than 2,500 sq. ft.: Design of runoff reduction
- Tier 2 – Greater than 5,000 sq. ft.: Water quality treatment
- Tier 3 – Greater than 15,000 sq. ft.: Runoff retention
- Tier 4 – Greater than 22,500 sq. ft.: Peak flow management

Tiers 3 and 4 require formal structural Stormwater Control Measures (SCM). These are usually a structural feature, and those are required to be maintained per a formalized Operations & Maintenance Plan (O&M Plans) and maintenance requirements must be added as a deed restriction to the property. The O&M Plans that accompany these projects outline long term maintenance and maintenance frequencies. These SCMs are required to be maintained, inspected, and reported annually on a permanent basis. The City must track this activity through maintaining a list of all SCMs, public and private, and ensure routine maintenance is implemented, annual inspections are required, and both are documented and reported in the MS4 Annual Report to the Water Board.

Most parks within the City were built before this time. Table 5-2 provides a summary of the parks that have PCR SCMs. The list is separated into Tier II (water quality) and III (water retention-

volume attenuation). Future Park's projects will be required to adhere to PCR hydromodification design requirements in the current Central Coast PCRs and Water Management Zones (WMZs) as well as other considerations which are outside the scope of this document.

Table 5-2. Parks with PCRs – Maintenance Requirements

BMP ID	*BMP Description*	*Location (Address)*	*Public or Private (Owned)*	*Project Tier*
Tier II and III PCRs (Water Quality & Stormwater Retention/Infiltration Feature) parks with stormwater control plans (SWCPs) and formal Stormwater Control Measures (SCMs) that require enhanced maintenance to maintain performance and capacity and treat pollutants.				
Enos Ranch & Event Center (PCR22-0019) BMP/SCM	Large stormwater basin that collects water from the nearby Azure Apartments, Bill Libbon School, adjoining City streets, and the Event Center. It will have some additional stormwater features associated with the historic buildings, but that is still in plan check.	900 Shepard Drive	Public	III
Buena Vista Park (PCR17-0038) BMP/SCM	Bioretention basin, pervious pavers, and other features.	833 S Pine	Public	II
Tier I PCRs or have simple LID features which do not require formal annual maintenance but do require routine ongoing maintenance activities performed by Parks crews.				
Russell Park (PCR20-0017) BMP		1000 W Church St	Public	I
Veteran's Memorial Park (PCR22-0018) BMP		513 N Pine	Public	I
Veteran's Memorial Center BMP	LID-Rain Garden in back parking lot. Required maintenance is to keep the rain garden clear of weeds and debris.	313 W Tunnell	Public	I
Oakley Park BMP	LID Features	1300 N Western	Public	I
Robert Acquistapace Park at Harvest Glen BMP	The park serves as a stormwater basin for flood control.	1921 S Western	Public	I

CONSTRUCTION GENERAL PERMIT (GCP)

CGP requirements apply only to construction projects over one acre. They are requirements to mitigate temporary impacts of construction-related pollution to stormwater by providing Best Management Practices (BMPs). There are many different types of BMPs that can be implemented. Some are structural; Some are activity-based; and some guide the use of construction materials and practices.

Development of a Stormwater Pollution Prevention Plan (SWPPP) for projects over an acre is required. These projects require weekly SWPPP Inspections, and, depending on conditions, can be triggered at an increased frequency. During the wet season, precipitation event-driven

stormwater inspections with sampling requirements are required during the construction of the project.

Currently, there are no Parks under construction over the 1-acre threshold that would require oversight by the CGP. However, future Park projects, whether new, expansion, or redevelopment would need to comply with these regulations.

It is important to note that construction projects under an acre must adhere to the City's Erosion & Sedimentation Control Ordinance which requires an erosion control plan and BMPs to be installed during construction. These would apply to smaller projects conducted by the Parks Department.

CONCLUSIONS AND RECOMMENDATIONS

Municipal stormwater requirements generally touch all areas of City government and in many cases necessitate team efforts to fully comply. Stormwater regulations start with planning, and engineering design and are then applied to construction, and then to long-term permanent features for those sites, and along with existing publicly owned assets and activities, all requiring some sort of management and maintenance. All these areas must be considered from a cost standpoint and further, City functions and responsibilities are generally departmentalized, and not uniform from one City to the next, which makes compliance very difficult to manage, implement, and fund on a local level. Here are a few observations:

- Planning, Engineering, Utilities – Water Resources, and Recreation & Parks all are stakeholders in the City's stormwater program compliance effort.

- At the present time, the Utilities Department's Water Resources Division provides the required programmatic guidance and reporting functions to the Water Board.

- Planning provides initial guidance to developers on stormwater requirements for development projects,

- Engineering provides technical review for compliance with stormwater design and post construction requirements,

- Recreation & Parks provides several important roles by providing and maintaining critical stormwater assets such as retention basins, which provide water quality benefits, and flood control in some cases.

- Recreation & Parks currently conducts a portion of that team effort by implementing specific BMPs in the form of routine maintenance of all their assets, and activity based BMPs. It would be difficult to assess every portion of the activities, so for budgetary purposes, we have listed what's required in this document, and our recommendations.

Wallace Group has analyzed the City's stormwater program documents, the regulations assigned to the City, and its reporting data and in addition to the required tasks outlined earlier in the report, we have also outlined some specific recommendations that would greatly enhance City's overall stormwater program.

Recommendations for Stormwater Program Enhancement

- Cleaning of trash enclosures- berm and vacuum up any liquid cleaning spoils and dispose of offsite sanitary sewer disposal site.
- Provide good housekeeping BMP-type trash reporting for City program requirements
- Clean catch basins in parking lots or off-street facility areas. Schedule, implement, document, and relay this activity to the Utilities Department.
- Provide Pet waste bag dispensers to the public.
- Conduct regular pet waste cleanup and removal. Document implementation.
- Provide required formal maintenance and documentation of existing PCR stormwater features at parks.
- Provide and document staff training to raise general awareness of PCR requirements when designing new parks and projects and redesigning existing parks and community spaces.
- Avoid using stormwater basin park areas for auxiliary parking events which results in compaction/loss of infiltration, vegetation damage, and petroleum leaks and spills.
- Provide enhanced good housekeeping stormwater BMPs in the form of additional trash cans, and pet waste stations.
- Continue to raise the public's awareness of the importance of stormwater quality. Adhere to City's erosion and sedimentation control ordinance with onsite projects conducted by Parks, implement municipal stormwater BMPs in general throughout operations, which will provide examples to the public of Parks Department's increased focus on stormwater quality.

Additional Studies/Training Recommendations

- Provide extensive stormwater training to new and existing staff in the areas outlined in this report.
- Conduct and document all stormwater activity.
- Conduct inspections of Prioritized Basins, and PCR SCMs per the required intervals, using the City's standard inspection templates developed by Utilities Department, and document and relay results for the city's stormwater team to comply with water board reporting, assessment, and improvement requirements.
- Model flood and stormwater capacities of existing park basins to determine the feasibility of adding any new development stormwater capacity.
- Scope out and investigate funding, and plan implementation of required trash capture retrofits for existing facilities.

APPENDIX A

DETAILED CONDITION ASSESSMENT AND COST BREAKDOWN BY PARK ELEMENT

	Park Name	Discipline	Amenity	Category	Rating	Park Element	Cost per Unit	Unit	Quantity	Degree of Repair	Total Cost	Comments
North Preisker Ranch Park												
	North Preisker Ranch Park	Civil	General Park Area	Utilities	5						$5,000	Five existing drop inlets. Per City Staff, flooding not been an issue during a rainstorm. Drains are full of debris and trash. Maintain annually. No known issues with restroom sewer line.
			General Park Area			Storm Drain Inlets- Clean	$ 1,000.00	EA	5	100%	$5,000	
	North Preisker Ranch Park	Civil	General Park Area	Hardscape	5						$11,389	Driveways at the north and east require ADA pathway behind them. Missing detectable warning surfaces at curb ramps. Replace missing and loose blocks in concrete block wall.
			General Park Area			ADA Domes	$ 60.00	SF	180	100%	$10,800	
			General Park Area			Curb Ramps (Includes CL II AB)	$ 32.00	EA	2	100%	$64	
			General Park Area			CMU Wall -Garden	$ 35.00	SF	150	10%	$525	
	North Preisker Ranch Park	Civil	General Park Area	Fencing	4						$3,188	Repaint fence and repair screen fabric.
			General Park Area			Fencing- Wind Screen	$ 7.50	LF	425	100%	$3,188	
	North Preisker Ranch Park	Civil	General Park Area	Site Furnishings	5						$600	2 Bollards required at North driveway.
			General Park Area			Metal Bollards	$ 300.00	EA	2	100%	$600	
	North Preisker Ranch Park	Civil	Parking	Hardscape	3		#N/A	N/A				14 parking spaces, 2 ADA. The striping appeared to be recently done. ADA stalls slopes at back of the space are non-compliant.
	North Preisker Ranch Park	Landscape	General Park Area	Plantings	4		#N/A	N/A			$14,625	Groundcover adjacent to parking needs replacement.
			General Park Area			Shrubs/Groundcovers	$ 3.00	SF	4,875	100%	$14,625	
	North Preisker Ranch Park	Landscape	General Park Area	Irrigation	2		#N/A	N/A			#N/A	Water pressure is low, but adequate. Backflow device is not caged.
	North Preisker Ranch Park	Landscape	General Park Area	Site Furnishings	3		#N/A	N/A			#N/A	1 working drinking fountain, showing age. Dog waste station (1) damaged but serviceable. 2 concrete benches. One with minor graffiti. 6 wheeled receptacles: 4 trash, 2 recycle.
	North Preisker Ranch Park	Landscape	Tennis Courts	Equipment	2		#N/A	N/A			#N/A	Surface and striping newer, nets fair and will need replacement in 1 to 2 years.
	North Preisker Ranch Park	Landscape	Picnic Area	Hardscape	4		#N/A	N/A			$79,800	DG not stabilized due to mature trees. Needs maintenance/refurbishment every other year or more frequently if heavy rain occurs.
			Picnic Area			Decomposed Granite	$ 10.00	SF	13,300	60%	$79,800	
	North Preisker Ranch Park	Landscape	Picnic Area	Site Furnishings	1		#N/A	N/A			#N/A	2 serving tables, metal top and legs. 5 concrete tables. 2 single grills.
	North Preisker Ranch Park	Landscape	Playground	Equipment	5		#N/A	N/A			$200,000	1 Playground: Equipment 20+ years old. Replace.
			Playground			Play Equipment-Small Park	$ 200,000.00	EA	1	100%	$200,000	
	North Preisker Ranch Park	Landscape	Playground	Hardscape	5		#N/A	N/A			$19,120	EWF surfacing levels non-compliant, ADA concrete ramp exposed.
			Playground			Surface- EWF	$ 4.00	SF	4,780	100%	$19,120	
	North Preisker Ranch Park	Architectural	Picnic Area	Structure	4		#N/A	N/A			$30,319	Masonry column bases with stucco finish, generally in good condition. Pergola pressure-treated wood framing is generally in good condition. Wood trim is damaged in places, recommend maintenance & paint as needed.
			Picnic Area			Shade Trellis- Structure	$ 55.00	SF	1,575	35%	$30,319	
	North Preisker Ranch Park	Architectural	Restrooms	Structure	5		#N/A	N/A			$550	Precast, tilt-up concrete building, generally in good condition. Toilet pump and plumbing in Mechanical Chase appear to be leaking. Electrical duplex outlet missing its wall plate, thereby exposing dangerous line voltage wiring.
			Restrooms			Toilet	$ 2,200.00	EA	1	25%	$550	
	North Preisker Ranch Park	Electrical	General Park Area	Lighting	4		#N/A	N/A			$6,000	No poles at site. Fix loose/broken bollard heads. Cracking and moisture intrusion on lenses.
			General Park Area			Bollards	$ 4,000.00	EA	2	75%	$6,000	
	North Preisker Ranch Park	Electrical	General Park Area	Electrical	5		#N/A	N/A			$250	Receptacle cover missing. Circuit shut-off. Service panel with meter pedestal in fair condition; repaint to prevent rust.
			General Park Area			Plugs	$ 250.00	EA	1	100%	$250	
	North Preisker Ranch Park	Electrical	Tennis Courts	Lighting	3		#N/A	N/A				8 posts w/ conduit for future. Clean and repair conduits prior to use for new circuits. Repaint poles due to paint peeling.
	North Preisker Ranch Park	Electrical	Restrooms	Electrical	3		#N/A	N/A				Empty pull box, missing cover. Replace cover with security screws.
	North Preisker Ranch Park	Electrical	Restrooms	Lighting	5		#N/A	N/A			$11,250	Exterior fixtures lenses have yellowed significantly. Missing interior lighting. Interior lighting is by switch only.
			Restrooms			Interior	$ 15,000.00	LS	1	75%	$11,250	
Preisker Park												
	Preisker Park	Civil	General Park Area	Utilities	4		#N/A	N/A			$6,000	No existing storm drain inlets. Flooding issues occur by Maintenance building. Unable to
			General Park Area			Storm Drain Inlets	$ 3,000.00	EA	2	100%	$6,000	

	Park Name	Discipline	Amenity	Category	Rating	Park Element	Cost per Unit	Unit	Quantity	Degree of Repair	Total Cost	Comments
	Preisker Park	Civil	General Park Area	Hardscape	5		#N/A	N/A			$45,292	No ADA access to amenities at the northeast corner. Striped crosswalks and ramps needed to provide access to the park from Hidden Pines Way, Preisker Lane, and from the SW corner neighborhood. DG requires frequent maintenance. Erosion caused by irrigation. Suggest a DG park perimeter pathway and replace interior pathways with concrete. DG edges often buried by surrounding landscape.
			General Park Area			Edging (Bender Board)	$ 8.00	LF	5,500	40%	$17,600	
			General Park Area			Decomposed Granite- Walks	$ 10.00	SF	11,000	25%	$27,500	
			General Park Area			Curb Ramps (Includes CL II AB)	$ 32.00	EA	6	100%	$192	
	Preisker Park	Civil	General Park Area	Fencing	4		#N/A	N/A			$32,906	Some rails are missing, broken, or rotted along with some rotted posts. Requires maintenance (replacement?) as issues occur.
			General Park Area			Fencing- Split 2 Rail-Wood	$ 45.00	LF	2,925	25%	$32,906	
	Preisker Park	Civil	General Park Area	Miscellaneous	1		#N/A	N/A				Routine maintenance required for memorial plaques – cleaning.
	Preisker Park	Civil	Parking	Hardscape	5		#N/A	N/A			$1,837,120	306 parking spaces, 14 ADA. Both striping and existing asphalt should be replaced. DWS missing from all ramps, except east parking. Other ADA spaces connect to DG paths. Erosion from irrigation makes these paths not accessible.
			Parking			ADA Domes	$ 60.00	SF	200	100%	$12,000	
			Parking			Striping	$ 1.50	LF		100%	$0	
			Parking			Asphalt Concrete (4" thick AC, includes CL II AB)	$ 10.00	SF	182,512	100%	$1,825,120	
	Preisker Park	Civil	Lake	Water Feature	5		#N/A	N/A			$144,848	Lake drained due to leaking.
			Lake			Fountain	$ 50,000.00	EA	1	100%	$50,000	
			Lake			Circulation Pump	$ 30,000.00	EA	1	100%	$30,000	
			Lake			Liner (Pond Armor)	$ 2.50	SF	25,939	100%	$64,848	
	Preisker Park	Civil	Concrete Bridge	Structure	5			N/A			$8,000	Replace wood railings due to safety concerns.
			Concrete Bridge			Railings-Wood	$ 80.00	LF	100	100%	$8,000	
	Preisker Park	Landscape	General Park Area	Plantings	5		#N/A	N/A			$3,000	Remove invasive Mexican Feather Grass by pond. Replace with native ornamental grass. Young trees require min. 2 stakes – add stakes as needed.
			General Park Area			Shrubs/Groundcovers	$ 3.00	SF	1,000	100%	$3,000	
	Preisker Park	Landscape	General Park Area	Irrigation	5		#N/A	N/A			$4,275	9 hose bibs located at picnic/BBQ areas: basin pits need new gravel; replace posts and faucets as needed due to poor condition. 4 controllers in good condition, adjust spray heads to avoid overspray on walkways.
			General Park Area			Hose Bibb	$ 500.00	EA	9	75%	$3,375	
			General Park Area			Gravel Infiltration Pits	$ 100.00	EA	9	100%	$900	
	Preisker Park	Landscape	General Park Area	Utilities	1		#N/A	N/A			#N/A	4 fire hydrants in park, 1 adjacent to fire house and used by FD. Each surrounded by 3 metal bollards.
	Preisker Park	Landscape	General Park Area	Miscellaneous	5		#N/A	N/A			$700	Remove Fire Hose Hookup, not in use.
			General Park Area			Fire Hose Hook Up (Removal - Labor)	$ 700.00	LS	1	100%	$700	
	Preisker Park	Landscape	General Park Area	Site Furnishings	5		#N/A	N/A			$6,225	Five drinking fountains, hardscape around four fountains not ADA compliant. Roller receptacles: 30 Trash, 8 Recycle; 3 red metal trash receptacles, repainting required; concrete receptacles with logo (2) in fair condition. Two piñata poles need repainted or sandblasting/sealing of the metal. Dog waste stations (4) in good condition.
			General Park Area			Concrete Pad	$ 15.00	SF	65	100%	$975	
			General Park Area			Trash Receptacles- Metal	$ 3,500.00	EA	3	50%	$5,250	
	Preisker Park	Landscape	Disc Golf	Equipment	5		#N/A	N/A			$12,600	18-hole course. Tee box frames rotted – need replacement. Re-position targets as needed due to tree interference. Signage in fair condition, replace as needed.
			Disc Golf			Edging- Metal	$ 15.00	LF	720	100%	$10,800	
			Disc Golf			Course Signs	$ 250.00	EA	18	40%	$1,800	
	Preisker Park	Landscape	Horseshoe Pits	Hardscape	4		#N/A	N/A			$15,100	10 - Back boards show wear and pads are frayed at the bottom. DG needs replenishment
			Horseshoe Pits			Backboards and Stakes	$ 1,200.00	EA	10	100%	$12,000	
			Horseshoe Pits			Decomposed Granite	$ 10.00	SF	6,200	5%	$3,100	
	Preisker Park	Landscape	Picnic Area	Hardscape	4		#N/A	N/A			$1,800	7 group areas: Some areas do not have ADA compliant paths. DG needs refurbishment and re-compaction at one group area. 3 individual areas: Some areas do not have ADA compliant paths.
			Picnic Area			Decomposed Granite	$ 10.00	SF	3,600	5%	$1,800	
	Preisker Park	Landscape	Picnic Area	Site Furnishings	5		#N/A	N/A			$13,150	Serving tables: wood slat top w/ metal base - 3 small, 6 large; some tops warping, most
			Picnic Area			Serving Table	$ 1,500.00	EA	9	70%	$9,450	
			Picnic Area			Picnic Bench- Recycled PVC	$ 1,700.00	EA	1	100%	$1,700	
			Picnic Area			BBQ Pits/Grills	$ 1,000.00	EA	10	20%	$2,000	
	Preisker Park	Landscape	Playground	Equipment	4		#N/A	N/A			$400,000	3 Playgrounds – newest playground (Kiwanis) – good condition and ADA accessible. Other 2 playgrounds – equipment older, will need replacement 1-5 years.
			Playground			Play Equipment-Small Park	$ 200,000.00	EA	2	100%	$400,000	

	Park Name	Discipline	Amenity	Category	Rating	Park Element	Cost per Unit	Unit	Quantity	Degree of Repair	Total Cost	Comments
	Preisker Park	Landscape	Playground	Hardscape	5		#N/A	#N/A			$24,000	EWF levels non-compliant for all playgrounds. Add fill lines on equipment and replenish, ADA concrete ramp exposed.
			Playground			Surface- EWF	$ 4.00	SF	6,000	100%	$24,000	
	Preisker Park	Landscape	Sculpture Garden	Art Installation	3		#N/A	#N/A			#N/A	See CIP
	Preisker Park	Architectural	Shade Structure	Structure	4		#N/A	#N/A			$10,031	(4) shade structures with metal posts and fabric shade sails, generally all in fair condition. Conditions found include rust at post bases and tops, some are heavily rusted. Some fabric shade sails have tears. Lacks an accessible path of travel.
			Shade Structures			Overhead-Shade Sail/Post	$ 25.00	SF	2,675	15%	$10,031	
	Preisker Park	Architectural	Gazebo / Bandstand	Structure	3		#N/A	#N/A			#N/A	Pressure-treated wood posts with wood roof structure generally in fair condition. Lacks an accessible path of travel.
	Preisker Park	Architectural	Restrooms	Structure	4		#N/A	#N/A			$400,000	(2) CMU structures - one is burned, both are decommissioned (1) pre-fab restroom in use, tied to sewer, poor ventilation. 2x wood framed building with fiber-cement siding, generally the exterior is in good condition and the interior is in fair condition showing damaged or removed fixtures & equipment. Various accessibility compliance issues to be addressed per ADA Title II and CBC Chapter 11B.
			Restrooms			Restroom	$ 250,000.00	EA	2	80%	$400,000	
	Preisker Park	Architectural	Trellis/Lattice	Structure	3		#N/A	#N/A			#N/A	Cast-in-place concrete columns, good condition. Pergola pressure-treated wood framing generally in fair to good condition. Some framing and rafters are damaged. Much of the framing has moss growth. Lacks an accessible path of travel.
	Preisker Park	Architectural	Shop Building	Structure	4		#N/A	#N/A			$32	Metal building with corrugated metal siding. Interiors have framed and finished interior walls in good condition. May not be energy compliant if the building is conditioned. Maintenance buildings required to be fully accessible. Various accessibility compliance issues to be addressed per ADA Title II and CBC Chapter 11B.
			Shop Building			Curb Ramps (Includes CL II AB)	$ 32.00	EA	1	100%	$32	
	Preisker Park	Electrical	General Park Area	Lighting	5		#N/A	#N/A			$24,000	No poles at site. 3 abandoned wood poles observed and should be removed. Add bollard lighting along pathways between parking lots and playgrounds.
			General Park Area			Bollards	$ 4,000.00	EA	6	100%	$24,000	
	Preisker Park	Electrical	General Park Area	Electrical	4		#N/A	#N/A			$250	Electrical Plugs 1 at Group Picnic #2. Unknown source and if operational.
			General Park Area			Plugs	$ 250.00	EA	1	100%	$250	
	Preisker Park	Electrical	Maintenance Building	Electrical	4		#N/A	#N/A			$25,000	Located adjacent to maintenance building on wood backboard. Equipment is rusting and not well labeled.
			Maintenance Building			Interior-Maintenance	$ 25,000.00	LS	1	100%	$25,000	
	Preisker Park	Electrical	Maintenance Building	Lighting	3		#N/A	#N/A				Retrofit building with LED lighting. Install occupancy sensor to all lighting circuits to reduce energy costs.
	Preisker Park	Electrical	Lake/Lazy River	Electrical	4		#N/A	#N/A			$21,200	Existing panel and electrical controls are not installed to current code requirements. Keep equipment de-energized and remove. New equipment required if any restoration to the pond or southern restroom completed.
			Pond			Service- Pond	$ 20,000.00	LS	1	100%	$20,000	
			Lake/Lazy River			Controls	$ 2,400.00	LS	1	50%	$1,200	
	Preisker Park	Electrical	Restrooms	Lighting	4		#N/A	#N/A			$15,000	Replace fixtures in newest restroom with newer LED style wall packs and strip lights. Southern restroom fixtures need to be replaced with energy efficient lighting. Replace interior restroom lighting with occupancy sensors. Future exterior lighting should be kept on time clock system.
			Restrooms			Interior	$ 15,000.00	LS	1	100%	$15,000	
Robert F. Grogan Park												
	Robert F. Grogan Park	Civil	General Park Area	Utilities	3		#N/A					Storm drains full of debris and dirt. Main sump is full of standing water for unknown reason. Waterlines and sewer lines are in good condition.
	Robert F. Grogan Park	Civil	General Park Area	Hardscape	5		#N/A				$63,853	Sidewalks along park perimeter are exceed 2% cross slope. Concrete flatwork only around Community Center. No ADA path of travel around driveways. Concrete around playground area is heaving and cracked. No concrete mow curbs for DG which causes landscape overgrowth into pathways. Frequent maintenance of DG is required to provide ADA compliant path.
			General Park Area			Concrete Sidewalks within Park (Includes CL II AB)	$ 20.00	SF	525	100%	$10,500	
			General Park Area			Concrete Pad	$ 15.00	SF	2,424	100%	$36,353	
			General Park Area			Decomposed Granite	$ 10.00	SF	8,750	10%	$8,750	
			General Park Area			Concrete Mow Curb/Band	$ 30.00	LF	275	100%	$8,250	
	Robert F. Grogan Park	Civil	General Park Area	Fencing	4		#N/A				$36,160	Split rail fence is missing rails at various spots. Chain link fencing around the park perimeter is damaged and requires repairs/replacement.

	Park Name	Discipline	Amenity	Category	Rating	Park Element	Cost per Unit	Unit	Quantity	Degree of Repair	Total Cost	Comments
			General Park Area			Fencing- 6' Chain Link	$ 35.00	LF	1,150	80%	$32,200	
			General Park Area			Fencing- Split 2 Rail-Wood	$ 45.00	LF	440	20%	$3,960	
	Robert F. Grogan Park	Civil	Trash Enclosure	Surface	1		#N/A					Concrete pad in parking lot not being utilized. Waste wheelers are distributed around the park.
	Robert F. Grogan Park	Civil	Parking	Hardscape	4		#N/A				$186,525	44 parking spaces, 1 ADA. Parking lot surface is raveling and no clear visible striping. ADA
			Parking			Asphalt Concrete (4" thick AC, includes CL II AB)	$ 10.00	SF	16,200	100%	$162,000	
			Parking			Striping	$ 1.50	LF	16,200	100%	$24,300	
			Parking			ADA Signs (at stalls & entrance)	$ 225.00	EA	1	100%	$225	
	Robert F. Grogan Park	Landscape	General Park Area	Plantings	4		#N/A	N/A			$2,400	Bare spots and depressions in turf at Via Carro entrance and northern section. Level ground and re-seed in early fall, or new sod.
			General Park Area			Turf	$ 4.00	SF	4,000	15%	$2,400	
	Robert F. Grogan Park	Landscape	General Park Area	Irrigation	5		#N/A	N/A			$158,430	Old irrigation pipes need replacement. Irrigation breaks in northern section and grass areas. Valve boxes are buried. Several pipe breaks, and overspray onto walkways. Re-level valve boxes so they are visible and not buried. Repair known breaks in the irrigation line. Adjust spray heads to avoid overspray onto walkways.
			General Park Area			Irrigation Valve Box- Plastic	$ 150.00	EA	31	20%	$930	
			General Park Area			Heads - Spray and Rotor - By Area	$ 2.50	SF	210,000	30%	$157,500	
	Robert F. Grogan Park	Landscape	General Park Area	Site Furnishings	1		#N/A	N/A				4 Metal benches, additional footing for bench available. 1 Dog bag dispenser, 1 Removable bollard, 2 roller trash receptacles, and 1 drinking fountain.
	Robert F. Grogan Park	Landscape	Picnic Area	Structure	5		#N/A	N/A			$2,888	1 group area with shade structure. Bolt connections at base plate exposed – needs immediate attention.
			Picnic Area			Shade Trellis- Structure	$ 55.00	SF	350	15%	$2,888	
	Robert F. Grogan Park	Landscape	Picnic Area	Site Furnishings	1		#N/A	N/A				1 single grill. 3 metal tables.
	Robert F. Grogan Park	Landscape	Playground	Hardscape	5		#N/A	N/A			$154,500	Artificial turf damaged, needs replacement. DG not level with concrete, replace with concrete.
			Playground			Surface- Artificial Turf with Fall Pad	$ 30.00	SF	5,150	100%	$154,500	
	Robert F. Grogan Park	Landscape	Playground	Equipment	2		#N/A	N/A			#N/A	1 Playground. Older equipment is 6 years old, newer 4 years old.
	Robert F. Grogan Park	Architectural	Picnic Area	Structure	5		#N/A	N/A			$2,125	Shade structure with metal posts and fabric shade sails, generally in fair condition. There is rust at post bases and tops and fabric is tearing at connections. Lacks an accessible path of travel.
			Shade Structures			Overhead-Shade Sail/Post	$ 25.00	SF	425	20%	$2,125	
	Robert F. Grogan Park	Electrical	General Park Area	Lighting	4		#N/A	N/A			$44,000	The 4 pole lights around the parking area are in poor condition. 3 LED pole fixtures along sidewalk area are in good condition. 7 existing bollards, 1 new concrete, 6 metal and in poor condition.
			General Park Area			Bollards	$ 4,000.00	EA	6	100%	$24,000	
			Parking			Pole Lighting	$ 5,000.00	EA	4	100%	$20,000	
	Robert F. Grogan Park	Electrical	General Park Area	Electrical	1		#N/A				#N/A	Located in Community Center which is not part of the assessment.
Jim May Park & Lake												
	Jim May Park & Lake	Civil	General Park Area	Utilities	3		#N/A				#N/A	Storm Drain inlets need to be cleaned prior to rainy season. No known issues with other utilities
	Jim May Park & Lake	Civil	General Park Area	Hardscape	5		#N/A				$104,249	Playground retaining wall is cracking. Mow curbs are broken in various places. DG requires frequent maintenance for ADA purposes and there is visible rutting on the pathways; SW entrance to DG path is a tripping hazard. Bike trail is in good condition.
			General Park Area			Concrete Curb	$ 60.00	LF	300	100%	$18,000	
			General Park Area			Decomposed Granite	$ 10.00	SF	9,621	70%	$67,349	
			General Park Area			Concrete Mow Curb/Band	$ 30.00	LF	2,100	30%	$18,900	
	Jim May Park & Lake	Civil	General Park Area	Fencing	4		#N/A				$13,250	Wood fence missing railings and 1 post knocked down. Visible graffiti. Chain-link fence requires maintenance and repairs.
			General Park Area			Fencing- 6' Chain Link	$ 35.00	LF	2,500	10%	$8,750	
			General Park Area			Fencing- Split 2 Rail-Wood	$ 45.00	LF	2,000	5%	$4,500	
	Jim May Park & Lake	Civil	Concrete Bridge	Structure	2		#N/A				#N/A	Maintain annually. Wooden bridge on northside of park is in disrepair. Consider removing.
	Jim May Park & Lake	Landscape	General Park Area	Plantings	4		#N/A	N/A			$54,993	Supplement planting next to bike trail. Reset and re-stake bender board. A 3” thick layer of mulch should be maintained in shrub plantings.
			General Park Area			Shrubs/Groundcovers	$ 3.00	SF	183,311	10%	$54,993	
	Jim May Park & Lake	Landscape	General Park Area	Irrigation	5		#N/A	N/A			$18,331	North section adjacent to Borges is off. Exposed drip lines next to bike trail. Re-stake and cover with 3” mulch.
			General Park Area			Drip emission devices	$ 2.00	SF	183,311	5%	$18,331	

	Park Name	Discipline	Amenity	Category	Rating	Park Element	Cost per Unit	Unit	Quantity	Degree of Repair	Total Cost	Comments
	Jim May Park & Lake	Landscape	General Park Area	Site Furnishings	5		#N/A	N/A			$300	5 removable bollards, one missing at bike trail entrance– needs immediate replacement. One dog waste station needs wood post sanded and re-painted (two stations total). 5 benches- 4 recycled PVC, 1 concrete, 3 roller trash receptacles, 2 drinking fountains, and 1 bike rack (5 stalls) in good condition.
			General Park Area			Metal Bollards	$ 300.00	EA	1	100%	$300	
	Jim May Park & Lake	Landscape	General Park Area	Art Installation	1		#N/A	N/A			#N/A	Mural one year old.
	Jim May Park & Lake	Landscape	Picnic Area	Site Furnishings	1		#N/A	N/A			#N/A	1 group area with 4 tables and shade structure. 1 double grill.
	Jim May Park & Lake	Landscape	Lake	Water Feature	2		#N/A	N/A			#N/A	Water treatment equipment approximately 6 years old.
	Jim May Park & Lake	Landscape	Playground	Hardscape	5		#N/A	N/A			$21,600	EWF levels low. Refill. Add lines to equipment to indicate EWF fill level.
			Playground			Surface- EWF	$ 4.00	SF	5,400	100%	$21,600	
	Jim May Park & Lake	Landscape	Playground	Equipment	5		#N/A	N/A			$375,000	1 Playground, 15 years old.
			Playground			Play Equipment-Large Park	$ 375,000.00	EA	1	100%	$375,000	
	Jim May Park & Lake	Architectural	Shade Structure	Structure	1		#N/A	N/A			#N/A	Steel structure with composition shingle roofing, in good condition. Prime and paint as needed.
	Jim May Park & Lake	Architectural	Boat House	Structure	4		#N/A	N/A			$32	Wood framed building with fiber-cement siding, composition shingle roofing, in good condition. Lacks an accessible path of travel
			Boat House			Curb Ramps (Includes CL II AB)	$ 32.00	EA	1	100%	$32	
	Jim May Park & Lake	Architectural	Restrooms	Structure	5		#N/A	N/A			$4,500	Precast, tilt-up concrete building. Exterior in good condition, interior requires maintenance. Various ADA issues to be addressed.
			Restrooms			Interior	$ 15,000.00	LS	1	30%	$4,500	
	Jim May Park & Lake	Electrical	General Park Area	Electrical	5		#N/A	N/A			$250	Receptacle at the deck is missing a cover and needs replacement.
			General Park Area			Plugs	$ 250.00	EA	1	100%	$250	
	Jim May Park & Lake	Electrical	General Park Area	Lighting	4		#N/A	N/A			$18,000	Graffiti and broken/lose heads.
			General Park Area			Bollards	$ 4,000.00	EA	9	50%	$18,000	
	Jim May Park & Lake	Electrical	Restroom	Lighting	4		#N/A	N/A			$800	The restroom exterior lighting has not been replaced or upgraded, but the interior restroom lights appear to have been replaced with LED fixtures. Interior lighting should be upgraded to occupancy sensors.
			Restrooms			Exterior/Interior - Bulb Replacement	$ 800.00	LS	1	100%	$800	
Oakley Park												
	Oakley Park	Civil	General Park Area	Utilities	4		#N/A	N/A			$6,000	Storm drains filled with dirt/debris.
			General Park Area			Storm Drain Inlets- Clean	$ 1,000.00	EA	6	100%	$6,000	
	Oakley Park	Civil	General Park Area	Hardscape	3		#N/A	N/A			#N/A	DG surfaces are in good condition. There is evidence of irrigation pooling on the pathway. NW path shows sign of a large leak. DG levels around the restroom are low. DG needs to be maintained frequently. Concrete pathways are ADA compliant and in good condition. ADA ramps between the parking lot and park meet requirements. Mow curbs are in great condition.
	Oakley Park	Civil	General Park Area	Site Furnishings	2		#N/A	N/A			#N/A	Missing bollard caps at the east entrance.
	Oakley Park	Civil	General Park Area	Fencing	1		#N/A	N/A			#N/A	Fencing between school and fields shows no signs of wear.
	Oakley Park	Civil	Parking	Hardscape	2		#N/A	N/A			#N/A	63 stalls, 3 ADA. AC surface and striping looks recently constructed.
	Oakley Park	Landscape	General Park Area	Plantings	5		#N/A	N/A			$24,400	Grass is sparse in large turf basin with dry patches close to DG path edge. Control weeds in grass basin, fertilize and re-seed. Remove ivy at fencing. Weed, add soil, and supplement planting in SW planters. Replenish mulch to perimeter fence planters, and all shrub planters. A 3” thick layer of mulch should be maintained in all shrub plantings.
			General Park Area			Turf	$ 4.00	SF	61,000	10%	$24,400	
	Oakley Park	Landscape	General Park Area	Irrigation	5		#N/A	N/A			$9,549	Exposed drip lines. Re-stake and cover with 3” mulch.
			General Park Area			Mulch	$ 125.00	CY	102	75%	$9,549	
	Oakley Park	Landscape	General Park Area	Site Furnishings	5		#N/A	N/A			$7,800	9 fixed trash receptacles - wood and metal, 2 are damaged and need repair. Two drinking fountains, one shows evidence of a substantial leak: repair or replace. Dog waste stations (3) and 1 bike rack (5 stalls) in good condition.
			General Park Area			Benches- Wood	$ 3,000.00	EA	2	100%	$6,000	
			General Park Area			Drinking Fountains	$ 9,000.00	EA	1	20%	$1,800	
	Oakley Park	Landscape	Ball Field	Fencing	4		#N/A	N/A			$1,925	2 fields. Some plastic protection at the top of fencing is missing/damaged and needs replacement. See spreadsheet for more detailed inventory.
			Ball Field			Fencing- 4' Chain Link with Fence Topper	$ 55.00	LF	700	5%	$1,925	
	Oakley Park	Landscape	Ball Field	Plantings	4		#N/A	N/A			$26,000	Little League fields grass needs to be aerated, fertilized, and re-seeded.
			Ball Field			Surface-Turf Outfield	$ 4.00	SF	65,000	10%	$26,000	
	Oakley Park	Landscape	Soccer Field	Equipment	2		#N/A	N/A			#N/A	1 field, no goals or nets present.
	Oakley Park	Landscape	Soccer Field	Plantings	4		#N/A	N/A			$22,600	Soccer fields grass needs to be aerated, fertilized, and re-seeded.
			Soccer Field			Surface-Turf	$ 4.00	SF	56,500	10%	$22,600	

	Park Name	Discipline	Amenity	Category	Rating	Park Element	Cost per Unit	Unit	Quantity	Degree of Repair	Total Cost	Comments
	Oakley Park	Landscape	Basketball Court	Miscellaneous	1		#N/A	N/A			#N/A	1 court.
	Oakley Park	Landscape	Picnic Area	Site Furnishings	1		#N/A	N/A			#N/A	1 picnic area with 3 metal tables.
	Oakley Park	Landscape	Playground	Equipment	2		#N/A	N/A			#N/A	1 playground, 6 years old.
	Oakley Park	Landscape	Playground	Hardscape	4		#N/A	N/A			$145,950	Artificial turf showing wear. Seams opening up and need repair.
			Playground			Surface- Artificial Turf with Fall Pad	$ 30.00	SF	4,865	100%	$145,950	
	Oakley Park	Architectural	Concession Stand	ADA Compliance	5		#N/A	N/A			#N/A	In good condition. Concession stand center aisle is not accessible (width less than 3 feet). Various accessibility compliance issues.
	Oakley Park	Architectural	Announcer Booth	ADA Compliance	5		#N/A	N/A			#N/A	Various accessibility compliance issues. Step at entry not compliant with current code.
	Oakley Park	Electrical	Restrooms	Lighting	4		#N/A	N/A			$800	Interior lighting fixtures should be replaced with LED lighting. Interior lighting controls should be replaced with occupancy sensors.
			Restrooms			Exterior/Interior - Bulb Replacement	$ 800.00	LS	1	100%	$800	
	Oakley Park	Electrical	General Park Area	Lighting	3		#N/A	N/A			#N/A	LED Area lights. Need touch up paint.
	Oakley Park	Electrical	General Park Area	Electrical	2		#N/A	N/A			#N/A	Pedestal is in good condition and circuits well labeled.
Atkinson Park & Community Center												
	Atkinson Park & Community Center	Civil	General Park Area	Utilities	1		#N/A	N/A				V-swales used around the parking lot and NE area to direct rainwater. Sewer clean-out present and in good condition.
	Atkinson Park & Community Center	Civil	General Park Area	Hardscape	5		#N/A	N/A			$266,982	Multiple areas of the interior pathways are cracked. Curb ramps exceed required ADA slope requirements with some missing DWS. Paths across N. Depot and access from W. Bunny do not meet current ADA standards. Repair soft spots in DG where possible irrigation is pooling; maintain DG paths frequently.
			General Park Area			Decomposed Granite	$ 10.00	SF	15,185	40%	$60,738	
			General Park Area			Concrete Sidewalks within Park (Includes CL II AB)	$ 20.00	SF	12,890	80%	$206,244	
	Atkinson Park & Community Center	Civil	General Park Area	Fencing	5		#N/A	N/A			$42,000	Repairs required to fabric and poles in many places
			General Park Area			Fencing- 6' Chain Link with Fabric	$ 40.00	LF	1,500	70%	$42,000	
	Atkinson Park & Community Center	Civil	Trash Enclosure	Miscellaneous	1		#N/A	N/A				Good condition
	Atkinson Park & Community Center	Civil	Parking	Hardscape	4		#N/A	N/A			$215,179	62 stalls, 3 ADA. Missing one ADA sign and cross-slopes exceed 2%. Surfacing will need to be replaced soon along with striping.
			Parking			Striping	$ 1.50	LF			$0	
			Parking			Asphalt Concrete (4" thick AC, includes CL II AB)	$ 10.00	SF	43,036	50%	$215,179	
	Atkinson Park & Community Center	Landscape	General Park Area	Plantings	5		#N/A	N/A			$3,000	Pines adjacent to parking lot and alley extremely messy, potential slip hazard. Regular clean-up and tree maintenance needed to control tree litter. 3” thick layer of mulch is needed in shrub plantings.
			General Park Area			Tree Maintenance/Clean-Up	$ 3,000.00	LS	1	100%	$3,000	
	Atkinson Park & Community Center	Landscape	General Park Area	Irrigation	5		#N/A	N/A			$900	Check irrigation pipes near playground for leaks.
			General Park Area			Pipes-Laterals	$ 6.00	LF	300	50%	$900	
	Atkinson Park & Community Center	Landscape	General Park Area	Art Installation	1		#N/A	N/A			#N/A	2 murals. Art bricks at edge of basketball court.
	Atkinson Park & Community Center	Landscape	General Park Area	Site Furnishings	5		#N/A	N/A			$16,550	4 wood slat benches in poor condition and need replacement. 1 custom metal bench in good condition. Five roller trash receptacles, 1 galvanized receptacle is damaged and needs replacement, 1 red metal, 2 Concrete with Metal Top – 1 needs metal top replaced. Clean graffiti. Two drinking fountains and 1 bike rack (5 stalls) in good condition.
			General Park Area			Benches- Wood	$ 3,000.00	EA	4	100%	$12,000	
			General Park Area			Trash Receptacles- Metal	$ 3,500.00	EA	1	100%	$3,500	
			General Park Area			Trash Receptacles- Concrete	$ 3,500.00	EA	1	30%	$1,050	
	Atkinson Park & Community Center	Landscape	Soccer Field	Plantings	4		#N/A	N/A			$36,000	Soccer field grass shows overuse. Fertilize, re-seed as needed.
			Soccer Field			Surface-Turf	$ 4.00	SF	90,000	10%	$36,000	
	Atkinson Park & Community Center	Landscape	Soccer Field	Fencing	4		#N/A	N/A			$4,250	Taller fencing along N. Railroad Ave., needs repainting to avoid rust. Replace fence panels as needed where bent. Fence fabric on one 4’ and 6’ gate extends beyond bottom rail and drags. One 6’ gate bent and needs replacement.
			Soccer Field			Fencing- 6' Chain Link	$ 35.00	LF	100	100%	$3,500	
			Soccer Field			Gate- Chain Link	$ 500.00	EA	2	75%	$750	
	Atkinson Park & Community Center	Landscape	Soccer Field	Equipment	4		#N/A	N/A			$10,000	1 field. Portable nets in poor condition, need replacement. Clean-up graffiti on bleachers.

	Park Name	Discipline	Amenity	Category	Rating	Park Element	Cost per Unit	Unit	Quantity	Degree of Repair	Total Cost	Comments
			Soccer Field			Goals and Nets	$ 10,000.00	PR	1	100%	$10,000	
	Atkinson Park & Community Center	Landscape	Skate Park	Hardscape	4		#N/A	N/A			$24,000	Fair/Poor condition and tagged with graffiti. Clean up graffiti and repair/replace as needed.
			Skate Park			Skate Features	$ 120.00	SF	200	100%	$24,000	
	Atkinson Park & Community Center	Landscape	Tennis Courts	Hardscape	4		#N/A	N/A			$136,000	4 courts. 1 court used for tennis, 1 for basketball, 2 for pickleball or tennis. Concrete repair needed. Re-surface/paint.
			Tennis Courts			Striping/Surface Paint	$ 20,000.00	EA	1	100%	$20,000	
			Tennis Courts			Surface-Concrete	$ 20.00	SF	29,000	20%	$116,000	
	Atkinson Park & Community Center	Landscape	Tennis Courts	Equipment	5		#N/A	N/A			$2,280	2 court posts in poor condition. Posts in one court removed for basketball.
			Tennis Courts			Posts and Nets	$ 5,700.00	PR	2	20%	$2,280	
	Atkinson Park & Community Center	Landscape	Basketball Court	Hardscape	4		#N/A	N/A			$20,000	1 court. Striping/surface needs repainting.
			Basketball Court- Full			Striping/Paint - Full	$ 20,000.00	LS	1	100%	$20,000	
	Atkinson Park & Community Center	Landscape	Picnic Area	Site Furnishings	1		#N/A	N/A			#N/A	1 group area, 7 metal tables with shade structure (see Architectural). 1 double grill.
	Atkinson Park & Community Center	Landscape	Playground	Hardscape	5		#N/A	N/A			$19,400	Wood mulch used instead of EWF – need to replace with correct material immediately. Wet spots indicate a leak.
			Playground			Surface- EWF	$ 4.00	SF	4,850	100%	$19,400	
	Atkinson Park & Community Center	Landscape	Playground	Equipment	4		#N/A	N/A			$375,000	Equipment 12-15 years old.
			Playground			Play Equipment-Large Park	$ 375,000.00	EA	1	100%	$375,000	
	Atkinson Park & Community Center	Architectural	Shade Structure	Structure	4		#N/A	N/A			$66,250	In poor condition. Rust at post bases and tops, with some heavy rust. Fabric shade is torn and has moss growth.
			Shade Structures			Overhead-Shade Sail/Post	$ 25.00	SF	2,650	100%	$66,250	
	Atkinson Park & Community Center	Electrical	Restroom	Lighting	4		#N/A	N/A			$2,250	Interior lighting within the restroom mechanical chase is by switch only and should be replaced with an occupancy sensor switch.
			Restrooms			Interior	$ 15,000.00	LS	1	15%	$2,250	
	Atkinson Park & Community Center	Electrical	General Park Area	Electrical	5		#N/A	N/A			$7,500	Switchgear showing signs of rust. Paint and clean switchgear. Remove Ivy growing around and in enclosure which can pose a safety risk.
			General Park Area			Service- Switchboard	$ 15,000.00	EA	1	50%	$7,500	
	Atkinson Park & Community Center	Electrical	General Park Area	Lighting	3		#N/A	N/A			#N/A	LED Area Lights. Need touch up paint. Bollards are in good condition; do not match City Standard.
	Atkinson Park & Community Center	Electrical	Soccer Field	Lighting	1		#N/A	N/A			#N/A	Part of sports field lighting assessment.
Rice Park												
	Rice Park	Civil	General Park Area	Utilities	1		#N/A	N/A				No visible SD inlets. Sewer and waterlines appear to be in good shape.
	Rice Park	Civil	General Park Area	Hardscape	5		#N/A	N/A			$69,818	Visible cracking in central intersection. Mow curbs and concrete panels are cracking and unlevel with pathways. Remove and replace as needed. Pathways are narrow and do not allow for passing. No path of travel provided to playground area. DG paths require frequent maintenance including refurbishing, regrading, and compacting surface. Repair broken sections of concrete curb and ensure level with public sidewalks.
			General Park Area			Concrete Curb	$ 60.00	LF			$0	
			General Park Area			Decomposed Granite	$ 10.00	SF	5,554	50%	$27,771	
			General Park Area			Concrete Pad	$ 15.00	SF	3,738	75%	$42,047	
			General Park Area			Concrete Mow Curb/Band	$ 30.00	LF			$0	
	Rice Park	Civil	General Park Area	Fencing	1		#N/A	N/A				Chain-link fence between park and school in good condition.
	Rice Park	Civil	Amphitheater	Hardscape	5		#N/A	N/A			$8,000	Stone spalling/ missing in many places. Mortar base cracked. Repair as required.
			Amphitheater			Stone Veneer Seat	$ 100.00	LF	100	80%	$8,000	
	Rice Park	Landscape	General Park Area	Plantings	4		#N/A	N/A			$23,977	Large turf area. Grass sparse and compacted. Aerate and re-seed. A 3” thick layer of mulch should be maintained in shrub plantings. Remove ivy near utilities.
			General Park Area			Mulch	$ 125.00	CY	40	100%	$4,977	
			General Park Area			Turf	$ 4.00	SF	47,500	10%	$19,000	
	Rice Park	Landscape	General Park Area	Irrigation	4		#N/A	N/A			$600	Valve boxes covered/not visible. Re-grade and uncover boxes as needed.
			General Park Area			Irrigation Valve Box- Plastic	$ 150.00	EA	20	20%	$600	
	Rice Park	Landscape	General Park Area	Site Furnishings	3		#N/A	N/A			#N/A	1 dog waste station; graffiti needs to be removed. 2 custom metal benches, 6 roller trash receptacles, 1 drinking fountain all in good condition.
	Rice Park	Landscape	Picnic Area	Site Furnishings	1		#N/A	N/A			#N/A	9 concrete tables, 1 metal serving table. 1 double grill. 1 single grill.
	Rice Park	Landscape	Playground	Hardscape	3		#N/A	N/A			#N/A	Rubberized tile cracked or broken. Replace tiles/re-grade as needed.
	Rice Park	Landscape	Playground	Equipment	3		#N/A	N/A			#N/A	1 playground. Equipment 8-9 years old.

	Park Name	Discipline	Amenity	Category	Rating	Park Element	Cost per Unit	Unit	Quantity	Degree of Repair	Total Cost	Comments
	Rice Park	Architectural	Restrooms	ADA Compliance	5		#N/A	N/A			#N/A	Various ADA compliance issues to be addressed.
	Rice Park	Electrical	General Park Area	Lighting	4		#N/A	N/A			$2,200	Dual head High Pressure Sodium Head
			Pathways			Poles- Bulb Replacement	$ 2,200.00	EA	1	100%	$2,200	
	Rice Park	Electrical	General Park Area	Electrical	1		#N/A	N/A			#N/A	Good condition
	Rice Park	Electrical	Restrooms	Lighting	4		#N/A	N/A			$800	Exterior have been upgraded to LED wall packs. Interior restroom are fluorescent strip lights. Interior lighting within the restroom mechanical chase are by switch only.
			Restrooms			Exterior/Interior - Bulb Replacement	$ 800.00	LS	1	100%	$800	
Tunnell Park												
	Tunnell Park	Civil	General Park Area	Utilities	4		#N/A				$4,000	SD inlets filled with debris and dirt. Restroom closed due to vandalism. Water lines appear to be in good condition.
			General Park Area			Storm Drain Inlets- Clean	$ 1,000.00	EA	4	100%	$4,000	
	Tunnell Park	Civil	General Park Area	Hardscape	4						$134,753	Interior pathways are cracked due to observed maintenance trucks driving over them. SE, NE, and SW areas of the park have ramps constructed with slopes exceeding requirements. DG is washing out onto public sidewalks. Water from irrigation causes rutting and soft spots. DG requires frequent maintenance.
			General Park Area			Decomposed Granite	$ 10.00	SF	9,642	60%	$57,852	
			General Park Area			Concrete Sidewalks within Park (Includes CL II AB)	$ 20.00	SF	3,845	100%	$76,901	
	Tunnell Park	Civil	General Park Area	Site Furnishings	1		#N/A	N/A			#N/A	Good condition. Park plaque showing signs of age. Recommend some polish.
	Tunnell Park	Civil	General Park Area	Fencing	1		#N/A	N/A			#N/A	Chain-link fence in good condition
	Tunnell Park	Landscape	General Park Area	Plantings	5		#N/A	N/A			$61,273	Large bare spots, weeds, and dry patches. Weed, aerate, re-sod or re-seed grass. Bare dirt exposed with no mulch in perimeter plantings. A 3” thick layer of mulch should be maintained in shrub plantings.
			General Park Area			Mulch	$ 125.00	CY	10	100%	$1,273	
			General Park Area			Turf	$ 4.00	SF	300,000	5%	$60,000	
	Tunnell Park	Landscape	General Park Area	Irrigation	4		#N/A	N/A			$48,966	Check irrigation spray heads in grass area.
			General Park Area			Heads - Spray and Rotor - By Area	$ 2.50	SF	195,864	10%	$48,966	
	Tunnell Park	Landscape	General Park Area	Site Furnishings	2		#N/A	N/A			#N/A	5 removable bollards, left to the side in grass. 9 roller trash receptacles, 2 drinking fountains, 1 dog waste station, 1 iron piñata pole, and 2 hose bibbs all in good condition.
	Tunnell Park	Landscape	Ball Field	Plantings	5		#N/A	N/A			$1,010	1 field. Infield grass needs re-seeding.
			Ball Field			Surface-Turf Outfield	$ 4.00	SF	2,525	10%	$1,010	
	Tunnell Park	Landscape	Ball Field	Site Furnishings	5		#N/A	N/A			$11,000	Bleachers- 1 bleacher requires replacement as metal frame rusted, wood bench paint chipping and splintered.
			Sports Fields/Courts			Bleachers- Metal 6 Tier	$ 8,000.00	EA	1	100%	$8,000	
			Ball Field			Benches- Wood	$ 3,000.00	EA	1	100%	$3,000	
	Tunnell Park	Landscape	Ball Field	Fencing	3		#N/A	N/A			#N/A	Fencing & gates – bottom metal rail resting on soil. Needs to be regraded to avoid rusting. Backstop CL fencing has holes, replace fabric.
	Tunnell Park	Landscape	Picnic Area	Site Furnishings	4		#N/A	N/A			$15,500	1 group area with 8 metal tables- several need painting, 2 serving tables: wood- slats warped and need replacement, 2 double grills in good condition. 1 individual picnic area with 2 metal tables- tan colored table needs painting and bench is slightly bent, blue table needs re-painting, 1 double grill in good condition, 2 serving tables and DG surface with concrete edging.
			Picnic Area			Tables- Metal	$ 5,000.00	EA	10	25%	$12,500	
			Picnic Area			Serving Table	$ 1,500.00	EA	2	100%	$3,000	
	Tunnell Park	Landscape	Playground	Hardscape	5		#N/A	N/A			$24,000	EWF levels low. Ramp not ADA compliant. Add lines play equipment to indicate EWF levels.
			Playground			Surface- EWF	$ 4.00	SF	6,000	100%	$24,000	
	Tunnell Park	Landscape	Playground	Equipment	4		#N/A	N/A			$37,500	1 Playground, 10 years old.
			Playground			Play Equipment-Large Park	$ 375,000.00	EA	1	10%	$37,500	
	Tunnell Park	Architectural	Overhead Trellis Structure	Structure	4		#N/A	N/A			$16,500	Precast concrete columns with beams and rafters. Beams show some dry rot and should be repaired. Wood structure should be repainted.
			Overhead Trellis Structure			Shade Trellis- Structure	$ 55.00	SF	750	40%	$16,500	
	Tunnell Park	Architectural	Restrooms	Structure	4		#N/A	N/A			$15,000	Exterior in good condition. Interior has damage, fixtures & equipment removed due to vandalism.
			Restrooms			Interior	$ 15,000.00	LS	1	100%	$15,000	
	Tunnell Park	Electrical	Restrooms	Lighting	4		#N/A	N/A			$800	The mechanical chase light fixtures appear to use incandescent and/or fluorescent bulbs. Interior lighting within the restroom mechanical chase is in good condition but by switch only.
			Restrooms			Exterior/Interior - Bulb Replacement	$ 800.00	LS	1	100%	$800	

	Park Name	Discipline	Amenity	Category	Rating	Park Element	Cost per Unit	Unit	Quantity	Degree of Repair	Total Cost	Comments
	Tunnell Park	Electrical	General Park Area	Electrical	1		#N/A	N/A			#N/A	No immediate need of maintenance.
Edwards Community Center & Sierra Vista Park												
	Edwards Community Center & Sierra Vista Park	Civil	General Park Area	Utilities	4		#N/A	N/A			$2,000	Inlets need to be cleared of debris/trash.
			General Park Area			Storm Drain Inlets- Clean	$ 1,000.00	EA	2	100%	$2,000	
	Edwards Community Center & Sierra Vista Park	Civil	General Park Area	Hardscape	3		#N/A	N/A			#N/A	Some pathways exceed 5% slope in path of travel. Concrete path from bldg to baseball field does not provide adequate landings and exceeds 5% slope. Driveways need path of travel behind ramp.
	Edwards Community Center & Sierra Vista Park	Civil	General Park Area	Signage	5		#N/A	N/A			$125	Hidden behind soda machine, re-locate to more prominent location.
			General Park Area			Park Plaques	$ 500.00	EA	1	25%	$125	
	Edwards Community Center & Sierra Vista Park	Civil	General Park Area	Fencing	5		#N/A	N/A			$5,250	Chain-link fence damaged near SD. Replace where damaged.
			General Park Area			Fencing- 6' Chain Link	$ 35.00	LF	1,000	15%	$5,250	
	Edwards Community Center & Sierra Vista Park	Civil	Parking	Hardscape	3		#N/A	N/A			#N/A	49 parking spaces, 2 ADA spaces. ADA spaces missing access path to sidewalk. Striping needs to be redone. Recommend AC surface treatment to preserve asphalt.
	Edwards Community Center & Sierra Vista Park	Civil	Trash Enclosure	Structure	5		#N/A	N/A			$2,000	Used to store baseball equipment. Broken latches and wood roof in poor condition.
			Trash Enclosure			Trash Enclosure- Roof- Wood	$ 2,000.00	LS	1	100%	$2,000	
	Edwards Community Center & Sierra Vista Park	Landscape	General Park Area	Plantings	3		#N/A	N/A			#N/A	Uneven turf surface beyond outfield. Outfield also used for soccer. Add new planting as needed in planters surrounding parking lot. Perimeter planting too tall near sidewalk. See CIP. A 3" thick layer of mulch should be maintained in shrub plantings.
	Edwards Community Center & Sierra Vista Park	Landscape	General Park Area	Irrigation	4		#N/A	N/A			$54,083	Booster pump installed due to insufficient pressure. Irrigation overspray onto infield and poor coverage at perimeter. Test and adjust as needed.
			General Park Area			Heads - Spray and Rotor - By Area	$ 2.50	SF	216,331	10%	$54,083	
	Edwards Community Center & Sierra Vista Park	Landscape	General Park Area	Site Furnishings	4		#N/A	N/A			$1,200	1 Drinking Fountain in good condition, ADA compliant. 1 dog waste station in good condition. 2 Bike Racks- One is damaged, needs replacement.
			General Park Area			Bike Racks	$ 1,200.00	EA	1	100%	$1,200	
	Edwards Community Center & Sierra Vista Park	Landscape	Ball Field	Equipment	2		#N/A	N/A			#N/A	1 field. 2 metal foul ball post need re-painting.
	Edwards Community Center & Sierra Vista Park	Landscape	Soccer Field	Plantings	1		#N/A	N/A			#N/A	1 field. Turf basin. Good condition. Some dry areas at perimeter need sprinkler adjustment.
	Edwards Community Center & Sierra Vista Park	Architectural		None			$ -	N/A			$0	
	Edwards Community Center & Sierra Vista Park	Electrical	General Park Area	Lighting	4		#N/A	N/A			$7,500	3 incandescent parking lot lights.
			Parking			Poles- Bulb Replacement	$ 2,500.00	EA	3	100%	$7,500	
	Edwards Community Center & Sierra Vista Park	Electrical	General Park Area	Electrical	4		#N/A	N/A			$5,000	Small-metered panelboard mounted to wooden pole.
			General Park Area			Service- Panelboard	$ 5,000.00	EA	1	100%	$5,000	
Rosalind Perlman Park												
	Rosalind Perlman Park	Civil	General Park Area	Hardscape	3		#N/A	N/A			#N/A	Park pathway extends to NE between new development and includes green space to intersection of Mill St. and Vine St. Cross slopes exceed 2% in multiple areas. Curb ramp at Mill St. and Vine. is missing DWS. Retaining curbs for swales broken in some areas.
	Rosalind Perlman Park	Civil	General Park Area	Signage	1		#N/A	N/A			#N/A	Good condition
	Rosalind Perlman Park	Civil	Pond	Equipment	5		#N/A	N/A			$33,738	Pond pump vandalized and requires replacement. Coating was completed 10 years ago.
			Pond			Liner (Pond Armor)	$ 2.50	SF	2,300	65%	$3,738	
			Pond			Circulation Pump	$ 30,000.00	EA	1	100%	$30,000	
	Rosalind Perlman Park	Civil	Pond	Water Feature	1		#N/A	N/A			#N/A	Dry streambed built for overflow. Good condition.
	Rosalind Perlman Park	Landscape	General Park Area	Plantings	5		#N/A	N/A			$11,073	Replacement of Native and drought tolerant plantings needed in areas impacted by nearby construction. A 3" thick layer of mulch should be maintained in shrub plantings. Rose planter soil exposed, add 3" mulch, replace old roses as needed. Empty tree well at end of walk; plant new street tree and install root barrier. Turf located at street entrance only; good condition.
			General Park Area			Shrubs/Groundcovers	$ 3.00	SF	3,100	100%	$9,300	
			General Park Area			Trees	$ 500.00	LF	1	100%	$500	
			General Park Area			Mulch	$ 125.00	CY	10	100%	$1,273	

	Park Name	Discipline	Amenity	Category	Rating	Park Element	Cost per Unit	Unit	Quantity	Degree of Repair	Total Cost	Comments
	Rosalind Perlman Park	Landscape	General Park Area	Irrigation	1		#N/A	N/A			#N/A	Good Condition.
	Rosalind Perlman Park	Landscape	General Park Area	Site Furnishings	5		#N/A	N/A			$3,500	Three trash receptacles: 1 metal, 2 concrete - one vandalized, needs replacement. 4 benches- 2 metal, 2 decorative iron, in good condition.
			General Park Area			Trash Receptacles- Concrete	$ 3,500.00	EA	1	100%	$3,500	
	Rosalind Perlman Park	Landscape	Playground	Hardscape	5		#N/A	N/A			$43,200	Playground 2: Rubberized has tears/holes. Concrete curb chipped.
			Playground			Surface- Rubberized Tile	$ 24.00	SF	1,800	100%	$43,200	
	Rosalind Perlman Park	Landscape	Playground	Equipment	5		#N/A	N/A			$200,000	Playground 1: 5+ years old, art piece, all ages, clean up graffiti. Playground 2: 15 years old, vandalized, graffiti, needs immediate replacement.
			Playground			Play Equipment-Small Park	$ 200,000.00	EA	1	100%	$200,000	
	Rosalind Perlman Park	Architectural	Overhead Trellis Structure	Structure	3		#N/A	N/A			#N/A	Wood framed structure in fair condition
	Rosalind Perlman Park	Architectural	Gazebo/Bandstand	Art Installation	5		#N/A	N/A			$4,000	Murals on each side have been vandalized.
			Gazebo/Bandstand			Murals	$ 10,000.00	EA	1	40%	$4,000	
	Rosalind Perlman Park	Electrical	General Park Area	Lighting	5		#N/A	N/A			$4,000	Correct leaning bollards. No visible damage. Lighting controls in fair condition.
			General Park Area			Bollards	$ 4,000.00	EA	2	50%	$4,000	
	Rosalind Perlman Park	Electrical	General Park Area	Electrical	5		#N/A	N/A			$500	The distribution panelboard is starting to fall off the back plane and should be secured.
			General Park Area			Service- Panelboard	$ 5,000.00	EA	1	10%	$500	
	Rosalind Perlman Park	Electrical	Pond	Electrical	5		#N/A	N/A			$20,000	Junction boxes are rusty and missing covers. Enclosure doors are broken allowing public access to equipment.
			Pond			Service- Pond	$ 20,000.00	LS	1	100%	$20,000	
Armstrong Park												
	Armstrong Park	Civil	General Park Area	Utilities	3		#N/A	N/A			#N/A	Restroom and drinking fountain present. Water and sewer lines may need replacement in near future due to age of park.
	Armstrong Park	Civil	General Park Area	Hardscape	5		#N/A	N/A			$152,152	Curb ramps exceed 8.33% slope. No ADA pathway behind driveway. Missing concrete path to south picnic area. Concrete around drinking fountain requires replacement. DG path to gazebo and north picnic area need resurfacing due to DG missing in areas and no edging. Recommend concrete path replacement.
			General Park Area			Concrete Sidewalks within Park (Includes CL II AB)	$ 20.00	SF	1,171	100%	$23,412	
			General Park Area			Decomposed Granite	$ 10.00	SF	16,092	80%	$128,740	
	Armstrong Park	Civil	General Park Area	Site Furnishings	2		#N/A	N/A			#N/A	2 bollards at driveway
	Armstrong Park	Civil	General Park Area	Fencing	4		#N/A	N/A			$15,925	Chain link fence on west perimeter requires repairs to poles and top rail in 2 areas.
			General Park Area			Fencing- 6' Chain Link	$ 35.00	LF	1,300	35%	$15,925	
	Armstrong Park	Civil	Parking	Hardscape	5		#N/A	N/A			$31,363	14 parking spaces, 1 ADA. Reconstruct AC surface and install new striping and include striping path to ADA ramps.
			Parking			Asphalt Concrete (4" thick AC, includes CL II AB)	$ 10.00	SF	3,136	100%	$31,363	
			Parking			Striping	$ 1.50	LF		100%	$0	
	Armstrong Park	Landscape	General Park Area	Plantings	4		#N/A	N/A			$23,009	Grass has dry areas and shows wear. Aerate, fertilize, re-seed. Replenish mulch in shrub areas. A 3” thick layer of mulch should be maintained in shrub plantings.
			General Park Area			Turf	$ 4.00	SF	100,000	5%	$20,000	
			General Park Area			Mulch	$ 125.00	CY	24	100%	$3,009	
	Armstrong Park	Landscape	General Park Area	Irrigation	1		#N/A	N/A			#N/A	Good Condition. Adjust spray heads as needed.
	Armstrong Park	Landscape	General Park Area	Site Furnishings	1		#N/A	N/A			#N/A	1 custom metal bench. Roller receptacles- 3 trash, 2 recycle. 2 drinking fountains.
	Armstrong Park	Landscape	Picnic Area	Site Furnishings	4		#N/A	N/A			$19,875	2 group areas, 5 metal tables will need replacement in next 5 years, 6 concrete tables, several with graffiti. 1 serving table – wood top needs re-sanding, stain, and re-sealing. Area 1: No path. Area 2: DG with no edging. 2 single grills and 1 double grill in good condition.
			Picnic Area			Tables- Metal	$ 5,000.00	EA	5	75%	$18,750	
			Picnic Area			Serving Table	$ 1,500.00	EA	1	75%	$1,125	
	Armstrong Park	Landscape	Playground	Hardscape	3		#N/A	N/A			#N/A	Synthetic turf matted down.
	Armstrong Park	Landscape	Playground	Equipment	4		#N/A	N/A			$281,250	1 playground, central play structure 4+ years old. Balance equipment installed 17-19 years ago and needs replacement.
			Playground			Play Equipment-Large Park	$ 375,000.00	EA	1	75%	$281,250	
	Armstrong Park	Architectural	Restrooms	ADA Compliance	5		#N/A	N/A			#N/A	Exterior in good condition. Various ADA compliance issues.
	Armstrong Park	Architectural	Gazebo/Bandstand	Structure	5		#N/A	N/A			$8,000	Steel internal structure or fasteners are rusting. Some components are damaged or missing.
			Gazebo/Bandstand			Structure	$ 100.00	SF	80	100%	$8,000	

	Park Name	Discipline	Amenity	Category	Rating	Park Element	Cost per Unit	Unit	Quantity	Degree of Repair	Total Cost	Comments
	Armstrong Park	Electrical	Restrooms	Lighting	2		#N/A	N/A			#N/A	Good condition. Interior lighting within the restroom mechanical chase are by switch only.
	Armstrong Park	Electrical	General Park Area	Electrical	2		#N/A	N/A			#N/A	There are no significant signs of rust.
Russell Park												
	Russell Park	Civil	General Park Area	Utilities	1		#N/A				#N/A	Restroom and drinking fountain present. Sewer and waterline appear to be in good condition.
	Russell Park	Civil	General Park Area	Hardscape	4		#N/A				$8,407	DG paths must be maintained frequently. Interior pathways recently constructed to current ADA standards.
			General Park Area			Decomposed Granite	$ 10.00	SF	1,681	50%	$8,407	
	Russell Park	Civil	General Park Area	Fencing	1		#N/A				#N/A	Chain-link fence along south perimeter in good condition.
	Russell Park	Landscape	General Park Area	Plantings	4		#N/A	N/A			$16,587	Large grass area, some thin and matted patches; fertilize, aerate and re-seed. Drought tolerant shrubs/groundcover, some dead or dying, particularly at street entrance. Replace plants as needed. Mulch - Thin, bare spots/exposed soil. Amend as needed. Maintain a 3" thick layer in shrub plantings.
			General Park Area			Turf	$ 4.00	SF	24,000	5%	$4,800	
			General Park Area			Mulch	$ 125.00	CY	926	5%	$5,787	
			General Park Area			Shrubs/Groundcovers	$ 3.00	SF	100,000	2%	$6,000	
	Russell Park	Landscape	General Park Area	Irrigation	4		#N/A	N/A			$13,819	Overspray onto DG paths, several spray heads leaking. Adjust spray nozzles and check heads.
			General Park Area			Heads - Spray and Rotor - By Area	$ 2.50	SF	55,277	10%	$13,819	
	Russell Park	Landscape	General Park Area	Site Furnishings	1		#N/A	N/A			#N/A	4 metal chairs. 1 metal trash receptacles; 3 roller- 2 trash, 1 recycle. 1 drinking fountain. 2
	Russell Park	Landscape	Playground	Hardscape	1		#N/A	N/A			#N/A	EWF levels good. Add lines to equipment to indicate proper EWF levels.
	Russell Park	Landscape	Playground	Equipment	1		#N/A	N/A			#N/A	1 Playground, 2 years old.
	Russell Park	Architectural	Restrooms	Structure	5		#N/A	N/A			$15,000	Various ADA compliance issues. Exterior in good condition, interior vandalized.
			Restrooms			Interior	$ 15,000.00	LS	1	100%	$15,000	
	Russell Park	Electrical	General Park Area	Lighting	4		#N/A	N/A			$5,000	10 pole mounted LED lights. Some heads appeared to be rocking in the breeze. Touch up paint and tighten fixture screws.
			Pathways			Poles	$ 5,000.00	EA	10	10%	$5,000	
	Russell Park	Electrical	General Park Area	Electrical	3		#N/A	N/A			#N/A	Missing PG&E meter.
	Russell Park	Electrical	Restrooms	Lighting (Restroom(s))	4		#N/A	N/A			$3,200	The mechanical chase light fixtures appear to use incandescent and/or fluorescent bulbs. Interior lighting within the restroom mechanical chase are in fair condition but are by switch only.
			Restrooms			Exterior/Interior - Bulb Replacement	$ 800.00	LS	1	100%	$800	
			Restrooms			Controls- Restrooms	$ 2,400.00	LS	1	100%	$2,400	
Abel Maldonado Youth Center & Simas Park												
	Abel Maldonado Youth Center & Simas Park	Civil	General Park Area	Utilities	4		#N/A	N/A			$5,000	Storm inlets filled with dirt/debris. Large inlet (high water level visible) in grass field. Water and sewer lines present and appear in good condition
			General Park Area			Storm Drain Inlets- Clean	$ 1,000.00	EA	5	100%	$5,000	
	Abel Maldonado Youth Center & Simas	Civil	General Park Area	Hardscape	4		#N/A	N/A			$139,575	No ADA pathway around building loading driveway. 1 pathway between pools and fields
			General Park Area			Wall- Concrete	$ 600.00	LF		60%	$0	
			General Park Area			Decomposed Granite	$ 10.00	SF	19,939	70%	$139,575	
			General Park Area			Curb Ramps (Includes CL II AB)	$ 32.00	EA		40%	$0	
	Abel Maldonado Youth Center & Simas Park	Civil	General Park Area	Site Furnishings	5		#N/A	N/A			$600	1 bollard not centered in hole, possible tripping hazard. Concrete bases around field light poles are becoming undermined due to erosion. Recommend sealing these areas and keeping areas around poles maintained. Railing showing signs of oxidation.
			General Park Area			Railing	$ 100.00	LF		50%	$0	
			General Park Area			Metal Bollards	$ 300.00	EA	2	100%	$600	
	Abel Maldonado Youth Center & Simas Park	Civil	General Park Area	Fencing	4		#N/A	N/A			$10,500	Chain-link fence along NE perimeter needs replacement due to invasive tree roots.
			General Park Area			Fencing- 6' Chain Link	$ 35.00	LF	600	50%	$10,500	
	Abel Maldonado Youth Center & Simas Park	Civil	Parking	Hardscape	3		#N/A	N/A				94 parking spaces, 10 ADA and 11 permitted. Existing AC surface shows some wear. Striping is visible.
	Abel Maldonado Youth Center & Simas	Civil	Trash Enclosure	Structure	4		#N/A	N/A			$813	Not enough space for all dumpsters.
			Trash Enclosure			Walls- CMU	$ 25.00	LF	65	50%	$813	

	Park Name	Discipline	Amenity	Category	Rating	Park Element	Cost per Unit	Unit	Quantity	Degree of Repair	Total Cost	Comments
	Abel Maldonado Youth Center & Simas Park	Landscape	General Park Area	Plantings	4		#N/A	N/A			$29,913	Soil erosion at storm drain fencing – regrade/repair. Fertilize, aerate and re-seed all grass in fall. Pine tree litter at walkway between baseball and little league fields; needs regular maintenance. Remove invasive Mexican Feather Grass and replace with other native grass. Replenish mulch in all shrub planted areas. A 3" thick layer of mulch should be maintained in shrub plantings.
			General Park Area			Turf	$ 4.00	SF	116,000	5%	$23,200	
			General Park Area			Mulch	$ 125.00	CY	269	20%	$6,713	
	Abel Maldonado Youth Center & Simas Park	Landscape	General Park Area	Irrigation	5		#N/A	N/A			$7,500	One small backflow not working. Several valve boxes have broken lids and covered by debris. Replace lids and clean valve boxes as needed. Large leaks at stadium – needs immediate attention. Overspray on walkways and leaking heads – replace/repair as needed.
			General Park Area			Backflow Device	$ 3,000.00	EA	1	100%	$3,000	
			General Park Area			Irrigation Valve Box- Plastic	$ 150.00	EA	30	100%	$4,500	
	Abel Maldonado Youth Center & Simas Park	Landscape	General Park Area	Art Installation	1		#N/A	N/A			#N/A	Custom tile paver patio, tile mosaic compass at NHM garden, 6 murals at lawn bowling and NHM, metal sculptured arcs with glass, 8 sculptures/boards.
	Abel Maldonado Youth Center & Simas Park	Landscape	General Park Area	Site Furnishings	5		#N/A	N/A			$37,980	5 drinking fountains; 4 concrete fountains at Little League – very old/unsanitary. 5 removable bollards. 2 missing in parking area, 2 broken: replace missing/damaged. Bollard holes drilled incorrectly - patch/fill-in pavement. 4 bike racks (5 stalls each), chipped paint – repaint. 2 recycled plastic trash receptacles and 1 folding umbrella with stand in good condition.
			General Park Area			Bike Racks	$ 1,200.00	EA	4	10%	$480	
			General Park Area			Metal Bollards	$ 300.00	EA	5	100%	$1,500	
			General Park Area			Drinking Fountains	$ 9,000.00	EA	4	100%	$36,000	
	Abel Maldonado Youth Center & Simas Park	Landscape	Ball Field	Fencing	5		#N/A	N/A			$2,250	Ball guards at bottom of CL fence fabric broken in places. CL fabric damaged along 3rd baseline of baseball field.
			Ball Field			Fencing- 10' Chain Link- Infield	$ 45.00	LF	50	100%	$2,250	
	Abel Maldonado Youth Center & Simas Park	Landscape	Ball Field	Plantings	4		#N/A	N/A			$428,000	SW field grass needs re-sodded.
			Ball Field			Surface-Turf Outfield	$ 4.00	SF	107,000	100%	$428,000	
	Abel Maldonado Youth Center & Simas Park	Landscape	Ball Field	Hardscape	5		#N/A	N/A			$50,000	Unsafe steps made from bender board to field, remove immediately. Rework slope to repair erosion, stabilize sidewalks and protect tree roots.
			Ball Field			Concrete Steps	$ 100.00	SF	500	100%	$50,000	
	Abel Maldonado Youth Center & Simas Park	Landscape	Ball Field	Site Furnishings	5		#N/A	N/A			$2,250	1 baseball field. 2 Little League fields. Bleacher wood seats, rotted at ends. Railings peeling. Replace/repair as needed.
			Sports Fields/Courts			Bleachers- Wood 5 Tier	$ 5,000.00	EA	3	15%	$2,250	
	Abel Maldonado Youth Center & Simas Park	Landscape	Basketball Court	Hardscape	4		#N/A	N/A			$20,000	1 court. Paint concrete surface, worn.
			Basketball Court- Full			Striping/Paint - Full	$ 20,000.00	LS	1	100%	$20,000	
	Abel Maldonado Youth Center & Simas Park	Landscape	Picnic Area	Site Furnishings	1		#N/A	N/A			#N/A	1 area, 2 recycled PVC tables. 2 BBQ pits, Santa Maria style.
	Abel Maldonado Youth Center & Simas Park	Landscape	Lawn Bowling	Fencing	5		#N/A	N/A			$3,750	Fencing with windshield, faded, and torn in several places. Replace. Painted arbors – repair, repaint as needed.
			Lawn Bowling			Fencing- Wind Screen	$ 7.50	LF	500	100%	$3,750	
	Abel Maldonado Youth Center & Simas Park	Landscape	Natural History Museum	Site Furnishings	1		#N/A	N/A			#N/A	NHM Garden: 1 wood slat bench, 3 decorative iron, 1 stamped concrete with iron legs. Decorative boulders, Plant ID staked labels, book share.
	Abel Maldonado Youth Center & Simas Park	Architectural	Natural History Museum	Structure	5		#N/A	N/A			$9,625	Roof shingles damaged. Recommend changed roofing material for fire safety.
			Natural History Museum			Roof-Shingle	$ 7.00	SF	1,375	100%	$9,625	
	Abel Maldonado Youth Center & Simas Park	Architectural	Announcer Booth/Concession Stand/ Restrooms	Structure	5		#N/A	N/A			$2,000	CMU structure with wood frame. Women's restroom door lock damaged. Various ADA compliance issues.
			Announcer Booth			Doors	$ 2,000.00	EA	1	100%	$2,000	
	Abel Maldonado Youth Center & Simas Park	Architectural	Bleachers (Sport Field/Court)	Structure	5		#N/A	N/A			$15,000	Finished and wood framing in close contact with flatwork causing rot and deterioration.
			Bleachers (Sport Field/Court)			Structure	$ 15,000.00	SF	1	100%	$15,000	
	Abel Maldonado Youth Center & Simas Park	Architectural	Announcer Booth	ADA Compliance	5		#N/A	N/A			#N/A	Exterior in good condition. Various ADA compliance issues.
	Abel Maldonado Youth Center & Simas Park	Architectural	Announcer Booth	Structure	5		#N/A	N/A			$4,590	Side wood fencing and roof fascia are rotting. Various ADA compliance issues.
			Announcer Booth			Structure	$ 85.00	SF	135	40%	$4,590	
	Abel Maldonado Youth Center & Simas Park	Architectural	Storage Building	Structure	4		#N/A	N/A			$2,000	Main door is damaged and rotting.
			Storage Building			Doors	$ 2,000.00	EA	1	100%	$2,000	
	Abel Maldonado Youth Center & Simas Park	Architectural	Covered Dugout Structure	Structure	4		#N/A	N/A			$12,000	Signs of roof damage and fascia splitting
			Covered Dugout Structure			Structure	$ 12,000.00	SF	1	100%	$12,000	

	Park Name	Discipline	Amenity	Category	Rating	Park Element	Cost per Unit	Unit	Quantity	Degree of Repair	Total Cost	Comments
	Abel Maldonado Youth Center & Simas Park	Architectural	Office Building	Structure	1		#N/A	#N/A			#N/A	In good condition
	Abel Maldonado Youth Center & Simas Park	Architectural	Lawn Bowling	Structure	4		#N/A	#N/A			$19,294	Roof damage problem that may result in more damage in the future. Shade trellis in fair condition.
			Lawn Bowling			Roof-Shingle	$ 7.00	SF	2,350	50%	$8,225	
			Lawn Bowling			Shade Trellis- Structure	$ 55.00	SF	575	35%	$11,069	
	Abel Maldonado Youth Center & Simas Park	Electrical	General Park Area	Lighting	3		#N/A	#N/A			#N/A	Decorative poles in parking lot. Square concrete bollards in fair condition.
	Abel Maldonado Youth Center & Simas Park	Electrical	Support Buildings	Lighting	4		#N/A	#N/A			$15,000	Fluorescent and incandescent fixtures
			Support Building			Interior/Exterior- Bulb Replacement	$ 15,000.00	LS	1	100%	$15,000	
	Abel Maldonado Youth Center & Simas Park	Electrical	Basketball Court	Lighting	4		#N/A	#N/A			$6,000	Court Light Poles
			Sports Fields/Courts			Sports Lights- Bulb Replacement	$ 6,000.00	LS	1	100%	$6,000	
	Abel Maldonado Youth Center & Simas Park	Electrical	Ball Field	Electrical	5		#N/A	#N/A			$25,000	Electrical hazard due to intruding vines growing in the conduits and panels. Have PG&E disconnect service until fixed.
			Sports Fields/Courts			Service- Ball Field	$ 25,000.00	EA	1	100%	$25,000	
Buena Vista Park												
	Buena Vista Park	Civil	General Park Area	Utilities	5		#N/A	#N/A			$4,000	Storm drain inlets filled with debris/dirt.
			General Park Area			Storm Drain Inlets- Clean	$ 1,000.00	EA	4	100%	$4,000	
	Buena Vista Park	Civil	General Park Area	Hardscape	4		#N/A	#N/A			$71,300	DG must be maintained frequently. Concrete flatwork ADA compliant.
			General Park Area			Concrete Pad	$ 15.00	SF	18,329	0%	$0	
			General Park Area			Decomposed Granite	$ 10.00	SF	23,767	30%	$71,300	
	Buena Vista Park	Civil	General Park Area	Fencing	5		#N/A	#N/A			$6,375	Playground perimeter fence shows signs of vandalism. Damaged panels should be replaced.
			General Park Area			Fencing- 6' Wrought Iron	$ 85.00	LF	300	25%	$6,375	
	Buena Vista Park	Landscape	General Park Area	Plantings	4		#N/A	#N/A			$336,000	Drought tolerant planting used for shrubs/groundcover. All basin plantings dead, replace with new. Replenish mulch as needed for a 3" layer. Dry spots in turf; adjust irrigation as needed.
			General Park Area			Turf	$ 4.00	SF	84,000	100%	$336,000	
	Buena Vista Park	Landscape	General Park Area	Irrigation	3		#N/A	#N/A			#N/A	Coverage issue in grass area, correct for head to head coverage.
	Buena Vista Park	Landscape	General Park Area	Site Furnishings	5		#N/A	#N/A			$750	One dog waste station with sign only, bag dispenser and waste can are missing and need replacement. Trash receptacles: 4 roller, 3 metal with slats– one has graffiti, 1 round metal - dented. Remove graffiti and repair as needed. 1 drinking fountain in fair condition. 15 metal slat chairs and 7 metal bollards in good condition.
			General Park Area			Dog Waste Station	$ 750.00	EA	1	100%	$750	
	Buena Vista Park	Landscape	Basketball Court	Hardscape	4		#N/A	#N/A			$22,500	3 courts. Excessive wear of surface paint, striping ok.
			Basketball Court- 1/2			Striping/Paint - 1/2 Court	$ 15,000.00	LS	3	50%	$22,500	
	Buena Vista Park	Landscape	Playground	Hardscape	5		#N/A	#N/A			$30,000	EWF levels too low, refill. Add lines to indicate proper EWF levels.
			Playground			Surface- EWF	$ 4.00	SF	7,500	100%	$30,000	
	Buena Vista Park	Landscape	Playground	Equipment	2		#N/A	#N/A			#N/A	1 playground, 4 years old.
	Buena Vista Park	Architectural	Restrooms	Structure	5		#N/A	#N/A			$7,500	In fair condition. Exterior siding vandalized by transients. Roof is damaged. Various ADA compliance issues.
			Restrooms			Finishes- Exterior	$ 30,000.00	LS	1	25%	$7,500	
			Restrooms			Roof	$ -	$ -	1	75%	$0	
	Buena Vista Park	Architectural	Shade Structure	Structure	2		#N/A	#N/A			#N/A	Pergola structure: faux stone column bases to wall; clean up graffiti. New metal post and fabric umbrella in good condition.
	Buena Vista Park	Electrical	General Park Area	Lighting	1		#N/A	#N/A			#N/A	Good condition.
	Buena Vista Park	Electrical	General Park Area	Electrical	4		#N/A	#N/A			$563	Some receptacles are missing covers.
			General Park Area			Plugs	$ 250.00	EA	3	75%	$563	
	Buena Vista Park	Electrical	Restrooms	Lighting	2		#N/A	#N/A			#N/A	Good condition. The mechanical chase is by switch only
Elwin Mussell Senior Center & Alice Trefts Park												
	Elwin Mussell Senior Center & Alice Trefts Park	Civil	General Park Area	Utilities	5		#N/A				$5,000	Storm drain inlets filled with dirt/debris.
			General Park Area			Storm Drain Inlets- Clean	$ 1,000.00	EA	5	100%	$5,000	
	Elwin Mussell Senior Center & Alice Trefts Park	Civil	General Park Area	Hardscape	4		#N/A	#N/A			$14,905	Concrete around the center is in good condition. ADA ramps exceed slope requirements. Some concrete paths near the perimeter are too steep. Parking lot retaining walls are missing grout in some areas.

	Park Name	Discipline	Amenity	Category	Rating	Park Element	Cost per Unit	Unit	Quantity	Degree of Repair	Total Cost	Comments
			General Park Area			Curb Ramps (Includes CL II AB)	$ 32.00	EA	8	80%	$205	
			General Park Area			CMU Wall- Perimeter	$ 30.00	SF	1,400	35%	$14,700	
	Elwin Mussell Senior Center & Alice Trefts Park	Civil	General Park Area	Fencing	4		#N/A	N/A			$1,800	Chain-link fence is in fair condition. Iron sliding gate is showing rust/ corrosion and paint faded.
			General Park Area			Gate- Wrought Iron	$ 1,800.00	EA	1	100%	$1,800	
	Elwin Mussell Senior Center & Alice Trefts Park	Civil	Parking	Hardscape	5		#N/A	N/A			$614,196	101 total parking spaces, 10 ADA stalls. Existing AC surface needs to be reconstructed due to raveling. Striping to be redone after AC surface is completed. ADA stalls exceed slope requirements.
			Parking			Striping	$ 1.50	LF		100%	$0	
			Parking			Asphalt Concrete (4" thick AC, includes CL II AB)	$ 10.00	SF	61,420	100%	$614,196	
	Elwin Mussell Senior Center & Alice Trefts Park	Civil	Trash Enclosure	Structure	1		#N/A	N/A			#N/A	Good condition
	Elwin Mussell Senior Center & Alice Trefts Park	Landscape	General Park Area	Plantings	5		#N/A	N/A			$5,960	Remove dead/dying tree and replace with new. Planting along CL perimeter fence at parking lot needs new plants installed. A 3" thick layer of mulch should be maintained in shrub plantings. Dry patches in turf, check to ensure full irrigation coverage.
			General Park Area			Trees	$ 500.00	LF	1	100%	$500	
			General Park Area			Shrubs/Groundcovers	$ 3.00	SF	1,820	100%	$5,460	
	Elwin Mussell Senior Center & Alice Trefts Park	Landscape	General Park Area	Irrigation	3		#N/A	N/A			#N/A	Coverage issue for grass and planter next to CL perimeter fence at parking lot. 1 hose bib at community garden.
	Elwin Mussell Senior Center & Alice Trefts Park	Landscape	General Park Area	Site Furnishings	3		#N/A	N/A			#N/A	4 benches, 1 concrete bench, 9 painted wood (red); red benches show significant wood rot, replace as needed. Trash receptacles: 3 concrete, 1 red (faded, needs repainting), 5 roller. 1 dog waste station, 3 bike racks (3 stalls each), and 3 metal bollards in good condition.
	Elwin Mussell Senior Center & Alice Trefts Park	Landscape	Picnic Area	Site Furnishings	1		#N/A	N/A			#N/A	1 Santa Maria BBQ style pit, covered with metal pole frame and corrugated metal roof.
	Elwin Mussell Senior Center & Alice Trefts Park	Landscape	Community Garden	Site Furnishings	5		#N/A	N/A			$500	Hose bibb leaks.
			Community Garden			Hose Bibb	$ 500.00	EA	1	100%	$500	
	Elwin Mussell Senior Center & Alice Trefts Park	Architectural	Greenhouse	Structure	5		#N/A	N/A			$1,125	Signs of vandalism.
			Greenhouse			Exterior- Panels	$ 1,500.00	LS	1	75%	$1,125	
	Elwin Mussell Senior Center & Alice Trefts Park	Architectural	Shade Structures	Structure	4		#N/A	N/A			$32,000	Signs of checking on beams at the NE and SE pergolas.
			Shade Structures			General- Posts/Beams	$ 32,000.00	LS	1	100%	$32,000	
	Elwin Mussell Senior Center & Alice Trefts Park	Architectural	Garden Shed	Structure	5		#N/A	N/A			$1,875	Window boarded up.
			Garden Shed			Structure	$ 7,500.00	SF	1	25%	$1,875	
	Elwin Mussell Senior Center & Alice Trefts Park	Electrical	General Park Area	Lighting	3		#N/A	N/A			#N/A	Shoebox parking lot lights with incandescent type bulbs. Decorative pathway lights with incandescent type bulbs.
Joe White Park												
	Joe White Park	Civil	General Park Area	Utilities	1							No drainage issues. Water lines present and in good condition.
	Joe White Park	Civil	General Park Area	Hardscape	4						$148,539	Interior pathway slopes exceed ADA requirements. Tree roots causing lifting in various areas. Concrete slopes around picnic tables exceed 2%. Missing DWS at curb ramp, which has major cracks. Ramp to playground exceeds 8.33% slope. No ADA access path to gazebo. Maintain frequently as no edging along outside edges of DG.
			General Park Area			Decomposed Granite	$ 10.00	SF	866	50%	$4,330	
			General Park Area			Curb Ramps (Includes CL II AB)	$ 32.00	EA	3	75%	$72	
			General Park Area			Concrete Sidewalks within Park (Includes CL II AB)	$ 20.00	SF	10,295	70%	$144,137	
	Joe White Park	Landscape	General Park Area	Planting	4		#N/A	N/A			$2,090,400	Grass – dry patches throughout. Check irrigation coverage. Shrubs - a 3" thick layer of mulch should be maintained in shrub plantings.
			General Park Area			Mulch	$ 125.00	CY	20,000	75%	$1,875,000	
			General Park Area			Turf	$ 4.00	SF	71,800	75%	$215,400	
	Joe White Park	Landscape	General Park Area	Irrigation	5		#N/A	N/A			$217,000	30+ year old system. Needs layout re-design and replacement.
			General Park Area			Heads - Spray and Rotor - By Area	$ 2.50	SF	86,800	100%	$217,000	

	Park Name	Discipline	Amenity	Category	Rating	Park Element	Cost per Unit	Unit	Quantity	Degree of Repair	Total Cost	Comments
	Joe White Park	Landscape	General Park Area	Site Furnishings	3		#N/A	N/A				Benches: 1 metal, 1 cast iron with wood slats, 1 backless wood slat with metal base, in poor condition and replacement needed. Trash receptables (2 concrete, 2 roller), 1 drinking fountain, and 1 dog waste station in good condition.
	Joe White Park	Landscape	Basketball Court	Equipment	3		#N/A	N/A				2 courts. Backstop rusted, needs replacement. One old chain net needs replacement.
	Joe White Park	Landscape	Basketball Court	Hardscape	4		#N/A	N/A			$30,000	2 courts. Caulk concrete joints on surface. Striping will need re-painting within 5 years.
			Basketball Court- Full			Striping/Paint - Full	$ 20,000.00	LS	2	75%	$30,000	
	Joe White Park	Landscape	Picnic Area	Site Furnishings	2		#N/A	N/A				Area 1: 2 metal tables. Area 2: 2 metal tables, BBQ on concrete base. 2 single grills in good condition.
	Joe White Park	Landscape	Picnic Area	Hardscape	5						$13,350	Concrete base slope not ADA compliant in Area 1.
			Picnic Area			Surface- Concrete	$ 30.00	SF	890	50%	$13,350	
	Joe White Park	Landscape	Playground	Hardscape	5		#N/A	N/A			$20,000	EWF level too low, ramp fully exposed, needs refilling. Rubberized tile under swings. Add line on equipment to indicate required EWF level.
			Playground			Surface- EWF	$ 4.00	SF	5,000	100%	$20,000	
	Joe White Park	Landscape	Playground	Equipment	4		#N/A	N/A			$160,000	1 playground. Equipment 15+ years old.
			Playground			Play Equipment-Small Park	$ 200,000.00	EA	1	80%	$160,000	
	Joe White Park	Architectural	Gazebo/Bandstand	Structure	3		#N/A	N/A				In fair condition. Missing accessible path of travel. Few holes and splitting in roofing.
	Joe White Park	Electrical	General Park Area	Lighting	4		#N/A	N/A			$4,000	Metal bollard is in poor condition and leaning; other bollard looks new. Fixtures covered by vines, trim regularly. Lights are in fair condition. Relace fixtures with LED equivalents.
			General Park Area			Bollards	$ 4,000.00	EA	1	100%	$4,000	
	Joe White Park	Electrical	General Park Area	Electrical	4		#N/A	N/A			$1,000	Shows signs of vandalism. Needs to be cleaned, sanded, painted to extend life expectancy.
			General Park Area			Service- Pedestal	$ 10,000.00	EA	1	10%	$1,000	
Minami Community Center & Park												
	Minami Community Center & Park	Civil	General Park Area	Utilities	3		#N/A	N/A				Storm drain inlets are filled with dirt/debris. Some standing water was observed. Parking lot swales are cracked. Large drainage above ground drainage inlets were observed and should be blocked off from public access.
	Minami Community Center & Park	Civil	General Park Area	Hardscape	5		#N/A	N/A			$231,403	Pathways are less than 4’ wide in many areas. Concrete is cracking and broken in many areas. ADA ramps at north parking lot, near the steps, exceeds ADA slope requirements. Sidewalk next to basketball court level higher creating tripping hazard. DG path to playground uneven. No edging observed along DG paths. DG must be maintained frequently.
			General Park Area			Curb Ramps (Includes CL II AB)	$ 32.00	EA	1	100%	$32	
			General Park Area			Concrete Sidewalks within Park (Includes CL II AB)	$ 20.00	SF	6,750	75%	$101,250	
			General Park Area			Decomposed Granite- Walks	$ 10.00	SF	21,687	60%	$130,121	
	Minami Community Center & Park	Civil	General Park Area	Fencing	3		#N/A	N/A				Wood paint peeling on fencing. CMU Walls in good condition; could use some paint or cleaning.
	Minami Community Center & Park	Civil	Parking	Hardscape	4		#N/A	N/A			$326,097	161 total parking spaces, 6 ADA stalls. Two parking lots, north and south. Both exhibit signs of cracking and require resurfacing. North parking striping needs to be redone.
			Parking			Striping	$ 1.50	LF		100%	$0	
			Parking			Asphalt Concrete (4" thick AC, includes CL II AB)	$ 10.00	SF	65,219	50%	$326,097	
	Minami Community Center & Park	Landscape	General Park Area	Plantings	3		#N/A	N/A				Dry patches in turf. Parkway grass sparse due to trees. Adam Park grass basin used during fair for vendor and RV parking. Re-seed and aerate as needed to avoid compaction. A 3” thick layer of mulch should be maintained in shrub plantings.
	Minami Community Center & Park	Landscape	General Park Area	Irrigation	5		#N/A	N/A			$3,000	Backflow not caged, leaking, pipes corroded – repair and re-paint as immediately. 2 hose bibs in BBQ area 1 &3.
			General Park Area			Backflow Device- Cage	$ 500.00	EA	1	100%		
			General Park Area			Backflow Device	$ 3,000.00	EA	1	100%	$3,000	

	Park Name	Discipline	Amenity	Category	Rating	Park Element	Cost per Unit	Unit	Quantity	Degree of Repair	Total Cost	Comments
	Minami Community Center & Park	Landscape	General Park Area	Site Furnishings	5		#N/A	N/A			$12,000	Benches: 6 wood slat, cast iron base (chained), need to be anchored properly; 7 backless wood slat, metal base- paint worn and chipped, one seat broken; 2 backless long wood slat, metal base - paint and wood chipped – sand, repair and repaint as needed; 3 recycled PVC- 1 warped and broken, 1 missing seat – repair/replace as needed; 2 metal and 2 custom metal benches in good condition. 4 drinking fountains, fountain at tennis court shows wear – may need earlier replacement. Dog waste station (1) vandalized with graffiti – clean/remove/repaint. Trash receptacles (4 custom concrete, 17 roller) in good condition.\
			General Park Area			Benches- Recycled PVC	$ 3,000.00	EA	1	100%	$3,000	
			General Park Area			Benches- Wood	$ 3,000.00	EA	3	100%	$9,000	
	Minami Community Center & Park	Landscape	Soccer Field	Miscellaneous	2		#N/A	N/A				3 fields in basin– at Adam Park.
	Minami Community Center & Park	Landscape	Ball Field	Site Furnishings	5		#N/A	N/A			$116,775	4 benches per dugout, 1 missing – needs replacement. Concrete stadium seating has exposed re-bar, large chips at joints – repair or replace immediately.
			Ball Field			PIP Seat Wall	$ 35.00	SF	3,265	100%	$114,275	
			Ball Field			Benches- Metal- Team	$ 2,500.00	EA	1	100%	$2,500	
	Minami Community Center & Park	Landscape	Ball Field	Fencing	3		#N/A	N/A				Fencing at back of dugout too high off the ground and damaged.
	Minami Community Center & Park	Landscape	Sand Volleyball	Miscellaneous	1		#N/A	N/A				2 courts.
	Minami Community Center & Park	Landscape	Tennis Court	Fencing	4						$6,750	6 courts. Fencing windscreen fabric ripped and deteriorated – needs replacement.
			Tennis Court			Fencing- Wind Screen	$ 7.50	LF	1,200	75%	$6,750	
	Minami Community Center & Park	Landscape	Tennis Court	Hardscape	4						$653,250	6 courts. Surface cracked, holes, expansion joints spreading – needs repair. Striping/surface paint lines ok, color bleeding through.
			Tennis Courts			Striping/Surface Paint	$ 20,000.00	EA	6	10%	$12,000	
			Tennis Courts			Surface-Concrete	$ 20.00	SF	42,750	75%	$641,250	
	Minami Community Center & Park	Landscape	Basketball Court	Fencing	4						$5,906	Half court CL fencing oxidized, bowing at base. Fencing shared with Tennis, splintering, base showing rot – repair/replace fencing as needed.
			Basketball Court			Fencing- 10' Wood	$ -	LF	60	75%	$0	
			Basketball Court			Fencing- 10' Chain Link	$ 45.00	LF	175	75%	$5,906	
	Minami Community Center & Park	Landscape	Basketball Court	Equipment	3		#N/A	N/A			#N/A	Backstops and nets- portable, missing net on half court – replace.
	Minami Community Center & Park	Landscape	Basketball Court	Hardscape	5		#N/A	N/A			$164,340	1 full court, 1 half court. Large gaps in concrete between court and walk, with some lifting of walk. Concrete needs immediate repair or replacement.
			Basketball Court			Surface- Concrete	$ 30.00	SF	5,478	100%	$164,340	
	Minami Community Center & Park	Landscape	Bocce Ball Court	Hardscape	4						$375	Pressurized wood court edging, one court missing one board others showing wear- replace as needed.
			Bocce Ball Court			Edging- Pressurized Wood	$ 5.00	LF	150	50%	$375	
	Minami Community Center & Park	Landscape	Bocce Ball Court	Fencing	4						$23,663	2 courts. Fencing and gate is oxidized. Metal post and frame pergola.
			Bocce Ball Court			Fencing- 6' Wrought Iron	$ 85.00	LF	350	75%	$22,313	
			Bocce Ball Court			Gate- Wrought Iron	$ 1,800.00	EA	1	75%	$1,350	
	Minami Community Center & Park	Landscape	Horseshoe Pits	Hardscape	3							2 pits Needs weeding, raking.
	Minami Community Center & Park	Landscape	Picnic Area	Site Furnishings	4						$13,750	4 group areas. One broken anchored wood bench, one broken privacy screen (in process of being replaced). 14 individual areas. 2 metal tables next to South Parking in poor condition – need immediate replacement.
			Picnic Area			Benches- Wood	$ 3,000.00	EA	1	100%	$3,000	
			Picnic Area			Privacy Screen- Wood	$ 750.00	EA	1	100%	$750	
			Picnic Area			Tables- Metal	$ 5,000.00	EA	2	100%	$10,000	
	Minami Community Center & Park	Landscape	Playground	Hardscape	5						$44,000	EWF levels low, refill and add fill lines to equipment. Rubberized tiles and rubber surface have holes – needs immediate repair.
			Playground			Surface- EWF	$ 4.00	SF	11,000	100%	$44,000	
	Minami Community Center & Park	Landscape	Playground	Equipment	4						$375,000	1 playground installed 13-15 years ago. Paint worn on ladders; one is missing a step - needs to be replaced immediately.
			Playground			Play Equipment-Large Park	$ 375,000.00	EA	1	100%	$375,000	
	Minami Community Center & Park	Architectural	Overhead Trellis Structure	Structure	4		#N/A	N/A			$27,500	Wood posts and framing splitting in places. Framing connections are failing.
			Overhead Trellis Structure			Shade Trellis- Structure	$ 55.00	SF	500	100%	$27,500	
	Minami Community Center & Park	Architectural	Shade Structures	Structure	4		#N/A	N/A			$6,750	Shade structure: metal post and wood trellis framing. Canopy awnings: rust at post bases and tops; fabric is tearing at connections; missing path of travel.
			Shade Structures			Overhead-Shade Sail/Post	$ 25.00	SF	270	100%	$6,750	
	Minami Community Center & Park	Electrical	General Park Area	Lighting	3		#N/A	N/A				No lights at parking lot off Battle Rd or pathway lights leading to parking light. Concrete Poles with LED fixtures in good condition.
	Minami Community Center & Park	Electrical	General Park Area	Electrical	4		#N/A	N/A			$750	Repaint interior and exterior panels of switchgear to slow corrosion and prevent premature replacement.
			General Park Area			Service- Switchboard	$ 15,000.00	EA	1	5%	$750	
	Minami Community Center & Park	Electrical	Basketball Court	Lighting	1		#N/A	N/A				LED court lighting. 4 poles and LED light heads in good condition.

	Park Name	Discipline	Amenity	Category	Rating	Park Element	Cost per Unit	Unit	Quantity	Degree of Repair	Total Cost	Comments
Bob Orach Park & Neighborhood Community Center												
	Bob Orach Park & Neighborhood Community Center	Civil	General Park Area	Utilities	4		#N/A	#N/A			$16,500	3 storm drain pipe outlets to grass fields need to be cleaned and trash rack added.
			General Park Area			Storm Drain Outlets- Clean	$ 2,000.00	EA	3	100%	$6,000	
			General Park Area			Drainage Basin Outlets (Trash Rack)	$ 3,500.00	EA	3	100%	$10,500	
	Bob Orach Park & Neighborhood Community Center	Civil	General Park Area	Hardscape	5		#N/A	#N/A			$43,742	Playground ramp exceeds 8.33% slope. Concrete near playground has large cracks. Concrete around drinking fountain is not ADA accessible. DG must be continuously maintained.
			General Park Area			Concrete Pad	$ 15.00	SF	5,832	50%	$43,742	
	Bob Orach Park & Neighborhood Community Center	Civil	General Park Area	Fencing	5		#N/A	#N/A			$20,375	Perimeter wood fence is missing a few rails. Welded wire is damaged in a few areas and needs repair.
			General Park Area			Fencing- Welded Wire with Wood Posts	$ 40.00	LF	500	40%	$8,000	
			General Park Area			Fencing- Split 2 Rail-Wood	$ 45.00	LF	1,100	25%	$12,375	
	Bob Orach Park & Neighborhood Community Center	Landscape	General Park Area	Plantings	4		#N/A	#N/A			$362,250	Dry patches and sparse turf – check irrigation coverage and reseed. Re-stake trees as needed. A 3" thick layer of mulch should be maintained in shrub plantings.
			General Park Area			Turf	$ 4.00	SF	120,750	75%	$362,250	
	Bob Orach Park & Neighborhood Community Center	Landscape	General Park Area	Irrigation	3		#N/A	#N/A			#N/A	Check and adjust spray coverage on all grass areas and soccer field.
	Bob Orach Park & Neighborhood Community Center	Landscape	General Park Area	Site Furnishings	5		#N/A	#N/A			$6,600	2 custom metal benches- exposed rough edges, corroded, need replacement. 6 removable bollards, replace 2 missing bollards. Two drinking fountains in fair condition. Dog waste station (1) in good condition.
			General Park Area			Metal Bollards	$ 300.00	EA	2	100%	$600	
			General Park Area			Benches- Metal	$ 3,000.00	EA	2	100%	$6,000	
	Bob Orach Park & Neighborhood Community Center	Landscape	Soccer Field	Plantings	4		#N/A	#N/A			$267,000	1 field. Turf shows wear and many dry patches.
			Soccer Field			Surface-Turf	$ 4.00	SF	89,000	75%	$267,000	
	Bob Orach Park & Neighborhood Community Center	Landscape	Picnic Area	Site Furnishings	3		#N/A	#N/A			#N/A	Area 1: 1 table, no overhead shade, missing one table. Replace. Area 2: 2 square metal picnic & benches, one damaged. Replace. Area 3: 2 tables. 3 single grills in good condition.
	Bob Orach Park & Neighborhood Community Center	Landscape	Playground	Hardscape	5		#N/A	#N/A			$15,268	EWF levels low. Replenish EWF. Add line to equipment to indicate required EWF level. Concrete curb edges have large chips.
			Playground			Surface- EWF	$ 4.00	SF	3,817	100%	$15,268	
	Bob Orach Park & Neighborhood Community Center	Landscape	Playground	Equipment	5		#N/A	#N/A			$200,000	1 playground. 20+ years old, paint worn in areas. Equipment should be replaced.
			Playground			Play Equipment-Small Park	$ 200,000.00	EA	1	100%	$200,000	
	Bob Orach Park & Neighborhood Community Center	Architectural	Overhead Trellis Structure	Structure	4						$18,000	Wood rot observed.
			Overhead Trellis Structure			Beams and Rafters	$ 18,000.00	LS	1	100%	$18,000	
	Bob Orach Park & Neighborhood Community Center	Architectural	Trash Enclosure	Structure	4						$600	Main door in need of repair. Wood rot detected. Water damage to roof.
			Trash Enclosure			Gates- Wood	$ 800.00	EA	1	75%	$600	
	Bob Orach Park & Neighborhood Community Center	Architectural	Restrooms	Structure	4						$150,500	In poor condition. Various ADA compliance issues. Lighting does not work.
			Restrooms			Structure	$ 250,000.00	SF	1	60%	$150,000	
			Restrooms			Lighting	$ 500.00	EA	1	100%	$500	
	Bob Orach Park & Neighborhood Community Center	Architectural	Westgate Center	Structure	4						$0	In poor condition. Roof, siding, and trim in need of repairs. Water damage to roof, missing downspout.
			Westgate Center			Exterior Storage Space	$ -	$ -	1	75%	$0	
	Bob Orach Park & Neighborhood Community Center	Electrical	General Park Area	Lighting	4		#N/A	#N/A			$48,000	LED poles lights. Touch-up paint to prevent corrosion. Several bollard heads are loose or missing. Lighting controls in good condition.
			General Park Area			Bollards	$ 4,000.00	EA	12	100%	$48,000	
	Bob Orach Park & Neighborhood Community Center	Electrical	General Park Area	Electrical	5		#N/A	#N/A			$1,000	Rodent intrusion observed at pedestal. Wire mesh is needed around openings in the panel. Shrubs in front need to be trimmed back 4 feet to provide clearance.
			General Park Area			Service- Pedestal	$ 10,000.00	EA	1	10%	$1,000	
	Bob Orach Park & Neighborhood Community Center	Electrical	Shade Structure	Lighting	2		#N/A	#N/A				Okay condition.
	Bob Orach Park & Neighborhood Community Center	Electrical	Westgate Center	Lighting	3		#N/A	#N/A				Lighting is mostly fluorescent fixtures at the building.

	Park Name	Discipline	Amenity	Category	Rating	Park Element	Cost per Unit	Unit	Quantity	Degree of Repair	Total Cost	Comments
Robert Acquistapace Park							$ -					
	Robert Acquistapace Park	Civil	General Park Area	Utilities	4						$4,700	NE storm drain outlet missing lock. NW storm drain outlet missing grate. SW outlet needs rock and repair around outlet area.
			General Park Area			Storm Drain Outlets- Repair	$ 1,200.00	EA	1	100%	$1,200	
			General Park Area			Drainage Basin Outlets (Trash Rack)	$ 3,500.00	EA	1	100%	$3,500	
	Robert Acquistapace Park	Civil	General Park Area	Hardscape	5						$91,378	Concrete pathways are in good condition. Missing clear direct access from ADA stalls to play area. Playground ramp slope exceeds 8.33%, slope is 14%. DG is separating from concrete in some areas; observed some depressions due to irrigation overspray. Maintain DG frequently. Pathway between parking and play area that is covered by grass with pavers underneath. Suggest making area clear to users that this is the accessible path; resin bound gravel could be used instead of pavers. Seat wall in good condition, maintain skateboard deterrents.
			General Park Area			Grasscrete	$ 35.00	SF	4,061	50%	$71,072	
			General Park Area			Decomposed Granite	$ 10.00	SF	4,061	50%	$20,306	
	Robert Acquistapace Park	Civil	General Park Area	Fencing	2							2-rail vinyl fencing located along Sonya Lane and Biscayne St. in good condition.
	Robert Acquistapace Park	Civil	Parking	Hardscape	2							26 total parking stalls, 2 ADA. Asphalt surface and striping appear to be new. Maintain properly to preserve quality.
	Robert Acquistapace Park	Landscape	General Park Area	Plantings	4						$2,886,000	Uneven, dry patches in turf. Soil compaction preventing percolation. Continue adding compost and amendments to improve and aerate. A 3” thick layer of mulch should be maintained in shrub plantings.
			General Park Area			Mulch	$ 125.00	CY	20,000	75%	$1,875,000	
			General Park Area			Turf	$ 4.00	SF	337,000	75%	$1,011,000	
	Robert Acquistapace Park	Landscape	General Park Area	Irrigation	4						$11,165	Main and lateral lines undersized, insufficient water pressure. Irrigation system needs to be analyzed by irrigation specialist (Irrigation Auditor). Overspray on DG areas and basketball courts – adjust as needed.
			General Park Area			Pipes-Laterals	$ 6.00	LF	2,481	75%	$11,165	
	Robert Acquistapace Park	Landscape	General Park Area	Site Furnishings	1							3 concrete trash receptacles. 1 drinking fountain. 2 dog waste stations. 16 metal bollards, 2 removable; surrounding electrical panel/irrigation equipment.
	Robert Acquistapace Park	Landscape	Soccer Field	Equipment	1							2 new portable goals.
	Robert Acquistapace Park	Landscape	Soccer Field	Plantings	2							1 field. Grass patchy due to poor soil quality and overuse. Amend soils.
	Robert Acquistapace Park	Landscape	Basketball Court	Hardscape	2							2 courts. Puddling from irrigation overspray. New striping/surface paint and backstops and nets.
	Robert Acquistapace Park	Landscape	Picnic Area	Site Furnishings	3							3 concrete tables each with one BBQ grill, with access path to only 1 table.
	Robert Acquistapace Park	Landscape	Playground	Hardscape	5						$15,740	EWF levels low. ADA ramp exposed. Replenish EWF. Add line to equipment to indicate required EWF level. ADA ramp slope exceeds 8.33%. Replace.
			Playground			Surface- EWF	$ 4.00	SF	3,935	100%	$15,740	
	Robert Acquistapace Park	Landscape	Playground	Equipment	1							1 playground installed 1 year ago. Includes music station.
	Robert Acquistapace Park	Architectural	Restrooms	Structure	3							In fair condition. Restroom door is damaged. Walls have graffiti on them.
	Robert Acquistapace Park	Electrical	General Park Area	Lighting	1							Good condition.
	Robert Acquistapace Park	Electrical	General Park Area	Electrical	1							Good condition.
	Robert Acquistapace Park	Electrical	Basketball Court	Lighting	4						$150,000	None existing.
			Basketball Court			Sports Lights	$ 25,000.00	EA	6	100%	$150,000	
Enos House & Park												
	Enos House & Park	Civil	General Park Area	Utilities	4						$4,800	Repair rip-rap areas at drainage outlets. Standing water noted in concrete aprons.
			General Park Area			Storm Drain Outlets- Repair	$ 1,200.00	EA	4	100%	$4,800	
	Enos House & Park	Civil	General Park Area	Hardscape	4						$2,124	DG requires maintenance frequently. Graffiti on concrete curbs – clean as needed.
			General Park Area			Concrete Mow Curb/Band	$ 30.00	LF	472	15%	$2,124	
			General Park Area			Decomposed Granite	$ 10.00	SF		10%	$0	
	Enos House & Park	Civil	General Park Area	Fencing	1							Chain-link fence along north perimeter in good condition.
	Enos House & Park	Civil	Parking	Hardscape	4						$12,500	DG parking area. City is currently remodeling the site.
			Parking			Decomposed Granite	$ 10.00	SF	5,000	25%	$12,500	
	Enos House & Park	Landscape	General Park Area	Plantings	4						$22,918	Slopes at basin – check if additional erosion control needed. Weeds/mustard prevalent – remove immediately to reduce spread of invasive plants. Dry/bare patches of turf in Basin- check irrigation coverage. People using as a dog park.
			General Park Area			Turf	$ 4.00	SF	114,589	5%	$22,918	
	Enos House & Park	Landscape	General Park Area	Irrigation	4						$14,324	Adjust irrigation - turf spray heads. Drip lines exposed on slopes – tack down as needed and cover with mulch.
			General Park Area			Heads - Spray and Rotor - By Area	$ 2.50	SF	114,589	5%	$14,324	

	Park Name	Discipline	Amenity	Category	Rating	Park Element	Cost per Unit	Unit	Quantity	Degree of Repair	Total Cost	Comments
	Enos House & Park	Architectural		None Currently			$ -					
	Enos House & Park	Electrical		None Currently			$ -					
Fletcher Park												
	Fletcher Park	Civil	General Park Area	Utilities	4						$1,500	Utility boxes need concrete collars at south DG parking. Drainage has some erosion along the embankment. Ravine headwalls are in good condition
			General Park Area			Dry Utility Boxes- HDPE	$ 500.00	EA	3	100%	$1,500	
	Fletcher Park	Civil	General Park Area	Hardscape	4						$21,299	No ADA access from parking lot to skate area. DWS around the parking lot need to be repaired. Curb ramps at the north perimeter of the park do not meet current ADA standards. DG needs to be maintained frequently. Tree roots are lifting the mow curb in the southeast portion of the park.
			General Park Area			ADA Domes	$ 60.00	SF		100%	$0	
			General Park Area			Decomposed Granite	$ 10.00	SF	14,136	15%	$21,203	
			General Park Area			Concrete Mow Curb/Band	$ 30.00	LF		30%	$0	
			General Park Area			Curb Ramps (Includes CL II AB)	$ 32.00	EA	3	100%	$96	
	Fletcher Park	Civil	General Park Area	Fencing	4						$13,813	Wrought iron fencing along College and at parking entrance is bent/missing pickets. More fencing should be added around ravine to deter people from entering the ravine.
			General Park Area			Fencing- 6' Wrought Iron	$ 85.00	LF	650	25%	$13,813	
	Fletcher Park	Civil	Parking	Hardscape	3							46 total parking stalls, 2 ADA. There are 30 Permit only stalls also. Existing asphalt and striping are in good condition. Asphalt maintenance will preserve quality. The south DG parking lot needs to be re-graded and leveled properly around utility boxes until concrete collars are installed.
	Fletcher Park	Landscape	General Park Area	Plantings	5						$105,800	Remove Birch tree, trunk compromised due to direct spray from irrigation. Bare patches in turf – aerate, re-seed, fertilize as needed. A 3" thick layer of mulch should be maintained in shrub plantings.
			General Park Area			Turf	$ 4.00	SF	35,100	75%	$105,300	
			General Park Area			Trees	$ 500.00	LF	1	100%	$500	
	Fletcher Park	Landscape	General Park Area	Irrigation	3							Overspray on DG paths. Adjust and relocate as needed. Backflow not caged. See CIP.
	Fletcher Park	Landscape	General Park Area	Site Furnishings	5						$1,200	1 bike rack (10 stalls) at pump track: missing many metal rails, needs replacement. 3 concrete benches in good condition, 2 at pump track, 1 by climbing boulders. 1 metal trash receptacle, 8 roller receptacles- 7 trash, 1 recycle. 2 drinking fountains; fountain at group picnic has ADA approach blocked by waste receptacles, re-locate waste and recycle receptacles. 2 dog waste stations: one in small parking lot and one along trail near pump track. Decorative boulders in good condition.
			General Park Area			Bike Racks	$ 1,200.00	EA	1	100%	$1,200	
	Fletcher Park	Landscape	Basketball Court	Hardscape	4						$26,250	1 half court; surface paint faded/discolored. 1 full court; striping good, surface paint faded and discolored.
			Basketball Court- 1/2			Striping/Paint - 1/2 Court	$ 15,000.00	LS	1	75%	$11,250	
			Basketball Court- Full			Striping/Paint - Full	$ 20,000.00	LS	1	75%	$15,000	
	Fletcher Park	Landscape	Skate Park	Hardscape	1							Removed, in process of being replaced during evaluation. PIP concrete pad.
	Fletcher Park	Landscape	Pump Track	Fencing	2							Newer coated fencing and gate with concrete pad.
	Fletcher Park	Landscape	Picnic Area	Site Furnishings	4						$35,000	2 individual areas: 7 metal tables on DG pads, tables in fair/poor condition and will need replacement. 1 group area: 5 metal tables, covered shade sail, metal post and beams rusted. 1 double grill in good condition.
			Picnic Area			Tables- Metal	$ 5,000.00	EA	7	100%	$35,000	
	Fletcher Park	Landscape	Playground	Hardscape	3							EWF levels low. ADA ramp exposed. Replenish EWF. Add line to equipment to indicate required EWF level.
	Fletcher Park	Landscape	Playground	Equipment	5						$200,000	Original equipment scheduled to be replaced.
			Playground			Play Equipment-Small Park	$ 200,000.00	EA	1	100%	$200,000	
	Fletcher Park	Landscape	Climbing Boulders	Hardscape	5						$23,872	3 boulders in EWF with concrete curbs. EWF levels low, refill. Clean up weeds at inner edges.
			Climbing Boulders			Surface- EWF	$ 4.00	SF	5,968	100%	$23,872	
	Fletcher Park	Architectural	Restrooms	Structure	5						$15,000	Exterior in good condition, interior requires maintenance.
			Restrooms			Interior	$ 15,000.00	LS	1	100%	$15,000	
	Fletcher Park	Architectural	Shade Structure	Structure	4						$5,500	Metal posts are rusting at top and bottom.
			Shade Structures			Overhead-Shade Sail/Post	$ 25.00	SF	550	40%	$5,500	

	Park Name	Discipline	Amenity	Category	Rating	Park Element	Cost per Unit	Unit	Quantity	Degree of Repair	Total Cost	Comments
	Fletcher Park	Electrical	General Park Area	Lighting	1		#N/A	#N/A			#N/A	None existing. Park will benefit from adding 10 to 15 bollards along the pathway and picnic areas.
	Fletcher Park	Electrical	General Park Area	Electrical	4		#N/A	#N/A			$1,500	Interior panel is showing signs of rust. Sand and paint to slow corrosion.
			General Park Area			Service Panels	$ 5,000.00	EA	1	30%	$1,500	
	Fletcher Park	Electrical	Restrooms	Lighting	4		#N/A	#N/A			$750	The interior restroom lights are fluorescent strip lights have been vandalized. The mechanical chase light fixtures appear to use incandescent and/or fluorescent bulbs. Interior lighting within the restroom mechanical chase is by switch only.
			Restrooms			Interior Lighting	$ 15,000.00	LS	1	5%	$750	
	Fletcher Park	Electrical	Skate Park	Lighting	1		#N/A	#N/A			#N/A	Good Condition
Marilyn Stanley Park												
	Marilyn Stanley Park	Civil	General Park Area	Utilities	1		#N/A	#N/A				Storm drain inlets present at west and east corners of the park.
	Marilyn Stanley Park	Civil	General Park Area	Hardscape	4		#N/A	#N/A			$9,048	DG must be maintained frequently. Entrance curb shows wear. NE and NW ADA ramp landing slope exceeds 2% and is missing DWS. Add concrete around south bench to make accessible. Seat wall at playground in good condition.
			General Park Area			ADA Domes	$ 60.00	SF		100%	$0	
			General Park Area			Decomposed Granite	$ 10.00	SF	1,510	50%	$7,548	
			General Park Area			Concrete Curb	$ 60.00	LF		25%	$0	
			General Park Area			Concrete Pad	$ 15.00	SF	100	100%	$1,500	
	Marilyn Stanley Park	Landscape	General Park Area	Plantings	3		#N/A	#N/A				Large grass area. Aerate, re-seed and fertilize as needed. A 3" thick layer of mulch should be maintained in shrub plantings.
	Marilyn Stanley Park	Landscape	General Park Area	Irrigation	3		#N/A	#N/A				Mainline location unknown. Alley irrigation system part of park system. Backflow not caged.
	Marilyn Stanley Park	Landscape	General Park Area	Site Furnishings	4		#N/A	#N/A			$900	2 metal benches with powder coating, legs show rust – power wash, check for corrosion, re-paint or replace depending on condition. Two dog waste stations in fair condition. Two removable bollards in good condition at the alley.
			General Park Area			Benches- Metal	$ 3,000.00	EA	2	15%	$900	
	Marilyn Stanley Park	Landscape	Picnic Area	Site Furnishings	2							1 area, 2 metal tables.
	Marilyn Stanley Park	Landscape	Playground	Hardscape	5		#N/A	#N/A			$6,540	EWF levels low. ADA ramp exposed. Replenish EWF. Add line to equipment to indicate required EWF level.
			Playground			Surface- EWF	$ 4.00	SF	1,635	100%	$6,540	
	Marilyn Stanley Park	Landscape	Playground	Equipment	5		#N/A	#N/A			$200,000	1 playground. Over 20 years old. Needs to be replaced due to age.
			Playground			Play Equipment-Small Park	$ 200,000.00	EA	1	100%	$200,000	
	Marilyn Stanley Park	Architectural		None Currently			$ -	#N/A				
	Marilyn Stanley Park	Electrical	General Park Area	Electrical	1		#N/A	#N/A				Appears to be direct connection to PG&E without meter. New service would be required for additional lighting.
Rotary Centennial Park & Robin Ventura Field												
	Rotary Centennial Park & Robin Ventura Field	Civil	General Park Area	Utilities	3		#N/A	#N/A				DIs around Robin Ventura Field are filled with debris. DIs connected to the basin were observed to be in good shape with some overgrown grass in the concrete aprons.
	Rotary Centennial Park & Robin Ventura Field	Civil	General Park Area	Hardscape	4		#N/A	#N/A			$433,221	Curb ramps near the parking lot are missing DWS. SE and NE curb ramps missing DWS. NE curb ramp does not have landing. NW curb ramp slopes are non-compliant. SW sidewalk from Forbes Place to turf playground has slopes exceeding current ADA standards. Root intrusion is occurring along the west perimeter sidewalk. One side of the ramps leading to the pavilion is currently ADA compliant. Mow curbs missing or damaged where present. The park could benefit from additional connecting paths. DG paths require maintenance frequently due to irrigation leaks or overspray.
			General Park Area			ADA Domes	$ 60.00	SF		100%		
			General Park Area			Decomposed Granite	$ 10.00	SF	24,548	25%	$61,370	
			General Park Area			Concrete Sidewalks within Park (Includes CL II AB)	$ 20.00	SF	46,481	40%	$371,851	
			General Park Area			Curb Ramps (Includes CL II AB)	$ 32.00	EA		100%	$0	
			General Park Area			Concrete Mow Curb/Band	$ 30.00	LF		100%	$0	
	Rotary Centennial Park & Robin Ventura Field	Civil	General Park Area	Signage	4		#N/A	#N/A			$1,500	1 Park Info Sign missing and another is chipped or/scraped.
			General Park Area			Park Informations Signs	$ 750.00	EA	2	100%	$1,500	
	Rotary Centennial Park & Robin Ventura Field	Civil	General Park Area	Site Furnishings	4		#N/A	#N/A			$7	Clock is not running – needs to be inspected/repaired; paint is faded, requires new coat. Repair chipped concrete at raised mosaic.
			General Park Area			Rotary- Raised Mosaic	$ 35.00	SF	1	20%	$7	

	Park Name	Discipline	Amenity	Category	Rating	Park Element	Cost per Unit	Unit	Quantity	Degree of Repair	Total Cost	Comments
			General Park Area			2 Tier Brick Clock Pedestal	$ 30,000.00	LS			$0	
	Rotary Centennial Park & Robin Ventura Field	Civil	General Park Area	Fencing	4		#N/A	N/A			$6,545	Missing several caps, top railing, and signs of extensive corrosion along the wrought iron fence near Robin Ventura Field.
			General Park Area			Fencing- 6' Wrought Iron	$ 85.00	LF	220	35%	$6,545	
	Rotary Centennial Park & Robin Ventura Field	Civil	Parking	Hardscape	4		#N/A	N/A			$407,112	108 total parking spaces, 5 ADA. Existing asphalt raveling and requires resurfacing and new striping.
			Parking			Striping	$ 1.50	LF		100%	$0	
			Parking			Asphalt Concrete (4" thick AC, includes CL II AB)	$ 10.00	SF	40,711	100%	$407,112	
	Rotary Centennial Park & Robin Ventura Field	Landscape	General Park Area	Plantings	4		#N/A	N/A			$15,000	DG mulch under trees by T-Ball fields needs leveling/replenishment. Bare patches of turf; aerate, re-seed and fertilize as needed. Add/replenish mulch to all planters, especially adjacent to College, basin area and south planters. A 3” thick layer of mulch should be maintained.
			General Park Area			Decomposed Granite	$ 10.00	SF	1,500	100%	$15,000	
	Rotary Centennial Park & Robin Ventura Field	Landscape	General Park Area	Irrigation	5		#N/A	N/A			$135,000	Irrigation to planter next to southern property wall sprays onto concrete walk. Change heads to strip or add drip. Drip emission devices used only in rotary basin. Controller is missing one zone map.
			General Park Area			Drip emission devices	$ 2.00	SF	67,500	100%	$135,000	
	Rotary Centennial Park & Robin Ventura Field	Landscape	General Park Area	Site Furnishings	1		#N/A	N/A			#N/A	Bollards in fair condition: 12 metal fixed, 7 metal removable. Trash receptacles in good condition: 16 trash roller receptacles, 3 recycle roller receptacles, 1 concrete trash receptacle. Benches in good condition: 21 metal, 4 backless metal. Ensure trash receptacles do not bock ADA access to drinking fountains (2). Dog waste stations (5) in good condition/ Decorative boulders in good condition.
	Rotary Centennial Park & Robin Ventura Field	Landscape	Ball Field	Plantings	4		#N/A	N/A			$1,440	1 field. Grass at edge of baseline needs to be edged.
			Baseball/Little League/T Ball Field			Surface-Turf Infield	$ 4.00	SF	3,600	10%	$1,440	
	Rotary Centennial Park & Robin Ventura Field	Landscape	Basketball Court	Hardscape	4		#N/A	N/A			$20,000	1 court. Striping/surface paint & Rotary emblem faded, old color bleeding through.
			Basketball Court- Full			Striping/Paint - Full	$ 20,000.00	LS	1	100%	$20,000	
	Rotary Centennial Park & Robin Ventura Field	Landscape	Picnic Area	Site Furnishings	5		#N/A	N/A			$150	1 Santa Maria style pit at group picnic area, needs replacement of one grate. 1 group picnic area: 14 tables on concrete, 17 tables under pavilion on DG, 2 built-in serving tables, 1 sink. 1 individual picnic area.
			Picnic Area			BBQ Pits/Grills	$ 1,000.00	EA	1	15%	$150	
	Rotary Centennial Park & Robin Ventura Field	Landscape	Fitness Equipment	Equipment	3							9 kiosks on concrete pads, little diversity in equipment.
	Rotary Centennial Park & Robin Ventura Field	Landscape	Playground	Hardscape	5		#N/A	N/A			$31,416	EWF levels low. ADA ramp exposed. Replenish EWF immediately. Add line to equipment to indicate required EWF level. Synthetic grass in poor condition, needs immediate replacement.
			Playground			Surface- EWF	$ 4.00	SF	7,854	100%	$31,416	
	Rotary Centennial Park & Robin Ventura Field	Landscape	Playground	Equipment	4		#N/A	N/A			$750,000	2 playgrounds, 16+ years old. Some paint worn off/graffiti. Will need replacement due to age.
			Playground			Play Equipment-Large Park	$ 375,000.00	EA	2	100%	$750,000	
							$ -	N/A			$0	
	Rotary Centennial Park & Robin Ventura Field	Architectural	Restrooms	Structure	4		#N/A	N/A			$10,500	Restroom 1 in good condition. Restroom 2 finishes and wood framing in close contact with grade making it susceptible to deterioration.
			Restrooms			Concrete Pad	$ 15.00	SF	700	100%	$10,500	
	Rotary Centennial Park & Robin Ventura Field	Architectural	Gazebo/Bandstand	Structure	3		#N/A	N/A			#N/A	Fair condition
	Rotary Centennial Park & Robin Ventura Field	Architectural	Shade Structure	Structure	3		#N/A	N/A			#N/A	Fair condition
	Rotary Centennial Park & Robin Ventura Field	Electrical	General Park Area	Lighting	4		#N/A	N/A			$32,000	Replace metal bollards with LED fixtures. Concrete bollards are in good condition.
			General Park Area			Bollards	$ 4,000.00	EA	8	100%	$32,000	
	Rotary Centennial Park & Robin Ventura Field	Electrical	General Park Area	Electrical	1		#N/A	N/A			#N/A	Good condition.
	Rotary Centennial Park & Robin Ventura Field	Electrical	Gazebo/Bandstand	Lighting	4		#N/A	N/A			$2,400	Lights on during the day with switch off.
			Gazebo/Bandstand			Controls- Gazebo	$ 2,400.00	LS	1	100%	$2,400	
	Rotary Centennial Park & Robin Ventura Field	Electrical	Restrooms	Lighting	3		#N/A	N/A			#N/A	Incandescent and fluorescent fixtures. Replace interior mechanical controls with occupancy sensors.
Rodenberger Park												
	Rodenberger Park	Civil	General Park Area	Utilities	4						$3,000	Infrastructure in good condition. DIs need to be cleaned.

	Park Name	Discipline	Amenity	Category	Rating	Park Element	Cost per Unit	Unit	Quantity	Degree of Repair	Total Cost	Comments
			General Park Area			Storm Drain Inlets- Clean	$ 1,000.00	EA	3	100%	$3,000	
	Rodenberger Park	Civil	General Park Area	Hardscape	4						$64	Interior pathways are in good condition. The East-West path requires handrails due to slope exceeding current ADA standards. Curb ramp at the corner of San Miguel St. does not meet current ADA standards. At the east border a curb ramps requires rework along with repairs to adjacent sidewalk. CMU walls in good condition; walls vary in color and may benefit from one uniform color.
			General Park Area			Curb Ramps (Includes CL II AB)	$ 32.00	EA	2	100%	$64	
	Rodenberger Park	Civil	General Park Area	Fencing	4						$350	Chain-link fence missing a panel along westerly edge of park.
			General Park Area			Fencing- 6' Chain Link	$ 35.00	LF	10	100%	$350	
	Rodenberger Park	Landscape	General Park Area	Plantings	3		#N/A	N/A				A 3” thick layer of mulch should be maintained in shrub plantings. Bare patches of turf by softball field. Aerate, re-seed, fertilize.
	Rodenberger Park	Landscape	General Park Area	Irrigation	5		#N/A	N/A			$1,000	2 Backflow preventors not caged.
			General Park Area			Backflow Device- Cage	$ 500.00	EA	2	100%	$1,000	
	Rodenberger Park	Landscape	General Park Area	Site Furnishings	1		#N/A	N/A			#N/A	Wood post for hose bibb rotted – replace. Gravel dry-well non-existent. Install new gravel dry-well. 2 recycled PVC benches in good condition. Dog waste stations (2) in fair condition. 2 roller trash receptacles, 2 drinking fountains, and 2 bike racks (9 stalls) in good condition.
	Rodenberger Park	Landscape	Ball Field	Fencing	5		#N/A	N/A			$2,363	1 field. Fencing should be tied to metal wire or bottom rail. Backstop paint and wood worn, one lower board split.
			Ball Field			Backstop- Wood	$ -	$ -	1	100%	$0	
			Ball Field			Fencing- 10' Chain Link- Infield	$ 45.00	LF	105	50%	$2,363	
	Rodenberger Park	Landscape	Picnic Area	Site Furnishings	5		#N/A	N/A			$76,500	1 area. 12 long metal tables with benches, 3 picnic tables, 1 serving table. Metal on all furnishings deteriorated, holes, rust, graffiti. Replace immediately. 1 Santa Maria style BBQ pit in good condition.
			Picnic Area			Tables- Metal	$ 5,000.00	EA	15	100%	$75,000	
			Picnic Area			Serving Table	$ 1,500.00	EA	1	100%	$1,500	
	Rodenberger Park	Landscape	Fitness Equipment	Equipment	4		#N/A	N/A			$36,960	7 pieces of equipment, 14 signs, 20+ years old, outdated, and little used.
			Fitness Equipment			Fitness Equipment	$ 6,600.00	EA	7	80%	$36,960	
	Rodenberger Park	Landscape	Playground	Hardscape	3		#N/A	N/A			#N/A	Rubberized tile.
	Rodenberger Park	Landscape	Playground	Equipment	5		#N/A	N/A			$375,000	1 playground. 20+ years old. Needs replacement due to age.
			Playground			Play Equipment-Large Park	$ 375,000.00	EA	1	100%	$375,000	
	Rodenberger Park	Architectural	Trellis/Lattice	Structure	2		#N/A	N/A			#N/A	Requested by neighbors to be blocked. Re-paint as needed.
	Rodenberger Park	Architectural	Shade Structure	Structure	4		#N/A	N/A			$10,000	There is rust on the post bases and tops. Fabric is tearing at its connections.
			Shade Structures			Overhead-Shade Sail/Post	$ 25.00	SF	500	80%	$10,000	
	Rodenberger Park	Electrical	General Park Area	Lighting	1		#N/A	N/A			#N/A	No site lighting currently.
	Rodenberger Park	Electrical	General Park Area	Electrical	4		#N/A	N/A			$10,000	Replace due to rust.
			General Park Area			Service- Pedestal	$ 10,000.00	EA	1	100%	$10,000	
Maramonte Community Center & Park												
	Maramonte Community Center & Park	Civil	General Park Area	Utilities	1		#N/A	N/A				SD inlets in parking lot and manholes in the park. Water lines appear hidden in a utility closet that was locked.
	Maramonte Community Center & Park	Civil	General Park Area	Hardscape	5		#N/A	N/A			$138,058	Interior pathways are being disturbed by tree roots causing tripping hazards. Majority of
			General Park Area			ADA Domes	$ 60.00	SF		100%	$0	
			General Park Area			Concrete Mow Curb/Band	$ 30.00	LF	68	100%	$4,106	
			General Park Area			Concrete Sidewalks within Park (Includes CL II AB)	$ 20.00	SF	8,118	55%	$133,952	
	Maramonte Community Center & Park	Civil	Parking	Hardscape	4		#N/A	N/A			$95,832	22 total parking stalls, 3 ADA. Existing AC surface requires resurfacing due to wear. New striping should be painted after resurfacing.
			Parking			Striping	$ 1.50	LF		100%	$0	
			Parking			Asphalt Concrete (4" thick AC, includes CL II AB)	$ 10.00	SF	9,583	100%	$95,832	
	Maramonte Community Center & Park	Civil	Trash Enclosure	Fencing	5		#N/A	N/A			$3,000	Metal pull-up gate bent and man-gate missing.
			Trash Enclosure			Gate- Chain Link	$ 1,500.00	EA	2	100%	$3,000	
	Maramonte Community Center & Park	Landscape	General Park Area	Plantings	4		#N/A	N/A			$254,993	Dry patches and bare patches of turf. Aerate, re-seed and fertilize as needed, adjust sprinkler heads. No mow fescue, cut back to 4” high (no shorter) in spring. Remove tree stumps in raised planters behind center. Planting along south perimeter wall died, add new drought tolerant plants and mulch. A 3” thick layer of mulch should be maintained in shrub plantings.
			General Park Area			Mulch	$ 125.00	CY	185	80%	$18,500	
			General Park Area			Shrubs/Groundcovers	$ 3.00	SF	20,000	80%	$48,000	
			General Park Area			Turf	$ 4.00	SF	58,904	80%	$188,493	

	Park Name	Discipline	Amenity	Category	Rating	Park Element	Cost per Unit	Unit	Quantity	Degree of Repair	Total Cost	Comments
	Maramonte Community Center & Park	Landscape	General Park Area	Irrigation	1		#N/A	#N/A			#N/A	Adjust spray heads as needed.
	Maramonte Community Center & Park	Landscape	General Park Area	Site Furnishings	4		#N/A	#N/A			$3,675	Benches: 2 metal benches with backs, wood benches at tennis courts showing wear - need sanding/staining. Concrete trash receptacles (15) in good condition. Drinking fountain (1) in good condition. Dog waste station (1) in good condition. Painted metal bollards (3) need fresh paint or stripped.
			General Park Area			Metal Bollards	$ 300.00	EA	3	75%	$675	
			General Park Area			Benches- Wood	$ 3,000.00	EA	2	50%	$3,000	
	Maramonte Community Center & Park	Landscape	Tennis Court	Hardscape	4		#N/A	#N/A			$40,000	2 courts. Striping/surface paint worn, needs new paint.
			Tennis Courts			Striping/Surface Paint	$ 20,000.00	EA	2	100%	$40,000	
	Maramonte Community Center & Park	Landscape	Tennis Court	Fencing	4		#N/A	#N/A			$6,750	Interior fence bulging.
			Tennis Courts			Fencing- 10' Chain Link	$ 45.00	LF	300	50%	$6,750	
	Maramonte Community Center & Park	Landscape	Basketball Court	Hardscape	4		#N/A	#N/A			$30,000	2 half courts. Needs new surface paint/striping. Southern court shares fence with tennis and gets more use.
			Basketball Court- 1/2			Striping/Paint - 1/2 Court	$ 15,000.00	LS	2	100%	$30,000	
	Maramonte Community Center & Park	Landscape	Horseshoe Pits	Hardscape	5		#N/A	#N/A			$15,600	3 pits. Located under trees with high litter. DG surface with depressions, needs resurfacing and recompacting. Pressurized lumber backboards crumbling with exposed rebar supports. Replace backboards immediately. One horseshoe stake missing, replace.
			Horseshoe Pits			Decomposed Granite	$ 10.00	SF	1,200	100%	$12,000	
			Horseshoe Pits			Backboards and Stakes	$ 1,200.00	EA	3	100%	$3,600	
	Maramonte Community Center & Park	Landscape	Picnic Area	Site Furnishings	1		#N/A	#N/A			#N/A	10 areas. 10 concrete tables. Covered group picnic area not part of assessment. 3 single grills in fair condition.
	Maramonte Community Center & Park	Landscape	Playground	Hardscape	5		#N/A	#N/A			$14,492	EWF levels too low, ADA ramp exposed. Refurbish EWF and add lines to equipment to indicate required EWF levels.
			Playground			Surface- EWF	$ 4.00	SF	3,623	100%	$14,492	
	Maramonte Community Center & Park	Landscape	Playground	Equipment	5		#N/A	#N/A			$200,000	1 playground. 13 years old. Significant vandalism/damage. Slide and other equipment missing – needs immediate replacement.
			Playground			Play Equipment-Small Park	$ 200,000.00	EA	1	100%	$200,000	
	Maramonte Community Center & Park	Architectural	Trash Enclosure	Structure	5		#N/A	#N/A			$175	Currently abandoned. Should be removed to reduce vandalism or re-purposed.
			Trash Enclosure			Walls- CMU	$ 25.00	LF	35	20%	$175	
	Maramonte Community Center & Park	Electrical	General Park Area	Lighting	4		#N/A	#N/A			$13,800	The pathway fixtures are in okay condition, but should be scheduled for replacement with newer LED fixtures as part of any energy efficiency upgrades. Evaluation of controls done during the day, unable to tell if push buttons are working.
			General Park Area			Controls	$ 20,000.00	LS	1	25%	$5,000	
			Pathways			Poles- Bulb Replacement	$ 2,200.00	EA	4	100%	$8,800	
	Maramonte Community Center & Park	Electrical	General Park Area	Electrical	4		#N/A	#N/A			$5,000	The pedestal is in fair condition.
			General Park Area			Service- Pedestal	$ 10,000.00	EA	1	50%	$5,000	
	Maramonte Community Center & Park	Electrical	Sports Courts	Lighting	4		#N/A	#N/A			$39,000	Existing tennis courts and basketball courts are equipped with 13 poles and 16 high pressure sodium or metal halide light heads.
			Sports Fields/Courts			Sports Lights- Bulb Replacement	$ 6,000.00	LS	13	50%	$39,000	
Maramonte Park North												
	Maramonte Park North	Civil	General Park Area	Utilities	4		#N/A	#N/A			$2,000	Dry utility boxes are showing signs of cracking. No restroom on site. Storm drain in parking lot lead to manholes in park.
			General Park Area			Dry Utility Boxes- HDPE	$ 500.00	EA	4	100%	$2,000	
	Maramonte Park North	Civil	General Park Area	Hardscape	3		#N/A	#N/A				Concrete pathways near the parking lot have uneven panels. The sidewalk around the parking lot exceeds current ADA slope requirements. Some overflow/erosion is occurring around the mow strips. Curb ramp in southeast section of park is missing DWS. CMU perimeter wall in good shape, should be cleaned and possibly repainted.
	Maramonte Park North	Civil	General Park Area	Fencing	4		#N/A	#N/A			$1,050	Chain-link fence around portable restroom requires repairs.
			General Park Area			Fencing- 6' Chain Link	$ 35.00	LF	50	60%	$1,050	
	Maramonte Park North	Civil	Parking	Hardscape	4		#N/A	#N/A			$67,518	33 total parking stalls, 2 ADA. East section of parking lot has been resurfaced. The west section is displaying signs of wear and should be resurfaced and re-striped.
			Parking			Asphalt Concrete (4" thick AC, includes CL II AB)	$ 10.00	SF	13,504	50%	$67,518	
			Parking			Striping	$ 1.50	LF		50%	$0	

	Park Name	Discipline	Amenity	Category	Rating	Park Element	Cost per Unit	Unit	Quantity	Degree of Repair	Total Cost	Comments
											$0	
	Maramonte Park North	Landscape	General Park Area	Plantings	2		#N/A	N/A			#N/A	Aerate, re-seed, fertilize, adjust sprinkler heads, as needed.
	Maramonte Park North	Landscape	General Park Area	Irrigation	4		#N/A	N/A			$267,800	Check coverage in grass. Adjust all heads as needed.
			General Park Area			Heads - Spray and Rotor - By Area	$ 2.50	SF	133,900	80%	$267,800	
	Maramonte Park North	Landscape	General Park Area	Site Furnishings	3		#N/A	N/A			#N/A	1 dog waste station - Wood post needs paint - check for rot, dispenser faded but serviceable. 1 metal bike rack, 5 bike stalls; needs fresh coat of paint or stripped. 2 roller trash receptacles and 1 drinking fountain in good condition.
	Maramonte Park North	Landscape	Ball Field	Fencing	4		#N/A	N/A			$30,000	1 field. Fence fabric should be tied to metal wire or bottom rail. Backstop paint and wood worn, one lower board split. Repaint, repair as needed.
			Ball Field			Fencing Improvements	$ 30,000.00	LS	1	100%	$30,000	
	Maramonte Park North	Landscape	Picnic Area	Site Furnishings	1		#N/A	N/A			#N/A	2 areas. 2 concrete tables, 1 metal table. 2 single grills in good condition.
	Maramonte Park North	Architectural		None								
	Maramonte Park North	Electrical	General Park Area	Electrical	1		#N/A	N/A				No site service.
Hagerman Sports Complex												
	Hagerman Sports Complex	Civil	General Park Area	Utilities	4		#N/A	N/A			$4,000	Storm drain inlet on east side of building requires larger outlet to drain at a proper rate. Currently, 1 3” curb drain serves this drainage structure. Clean/remove sediment from open bottom inlet. Sewer and water lines appear to be in good condition
			General Park Area			Storm Drain Inlets	$ 3,000.00	EA	1	100%	$3,000	
			General Park Area			Storm Drain Inlets- Clean	$ 1,000.00	EA	1	100%	$1,000	
	Hagerman Sports Complex	Civil	General Park Area	Hardscape	5		#N/A	N/A			$714,649	Interior pathways along north and south of parking lot have cross-slopes exceeding current ADA standards and are being lifted by tree roots. Outdoor eating area cross-slopes exceed 2.5% - 3%. Paver pathways are being lifted due to tree roots. ADA ramps are missing DWS or do not meet current ADA standards. DG path around the baseball fields is rutted from tire tracks and requires maintenance. DG path around Pickleball courts is sand. This should be replaced with DG and stabilized. Tree roots have displaced the playground wall causing a safety issue.
			General Park Area			Decomposed Granite	$ 10.00	SF	74,160	50%	$370,802	
			General Park Area			Paver-Pathway	$ 40.00	SF			$0	
			General Park Area			Concrete Sidewalks within Park (Includes CL II AB)	$ 20.00	SF	34,385	50%	$343,847	
	Hagerman Sports Complex	Civil	General Park Area	Site Furnishings	4		#N/A	N/A			$300	Missing 1 traffic bollard at field access gates.
			General Park Area			Metal Bollards	$ 300.00	EA	1	100%	$300	
	Hagerman Sports Complex	Civil	General Park Area	Fencing	1		#N/A	N/A				Chain-link fencing in good condition.
	Hagerman Sports Complex	Civil	Parking	Hardscape	4		#N/A	N/A			$1,426,914	194 total parking stalls, 5 ADA. Existing AC surface is in poor condition, requiring resurfacing and restriping. ADA parking stalls require slope rework to meet current ADA standards.
			Parking			Striping	$ 1.50	LF		100%	$0	
			Parking			Asphalt Concrete (4" thick AC, includes CL II AB)	$ 10.00	SF	142,691	100%	$1,426,914	
	Hagerman Sports Complex	Civil	Trash Enclosure	Structure	4		#N/A	N/A			$1,500	Posts are bent.
			Trash Enclosure			Gate- Chain Link	$ 1,500.00	EA	1	100%	$1,500	
	Hagerman Sports Complex	Landscape	General Park Area	Plantings	5		#N/A	N/A			$2,589,394	Ivy taking over Cypress in SW planting area. Remove from trees and ground below. A 3” thick layer of mulch should be maintained in shrub plantings and around the trees. Large dead patch of turf near softball fields – resod. Tree litter from Liquidambars adjacent to parking – needs regular maintenance. One tree in parking lot in poor health and 2 parking islands missing trees. Several trees throughout park look stressed – check irrigation to trees and have an arborist review overall health of trees.
			General Park Area			Trees	$ 500.00	LF	3	100%	$1,500	
			General Park Area			Mulch	$ 125.00	CY	20,000	80%	$2,000,000	
			General Park Area			Turf	$ 4.00	SF	293,947	50%	$587,894	
	Hagerman Sports Complex	Landscape	General Park Area	Irrigation	5		#N/A	N/A			$667,311	Many valve boxes too low, covered by grass. Some lids broken. Overspray onto softball infield and DG perimeter access road. Leak near grandstand, runoff near access gate of NW softball field. Check tree bubblers. Backflow not caged.
			General Park Area			Irrigation Valve Box- Plastic	$ 150.00	EA	15	100%	$2,250	
			General Park Area			Heads - Spray and Rotor - By Area	$ 2.50	SF	531,649	50%	$664,561	
			General Park Area			Backflow Device- Cage	$ 500.00	EA	1	100%	$500	

	Park Name	Discipline	Amenity	Category	Rating	Park Element	Cost per Unit	Unit	Quantity	Degree of Repair	Total Cost	Comments
	Hagerman Sports Complex	Landscape	General Park Area	Site Furnishings	3		#N/A	N/A				11 drinking fountains, 1 in each dugout, in fair condition. Dog waste stations (2) in fair condition. Trash receptacles (14 red metal, 2 rectangular metal, 1 round) in good condition. 2 red metal benches in good condition.
	Hagerman Sports Complex	Landscape	Ball Field	Fencing	5		#N/A	N/A			$1,160	4 Fields. 2 to 3 fencing posts and panels need repair. No gate on pitching cage. Backstop paint chipping – sand & re-paint.
			Ball Field			Backstop- Wood	$ -	$ -	4	40%	$0	
			Ball Field			Gate- Chain Link	$ 500.00	EA	1	100%	$500	
			Ball Field			Fencing- 4' Chain Link with Fence Topper	$ 55.00	LF	24	50%	$660	
	Hagerman Sports Complex	Landscape	Ball Field	Site Furnishings	5		#N/A	N/A			$1,080	Metal bleachers with plastic seats. 18 seats broken, the rest in fair/poor condition. Remove and replace all plastic seats.
			Sports Fields/Courts			Bleachers- Grand Stand Stadium Seats	$ 60.00	EA	18	100%	$1,080	
	Hagerman Sports Complex	Landscape	Pickleball Courts	Hardscape	2		#N/A	N/A				6 courts. Newer and in good condition. Large viewing areas at both ends of courts is a sand surface. See civil comments for replacement approach.
	Hagerman Sports Complex	Landscape	Picnic Area	Site Furnishings	4		#N/A	N/A			$750	1 covered built-in BBQ. Refrigerator in poor condition. 7 round metal tables with benches, including 3 ADA tables.
			Picnic Area			BBQ Pits/Grills	$ 1,000.00	EA	1	75%	$750	
	Hagerman Sports Complex	Landscape	Playground	Hardscape	5		#N/A	N/A			$15,428	EWF levels low – replenish immediately. Add fill lines to indicate required EWF levels.
			Playground			Surface- EWF	$ 4.00	SF	3,857	100%	$15,428	
	Hagerman Sports Complex	Landscape	Playground	Equipment	4		#N/A	N/A			$562,500	2 playgrounds for each age group. 15+ years old.
			Playground			Play Equipment-Large Park	$ 375,000.00	EA	2	75%	$562,500	
	Hagerman Sports Complex	Architectural	Shade Structure	Structure	5		#N/A	N/A			$81,250	Tears in fabric awning, needs replacement. Re-paint as needed.
			Shade Structures			Overhead-Shade Sail/Post	$ 25.00	SF	3,250	100%	$81,250	
	Hagerman Sports Complex	Architectural	Bleachers/Announcer Booth	Structure	5		#N/A	N/A			$8,000	There is damage to the interior wall and baseboards on the first floor. Otherwise in good condition.
			Announcer Booth			Interior Finishes	$ 8,000.00	LS	1	100%	$8,000	
	Hagerman Sports Complex	Architectural	Announcer Booth	Structure	4		#N/A	N/A			$8,000	Announcer Booth 2: There is damage to the CMU exterior and fascia; paint is needed. Announcer Booths 3 & 4: Siding is deteriorating; close contact between wood framing and grade.
			Announcer Booth			Exterior Finishes	$ 8,000.00	LS	1	100%	$8,000	
	Hagerman Sports Complex	Architectural	Maintenance Building	Structure	3		#N/A	N/A			#N/A	Lights do not work. Paint is needed on downspouts, gutters, and fascia.
	Hagerman Sports Complex	Electrical	General Park Area	Lighting	3		#N/A	N/A				Dual Head Parking Lot Lights. Decorative Concrete Pathway Lights.
	Hagerman Sports Complex	Electrical	General Park Area	Electrical	2		#N/A	N/A				Site service infrastructure is in good condition. Panelboards near sports fields need cleaning.
	Hagerman Sports Complex	Electrical	Buildings	Lighting	3		#N/A	N/A				All the building interior lights are fluorescent lights that are in okay condition. Building controls should be upgraded to occupancy sensors. Lighting controls would need to be upgraded to comply with Title 24 if buildings and lighting are upgraded.
	Hagerman Sports Complex	Electrical	Sports Fields	Lighting	3		#N/A	N/A				240 heads to retrofit.
Pioneer Park & Picnic Ground												
	Pioneer Park & Picnic Ground	Civil	General Park Area	Utilities	5		#N/A	N/A			$4,800	Water and sewer lines appear to be in good condition. Power poles in parking lot should have bollards or curbs installed around them for protection.
			General Park Area			Metal Bollards	$ 300.00	EA	16	100%	$4,800	
	Pioneer Park & Picnic Ground	Civil	General Park Area	Hardscape	4		#N/A	N/A			$256,307	Sidewalk around restroom does not meet current ADA standards. Asphalt trail requires resurfacing. Clear ADA paths of travel are missing to various park areas. DG must be maintained frequently; split log containment requires repairs.
			General Park Area			Decomposed Granite	$ 10.00	SF	49,341	50%	$246,707	
			General Park Area			Edging- Split Log	$ 25.00	LF		50%	$0	
			General Park Area			Asphalt Sidewalk/Trail (4" Thick AC, includes CL II AB)	$ 8.00	SF	1,200	100%	$9,600	
	Pioneer Park & Picnic Ground	Civil	General Park Area	Fencing	4		#N/A	N/A			$10,350	Wood fencing around picnic area requires replacement.
			General Park Area			Fencing- Split 2 Rail-Wood	$ 45.00	LF	230	100%	$10,350	
	Pioneer Park & Picnic Ground	Civil	Parking	Hardscape	4		#N/A	N/A			$291,416	137 total parking stalls, 3 ADA. Some areas require resurfacing. ADA stalls locked behind metal gate.
			Parking			Asphalt Concrete (4" thick AC, includes CL	$ 10.00	SF	97,139	30%	$291,416	
	Pioneer Park & Picnic Ground	Civil	Amphitheater	Hardscape	4		#N/A	N/A			$3,000	Tiered wall requires repair.
			Amphitheater			CMU Wall- Retaining	$ 40.00	SF	150	50%	$3,000	
	Pioneer Park & Picnic Ground	Landscape	General Park Area	Plantings	4		#N/A	N/A			$1,453,286	Mostly weeds, large dry areas, uneven footing – remove sod/weeds, rototill, amend soil and install new sod. A 3” thick layer of mulch should be maintained in shrub plantings, otherwise in fair condition.

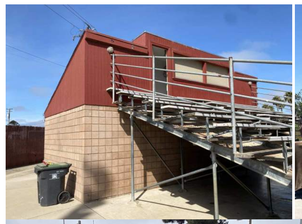
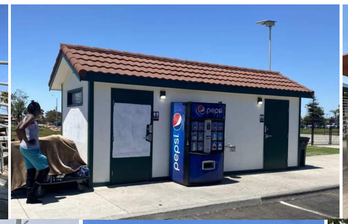
	Park Name	Discipline	Amenity	Category	Rating	Park Element	Cost per Unit	Unit	Quantity	Degree of Repair	Total Cost	Comments
			General Park Area			Mulch	$ 125.00	CY	20,000	50%	$1,250,000	
			General Park Area			Turf	$ 4.00	SF	67,762	75%	$203,286	
	Pioneer Park & Picnic Ground	Landscape	General Park Area	Irrigation	3		#N/A	N/A			#N/A	10 hose bibs. Backflow not caged.
	Pioneer Park & Picnic Ground	Landscape	General Park Area	Site Furnishings	3		#N/A	N/A			#N/A	Benches: 1 blue metal, 1 custom metal, 1 wood – built-in needs sanding/refinishing, 2 custom memorial concrete benches. Dog waste stations (2) in fair condition. 3 drinking fountains, all non-ADA compliant and non- ADA accessible. Trash receptacles (10 roller, 2 concrete) in good condition.
	Pioneer Park & Picnic Ground	Landscape	Amphitheater	Site Furnishings	5		#N/A	N/A			$38,250	15 wood benches – several warped/broken, all with peeling paint. Replace broken/warped board, re-stain all. Stage is a concrete pad. In center of stage, metal access door is bent – needs replacement.
			Amphitheater			Benches-Wood	$ 3,000.00	EA	15	85%	$38,250	
			Amphitheater			Concrete Stage Access Door	$ -	EA	1	100%	$0	
	Pioneer Park & Picnic Ground	Landscape	Ball Field	Fencing	4		#N/A	N/A			$30,000	Field has been sodded over. Determine whether to keep backstop or remove.
			Ball Field			Fencing Improvements	$ 30,000.00	LS	1	100%	$30,000	
	Pioneer Park & Picnic Ground	Landscape	Horseshoe Pits	Hardscape	4		#N/A	N/A			$9,000	3 pits. DG needs refurbishment and compaction. Backboard wood in poor condition - needs replacement.
			Horseshoe Pits			Decomposed Granite	$ 10.00	SF	1,200	75%	$9,000	
	Pioneer Park & Picnic Ground	Landscape	Horseshoe Pits	Equipment	4		#N/A	N/A			$2,700	Backboard wood in poor condition - needs replacement.
			Horseshoe Pits			Backboards and Stakes	$ 1,200.00	EA	3	75%	$2,700	
	Pioneer Park & Picnic Ground	Landscape	Picnic Area	Site Furnishings	4		#N/A	N/A			$259,850	4 group areas: 67 wood slat and metal frame tables, wood chipped with wood rot. Picnic Area #1: (Jim Gamble & Family Area) 2 wood and metal serving tables, rusted and some corrosion - Freestanding sink with hot water heater. Concrete pad under BBQ pavilion, DG under tables. DG, metal tubing line dividers rusted, posts corroded at ground level. Picnic Area #2: (Clarence Donati's Hideaway) wood fence perimeter, concrete surface, CMU counter with tile top and sink. No BBQ included. Picnic Area #3: concrete surface, shade structure, by playground. Repair/replace re-stain all wood surfaces as needed, check all metal for corrosion and repair/replace accordingly. 7 individual picnic areas. 8 single grills throughout park. Long, 6-station Santa Maria Style pit at Picnic Area 1.
			Picnic Area			Metal Railing- Line Divider	$ 100.00	LF	56	100%	$5,600	
			Picnic Area			Serving Table	$ 1,500.00	EA	2	100%	$3,000	
			Picnic Area			Tables- Wood Slat w/ Metal Frame	$ 5,000.00	EA	67	75%	$251,250	
	Pioneer Park & Picnic Ground	Landscape	Campsites	Site Furnishings	1		#N/A	N/A				6 fire pits total: 1 concrete, 5 metal drum. 5 camp sites each with BBQ pit, tables, and hose bib.
	Pioneer Park & Picnic Ground	Landscape	Outdoor Classroom	Site Furnishings	3		#N/A	N/A				Owl's nest -3 small and one long wood bench in circle. Sand and re-stain as needed.
	Pioneer Park & Picnic Ground	Landscape	Playground	Hardscape	5		#N/A	N/A			$7,944	EWF levels low – need replenish immediately. Add fill lines to indicate required EWF levels.
			Playground			Surface- EWF	$ 4.00	SF	1,986	100%	$7,944	
	Pioneer Park & Picnic Ground	Landscape	Playground	Equipment	5		#N/A	N/A			$375,000	1 playground – installed prior to 2002. Needs immediate replacement due to age.
			Playground			Play Equipment-Large Park	$ 375,000.00	EA	1	100%	$375,000	
	Pioneer Park & Picnic Ground	Architectural	Restrooms	Structure	4		#N/A	N/A			$3,750	Partition walls are rusting. Paint is needed.
			Restrooms			Partition Walls	$ 2,500.00	EA	2	75%	$3,750	
	Pioneer Park & Picnic Ground	Architectural	Shade Structure	Structure	4		#N/A	N/A			$131,250	Metal posts and bases are rusting at BBQ Pit. Albert Novo Pavilion: Possible water damage to plywood wall siding at roof gable. Picnic Pavilion: Metal posts and bases are rusting at top and bottom. Re-paint as needed.
			Shade Structures			Overhead-Shade Sail/Post	$ 25.00	SF		75%	$0	
			Picnic Area			Shade Structure- Pavillion	$ 175,000.00	EA	1	75%	$131,250	
	Pioneer Park & Picnic Ground	Architectural	Overhead Trellis Structure	Structure	4		#N/A	N/A			$12,000	Wood framing in close contact with grade make it susceptible to deterioration.
			Overhead Trellis Structure			Posts- Timber	$ 12,000.00	LS	1	100%	$12,000	
	Pioneer Park & Picnic Ground	Architectural	Maintenance Shed	Structure	4		#N/A	N/A			$10,000	Finishes and wood framing are in close contact with grade make it susceptible to early deterioration. Water damage to bottom. Grade is sloping toward building.
			Maintenance Shed			Finishes	$ 10,000.00	$ -	1	100%	$10,000	
	Pioneer Park & Picnic Ground	Electrical	General Park Area	Lighting	3		#N/A	N/A				Existing lighting illuminate a small segment. Lighting controls in fair condition; upgrade with any new site lighting.
	Pioneer Park & Picnic Ground	Electrical	General Park Area	Electrical	4		#N/A	N/A			$5,000	Panel requires cleaning and new paint. Electrical receptacles are missing weather covers. Upgrade receptacles to GFCI. Some electrical receptacles are located in planting area being covered with leaves and dirt.
			General Park Area			Service Panels	$ 5,000.00	EA	1	50%	$2,500	
			General Park Area			Plugs	$ 250.00	EA	10	100%	$2,500	
	Pioneer Park & Picnic Ground	Electrical	Buildings	Lighting	3		#N/A	N/A				New LED equivalents should be installed when other fixtures fail.

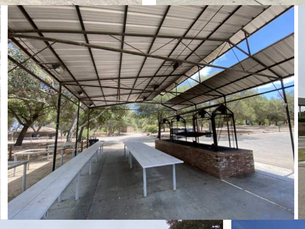
APPENDIX B

CONDITION ASSESSMENT FIELD NOTES

CITY OF SANTA MARIA PARKS ASSESSMENT

SANTA MARIA, CA 93433



COVER SHEET	T1.0
NORTH PREISKER RANCH PARK - EXISTING FLOOR PLAN & ELEVATIONS - RESTROOMS	A1.0
PREISKER PARK - EXISTING FLOOR PLAN & ELEVATIONS - SHOP BUILDING	A2.0
PREISKER PARK - EXISTING FLOOR PLAN & ELEVATIONS - RESTROOMS	A2.1
GROGAN PARK & COMMUNITY CENTER - AS-BUILT CHECKLIST	A3.0
JIM MAY PARK & LAKE - EXISTING FLOOR PLAN & ELEVATIONS - BOAT HOUSE & RESTROOMS	A4.0
JIM MAY PARK & LAKE - AS-BUILT CHECKLIST	A4.1
OAKLEY PARK - EXISTING FLOOR PLAN & ELEVATIONS - RESTROOMS/CONCESSIONS & ANNOUNCER BOOTHS	A5.0
OAKLEY PARK - AS-BUILT CHECKLIST	A5.1
ATKINSON PARK & COMMUNITY CENTER - AS-BUILT CHECKLIST	A6.0
RICE PARK - EXISTING FLOOR PLAN & ELEVATIONS - RESTROOMS	A7.0
TUNNELL PARK - EXISTING FLOOR PLAN & ELEVATIONS - RESTROOMS	A8.0
ROSALIND PERLMAN PARK - AS-BUILT CHECKLIST	A9.0
ARMSTRONG PARK - EXISTING FLOOR PLAN & ELEVATIONS - RESTROOMS	A10.0
RUSSELL PARK - EXISTING FLOOR PLAN & ELEVATIONS - RESTROOMS	A11.0
AM YOUTH CENTER, AQUATICS CENTER & SIMAS PARK - EXISTING FLOOR PLAN & ELEVATIONS - NATURAL HISTORY MUSEUM	A12.0
AM YOUTH CENTER, AQUATICS CENTER & SIMAS PARK - EXISTING FLOOR PLAN & ELEVATIONS - ANNOUNCER / CONCESSION BOOTH	A12.1
AM YOUTH CENTER, AQUATICS CENTER & SIMAS PARK - EXISTING FLOOR PLAN & ELEVATIONS - ANNOUNCER BOOTH 1 & CMU STORAGE BUILDING	A12.2
AM YOUTH CENTER, AQUATICS CENTER & SIMAS PARK - EXISTING FLOOR PLAN & ELEVATIONS - ANNOUNCER BOOTH 2	A12.3
AM YOUTH CENTER, AQUATICS CENTER & SIMAS PARK - EXISTING FLOOR PLAN & ELEVATIONS - METAL OFFICE BUILDING/STORAGE	A12.4
AM YOUTH CENTER, AQUATICS CENTER & SIMAS PARK - EXISTING FLOOR PLAN - LAWN BOWLING CENTER	A12.5
AM YOUTH CENTER, AQUATICS CENTER & SIMAS PARK - ELEVATIONS - LAWN BOWLING CENTER	A12.6
AM YOUTH CENTER, AQUATICS CENTER & SIMAS PARK - AS-BUILT CHECKLIST	A12.7
BUENA VISTA PARK - EXISTING FLOOR PLAN & ELEVATIONS - HISTORICAL BUILDING	A13.0
BUENA VISTA PARK - EXISTING FLOOR PLAN & ELEVATIONS - RESTROOMS	A13.1
ELWIN MUSSELL CENTER, ALICE TREFTS PARK - AS-BUILT CHECKLIST	A14.0
JOE WHITE PARK - AS-BUILT CHECKLIST	A15.0
MINAMI CENTER & ADAM PARK - AS-BUILT CHECKLIST	A16.0
BOB ORACH PARK & WESTGATE CENTER - EXISTING FLOOR PLAN & ELEVATIONS - WESTGATE CENTER / RESTROOMS	A17.0
BOB ORACH PARK & WESTGATE CENTER - AS-BUILT CHECKLIST	A17.1
ROBERT ACQUISTAPACE PARK - EXISTING FLOOR PLAN & ELEVATIONS - RESTROOMS	A18.0
FLETCHER PARK - EXISTING FLOOR PLAN & ELEVATIONS - RESTROOMS	A19.0
ROTARY C PARK & VENTURA FIELD - EXISTING FLOOR PLAN & ELEVATIONS - RESTROOMS	A20.0
ROTARY C PARK & VENTURA FIELD - AS-BUILT CHECKLIST	A20.1
RODENBERGER PARK - AS-BUILT CHECKLIST	A21.0
MARAMONTE PARK - AS-BUILT CHECKLIST	A22.0
HAGERMAN SPORTS COMPLEX - EXISTING FLOOR PLAN - ANNOUNCER BOOTH 1/BLEACHERS	A23.0
HAGERMAN SPORTS COMPLEX - EXISTING UPPER FLOOR PLAN - ANNOUNCER BOOTH 1/BLEACHERS	A23.1
HAGERMAN SPORTS COMPLEX - EXISTING FLOOR PLAN & ELEVATIONS - ANNOUNCER BOOTH 2,3 & 4	A23.2
HAGERMAN SPORTS COMPLEX - EXTERIOR ELEVATIONS - ANNOUNCER BOOTH 1/BLEACHERS	A23.3
HAGERMAN SPORTS COMPLEX - EXISTING FLOOR PLAN & EXTERIOR ELEVATIONS - MAINTENANCE BUTLER BUILDING	A23.4
HAGERMAN SPORTS COMPLEX - AS-BUILT CHECKLIST	A23.5
PIONEER PARK & PICNIC GROUND - EXISTING FLOOR PLAN & ELEVATIONS - RESTROOMS & MAINTENANCE SHED	A24.0
PIONEER PARK & PICNIC GROUND - AS-BUILT CHECKLIST	A24.1
TOTAL SHEETS: 44	

GENERAL NOTES:

1. CURRENT CONDITIONS WERE REVIEWED FOR COMPLIANCE WITH 2010 ADAAG. PLEASE BE ADVISED THAT WHEN CORRECTING ACCESSIBILTY, CORRECTIONS MUST COMPLY WITH CURRENT CALIFORNIA BUILDING CODE EFFECTIVE AT THE TIME OF THE CORRECTIVE MEASURE.
2. ALL BUILDINGS ARE NON-COMPLIANT WITH INTEREIOR AND EXTERIOR SIGNAGE, SEE CURRENT CBC CH. 11B-703.
3. THIS ARCHITECTURAL ASSESMENT IS LIMITED TO THE STRUCTURES IDENTIFIED WITHIN THIS ARCHITECTURAL ASSESSMENT PACKAGE.

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REVISION SCHEDULE

DELTA	DATE	DESCRIPTION

COVER SHEET

CITY OF SANTA MARIA PARKS ASSESSMENT
SANTA MARIA, CA 93433
19-002

MICAH D. SMITH
C33179
7/31/23
REN. DATE
STATE OF CALIFORNIA

Sheet: T1.0

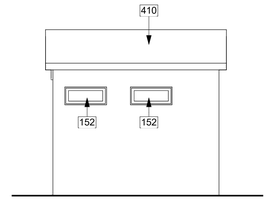
Scale:

Date: JANUARY 10, 2023

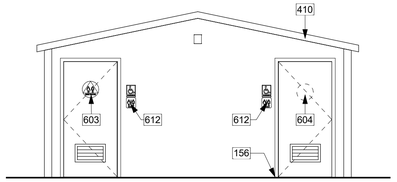
NORTH PREISKER RANCH PARK

801 WEST BOXCAR., SANTA MARIA, CA 93433

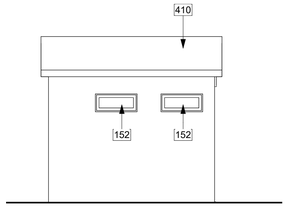
A 3D - PERSPECTIVE - RESTROOM



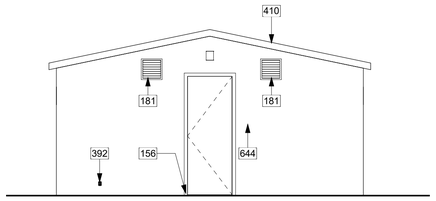
3 LEFT ELEVATION (SOUTH) RESTROOM
1/4" = 1'-0"



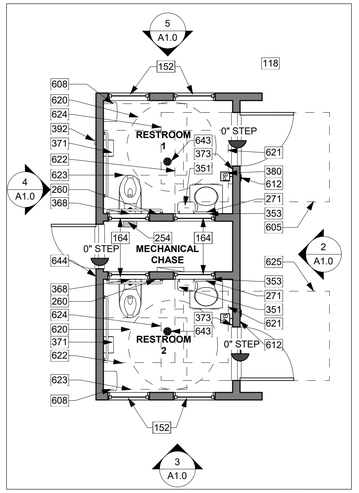
2 FRONT ELEVATION (EAST) RESTROOM
1/4" = 1'-0"



5 RIGHT ELEVATION (NORTH) RESTROOM
1/4" = 1'-0"



4 REAR ELEVATION (WEST) - RESTROOM
1/4" = 1'-0"



1 EXISTING FLOOR PLAN - RESTROOM
1/4" = 1'-0"

SHADE STRUCTURES

RESTROOMS

WALL LEGEND	
	PRE-CAST, TILT-UP CONCRETE WALL

GENERAL DESCRIPTION OF PARK BUILDINGS AND SHADE STRUCTURES

This architectural assessment is limited to the structures identified within this architectural assessment package.

Shade Structures: Masonry column bases with stucco finish, generally in good condition. Pergola pressure-treated wood framing is generally in good condition. Wood trim is damaged in places, recommend maintenance & paint as needed.

Restrooms: Precast, tilt-up concrete building, generally in good condition. Toilet pump and plumbing in Mechanical Chase appear to be leaking. Electrical duplex outlet missing its wall plate, thereby exposing dangerous line voltage wiring. Recommend maintenance of plumbing & electrical issues. Non-accessible physical barriers are noted with associated keynotes and park check list.

BUILDING INFORMATION

BUILDING AREA CALCULATION (GROSS SQUARE FEET):

EXISTING BUILDINGS & SHADE STRUCTURES SURVEYED FOR THIS PARK: 1770

SHADE STRUCTURE 1:	816
SHADE STRUCTURE 2:	816
RESTROOM BLDG:	138

KEYNOTES

118	(E) CONCRETE WALK WAY
152	WINDOW, MARRED BY GRAFFITI ON INTERIOR AND EXTERIOR SURFACES
156	METAL DOOR AND FRAME, RUSTED AT BOTTOM
164	WINDOW WITH OBSCURED GLAZING, PAINTED OVER TO CONCEAL GRAFFITI
181	12" SQ. SHEET METAL GABLE VENTS, DAMAGED ON INTERIOR AND EXTERIOR SIDES
254	TOILET FLUSH PRESSURE VALVE RUSTED WITH SIGNS OF LEAK WITHIN MECHANICAL CHASE
260	PUSH TO FLUSH BUTTON SHOULD TAKE NO MORE THAN 5 LBS OF FORCE TO OPERATE, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-309
271	HAND SINK FAUCET PUSH VALUE SHOULD FLOW FOR A MINIMUM 10 SECONDS & SHOULD TAKE NO MORE THAN 5 LBS OF FORCE TO OPERATE, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-606 & 309
351	SOAP DISPENSER MARRED BY GRAFFITI, MEASURED AT 40.5", NEEDS TO BE MAXIMUM OF 40" ABOVE FINISH FLOOR
353	STAINLESS STEEL MIRROR, MARRED BY GRAFFITI
368	TOILET SEAT COVER DISPENSER, REMOVED FROM WALL, REPLACE PER CURRENT CBC SEC. 11B-603
371	TOILET PAPER DISPENSER NON-COMPLIANT, SHALL BE LOCATED 7"- 9" FROM TOILET RIM AND 19" MINIMUM TO THE OUTLET ABOVE FINISH FLOOR, PER CURRENT CBC SEC. 11B-604
373	EXIT SIGNAGE WITH BRAILLE REQUIRED, PER CURRENT CBC SEC. 11B-703
380	DOOR RELEASE PUSH BUTTON, DAMAGED, NEED TO BE REPLACED
392	WALL-MOUNTED DUPLEX OUTLET, MISSING WALL PLATE
410	ROOFING - PRE-CAST CONCRETE
603	UNISEX ADA RESTROOM DOOR-MOUNTED SIGN, FADED GRAPHICS. REPLACE PER CURRENT CBC SEC. 11B-703
604	UNISEX ADA RESTROOM DOOR-MOUNTED SIGN, REMOVED FROM DOOR. REPLACE PER CURRENT CBC SEC. 11B-703
605	INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) - WALL SIGNAGE MISSING. REPLACE PER CURRENT CBC SEC. 11B-703
608	RELOCATE TRASH CAN OUT OF REQUIRED ACCESSIBLE LEVEL & CLEAR MANEUVERING FLOOR AREA. PER CURRENT CBC SEC. 11B-604
612	BRAILLE CHARACTERS REQUIRED FOR WALL SIGNAGE, PER CURRENT CBC SEC. 11B-703
620	60" DIA. CLEAR AND LEVEL WHEELCHAIR TURNING SPACE, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-305
621	30" X 48" CLEAR FLOOR SPACE, PER 2010 ADAAG, CURRENT CBC SEC. 11B-305
622	48" X 56" CLEAR FLOOR SPACE AROUND TOILET, SEE 2010 ADAAG (IF CONSTRUCTED PRIOR TO 2010). IF CONSTRUCTED IN 2010 OR LATER, 56" X 60" CLEAR FLOOR SPACE REQUIRED AROUND TOILET, PER CURRENT CBC SEC. 11B-305
623	48" X 60" MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET, PER CURRENT CBC SEC. 11B-604
624	48" X 48" PUSH SIDE LEVEL AND CLEAR MANEUVERING SPACE AT DOOR (IF DOOR HAS CLOSER AND LATCH), PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
625	60" X 60" PULL SIDE LEVEL AND CLEAR MANEUVERING SPACE AT DOOR, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
643	THE CLEAR FLOOR AREA REQUIREMENT INCLUDES SLOPE TO DRAIN, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-304
644	"EMPLOYEE ONLY" SIGNAGE WITH BRAILLE REQUIRED ON WALL NEXT TO DOOR (LATCH SIDE), PER CURRENT CBC SEC. 11B-703

City of Santa Maria Citywide Recreation and Park District Formation

Park Check List
Date June 7, 2022
Park Number - 1
Park Name - North Preisker Ranch Park
Park Address: 801 W. Boxcar Pl.

Age of Park: 20+ years
Size of Park: 2-acres

Basketball Courts Not Part of Assessment

Public entity facilities are covered by Title II of the Americans with Disabilities Act. 1991 (https://www.ada.gov/taman2.html#II-1.1000), Site accessibility assessment by others. Corrective measures shall comply with current California Building Code (CBC).

General Condition of Building:

This architectural assessment is limited to the structures identified within this architectural assessment package.

Shade Structures: Masonry column bases with stucco finish, generally in good condition. Pergola pressure-treated wood framing is generally in good condition. Wood trim is damaged in places, recommend maintenance & paint as needed.

Restrooms: Precast, tilt-up concrete building, generally in good condition. Toilet pump and plumbing in Mechanical Chase appear to be leaking. Electrical duplex outlet missing its wall plate, thereby exposing dangerous line voltage wiring. Recommend maintenance of plumbing & electrical issues. Non-accessible physical barriers are noted with associated keynotes and park check list.

Discipline	Park Element	Condition and Year Installed (if known)	Repair or Replace	Cost to Repair or Replace	Type of Maintenance Required	Frequency of Maintenance	Annual Cost of Maintenance	Life Expectancy	Brief Description	Comments/Concerns (Refer to plans and keynotes for additional information.)
Architectural										
	Shade Structures - Number of Structures : (2)	Good								
	Shade Structures - Posts	Fair	Repair		Wood repair, Paint				Replace damaged wood trim, prime and paint.	Generally pergolas are in fair to good condition, limited maintenance required.
	Shade Structures - Roof/Sails	Good								
	Shade Structure - Finish (paint/stain)	Good	Repair		Repair, Prime & Paint				Replace damaged wood trim, prime & paint as needed.	
	Restrooms - Number of Buildings : (1)									
	Restrooms - Structure	Good			Accessibility				Precast, tilt-up concrete building.	Floor in restroom to have a clear and level maneuvering space, including at floor drain, per current CBC. Sec. 11B-304.
	Restrooms - Exterior	Good	Replace		Electrical Plumbing				Replace missing outlet wall plate.	Replace missing outlet to prevent electrical shock injury.
		Fair	Repair		Repair				Replace damaged vents.	
	Restrooms - Doors	Fair			Accessibility				Various non-compliant features.	Door missing accessibility sign, signage to be replaced, add exit signage and permanent room identification with braille for all doors, per current CBC Sec. 11B-703. Add push button signage, per current CBC Sec. 11B-703. Federal disabilities standards do not provide for a maximum pressure for opening exterior doors. Upon replacement of door closers, current CBC would apply.
			Repair		Clean Rust and Paint				Metal door frames rusting at bottom, provide rust inhibitor, paint as needed.	Metal door frames are in contact with floor & wet conditions, continued maintenance required to prevent rust.
	Restrooms - Roof	Good								
	Restrooms - Fixtures	Poor	Repair		Accessibility				Restroom equipment.	Toilet seat cover dispenser location non-accessible reposition, per current CBC Sec. 11B-603.
		Fair	Repair		Clean graffiti				Fixtures and mirror have graffiti, non-compliant.	
	Restrooms - Windows	Fair	Repair		Clean graffiti				Graffiti on windows.	
	Restrooms - Finishes	Fair	Repair		Paint				Touch-up paint as required.	
	Restrooms - Lighting	None							No lighting in restrooms.	
	Restrooms - Mechanical Chase	Fair	Repair		Repair/Replace, TBD				Repair/Replace leaky pipes, pump/valve components, TBD.	"EMPLOYEE ONLY" signage with braille required on wall next to Mechanical chase door, per current CBC Sec. 11B-703.

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REVISION SCHEDULE

DELTA	DATE	DESCRIPTION

EXISTING FLOOR PLAN & ELEVATIONS - RESTROOMS

NORTH PREISKER RANCH PARK
801 WEST BOXCAR., SANTA MARIA, CA 93433
19-002

MICAH D. SMITH
LICENSED ARCHITECT
No. C33179
7/31/23
REN. DATE
STATE OF CALIFORNIA

Sheet: A1.0
Scale: 1/4" = 1'-0"
Date: JANUARY 10, 2023

City of Santa Maria Citywide Recreation and Park District Formation

Park Check List

Date June 7, 2022

Park Number - 1

Park Name - North Preisker Ranch Park Age of Park: 20+ years Basketball Courts Not Part of Assessment

Park Address: 801 W. Boxcar Pl. Size of Park: 2-acres

Discipline	Park Element	Condition and Year Installed (if known)	Repair or Replace	Cost to Repair or Replace	Type of Maintenance Required	Frequency of Maintenance	Annual Cost of Maintenance	Life Expectancy	Brief Description	Comments/Concerns
Civil										
	Utilities - Storm Drain Inlets				Cleaning				Inlets are full of debris, need to be cleaned	No flooding issues noted by Mario at this park
	Utilities - Stormdrain Lines								Present. Appear to be in good condition.	Not possible to observe.
	Utilities - Water Lines & Backflow								Present. Appear to be in good condition.	
	Utilities - Sewer Lines & Cleanouts				Cleaning				Present. Appear to be in good condition.	
	Utilities - Dry Utility Boxes									
	Parking - Surface				Crack Seal/Surface Seal	5		15 years	Asphalt is in good condition	
	Parking - Striping								Striping is in good condition	
	Parking - Stall Count (is it adequate?)								10 standard parking stalls	
	Parking - ADA Stalls								2 ADA stalls (van), grades exceed 2% at back of stalls (minor)	
	Parking - ADA Signs (at stalls & entrance)									
	Parking - Wheel Stops								No wheel stops needed	
	Trash Enclosure - Walls									
	Trash Enclosure - Gates									
	Trash Enclosure - Surface									
	Trash Enclosure - Containers									
	Concrete Sidewalks Within Park				Repair any broken panels as they occur.				Concrete sidewalk at playground ramp was removed due to tree root damage, DG was installed,	
	Concrete - Curb Ramps								DWS missing on all ramps, east and north driveways needs ADA sidewalk, two NE ramps at RAB and ramp at bus stop out of compliance -need 2% max landing. DWS missing on parking ramp, ramp grades at parking ok.	
	Low CMU Walls @ Corners								southeast corner, blocks at end are loose, one was observed on the ground below the wall	
	Concrete Mow Curbs									
	Concrete Curb @ Playground								Present. In good condition	
	Wrought Iron Fencing @ Playground Perimeter								Present. In good condition	
	ADA Accessibility									
	Signs - Park Monument Signs - Number									
	Signs - Park Informations Signs - Number									
	Recommended New Amenities									
	DG Path Edging									No Edging for DG paths
	Traffic Bollards - Metal Removable - 2								Two bollards exist at east driveway, two bollards needed at north driveway	
	Fencing				Repaint and fabric repairs.	As needed.			Fence posts at tennis tourts needs to be repainted/recoated, black screen material covering fence needs to be replaced in some areas where torn or missing	
Landscape										
	Plantings - Grass									
	Plantings - Trees									
	Plantings - Shrubs/Groundcovers	Poor	Replant						Gazania GC at parking area needs replacement	
	Mulch								Install bark mulch in all planters to reduce compaction and help moisture retention	
	Irrigation - Backflow - not caged	Satisfactory							Mario advised vandalism not an issue at this location	

	Irrigation - Pipes	Satisfactory							Low water pressure but adequate at site as park is small (per Mario). Irrigation maintenance schedule is 2-3 times per year.	Continue to monitor water pressure regularly.
	Irrigation - Valves									
	Irrigation - Heads - spray and rotor									
	Irrigation - Drip emission devices									
	Irrigation - Controller								Toro Smart Station, No Flow Sensor	
	Irrigation - Weather Station									
	Tennis Courts - Number of Courts - 2	20 years old, Satisfactory							Asphalt, Recently re-sealed and painted, Consider converting one court to Foosball or Pickleball	
	Tennis Courts - Surface	Satisfactory								
	Tennis Courts - Striping/Surface Paint	Satisfactory								
	Tennis Courts - Fencing - Chain Link	Poor							Wind screens ripped - need replacement	
	Tennis Courts - Gates - Chainlink	Poor							Park entrance gate difficult to swing open - needs repair	
	Tennis Courts - Poles and Nets								Nets will neeed replacement in next 1-2 years	
	Picnic Area - Number of Group Areas									
	Picnic Area - Number of Individual Areas									
	Picnic Area - Tables- Concrete - 5									
	Picnic Area - BBQ Pits -2	Good								
	Picnic Area - Serving Tables - Metal Tops & Legs - 2									
	Picnic Area - Shade Structure								Stucco Columns w/painted wood lattice. Paint peeling - needs to be sanded and re-stained.	
	Picnic Area - Surfacing - DG (not stabilized)	Poor							DG - not stabilized as several mature Sycamores in area.	Replenish and compact. Need to maintain minimum every other year (more if there have been significant rain events), refilling surface to avoid dips and uneven surface.
	Playground - Number of Playgrounds - 1									
	Playground - 2-5+									
	Playground - Surfacing -EWF, Rubberized Tile	Failing	Replenish immediately						EWF w/Rubberized Tile under Swings & Climbing Ladders, EWF levels significantly lower than required.	Replenish levels immediately. Add lines on play equipment indicating required level
	Playground - Equipment	Poor	Replace now/within next few years based on age of equipment						Equipment 20+ years , newer slide, Worn paint	
	Playground - ADA Compliance	Failing							EWF levels too low, Concrete Access Ramp Exposed and Consider replacing Ramp and adding back concrete sidewalk section adjacent to ramp that was removed. Check SM rules whether stabilized DG is acceptable as ADA compliant in parks	
	Benches - Number - 2									
	Benches - Concrete/Condition	Satisfactory							1 bench - minor graffiti	Clean-up graffiti as needed.
	Trash Receptacles - Rolling								4 - Trash - 2 Recycle	
	Drinking Fountains - Number - 1	Fair	Repair, repaint as needed						Located by Tennis Court	
	Dog Water -Number - 0								No Dog Water, showing wear.	Needs cleaning.
	Dog Bag Dispenser - Number - 1	Fair							Damaged but Serviceable	
	Bike Racks - Number of Bike Stalls -0								No Bike Racks	
Electrical										
	Lighting - Poles - 0								None at site.	The parking lot could benefit from 2-3 area pole lights.

	Lighting - Bollards - 2	Fair	Repair	$4,000	Replace bulbs Fix loose/broken heads Clean Graffiti	1-5 years			Concrete bollards	There is some yellowing, cracking, and moisture intrusion on the bollard lenses. These bollards should be replaced with LED style. Full bollard replacement will provide more robust long term solution. Retrofit fixture are more likely to come loose over time. The interior of the park could benefit for adding between 10-12 additional bollards.
	Electrical - Service Panels -1	Good				5-10 years			Meter pedestal.	There are no significant signs of rust, but may benefit from having new paint in a few years to keep any rust from accelerating.
	Lighting - Tennis Sports Lights - 0	Fair							8 Posts w/Conduit for Future Lighting	The conduits were not capped, so trash and debris have accumulated in the conduits which will require some cleaning and repair before they can be used for new lighting circuits. The painting/coating on the poles are peeling and should be repainted. The poles appear to be galvanized so the paint is mostly for aesthetics rather than rust protection.
	Electrical - Plugs	Poor	Remove						Receptacle cover missing. Circuit shut off.	Exterior outdoor receptacles is no longer being used, but experience regular vandalism to remove the cover to access the receptacle. The receptacle, j-box, and conduit/circuit could be removed to discourage this sort of vandalism.
	Electrical Service - Restroom	Fair	Repair	$50	Replace missing cover of pull box				Empty pull box, missing cover.	Replace cover with security screws.
	Lighting - Restrooms	Poor	Replace	$1,800	Replace bulbs Replace when vandalized	3-5 years			Incandescent and fluorescent lights. Time clock controlled.	Fixtures lenses have yellowed significantly. The exterior fixtures should be replaced with newer LED style wall packs to reduce maintenance associated with bulb replacement and to also reduce energy usage. There were no interior restroom fixtures at this site which could make it difficult to see in the restrooms during winter time evenings.
	Lighting - Controls	Fair	Replace	$2,400	Add occupancy sensor lighting for restroom interior lighting.					Exterior lighting controls appear to be a combination of time clock with photocells. There are no recommendations to the lighting controls for this site. Future lighting would also need automatic lighting controls such as time clock and photocell controls. Interior lighting within the restroom mechanical chase are by switch only. It is recommend to replace the switch with an occupancy sensor switch to ensure the lights are not accidently left on for extended periods of time. Any new interior light fixtures should utilize occupancy sensor controls for most energy efficient usage.
Architectural										
	Shade Structures - Number of Structures : (2)	Good								
	Shade Structures - Posts	Fair	Repair		Wood repair, Paint				Replace damaged wood trim, prime and paint	Generally pergolas are in fair to good condition, limited maintenance required
	Shade Structures - Roof/Sails	Good								
	Shade Structure - Finish (paint/stain)	Good	Repair		Repair, Prime & Paint				Replace damaged wood trim, prime & paint as needed	
	Restrooms - Number of Buildings : (1)									
	Restrooms - Structure	Good			Accessibility				Precast, tilt-up concrete building	Floor in restroom to have a clear and level maneuvering space, including at floor drain, CBC. Sec. 11B-304
	Restrooms - Exterior	Good	Replace		Electrical Plumbing				Replace missing outlet wall plate	Replace missing outlet to prevent electrical shock injury
		Fair	Repair		Repair				Replace damaged vents	

	Restrooms - Doors	Fair			Accessibility				Various non-compliant features	Door missing accessibility sign, signage to be replaced, add exit signage and permanent room identification with braille for all doors per current CBC Sec. 11B-703. Add push button signage per current CBC Sec. 11B-703. Federal disabilities standards do not provide for a maximum pressure for opening exterior doors. Upon replacement of door closers, current CBC would apply.
			Repair		Clean Rust and Paint				Metal door frames rusting at bottom, provide rust	Metal door frames are in contact with floor & wet
	Restrooms - Roof	Good								
	Restrooms - Fixtures	Poor	Repair		Accessibility				Restroom equipment	Toilet seat cover dispenser location non-accessible
		Fair	Repair		Clean graffiti				Fixtures and mirror have graffiti, non-compliant	
	Restrooms - Windows	Fair	Repair		Clean graffiti				Graffiti on windows,	
	Restrooms - Finishes	Fair	Repair		Paint				Touch-up paint as required	
	Restrooms - Mechanical Chase	Fair	Repair		Repair/Replace, TBD				Repair/Replace leaky pipes, pump/valve components, TBD	"EMPLOYEE ONLY" signage with braille required on wall next to Mechanical chase door, per current CBC Sec. 11B-703

PREISKER PARK

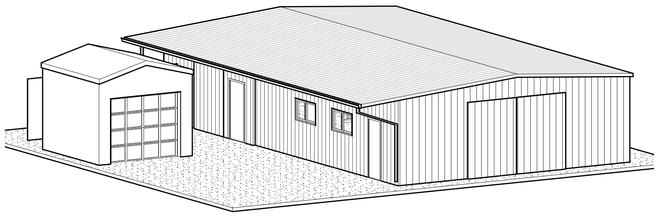
330 HIDDEN PINES WAY, SANTA MARIA, CA.

SHADE STRUCTURES

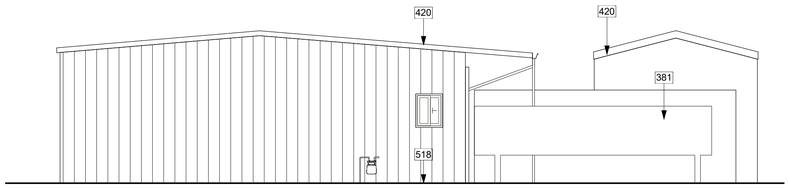
GAZEBO / BANDSTAND

TRELLIS STRUCTURES

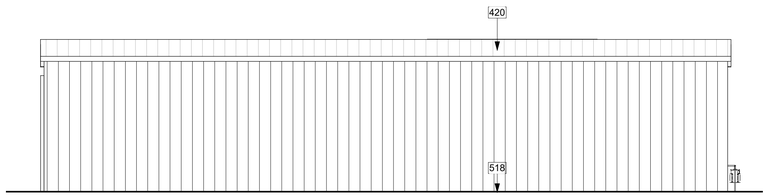
DETACHED SHED



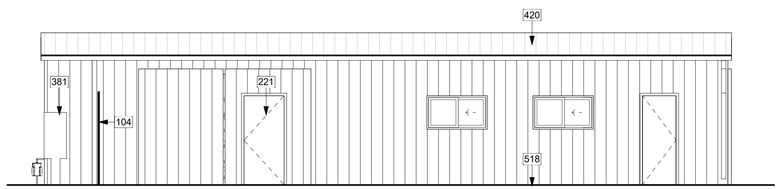
A 3D - PERSPECTIVE - SHOP BUILDING



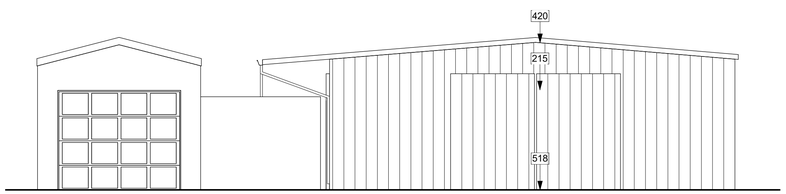
2 LEFT ELEVATION (WEST) - SHOP BUILDING
3/16" = 1'-0"



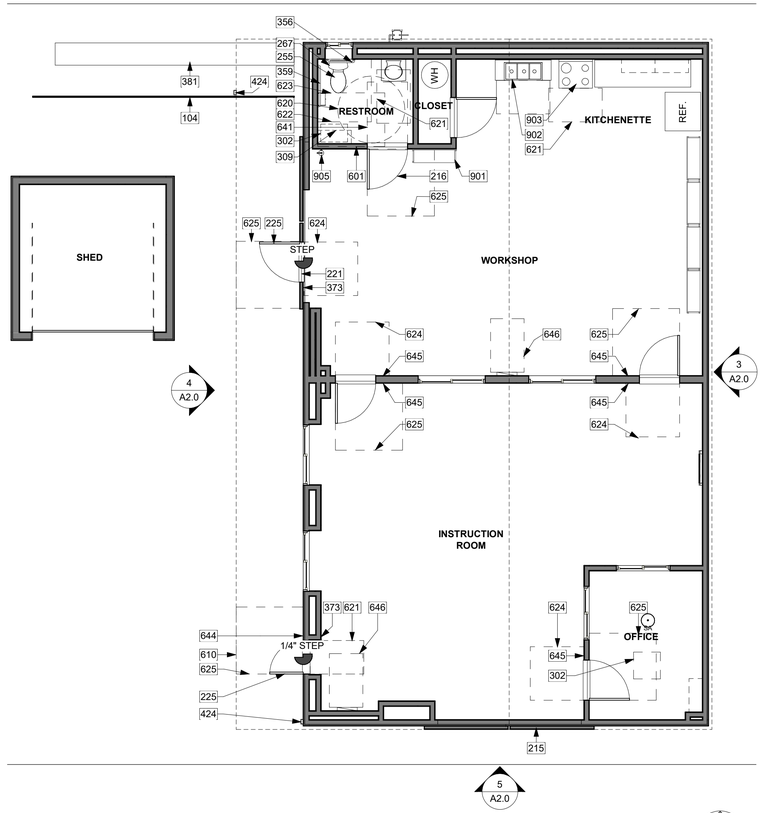
3 REAR ELEVATION (NORTH) - SHOP BUILDING
3/16" = 1'-0"



4 FRONT ELEVATION (SOUTH) - SHOP BUILDING
3/16" = 1'-0"



5 RIGHT ELEVATION (EAST) - SHOP BUILDING
3/16" = 1'-0"



1 EXISTING FLOOR PLAN - SHOP BUILDING
3/16" = 1'-0"

SHOP BUILDING

GENERAL DESCRIPTION OF PARK BUILDINGS AND SHADE STRUCTURES

This architectural assessment is limited to the structures identified within this architectural assessment package.
Shade structures: (4) shade structures with metal posts and fabric shade sails, generally all in fair condition. Conditions found include rust at post bases and tops, some are heavily rusted. Some fabric shade sails have tears. Lacks an accessible path of travel.
Gazebo / Bandstand: Pressure-treated wood posts with wood roof structure, generally in fair condition. Lacks an accessible path of travel.
Abandoned Restrooms: (2) CMU structures - one is burned, both are decommissioned, (1) pre-fab, tied to sewer, poor ventilation.
Restroom: 2x wood framed building with fiber-cement siding. Generally the exterior is in good condition and the interior is in fair condition showing damaged or removed fixtures & equipment. Non-accessible physical barriers are noted with associated keynotes and park check list.
Trellis structures: Cast-in-place concrete columns, good condition. Pergola pressure-treated wood framing generally in fair to good condition. Some framing and rafters are damaged. Much of the framing has moss growth. Lacks an accessible path of travel.
Shop building: Metal building with corrugated metal siding. Interiors have framed and finished interior walls in good condition. May not be energy compliant if building is conditioned. Shop building is not directly related to the city's program of public use. Non-accessible physical barriers are noted with associated keynotes and park checklist.

BUILDING INFORMATION

BUILDING AREA CALCULATION (GROSS SQUARE FEET):

EXISTING BUILDINGS & SHADE STRUCTURES SURVEYED FOR THIS PARK: 6,734

SHADE STRUCTURE 1:	900
SHADE STRUCTURE 2:	325
SHADE STRUCTURE 3:	1,050
SHADE STRUCTURE 4:	400
GAZEBO / BANDSTAND	156
RESTROOMS:	157
TRELLIS STRUCTURE:	1,076
SHOP BUILDING:	1,523
DETACHED SHED:	173

KEYNOTES

104	(E) WOOD FENCE TO REMAIN
215	BARN DOOR ABANDONED, WALL INFILLED WITH NEW FRAMING AND INTERIOR FINISH
216	DOOR NEEDS TO BE HINGED FROM THE OPPOSITE SIDE TO COMPLY TO ADA CLEARANCE STANDARDS. (LHOS DOOR INSTEAD OF A RHOS DOOR)
221	MAN DOOR SET WITHIN BARN DOOR, DEADBOLT ON LOCK SET NOT PERMITTED UNDER CHAPTER 10. NOT ACCESSIBLE HARDWARE, PER CURRENT CBC SEC. 11B-404
225	ACCESSIBLE DOOR HARDWARE REQUIRED, PER CURRENT CBC SEC. 11B-404
255	(E) TOILET SEAT @ 15" AFS, NON-COMPLIANT, PER CURRENT CBC SEC. 11B-606
267	NON-COMPLIANT FLUSH VALVE LEVER (HEIGHT & LOCATION), REPLACE & MAINTAIN REQUIRED GRAB BAR CLEARANCE, PER CURRENT CBC SEC. 11B-604.
302	(E) ATTIC ACCESS PANEL
309	(E) UPPER CABINET INTERFERES WITH THE REQUIRED CLEAR FLOOR AREA, AS WELL AS THE (E) ATTIC ACCESS PANEL ABOVE
356	REAR GRAB BAR IS 24", NON-COMPLIANT, 36" REQUIRED, PER CURRENT CBC SEC. 11B-604
359	SIDE GRAB BAR IS 36", NON-COMPLIANT, 42" REQUIRED, PER CURRENT CBC SEC. 11B-604
373	EXIT SIGNAGE WITH BRAILLE REQUIRED, PER CURRENT CBC SEC. 11B-703
381	(E) ELECTRICAL EQUIPMENT
420	ROOFING - STANDING SEAM METAL
424	(E) DOWNSPOUT
518	FINISHES & WOOD FRAMING IN CLOSE CONTACT WITH GRADE MAY BE SUSCEPTIBLE TO EARLY DETERIORATION. MIN. 2" CLEARANCE CONCRETE (FLATWORK) TO WOOD (FRAMING, SIDING, TRIM, ETC.) AND MIN. 8" EARTH TO WOOD
601	48"x60" MANEUVERING SPACE IS OBSTRUCTED BY THE INTERIOR RESTROOM WALL IN FRONT OF TOILET, NON-COMPLIANT WITH CURRENT CBC SEC. 11B-604 (IF CONSTRUCTED OR ALTERED AFTER 2010)
610	ACCESSIBLE ENTRANCE REQUIRED, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
620	60" DIA. CLEAR AND LEVEL WHEELCHAIR TURNING SPACE, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-305
621	30" X 48" CLEAR FLOOR SPACE, PER 2010 ADAAG, CURRENT CBC SEC. 11B-305
622	48" X 56" CLEAR FLOOR SPACE AROUND TOILET, SEE 2010 ADAAG (IF CONSTRUCTED PRIOR TO 2010). IF CONSTRUCTED IN 2010 OR LATER, 56" X 60" CLEAR FLOOR SPACE REQUIRED AROUND TOILET, PER CURRENT CBC SEC. 11B-305
623	48" X 60" MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET, PER CURRENT CBC SEC. 11B-604
624	48" X 48" PUSH SIDE LEVEL AND CLEAR MANEUVERING SPACE AT DOOR (IF DOOR HAS CLOSER AND LATCH), PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
625	60" X 60" PULL SIDE LEVEL AND CLEAR MANEUVERING SPACE AT DOOR, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
641	36" X 48" PUSH SIDE LEVEL AND CLEAR MANEUVERING SPACE AT DOOR (WITHOUT CLOSER AND LATCH), PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
644	"EMPLOYEE ONLY" SIGNAGE WITH BRAILLE REQUIRED ON WALL NEXT TO DOOR (LATCH SIDE), PER CURRENT CBC SEC. 11B-703
645	SIGNAGE WITH BRAILLE REQUIRED ON WALL NEXT TO DOOR (LATCH SIDE) INDICATING NAME OF ROOM BEYOND, PER CURRENT CBC SEC. 11B-703
646	30" X 48" CLEAR FLOOR SPACE REQUIRED IN FRONT OF ELECTRICAL PANEL, PER NEC
901	RELOCATE SHELF OUT OF DOOR PULL SIDE CLEAR FLOOR AREA
902	THIS 3-COMPARTMENT SINK IS A EMPLOYEE WORK STATION
903	THIS STOVE IS A EMPLOYEE WORK STATIONS
905	(E) FIRE EXTINGUISHER, BOTTOM SHALL BE NO MORE THAN 27" ABOVE FINISH FLOOR, OR PROJECTING MORE THAN 4" FROM SURFACE, PER CURRENT CBC SEC. 11B-307

WALL LEGEND

(E) INTERIOR - WOOD FRAMED WALL w/ GYP BOARD & F.R.P. FINISH

(E) EXTERIOR - WOOD FRAMED WALL w/ METAL SEAM EXTERIOR SIDING

MSA

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E-MAIL: MICAH@MSMITH-ARCH.COM
WWW.MSMITH-ARCH.COM

REVISION SCHEDULE

DELTA	DATE	DESCRIPTION

EXISTING FLOOR PLAN & ELEVATIONS - SHOP BUILDING

PREISKER PARK
330 HIDDEN PINES WAY, SANTA MARIA, CA.
22-007

LICENSED ARCHITECT MICAH D. SMITH 33179 7/31/23 REN. DATE STATE OF CALIFORNIA

Sheet: A2.0

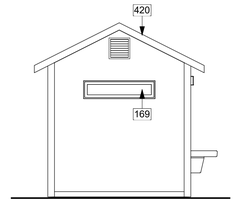
Scale: 3/16" = 1'-0"

Date: JANUARY 10, 2023

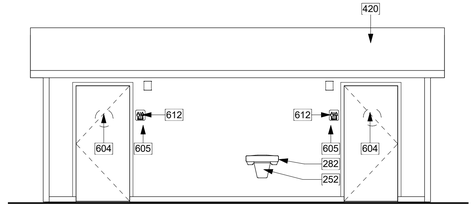
PREISKER PARK

330 HIDDEN PINES WAY., SANTA MARIA, CA 93433

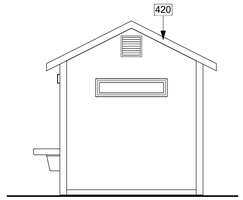
B 3D PERSPECTIVE - RESTROOM



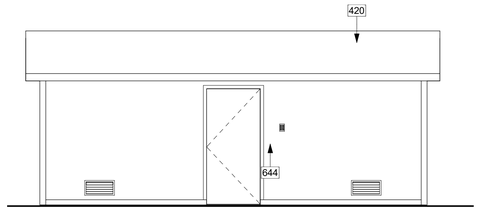
3 LEFT ELEVATION (NORTH)
1/4" = 1'-0"



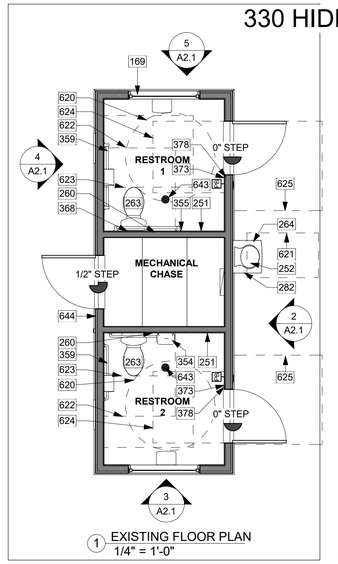
2 FRONT ELEVATION (EAST)
1/4" = 1'-0"



5 RIGHT ELEVATION (SOUTH)
1/4" = 1'-0"



4 REAR ELEVATION (WEST)
1/4" = 1'-0"



1 EXISTING FLOOR PLAN
1/4" = 1'-0"

NORTH

RESTROOMS

KEYNOTES

169	WINDOW w/ PAINTED INTERIOR SURFACE TO CONCEAL GRAFFITI
251	SINK MISSING, REMOVED FROM WALL, REPLACE PER CURRENT CBC SEC. 11B-606
252	DRAIN PIPE TRAP COVER MISSING
260	PUSH TO FLUSH BUTTON SHOULD TAKE NO MORE THAN 5 LBS OF FORCE TO OPERATE, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-309
263	TOILET, MISSING TOILET SEAT
264	(E) WALL-HUNG HAND SINK TO COMPLY WITH CODE
282	WATER FOUNTAIN NON-COMPLIANT, ALCOVE OR RAILING REQUIRED, SINK EXCEEDS MAX. 4" PROJECTION INTO PATH OF TRAVEL, PER CURRENT CBC SEC. 11B-602 & CBC SEC. 11B-403
354	TOILET PAPER DISPENSER DAMAGED, REPLACE PER CURRENT CBC SEC. 11B-604
355	PAPER TOWEL DISPENSER, REMOVED FROM WALL. REPLACE PER CURRENT CBC SEC. 11B-604
359	SIDE GRAB BAR IS 36", NON-COMPLIANT, 42" REQUIRED, PER CURRENT CBC SEC. 11B-604
368	TOILET SEAT COVER DISPENSER, REMOVED FROM WALL, REPLACE PER CURRENT CBC SEC. 11B-603
373	EXIT SIGNAGE WITH BRAILLE REQUIRED, PER CURRENT CBC SEC. 11B-703
378	DOOR RELEASE PUSH BUTTON SIGNAGE WITH BRAILLE REQUIRED, SEE CURRENT CBC SEC. 11B-703
420	ROOFING - STANDING SEAM METAL
604	UNISEX ADA RESTROOM DOOR-MOUNTED SIGN, REMOVED FROM DOOR. REPLACE PER CURRENT CBC SEC. 11B-703
605	INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) - WALL SIGNAGE MISSING. REPLACE PER CURRENT CBC SEC. 11B-703
612	BRAILLE CHARACTERS REQUIRED FOR WALL SIGNAGE, PER CURRENT CBC SEC. 11B-703
620	60" DIA. CLEAR AND LEVEL WHEELCHAIR TURNING SPACE, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-305
621	30" X 48" CLEAR FLOOR SPACE, PER 2010 ADAAG, CURRENT CBC SEC. 11B-305
622	48" X 56" CLEAR FLOOR SPACE AROUND TOILET, SEE 2010 ADAAG (IF CONSTRUCTED PRIOR TO 2010). IF CONSTRUCTED IN 2010 OR LATER, 56" X 60" CLEAR FLOOR SPACE REQUIRED AROUND TOILET, PER CURRENT CBC SEC. 11B-305
623	48" X 60" MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET, PER CURRENT CBC SEC. 11B-604
624	48" X 48" PUSH SIDE LEVEL AND CLEAR MANEUVERING SPACE AT DOOR (IF DOOR HAS CLOSER AND LATCH), PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
625	60" X 60" PULL SIDE LEVEL AND CLEAR MANEUVERING SPACE AT DOOR, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
643	THE CLEAR FLOOR AREA REQUIREMENT INCLUDES SLOPE TO DRAIN, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-304
644	"EMPLOYEE ONLY" SIGNAGE WITH BRAILLE REQUIRED ON WALL NEXT TO DOOR (LATCH SIDE), PER CURRENT CBC SEC. 11B-703

WALL LEGEND

(E) INTERIOR - WOOD FRAMED WALL w/ GYP BOARD & F.R.P. FINISH @ RESTROOM SIDE

(E) EXTERIOR - WOOD FRAMED WALL w/ GYP BOARD & F.R.P. INTERIOR FINISH & FIBER-CEMENT WALL PANEL EXTERIOR FINISH

City of Santa Maria Citywide Recreation and Park District Formation										
Park Check List										
Date June 7, 2022										
Park Number - 2										
Park Name - Preisker Park	Age of Park:									
Park Address: 330 Hidden Pines Way	Size of Park: 40 acres	Public entity facilities are covered by Title II of the Americans with Disabilities Act. 1991 (https://www.ada.gov/taman2.html#II-1.1000) Site accessibility assessment by others. Corrective measures shall comply with current California Building Code (CBC).								
General Condition of Building:	This architectural assessment is limited to the structures identified within this architectural assessment package.									
	Shade structures: (4) shade structures with metal posts and fabric shade sails, generally all in fair condition. Conditions found include rust at post bases and tops, some are heavily rusted. Some fabric shade sails have tears. Lacks an accessible path of travel.									
	Gazebo / Bandstand: Pressure-treated wood posts with wood roof structure, generally in fair condition. Lacks an accessible path of travel.									
	Abandoned Restrooms: (2) CMU structures - one is burned, both are decommissioned, (1) pre-fab, tied to sewer, poor ventilation.									
	Restroom: 2x wood framed building with fiber-cement siding. Generally the exterior is in good condition and the interior is in fair condition showing damaged or removed fixtures & equipment. Non-accessible physical barriers are noted with associated keynotes and park check list.									
	Trellis structures: Cast-in-place concrete columns, good condition. Pergola pressure-treated wood framing generally in fair to good condition. Some framing and rafters are damaged. Much of the framing has moss growth. Lacks an accessible path of travel.									
	Shop building: Metal building with corrugated metal siding. Interiors have framed and finished interior walls in good condition. May not be energy compliant if building is conditioned. Shop building is not directly related to the city's program of public use. Non-accessible physical barriers are noted with associated keynotes and park checklist.									
Discipline	Park Element	Condition and Year Installed (if known)	Repair or Replace	Cost to Repair or Replace	Type of Maintenance Required	Frequency of Maintenance	Annual Cost of Maintenance	Life Expectancy	Brief Description	Comments/Concerns (Refer to plans and keynotes for additional information.)
Architectural										
	Shade Structures - Number 1 30'X30'									
	Shade Structures - Posts	Fair	Repair		Repair, Prime & Paint				Metal posts and bases rusting at top and bottom.	Provide rust inhibitor, prime and paint as needed.
	Shade Structures - Roof/Sails	Good			Clean					
	Shade Structures - Number 2 13'x25'									
	Shade Structures - Posts	Good	Repair		Paint				Touch-up paint as required.	
	Shade Structures - Roof/Sails	Good			Clean					
	Shade Structures - Number 3 30'X35'									
	Shade Structures - Posts	Fair	Repair /Replace		Repair, Prime & Paint				Metal posts and bases rusting at top and bottom.	Provide rust inhibitor, prime and paint as needed.
	Shade Structures - Roof/Sails	Good			Clean					
	Shade Structures - Number 4 20'x20'									
	Shade Structures - Posts	Fair	Repair		Repair, Prime & Paint				Metal posts and bases rusting at top and bottom.	Provide rust inhibitor, prime and paint as needed.
	Shade Structures - Roof/Sails	Poor	Replace		Replace fabric awning				Fabric awning damaged.	
	Gazebo/Bandstand - Number : (1)		Repair		Accessibility				Lacks an accessible path of travel.	
	Gazebo/Bandstand - Posts	Good	Repair		Paint				Touch-up paint as required.	
	Gazebo/Bandstand - Roof	Good			Paint				Repaint trim.	
	Gazebo/Bandstand - Railing	Good	Repair		Paint				Touch-up paint as required.	
	Restroom - (2) Abandoned Buildings:								(2) CMU structures - one is burned, both are decommissioned.	
	Restroom - (1) Working Condition:								(1) pre-fab, tied to sewer, poor ventilation.	
	Restroom - Roof	Good			Paint				Roof fascia & flashing - paint spalling.	Repair or replace, prime & paint as needed.
	Restroom - Windows	Fair	Repair		Clean				Windows marred by graffiti.	
	Restroom - Fixtures	Poor	Replace		Replace sink and soap dispenser				Sink and soap dispenser missing in both restrooms.	Replace per current CBC Sec. 11B-604.
	Restroom - Toilet	Poor	Replace		Replace toilet seat				Toilet missing seat in both restrooms.	Replace per current CBC Sec. 11B-604.
										Flush valve should be no more than 44 inches from the floor and located on the open side of the toilet away from the near side wall, maintain required grab bar clearance & should take no more than 5 lbs of force to operate, per current CBC Sec. 11B-604 & 603.
	Restroom - Interior	Poor	Replace		Repair push button				Door release push button damaged in left restroom.	Door push button exit sign required with braille, per current CBC Sec. 11B-703.
		Poor	Replace		Replace dispensers				Paper towel dispenser damaged in restroom 2 and removed from restroom 1.	Replace per current CBC Sec. 11B-604.
		Poor	Replace		Accessibility				Side grab bar to be sized and relocated.	Replace per current CBC Sec. 11B-604.
	Restroom - Doors				Accessibility				Door hardware, signage.	Both doors missing door-mounted ADA signs, signage to be replaced, add exit signage and permanent room identification with braille for all doors, per current CBC Sec. 11B-703. Federal disabilities standards do not provide for a maximum pressure for opening exterior doors. Upon replacement of door closers, current CBC would apply.
	Restroom - Finishes	Poor	Repair		Paint				Touch-up paint as required.	
	Restroom - Lighting	Fair	Replace						Lights need to be replaced.	
	Restroom - Plumbing Chase									"EMPLOYEE ONLY" signage with braille required on wall next to Mechanical chase door, per current CBC Sec. 11B-703.
	Trellis Structure - Beams and Rafters	Poor	Repair		wood framing maintenance				Damaged beams and rafters, some moss growth.	Replace @ repaint as needed.
	Shop building - Structure	Good			Accessibility				Metal building with corrugated metal siding; No visible and audible alarms found.	
	Shop building - Roof	Good								
	Shop building - Finish	Good	Repair		Clean				Graffiti on the street side of building.	
	Shop building - Restroom	Poor	Replace		Accessibility				Restroom equipment non-compliant with 1991 ADA Guidelines.	Flush valve should be no more than 44 inches from the floor and located on the open side of the toilet away from the near side wall, & should take no more than 5 lbs of force to operate. Grab bar and toilet paper dispenser non-compliant and mirror set too high, bottom of mirror shall be no more than 40" above finish floor, per current CBC Sec. 11B-604.
	Shop building - Doors	Fair	Replace		Accessibility				Non-compliant due to hardware and/or obstructions.	Door to restroom is not accessible due to insufficient clearances at pull side. Exterior door hardware non-compliant, per current CBC Sec. 11B-404.
	Shop building - Training Room	Good	Repair		Accessibility				Remove barriers to accessible paths of travel and other accessible elements.	Window-mounted air conditioners cannot encroach accessible path of travel by more than 4" from face of wall, per current CBC Sec.11B-307.
	Shop building - Detached Shed	Good			Paint				Touch-up paint as required.	
	Porta Potty : (2)	Good							1 @ parking lot near burned restroom, 1 @ Kwanis playground.	MSA did not survey porta potties.

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REVISION SCHEDULE

DELTA	DATE	DESCRIPTION

EXISTING FLOOR PLAN & ELEVATIONS - RESTROOMS

PREISKER PARK
330 HIDDEN PINES WAY., SANTA MARIA, CA
93433
19-002

LICENSED ARCHITECT MICAH D. SMITH C 33179 7/31/23 REN. DATE STATE OF CALIFORNIA

Sheet: A2.1

Scale: 1/4" = 1'-0"

Date: JANUARY 10, 2023

City of Santa Maria Citywide Recreation and Park District Formation

Park Check List

Date June 7, 2022

Park Number - 2

Park Name - Preisker Park Age of Park:

Park Address: 330 Hidden Pines Way Size of Park: 40 acres

Discipline	Park Element	Condition and Year Installed (if known)	Repair or Replace	Cost to Repair or Replace	Type of Maintenance Required	Frequency of Maintenance	Annual Cost of Maintenance	Life Expectancy	Brief Description	Comments/Concerns
Civil										
	Utilities - Storm Drain Inlets								None - Problems w/ Flooding by Maintenance building	
	Utilities - Stormdrain Lines									
	Utilities - Water Lines & Backflow								Present. Appear in good condition	
	Utilities - Sewer Lines & Cleanouts								Attempt was made to connect south restroom bldg to Meadowgate (via gravity sewer), encountered landfil material/concrete. Restroom closed, vandalized (fire)	
	Utilities - Dry Utility Boxes									
	Parking - Surface								Asphalt in very poor condition	needs to be replaced/repaired
	Parking - Striping								striping in very poor condition	needs to be restriped
	Parking - Stall Count (is it adequate?)								302 standard parking stalls	
	Parking - ADA Stalls								14 ADA stalls	
	Parking - ADA Ramps and Domes								DWS is missing from all ramps, with exception of the east parking which has concrete sidewalk, all other ADA parking spaces connect to DG paths which need maintenance. Erosion from irrigation makes the DG paths not accessible	recommend installing concrete path from ADA stalls to the various amenities
	Parking - ADA Signs (at stalls & entrance)									
	Trash Enclosure - Walls									
	Rock Waterfall - Rocks									
	Rock Waterfall - Fountain Equipment									
	Rock Waterfall - Pond Liner (Pond Armor)									
	Lake - Lake Liner (Pond Armor)								Lake leaking so water has been drained. Check w/ Rob for economical solutions	
	Lake - Edge - Material									
	Lake - Aeration Equipment									
	Lake - Filtration System									
	Lazy River - Liner									
	Lazy River - Cobblestone Edge									
	Lazy River - Circulation Pump								circulation pump and piping need to be replaced, leak in system	recommend replacing underground piping and pump system;
	Lazy River - Filtration System									
	Concrete/Stone Spillway									
	Concrete Bridge - Abutments									
	Concrete Bridge - Span									
	Concrete Bridge - Railings - Wood	Poor							Wood Railings need replacement	
	Asphalt Sidewalk to Neighborhood from Parking Lot	Poor								
	Concrete Sidewalks Within Park								No ADA access to amenities at the northeast corner, striped crosswalks and ramps needed to provide access to the park from the Hidden Pines Way, Preisker Lane, and the from the neighborhood at SW corner	recommend installing concrete path from ADA stalls to the various amenities including the restroom, group picnic, playground
	Concrete Sidewalks - ADA Ramps at Corners									
	Concrete Curbs @ Playgrounds									
	Concrete Mow Curbs									
	Decomposed Granite Walks in Park								Erosion caused by sprinklers, Suggest perimeter pathway so people do not need to walk on park roads, add ADA compliant paths to group picnic areas and a few of the smaller picnic areas	DG seems to require continual maintenance to meet ADA requirements, recommend replacing DG with concrete wherever possible
	Decomposed Granite Walks Edging								Edging limited, often buried	
	CMU Perimeter Walls									

	Split 2 Rail Wood Fence @ Perimeter of Park	Fair	Yearly - replace as needed consider replacing w/ Concrete Split rail						Several railings missing/rotted, Some rotted post	
	WI Gates in Walls for Neighborhood Residence Access								Keypad	
	Concrete Path to Santa Maria Way									
	ADA Accessibility									
	Signs - Park Monument Signs - Number									
	Signs - Park Informations Signs - Number									
	Recommended New Amenities									
	Memorial Tree Plaques	Good							Large quantity - kept clear of debris	
Landscape										
	Plantings - Grass									
	Plantings - Trees	Poor							Inconsistent staking of young trees - need 2 stakes min.	
	Plantings - Shrubs/Groundcovers	Failing							Planting by pond includes Mexican Feather Grass (invasive). Remove and replace with Native Grass.	
	Irrigation - Backflow								Not Caged	
	Irrigation - Pipes	Satisfactory							6" Main - PH & Irrig, 2" domestic	
	Irrigation - Valves									
	Irrigation - Heads - spray and rotor	Poor							Adjust spray heads as needed to stop overspray on walkways.	
	Irrigation - Controller - 4								1 @ tree, 1 @ decommissioned restroom, 1 @ Meadowgate near restroom, 1 stand-alone	
	Irrigation - Weather Station								Linked to All Weather system - No Flow Sensors	Add flow sensors
	Irrigation - Quick Couplers									None - would be beneficial to have some strategically located near playgrounds, restrooms
	Irrigation - Hose Bibbs (@ Picnic/BBQ Areas) - 9	Failing							For rinsing off - All basin pits need new gravel, Wood	
	Fire Hydrants - 4 in park, 1 adjacent to fire house	Good							Each hydrant in park surrounded be 3 metal bollards	
	Fire Hose Hook Up/Bibb (0912) - Area 3	Failing							Remove - not used	
	Disc Golf - Number of Holes - 18									
	Disc Golf - Number of Targets-18	Poor							Targets - some need to be re-positioned as encroached by trees	
	Disc Golf - Signage - 18	Poor							Metal Frame & Stake, Plexi Glass	Plexi glass scratched, yellowed from sun/age. Replace as needed.
	Disc Golf - Tee Box - Materials	Failing	Need immediate repair						Pavers, Pressure Treated Wood Frame	All frames rotted, need replacement - suggest metal edging
	Disc Golf - Tee Box - Surface - Pavers	Satisfactory								
	Fitness Kiosks - Multi Stations	Good							3 Kiosks, 3 Stations per Kiosk - on DG w/Concrete Edging	
	Horseshoe Pits - Number of Pits - 10									
	Horseshoe Pits - Surface-DG	Poor	Yearly maintenance or as needed						DG needs to be replenished and recompacted	4 concrete pads outside fencing - should add benches for spectators
	Horseshoe Pits - Backboards and Stakes	Poor							Pressure Treated wood backboard, metal stake	Backboards showing wear, pads at bottom frayed
	Horseshoe Pits - Fencing	Satisfactory							2 rail wood Split Rail Fence w/welded wire	
	Picnic Area - Number of Group Areas (7)	Poor								ADA Accessibility needs to be addressed
	Picnic Area - Number of Individual Areas - 3	Poor								ADA Accessibility needs to be addressed
	Picnic Area - Tables- Metal	Fair							49	3 need replacement, hardscape around tables @ Kiwanis playground ADA Compliant
	Picnic Area - Tables- Recycled PVC	Fair							16	
	Picnic Area - Tables - Concrete	Fair							19	
	Picnic Area - Picnic Bench - Recycled PVC	Failing							31 - one table missing a bench	
	Picnic Area - Serving Table - Wood slat top, Metal base - Small	Poor	Repair/replace top 1-5 years						3	Wood slats warping, paint peeling. Consider replacing wood top with metal.
	Picnic Area - Serving Table - Wood slat top, Metal base - Large	Poor	1-5 years repair						6	Paint peeling, re-seal. Consider replacing wood top with metal.

	Picnic Area - BBQ Pits - Single	Poor							2	BBQ grates - several will need replacement within next 3 years
	Picnic Area - BBQ Pits - Double								6	
	Picnic Area - BBQ Pits - Santa Maria Style								Large - 4, Small - 1	
	Picnic Area - Shade Structure 1	Poor							Tan Shade Sail, Metal Frame - posts rusting - need painting, DG w/concrete border, no path to access	
	Picnic Area - Shade Structures 2	Poor							Green Shade Sail Metal frame - posts rusting - need painting, Concrete Pad, DG path - not ADA compliant	
	Picnic Area - Shade Structures 3	Poor							Concrete (Sonar) PIP Columns, 3 Open Wood Lattice Structures, Dry Root - lattice & possibly beam need replacement, DG surface - needs refurbishment, no edging, no access path	
	Picnic Area - 4	Satisfactory							No Shade Structure - DG with Concrete Edging - good condition, Concrete Picnic Tables - easier to maintain, less vandalism, easy to remove graffiti	
	Picnic Area - Shade Structures 5 - Area 3 - Kiwanis	Satisfactory							Green Shade Sail Metal frame - newer - , DG Pad w/Concrete border, DG path - not ADA compliant, concrete tree wells, River rock columns with Chisel stone caps	
	Picnic Area - Shade Structures 6	Fair							Tan Shade Sail Metal frame - posts rusting - need painting, DG Pad, no pathway	
	Picnic Area - 7	Good							No Shade Structure - DG w/Large Cobble, Boulders & Concrete Edging - good condition	
	Picnic Area - Surfacing -DG, Concrete	Poor							DG needs refurbishment, re-compaction. Check paths for ADA compliance	
	Playground - Number of Playgrounds (3)	Poor							Playground 1 - (0847) Orange - Age 2-5+ Equipment older, newer replacement slide, EWF - level too low, Playground 2 - Kiwanis - new, good ondition - Ages 2-5 & 5-12, 3 Shade structures (Metal?) , Playground 3 - 2012 - Purple Slide Ages 2-5+	Equipment at older playgrounds will need replacement within 1-5 years.
	Playground - Surfacing	Failing	Replenish EWF immediately						Playground 1 - EWF - level several inches lower than required. concrete curb chipped at entrances, Playground 2 - Kiwanis - 2020 -Rubberized Tiles Playground 3 - EWF - check levels. rubberized tile under swings	EWF levels too low. Replenish as needed. Add lines on play equipment indicating required level
	Playground - ADA Compliance	Failing							Playground 1 & 3 - No ADA Access Ramp	
	Sculpture Garden	Fair							3 small sculptures	Re-design area, possibly relocate
	Benches - Custom CMU Block								1	
	Benches - Recycled PVC	Satisfactory							4	
	Benches - Metal	Fair							2	
	Benches - Metal - Custom Kiwanis	Good							4	
	Trash Receptacles -Roller								30 Trash, 8 Recycle	
	Trash Receptacles -Metal	Poor							Metal - 3 Red - paint faded (1), 1 poor condition	
	Trash Receptacles - Concrete w/ SM Logo	Good							2	
	Drinking Fountains - Number - 5	Failing							Fountain adjacent to Playground 1 - hardscape not ADA compliant, 1 @ Area 4, not compliant, 1 @ Area 3 not compliant	Replace concrete pad with larger pad for ADA accessibility
	Dog Bag Dispenser - Number -4	Good								
	Bike Racks - Number of Bike Stalls 0									Install Bike Racks
	Pinnata Poles - 2	Fair							Need paint refurbished or sandblast/seal metal	
Electrical										
	Lighting - Poles - 0								Abandoned wood poles with lights and overhead	There are 3 abandoned wood poles that should be
	Lighting - Bollards - 0									Bollard lights would best be situated on the pathways
	Electrical - Plugs								1 @ Group Picnic #2 ((853)	Unknown source and whether it is operational. Suggest
	Electrical - Service - Maintenance Building	Poor	Replace	$30,000				End of life	Panels mounted on wooden backboard behind fence.	Electrical service panels are located adjacent to the
	Electrical - Service - Lake/Lazy River Equipment	Poor	Replace	$25,000				End of life	Mounted in pit at pond.	Existing panel and electrical controls at pond pump are
	Lighting - Restroom	Fair-Poor	Replace	$1,800-$15,000	Replace bulbs	3-5 years			Incandescent and fluorescent lights. Time clock	The newest restroom light fixtures appear to use
	Lighting - Controls	Fair	Replace	$2,400	Add occupancy sensor lighting for					Exterior lighting controls appear to be a combination of
	Lighting - Maintenance Building	Fair	Replace	$35,000	Fluorescent bulbs need regular					Maintenance building lighting would be a good

Architectural										
	Shade Structures - Number 1 30'x30'									
	Shade Structures - Posts	Fair	Repair		Repair, Prime & Paint				Metal posts and bases rusting at top and bottom, provide rust inhibitor, prime and paint as needed.	
	Shade Structures - Roof/Sails	Good			Clean					
	Shade Structures - Number 2 13'x25'									
	Shade Structures - Posts	Good	Repair		Paint				Touch-up paint as required	
	Shade Structures - Roof/Sails	Good			Clean					
	Shade Structures - Number 3 30'x35'									
	Shade Structures - Posts	Fair	Repair /Replace		Repair, Prime & Paint				Metal posts and bases rusting at top and bottom, provide rust inhibitor, prime and paint as needed.	
	Shade Structures - Roof/Sails	Good			Clean					
	Shade Structures - Number 4 20'x20'									
	Shade Structures - Posts	Fair	Repair		Repair, Prime & Paint				Metal posts and bases rusting at top and bottom, provide rust inhibitor, prime and paint as needed.	
	Shade Structures - Roof/Sails	Poor	Replace		Replace fabric awning				Fabric awning damaged	
	Gazebo/Bandstand - Number : (1)		Repair		Accessibility				Lacks an accessible path of travel.	
	Gazebo/Bandstand - Posts	Good	Repair		Paint				Touch-up paint as required	
	Gazebo/Bandstand - Roof	Good			Paint				Repaint trim	
	Gazebo/Bandstand - Railing	Good	Repair		Paint				Touch-up paint as required	
	Restroom - (2) Abandoned Buildings:								(2) CMU structures - one is burned, both are decommissioned	
	Restroom - (1) Working Condition:								(1) pre-fab, tied to sewer, poor ventilation	
	Restroom - Roof	Good			Paint				Roof fascia & flashing - paint spalling, Repair or replace, prime & paint as needed.	
	Restroom - Windows	Fair	Repair		Clean				Windows marred by graffiti	
	Restroom - Fixtures	Poor	Replace		Replace sink and soap dispenser				Sink and soap dispenser missing in both restrooms	Replace per current CBC Sec. 11B-604
	Restroom - Toilet	Poor	Replace		Replace toilet seat				Toilet missing seat in both restrooms	Replace per current CBC Sec. 11B-604
										Flush valve should be no more than 44 inches from the floor and located on the open side of the toilet away from the near side wall, maintain required grab bar clearance per current CBC Sec. 11B-603 & 604 & should take no more than 5 lbs of force to operate. Per current CBC Sec. 11B-604
	Restroom - Interior	Poor	Replace		Repair push button				Door release push button damaged in left restroom	Door push button exit sign required with braille per current CBC Sec. 11B-703
		Poor	Replace		Replace dispensers				Paper towel dispenser damaged in restroom 2 and removed from the restroom 1	Replace per current CBC Sec. 11B-604
		Poor	Replace		Accessibility				Side grab bar to be sized and relocated	Replace per current CBC Sec. 11B-604
	Restroom - Doors				Accessibility				Door hardware, signage	Both doors missing door-mounted ADA signs, signage to be replaced, add exit signage and permanent room identification with braille for all doors per current CBC Sec. 11B-703. Federal disabilities standards do not provide for a maximum pressure for opening exterior doors. Upon replacement of door closers, current CBC would apply.
	Restroom - Finishes	Poor	Repair		Paint				Touch-up paint as required	
	Restroom - Lighting	Fair	Replace						Lights need to be replaced	
	Restroom - Plumbing Chase									"EMPLOYEE ONLY" signage with braille required on wall next to Mechanical chase door, per current CBC Sec. 11B-703
	Trellis Structure - Beams and Rafters	Poor	Repair		wood framing maintenance				Damaged beams and rafters, some moss growth, replace @ repaint as needed	
	Shop building - Structure	Good			Accessibility				Metal building with corrugated metal siding; No visible and audible alarms found.	
	Shop building - Roof	Good								
	Shop building - Finish	Good	Repair		Clean				Graffiti on the street side of building,	

	Shop building - Restroom	Poor	Replace		Accessibility				Restroom equipment non-compliant with 1991 ADA Guidelines.	Flush valve should be no more than 44 inches from the floor and located on the open side of the toilet away from the near side wall, & should take no more than 5 lbs of force to operate. Grab bar and toilet paper dispenser non-compliant. Replacement shall be per current CBC Sec. 11B-604. Mirror set too high, bottom of mirror shall be no more than 40" above finish floor, current CBC Sec. 11B-604
	Shop building - Doors	Fair	Replace		Accessibility				Non-compliant due to hardware and/or obstructions	Door to Restroom is not accessible due to insufficient clearances at pull side. Exterior door hardware non-compliant, current CBC Sec. 11B-404
	Shop building - Training Room	Good	Repair		Accessibility				Remove barriers to accessible paths of travel and other accessible elements	Window-mounted air conditioners cannot encroach accessible path of travel by more than 4" from face of wall. Per current CBC Sec.11B-307
	Shop building - Detached Shed	Good			Paint				Touch-up paint as required	
	Porta Potty : (2)	Good							1 @ parking lot near burned restroom, 1 @ Kiwanis playground	MSA did not survey porta potties.

GROGAN PARK & COMMUNITY CENTER

1155 W. RANCHO VERDE, SANTA MARIA, CA 93433

SHADE STRUCTURE

GENERAL DESCRIPTION OF PARK BUILDINGS AND SHADE STRUCTURES

This architectural assessment is limited to the structures identified within this architectural assessment package.

Shade Structures: Shade structure with metal posts and fabric shade sails, generally in fair condition. There is rust at post bases and tops and fabric is tearing at connections. Lacks an accessible path of travel.

BUILDING INFORMATION

BUILDING AREA CALCULATION (GROSS SQUARE FEET):

EXISTING BUILDINGS & SHADE STRUCTURES SURVEYED FOR THIS PARK: 200

SHADE STRUCTURE : 200

City of Santa Maria Citywide Recreation and Park District Formation										
Park Check List										
Date May 25, 2022										
Park Number - 4										
Park Name - Robert F. Grogan Park	Age of Park: 29 years (1993)	Community Center - not a part of Assessment								
Park Address: 1155 W. Rancho Verde	Size of Park: 6-acres	Site accessibility assessment by others. Corrective measures shall comply with current California Building Code (CBC).								
	This architectural assessment is limited to the structures identified within this architectural assessment package.									
General Condition of Building:	Shade Structures: Shade structure with metal posts and fabric shade sails, generally in fair condition. There is rust at post bases and tops and fabric is tearing at connections. Lacks an accessible path of travel.									
Discipline	Park Element	Condition and Year Installed (if known)	Repair or Replace	Cost to Repair or Replace	Type of Maintenance Required	Frequency of Maintenance	Annual Cost of Maintenance	Life Expectancy	Brief Description	Comments/Concerns
Architectural										
	Shade Structures - Numbers : (1) 20' x 20'				Accessibility				Lacks an accessible path of travel.	
	Shade Structures - Posts & beams	Good	Repair		Paint				Steel posts and beams; posts rusting at top and bottom, provide rust inhibitor, prime, and paint as needed.	
	Shade Structures - Roof/Sails	Fair	Repair or Replace		Repair or replace fabric sail				Tears in fabric, including at connections.	

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REVISION SCHEDULE

DELTA	DATE	DESCRIPTION

AS-BUILT PARK CHECK LIST

GROGAN PARK & COMMUNITY CENTER
1155 W. RANCHO VERDE, SANTA MARIA, CA
93433
19-002

LICENSED ARCHITECT MICAH D. SMITH 33179 7/31/23 REN. DATE STATE OF CALIFORNIA

Sheet: A3.0

Scale:

Date: JANUARY 10, 2023

City of Santa Maria Citywide Recreation and Park District Formation

Park Check List

Date May 25, 2022

Park Number - 4

Park Name - Robert F. Grogan Park Age of Park: 29 years (1993) Community Center - not a part of Assessment

Park Address: 1155 W. Rancho Verde Size of Park: 6-acres

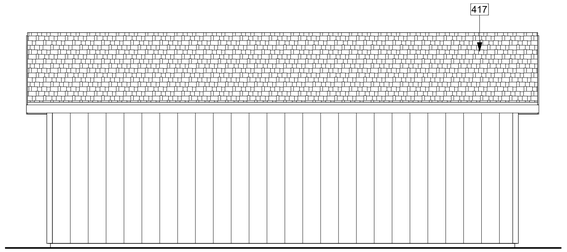
Discipline	Park Element	Condition and Year Installed (if known)	Repair or Replace	Cost to Repair or Replace	Type of Maintenance Required	Frequency of Maintenance	Annual Cost of Maintenance	Life Expectancy	Brief Description	Comments/Concerns
Civil										
	Utilities - Storm Drain Inlets		Maintenance Required		Cleaning	Annually				Main sump was full of stading water for an unknown reason. Most other DI's were full of leaves debris and dirt and would require cleaning before an evaluation is possible
	Utilities - Stormdrain Lines									Unknown - see above
	Utilities - Water Lines & Backflow									Present. Appear to be in good shape.
	Utilities - Sewer Lines & Cleanouts				Cleaning					Present. Appear to be in good shape.
	Parking - Surface	N/A	Replace		Crack/Surface sealing.	5 years		15 years		Entire parking lot surface is deteriorating. Entire parking lot needs to be resurfaced.
	Parking - Striping	N/A	Replace							Striping is pretty non-existent. Needs to be re-striped.
	Parking - Stall Count (is it adequate?)									43 regular stalls w/o tire stops
	Parking - ADA Stalls	Unknown								1 ADA Stall w/ tire stop. Stall had signage but is not compliant with current standards
	Parking - ADA Signs (at stalls & entrance)									1 sign at stall
	Parking - Wheel Stops	None installed								(see stalls above)
	Trash Enclosure - Walls (none)									None. Waste wheelers throughout park
	Trash Enclosure - Gates (none)									None. Waste wheelers throughout park
	Trash Enclosure - Surface - Concrete Pad								community center parking lot - not being utilized	NA
	Trash Enclosure - Containers									Waste wheelers throughout park
	Concrete Sidewalks Within Park				Replace broken panels as they occur	As needed		15-20 years		Sidewalks bordering the park have a greater then 2% slope. Concrete flatwork onsite restricted to surrounding the from of the Community Center. Driveways do not have ADA path of travel around ramps.
	Concrete - Curb Ramps									None (see driveway ramp comment above)
	Asphalt Walks				Surface sealing	5 year		20		Replace with concrete.
	Decomposed Granite Walks in Park		Maintenance Required		Grading and compaction	Continuously				DG is used extensively throughout the park. Unlike other SM parks, there are no concrete mow curbs DG paths are generally concave and in need of maintenance. There are many spots where there's evidence of pooling water or gopher holes.
	Concrete Edging @ Playground		Remove/Replace outer edge		Replace broken sections as they occur					Outer concrete edge heaving, cracked. Needs replacement or removal
	Concrete Mow Bands				Replace broken sections as they occur					At Picnic Area
	Split 2 Rail Fence - Wood		Replace Damaged sections		Material repair				Missing railing/s	
	Chain Link Fence along Perimeter		Replace Damaged sections		Paint and fabric repairs					Lots of damaged sections of chain link fencing and posts (see photos)
	ADA Accessibility									There is access along the sidewalk to a DG path around the playground. Sidewalks cross slopes are > 2%.
	Signs - Park Monument Signs - Number - 1									
	Signs - Park Informations Signs - Number - 1									
Landscape										

	Plantings - Grass	Poor	Maintenance Required						Bare spots, depressions in turf @ Via Carro entrance, Northern section w/ irrigation breaks	Level ground & re-seed, repair irrigation, adjust spray heads, re-seed early fall or new sod
	Irrigation - Pipes	Failing, 30+ years	Replacement							Irrigation okay but relevel, breaks repaired or in process of being repaired
	Irrigation - Valves								Several pipe breaks, in process of repair	Soil at valve boxes needs to be leveled and valve boxes should be visible not be buried
	Irrigation - Heads - spray and rotor	Poor							Overspray onto walkways	Adjust spray heads
	Picnic Area - Number of Group Areas - 1									
	Picnic Area - Tables - Metal 3	Good								
	Picnic Area - BBQ Pits - Single - 1	Good								
	Picnic Area - Shade Structures - 1	Failing	Maintenance Required						Metal posts painted , Shade sail, Bolt connections at base plates exposed	Safety hazard. Needs immediate attention
	Picnic Area - Surfacing - DG w/Concrete Edge									
	Playground - Number of Playgrounds - 1	Satisfactory, 2017/18								
	Playground - Designed to what age?									
	Playground - Surfacing - Artificial Turf	Failing, 10 years	Replace						Open seams, holes, nap flattened	Replace
	Playground - Surfacing - Concrete Circle w/DG	Failing	Replace						DG not level w/ concrete, edges damaged	Replace DG w/Concrete for level surface or remove all concrete and repour new pad
	Playground - Equipment	Satisfactory, 4-6 years old							Old playground 6/2017, New 2/2018	
	Benches - Metal - 4	Good							Additional footing for bench available	Add 1 new bench
	Trash Receptacles -Roller - 2									
	Drinking Fountains - Number - 1								by community center	
	Dog Bag Dispenser - Number - 1	Satisfactory								
	Bollard - Removable - Metal - 1	Satisfactory								
Electrical										
	Lighting - Poles - 7	Poor	Replace	$28,000	Replace bulbs Touch up paint	3-5 years 5-7 years		(4) End of life (3) 10-20 years	Parking lot lights Sidewalk Lights	The parking area is equipped with 4 older high pressure sodium or metal halide "shoe box" style pole lights. The fixtures and poles appear in poor condition and should be scheduled for replacement with newer LED fixtures in the near future. There are 3 LED pole fixtures along the sidewalk area that are good condition and do not seem to need any immediate replacement or maintenance.
	Lighting - Bollards - 6	Poor	Replace	$24,000	Replace bulbs Fix loose/broken heads Clean Graffiti	1-5 years		5-7 years	Metal bollards	The park has 6 bollard lights along the pathway from the parking area and around the play equipment. One of the bollards looks to have been replaced with the city standard concrete style, while the others are metal and in poor condition. It is recommended to replace these with new concrete LED bollards. The pathways around and through the park would require an additional 20-25 new bollard lights.
	Electrical - Service Panels									Electrical service is located in community center and not evaluated as part of this assessment. Retrofitting fixtures with LED will reduce the overall energy demand at this park.
Architectural										
	Shade Structures - Numbers : (1) 20' x 20'				Accessibility				Lacks an accessible path of travel.	
	Shade Structures - Posts & beams	Good	Repair		Paint				Steel posts and beams; posts rusting at top and bottom, provide rust inhibitor, prime, and paint as needed.	

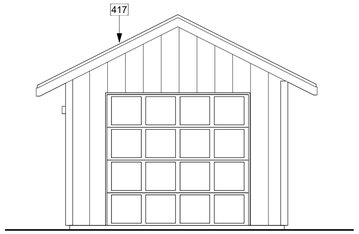
JIM MAY PARK & LAKE

809 STANFORD DR., SANTA MARIA, CA 93433

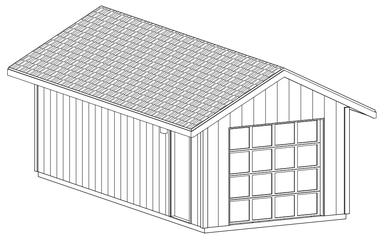
A 3D PERSPECTIVE - BOAT HOUSE

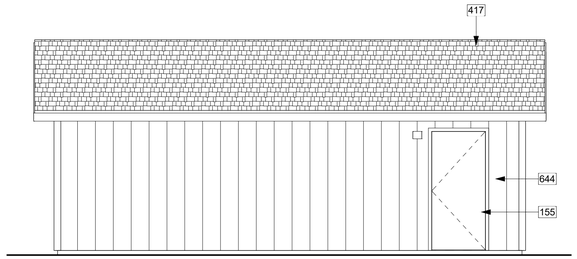


3 RIGHT ELEVATION (EAST) - BOAT HOUSE
1/4" = 1'-0"

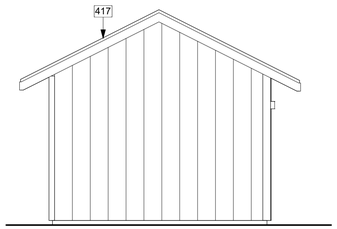


2 FRONT ELEVATION (SOUTH) - BOAT HOUSE
1/4" = 1'-0"

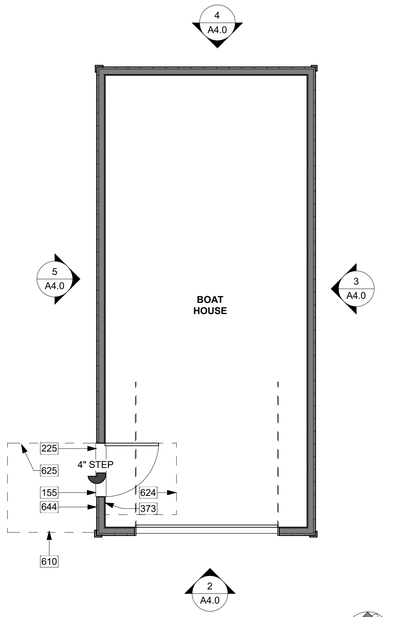




5 LEFT ELEVATION (WEST) - BOAT HOUSE
1/4" = 1'-0"



4 REAR ELEVATION (NORTH) - BOAT HOUSE
1/4" = 1'-0"



1 EXISTING FLOOR PLAN - BOAT HOUSE
1/4" = 1'-0"

NORTH

GENERAL DESCRIPTION OF PARK BUILDINGS AND SHADE STRUCTURES

This architectural assessment is limited to the structures identified within this architectural assessment package.

Shade structure: Steel structure with composition shingle roofing, generally in good condition. Prime and paint as needed.

Boat House: Wood framed building with fiber-cement siding, composition shingle roofing, generally in good condition. Lacks an accessible path of travel. This building is for employee use only and does not relate to public use programs.

Restroom: Precast, tilt-up concrete building, generally in good condition, especially the exterior. Interior requires maintenance. Non-accessible physical barriers are noted with associated keynotes and park check list.

BUILDING INFORMATION

BUILDING AREA CALCULATION (GROSS SQUARE FEET):

EXISTING BUILDINGS & SHADE STRUCTURES SURVEYED FOR THIS PARK: 1,022

SHADE STRUCTURE:	572
BOAT HOUSE:	312
RESTROOM BUILDING:	138

KEYNOTES

109	(E) ELECTRICAL PANEL EXCEEDS MAX. 4" PROJECTION INTO PATH OF TRAVEL, TYP. CURRENT CBC SEC. 11B-403
118	(E) CONCRETE WALK WAY
152	WINDOW, MARRED BY GRAFFITI ON INTERIOR AND EXTERIOR SURFACES
155	METAL DOOR MARRED BY GRAFFITI
156	METAL DOOR AND FRAME, RUSTED AT BOTTOM
163	3" DIAMETER HOLE CUT OUT INTO THE SIDING LEADING TO INTERIOR CHASE, WILL NEED TO BE COVERED OR SCREENED FOR PEST EXCLUSION & WATERPROOFING
164	WINDOW WITH OBSCURED GLAZING, PAINTED OVER TO CONCEAL GRAFFITI
225	ACCESSIBLE DOOR HARDWARE REQUIRED, PER CURRENT CBC SEC. 11B-404
260	PUSH TO FLUSH BUTTON SHOULD TAKE NO MORE THAN 5 LBS OF FORCE TO OPERATE, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-309
271	HAND SINK FAUCET PUSH VALUE SHOULD FLOW FOR A MINIMUM 10 SECONDS & SHOULD TAKE NO MORE THAN 5 LBS OF FORCE TO OPERATE, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-606 & 309
337	INTERIOR VENT DAMAGED
355	PAPER TOWEL DISPENSER, REMOVED FROM WALL. REPLACE PER CURRENT CBC SEC. 11B-604
362	SOAP DISPENSER, REMOVED FROM WALL, REPLACE PER CURRENT CBC SEC. 11B-604
368	TOILET SEAT COVER DISPENSER, REMOVED FROM WALL, REPLACE PER CURRENT CBC SEC. 11B-603
371	TOILET PAPER DISPENSER NON-COMPLIANT, SHALL BE LOCATED 7"- 9" FROM TOILET RIM AND 19" MINIMUM TO THE OUTLET ABOVE FINISH FLOOR, PER CURRENT CBC SEC. 11B-604
373	EXIT SIGNAGE WITH BRAILLE REQUIRED, PER CURRENT CBC SEC. 11B-703
378	DOOR RELEASE PUSH BUTTON SIGNAGE WITH BRAILLE REQUIRED, SEE CURRENT CBC SEC. 11B-703
410	ROOFING - PRE-CAST CONCRETE
417	COMPOSITION SHINGLE ROOFING
604	UNISEX ADA RESTROOM DOOR-MOUNTED SIGN, REMOVED FROM DOOR. REPLACE PER CURRENT CBC SEC. 11B-703
608	RELOCATE TRASH CAN OUT OF REQUIRED ACCESSIBLE LEVEL & CLEAR MANEUVERING FLOOR AREA. PER CURRENT CBC SEC. 11B-604
610	ACCESSIBLE ENTRANCE REQUIRED, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
611	2% MAX. SLOPE IN ANY DIRECTION AT REQUIRED DOOR CLEARANCES AND 2% MAX. CROSS SLOPE ALONG PATH OF TRAVEL. PATH OF TRAVEL TO BE LESS THAN 5% IN DIRECTION OF TRAVEL. PATH OF TRAVEL BETWEEN 5% AND 8.33% CONSIDERED A RAMP AND MUST COMPLY WITH 2010 ADAAG OR CURRENT CBC SEC. 11B-405 (AS APPLICABLE).
612	BRAILLE CHARACTERS REQUIRED FOR WALL SIGNAGE, PER CURRENT CBC SEC. 11B-703
620	60" DIA. CLEAR AND LEVEL WHEELCHAIR TURNING SPACE, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-305
621	30" X 48" CLEAR FLOOR SPACE, PER 2010 ADAAG, CURRENT CBC SEC. 11B-305
622	48" X 56" CLEAR FLOOR SPACE AROUND TOILET, SEE 2010 ADAAG (IF CONSTRUCTED PRIOR TO 2010). IF CONSTRUCTED IN 2010 OR LATER, 56" X 60" CLEAR FLOOR SPACE REQUIRED AROUND TOILET, PER CURRENT CBC SEC. 11B-305
623	48" X 60" MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET, PER CURRENT CBC SEC. 11B-604
624	48" X 48" PUSH SIDE LEVEL AND CLEAR MANEUVERING SPACE AT DOOR (IF DOOR HAS CLOSER AND LATCH), PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
625	60" X 60" PULL SIDE LEVEL AND CLEAR MANEUVERING SPACE AT DOOR, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
643	THE CLEAR FLOOR AREA REQUIREMENT INCLUDES SLOPE TO DRAIN, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-304
644	"EMPLOYEE ONLY" SIGNAGE WITH BRAILLE REQUIRED ON WALL NEXT TO DOOR (LATCH SIDE), PER CURRENT CBC SEC. 11B-703
646	30" X 48" CLEAR FLOOR SPACE REQUIRED IN FRONT OF ELECTRICAL PANEL, PER NEC

SHADE STRUCTURE

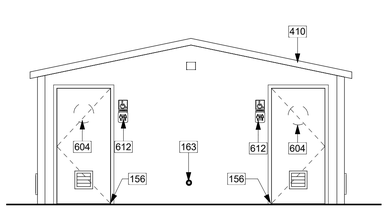
WALL LEGEND

BOAT HOUSE: (E) EXTERIOR, WOOD FRAMED WALL w/ FIBER CEMENT SIDING & NO INTERIOR FINISH

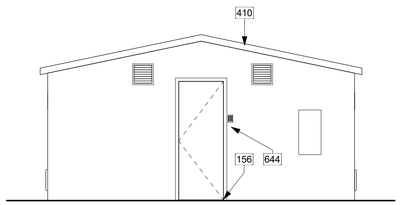
RESTROOM: PRE-CAST, TILT-UP CONCRETE WALL

BOAT HOUSE

B 3D PERSPECTIVE - RESTROOMS



8 FRONT ELEVATION (EAST) - RESTROOMS
1/4" = 1'-0"



10 REAR ELEVATION (WEST) - RESTROOMS
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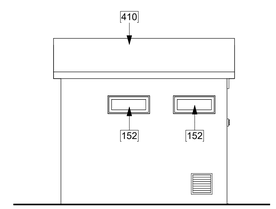
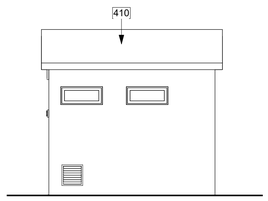
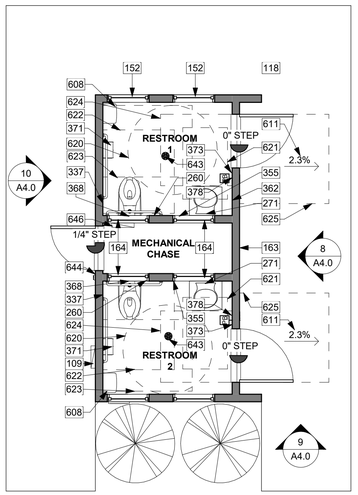


7 RIGHT ELEVATION (NORTH) - RESTROOMS
1/4" = 1'-0"



9 LEFT ELEVATION (SOUTH) - RESTROOMS
1/4" = 1'-0"



6 EXISTING FLOOR PLAN - RESTROOMS
1/4" = 1'-0"

NORTH

RESTROOMS

MSA
MICAH D. SMITH, AIA
ARCHITECT, LIC. NO. C33179
1022 MILL STREET, SUITE D
SAN LUIS OBISPO, CA 93401
OC: 805-242-6022 MC: 805-704-7118
M I C A H @ M S M I T H - A R C H . C O M
W W W . M S M I T H - A R C H . C O M

REVISION SCHEDULE

DELTA	DATE	DESCRIPTION

EXISTING FLOOR PLAN & ELEVATIONS - BOAT HOUSE & RESTROOMS

JIM MAY PARK & LAKE
809 STANFORD DR., SANTA MARIA, CA 93433
19-002

LICENSED ARCHITECT MICAH D. SMITH C33179 7/31/23 REN. DATE STATE OF CALIFORNIA

Sheet: A4.0

Scale: 1/4" = 1'-0"

Date: JANUARY 10, 2023

JIM MAY PARK & LAKE

809 STANFORD DR., SANTA MARIA, CA 93433

City of Santa Maria Citywide Recreation and Park District Formation										
Park Check List										
Date June 2, 2022										
Park Number - 5										
Park Name - Jim May Park & Lake	Age of Park:									
Park Address: 809 Stanford Dr.	Size of Park: 21-acres	Public entity facilities are covered by Title II of the Americans with Disabilities Act. 1991 (https://www.ada.gov/taman2.html#II-1.1000) Site accessibility assessment by others. Corrective measures shall comply with current California Building Code (CBC).								
	This architectural assessment is limited to the structures identified within this architectural assessment package.									
General Condition of Building:	Shade structure: Steel structure with composition shingle roofing, generally in good condition. Prime and paint as needed.									
	Boat House: Wood framed building with fiber-cement siding, composition shingle roofing, generally in good condition. Lacks an accessible path of travel. This building is for employee use only and does not relate to public use programs.									
	Restroom: Precast, tilt-up concrete building, generally in good condition, especially the exterior. Interior requires maintenance. Non-accessible physical barriers are noted with associated keynotes and park check list.									
Discipline	Park Element	Condition and Year Installed (if known)	Repair or Replace	Cost to Repair or Replace	Type of Maintenance Required	Frequency of Maintenance	Annual Cost of Maintenance	Life Expectancy	Brief Description	Comments/Concerns - (Refer to plans and keynotes for additional information.)
Architectural										
	Shade Structures : (1)									
	Shade Structures - Posts - Metal	Good	Repair		Paint				Metal posts' rust build-up causing paint to spawl.	Rust removal & preventative, paint touch-up required.
	Shade Structures - Roof - Composite shingles	Good								
	Shade Structure - Finish - Green Paint	Good	Repair		Paint				Touch-up paint as needed.	Prime and paint wood fascia as needed.
	Boat house - Structure	Good			Accessibility				Path of travel.	Lacks an accessible path of travel. See current CBC Sec. 11B-404.
	Boat house - Flooring	Good								
	Boat house - Finish	Good	Repair		Paint				Exterior wall marred by graffiti.	Touch-up paint as required.
	Boat house - Doors	Fair	Repair		Paint				Door and knob marred by graffiti.	Touch-up paint as required; Door required to be accessible, provide level and clear landing with accessible threshold and door hardware, per current CBC Sec. 11B-404. "EMPLOYEE ONLY" signage with braille required on wall next to door, per current CBC Sec. 11B-703.
	Boat house - Roof	Good								
	Restroom - prefab concrete	Good								
	Restroom - Finishes	Fair	Repair		Paint				Touch-up paint as required, both interior and Exterior.	The interior requires more attention.
	Restroom - Windows	Fair	Repair		Clean				Windows marred by graffiti.	
	Restroom - Doors	Fair	Repair		Clean rust and Paint				Metal door frames rusting at bottom.	Provide rust inhibitor, paint as needed.
		Poor	Replace		Accessibility				Unisex accessible restroom door-mounted sign, removed from door.	Replace ADA restroom door-mounted sign. Signs shall comply with current CBC Sec. 11B-703. Door push button sign & exit sign required with braille, per current CBC Sec. 11B-703. Wall signage require raised and braille characters. Federal disabilities standards do not provide for a maximum pressure for opening exterior doors. Upon replacement of door closers, current CBC would apply.
					Accessibility					"EMPLOYEE ONLY" signage with braille required on wall next to Mechanical chase door, per current CBC Sec. 11B-703.
	Restroom - Fixtures	Poor	Replace		Accessibility				Various inaccessible features.	Toilet seat cover dispenser location not ADA accessible. Replace per current CBC Sec. 11B-604.
		Fair	Replace						Fan covers were removed.	Replace fan covers.
	Restroom - Roof	Good								

MSA

MICAH D. SMITH, AIA
ARCHITECT, LIC. NO. C33179
1022 MILL STREET, SUITE D
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OC: 805-242-6022 MC: 805-704-7118
MICAH@MSMITH-ARCH.COM
WWW.MSMITH-ARCH.COM

REVISION SCHEDULE

DELTA	DATE	DESCRIPTION

AS-BUILT PARK CHECK LIST

JIM MAY PARK & LAKE
809 STANFORD DR., SANTA MARIA, CA 93433
19-002

MICAH D. SMITH
C33179
7/31/23
REN. DATE
STATE OF CALIFORNIA

Sheet: A4.1

Scale:

Date: JANUARY 10, 2023

City of Santa Maria Citywide Recreation and Park District Formation

Park Check List
Date June 2, 2022
Park Number - 5
Park Name - Jim May Park & Lake
Park Address: 809 Stanford Dr.

Age of Park:
Size of Park: 21-acres

Discipline	Park Element	Condition and Year Installed (if known)	Repair or Replace	Cost to Repair or Replace	Type of Maintenance Required	Frequency of Maintenance	Annual Cost of Maintenance	Life Expectancy	Brief Description	Comments/Concerns
Civil										
	Utilities - Storm Drain Inlets				Cleaning	Annually				Need to be cleaned
	Utilities - Stormdrain Lines								Present. Appear to be in good condition.	
	Utilities - Stormdrain Concrete Swales								Present. Appear to be in good condition.	
	Utilities - Water Lines & Backflow									Present. Appear to be in good shape.
	Utilities - Sewer Lines & Cleanouts				Cleaning				Present. Appear to be in good condition.	
	Utilities - Dry Utility Boxes									Present. Appear to be in good shape.
	Concrete Spillway									County maintained
	Concrete Bridge - Abutments									Present. Appear to be in good shape.
	Concrete Bridge - Span									Present. Appear to be in good shape.
	Concrete Bridge - Railings									Present. Appear to be in good shape.
	Concrete Sidewalks Within Park				Repair broken panels as they occur					
	Concrete Sidewalks - Curb Ramps									Only a driveway
	Concrete Sidewalks - Bollards - Number									
	Decomposed Granite Walk - Surface				Grading and compaction	Continuously				Maintain for ADA purposes. Fix ruts
	Decomposed Granite Walk - Concrete Curb									Repair where broken
	Bike Trail - Asphalt w/Striping									
	Chain Link Fence along Perimeter				Material Repairs	As needed				Requires maintenance and repairs
	Chain Link Gates - 2									
	Gates - Vehicular - Iron - 2									
	Two Rail Wood Fence at Lake				Material Repairs	As needed			missing railings, 1 post knocked down, graffiti	replace/repair as needed
	ADA Accessibility								SW entrance to DG path - tripping hazard	
	Signs - Park Monument Signs - Number -1									
	Signs - Park Informations Signs - Number - 5								Biofilter- metal frame - scuffed, 3 regulation, 1 information	
	Rescue Equipment - 5								Life preserver enclosed in case w/ wood posts	1 - graffiti, 1 cover broken, 1 missing life preserver
	Water Treatment - Equipment	Satisfactory, Installed between 7/2016 and 6/2017							6-7 years old	
	Biofilter Equipment - Caged - 6-8 ' CL w/vinyl									
Landscape										
	Plantings - Grass	Satisfactory								
	Plantings - Trees	Good								
	Plantings - Shrubs/Groundcovers	Poor							Planting next to bike trail needs supplementing	Install new drought tolerant plants as needed.
	Plantings - Edging - Bender Board	Failing							edging above grade - tripping hazard	Needs to be reset & restaked. Consider replace w/ metal edging
	Irrigation - Valves	Failing							Irrigation north section adjacent to Borges off	Repair as needed.
	Irrigation - Drip emission devices	Failing							Adjacent to bike trail drip tubing above mulch	Re-stake and put under mulch
	Picnic Area - Number of Group Areas - 1	Good								
	Picnic Area - Tables - 4								Wood w/metal base	
	Picnic Area - BBQ Pits - 1 - Double	Good								
	Picnic Area - Shade Structures - 1								Metal & Wood composite shingles	
	Picnic Area - Surfacing - Concrete									
	Playground - Number of Playgrounds - 1									
	Playground - Designed to what age? 2-5 & 5-12									
	Playground - Surfacing - EWF	Failing							EWF levels too low	Refurbish EWF levels. Add lines to play equipment indicating required EWF levels
	Playground - Equipment - yes	Poor,15 years								
	Benches - Recycled PVC-4	Good								
	Benches - Concrete- 1	Good								
	Trash Receptacles - Roller - 3									

	Drinking Fountains - Number - 2	Good								
	Dog Bag Dispenser - Number - 2	Fair							1 on wood post - post needs sanding/repainting	
	Bike Racks - Number of Bike Stalls 1 - 5 stalls	Good								
	Mural	Good, 2021							1 year old	
	Bollard - Removable -5	Fair	Replace missing bollard						Missing 1	Replace missing bollard immediately
Electrical										
	Electrical - Plugs - 1	5-Failing	Remove							A receptacle at the deck is missing a cover. The receptacle should be removed, the circuit breaker shut off, and a new blank cover added.
	Lighting - Restroom	Poor	Exterior Replace	$800	Replace bulbs Replace when vandalized	3-5 years			Exterior - Incandescent/Fluorescent Interior - LED in restroom, Fluorescent in mech chase	The restroom exterior lighting has not been replaced or upgraded, but the interior restroom lights appear to have been replaced with LED fixtures. Exterior and mechanical chase light fixtures appear to use incandescent and/or fluorescent bulbs. The fixtures should be replaced with newer LED style wall packs and strip lights if they become damaged due to vandalism, but they are not in immediate need of replacing. LED replacements can reduce maintenance associated with bulb replacement and also reduce energy usage.
	Lighting - Controls	Fair	Replace	$2,400	Add occupancy sensor lighting for restroom interior lighting.					Exterior lighting controls appear to be a combination of time clock with photocells. There are no recommendations to the lighting controls for this site. Future lighting would also need automatic lighting controls such as time clock and photocell controls. Interior lighting within the restroom mechanical chase are by switch only. It is recommend to replace the switch with an occupancy sensor switch to ensure the lights are not accidently left on for extended periods of time. Any new interior light fixtures should utilize occupancy sensor controls for most energy efficient usage.
Architectural										
	Shade Structures : (1)									
	Shade Structures - Posts - Metal	Good	Repair		Paint				Metal posts' rust build-up causing paint to spawl.	Rust removal & preventative, paint touch-up required.
	Shade Structures - Roof - Composite shingles	Good								
	Shade Structure - Finish - Green Paint	Good	Repair		Paint				Touch-up paint as needed.	Prime and paint wood fascia as needed.
	Boat house - Structure	Good			Accessibility				Path of travel.	Lacks an accessible path of travel. See current CBC Sec. 11B-404.
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	Boat house - Roof	Good								
	Restroom - prefab concrete	Good								
	Restroom - Finishes	Fair	Repair		Paint				Touch-up paint as required, both interior and	The interior requires more attention.
	Restroom - Windows	Fair	Repair		Clean				Windows marred by graffiti.	

	Restroom - Doors	Fair	Repair		Clean rust and Paint				Metal door frames rusting at bottom.	Provide rust inhibitor, paint as needed.
		Poor	Replace		Accessibility				Unisex accessible restroom door-mounted sign, removed from door.	Replace ADA restroom door-mounted sign. Signs shall comply with current CBC Sec. 11B-703. Door push button sign & exit sign required with braille, per current CBC Sec. 11B-703. Wall signage require raised and braille characters. Federal disabilities standards do not provide for a maximum pressure for opening exterior doors. Upon replacement of door closers, current CBC would apply.
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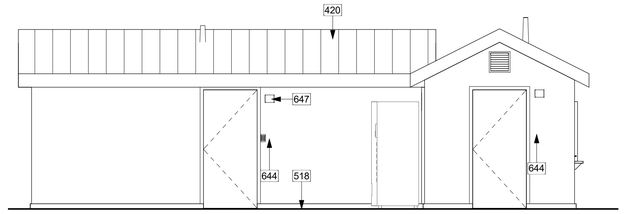
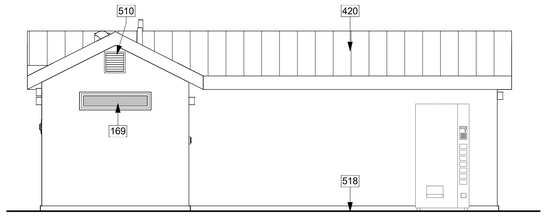
	Restroom - Fixtures	Poor	Replace		Accessibility				Various inaccessible features.	Toilet seat cover dispenser location not ADA accessible. Replace per current CBC Sec. 11B-604.
		Fair	Replace						Fan covers were removed.	Replace fan covers.
	Restroom - Roof	Good								
		Fair	Replace						Fan covers were removed	Replace fan covers
	Restroom - Roof	Good								

OAKLEY PARK

1307 N. WESTERN AVE, SANTA MARIA, CA 93458



2 FRONT ELEVATION (EAST) - RESTROOM / CONCESSIONS
1/4" = 1'-0"



3 LEFT ELEVATION (SOUTH) - RESTROOM / CONCESSIONS
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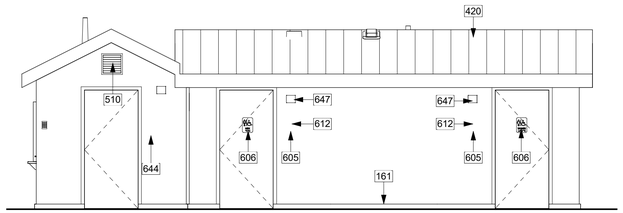
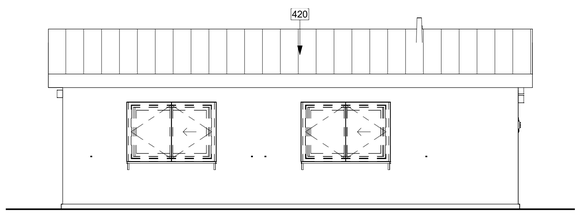
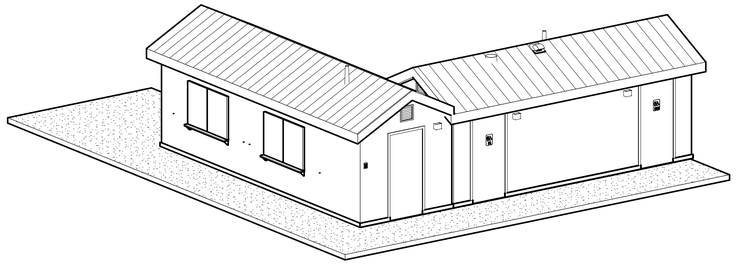


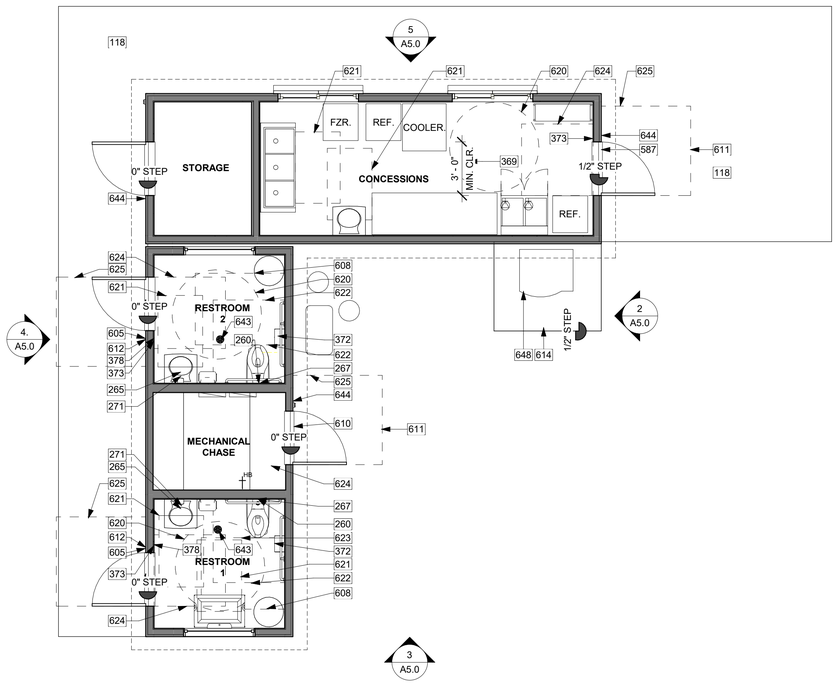
4. REAR ELEVATION (WEST) - RESTROOM / CONCESSIONS
1/4" = 1'-0"



5 RIGHT ELEVATION (NORTH) - RESTROOM / CONCESSIONS
1/4" = 1'-0"



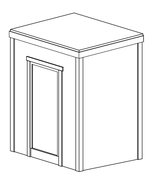
A 3D PERSPECTIVE - RESTROOM / CONCESSIONS



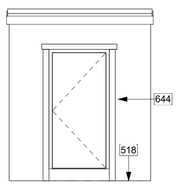
1 EXISTING FLOOR PLAN - RESTROOM / CONCESSIONS
1/4" = 1'-0"

NORTH

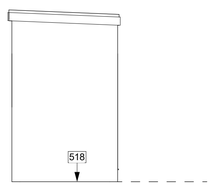
RESTROOM / CONCESSIONS



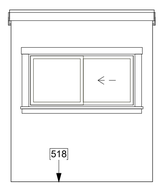
B BASEBALL ANNOUNCER BOOTHS 1 & 2



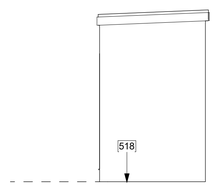
10 FRONT ELEVATION
1/4" = 1'-0"



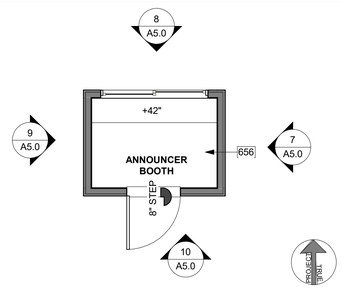
9 LEFT ELEVATION
1/4" = 1'-0"



8 REAR ELEVATION
1/4" = 1'-0"



7 RIGHT ELEVATION
1/4" = 1'-0"



NORTH

6 EXISTING FLOOR PLAN - ANNOUNCER BOOTH
1/4" = 1'-0"

ANNOUNCER BOOTH 1 & 2

GENERAL DESCRIPTION OF PARK BUILDINGS AND SHADE STRUCTURES

This architectural assessment is limited to the structures identified within this architectural assessment package.

Restroom/Concessions: Wood framed building with fiber-cement siding and standing seam metal roofing, generally in good condition. Finishes and wood framing in close contact with grade may be susceptible to early deterioration caused by water and insects. Concession stand center aisle is not accessible (width less than 3 feet). Non-accessible physical barriers are noted.

Announcer booths: Wood framed buildings with fiber-cement siding and composition torch-down roofing, generally in good condition. Finishes and wood framing in close contact with grade may be susceptible to early deterioration caused by water and insects. Announcer booths do not require full accessibility (specifically included under general exceptions), see 2010 ADAAG & current CBC Sec. 11B-203.

BUILDING INFORMATION

BUILDING AREA CALCULATION (GROSS SQUARE FEET):

EXISTING BUILDINGS & SHADE STRUCTURES SURVEYED FOR THIS PARK: 467

CONCESSIONS:	206
RESTROOMS:	173
ANOUNCER BOOTH 1	44
ANOUNCER BOOTH 2	44

KEYNOTES

118	(E) CONCRETE WALK WAY
161	DOOR DAMAGED DUE TO VANDALISM
169	WINDOW w/ PAINTED INTERIOR SURFACE TO CONCEAL GRAFFITI
260	PUSH TO FLUSH BUTTON SHOULD TAKE NO MORE THAN 5 LBS OF FORCE TO OPERATE, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-309
265	SINK PLUMBING REQUIRED TO BE COVERED TO PROTECT WHEELCHAIR USERS FROM LEG/KNEE INJURY, PER CURRENT CBC SEC. 11B-606
267	NON-COMPLIANT FLUSH VALVE LEVER (HEIGHT & LOCATION), REPLACE & MAINTAIN REQUIRED GRAB BAR CLEARANCE, PER CURRENT CBC SEC. 11B-604.
271	HAND SINK FAUCET PUSH VALUE SHOULD FLOW FOR A MINIMUM 10 SECONDS & SHOULD TAKE NO MORE THAN 5 LBS OF FORCE TO OPERATE, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-606 & 309
369	36" AISLE REQUIRED FOR ACCESSIBILITY
372	TOILET PAPER DISPENSER NON-COMPLIANT, RELOCATE PER CURRENT CBC SEC. 11B-604. MAINTAIN MIN. 1.5" CLEARANCE TO BOTTOM OF GRAB BAR & 12" CLEAR ABOVE GRAB BAR, PER 2010 ADAAG & CURRENT CBC SEC. 11B-604
373	EXIT SIGNAGE WITH BRAILLE REQUIRED, PER CURRENT CBC SEC. 11B-703
378	DOOR RELEASE PUSH BUTTON SIGNAGE WITH BRAILLE REQUIRED, SEE CURRENT CBC SEC. 11B-703
420	ROOFING - STANDING SEAM METAL
510	GABLE VENT w/ LIGHT DAMAGE BUT STILL OPERABLE
518	FINISHES & WOOD FRAMING IN CLOSE CONTACT WITH GRADE MAY BE SUSCEPTIBLE TO EARLY DETERIORATION. MIN. 2" CLEARANCE CRC (FLATWORK) TO WOOD (FRAMING, SIDING, TRIM, ETC.) AND MIN. 8" EARTH TO WOOD
587	1/2" THRESHOLD AT ENTRY NON-COMPLIANT, EXCEEDS MAX OF 1/4" THRESHOLD REQUIRED, PER 2010 ADAAG & CURRENT CBC SEC. 11B-303
605	INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) - WALL SIGNAGE MISSING. REPLACE PER CURRENT CBC SEC. 11B-703
606	REMOVE WALL SIGN FROM DOOR, REPLACE WITH DOOR SYMBOL FOR UNISEX ACCESSIBLE RESTROOM (CIRCLE WITH TRIANGLE). PER CURRENT CBC CH. 11B-703
608	RELOCATE TRASH CAN OUT OF REQUIRED ACCESSIBLE LEVEL & CLEAR MANEUVERING FLOOR AREA. PER CURRENT CBC SEC. 11B-604
610	ACCESSIBLE ENTRANCE REQUIRED, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
611	2% MAX. SLOPE IN ANY DIRECTION AT REQUIRED DOOR CLEARANCES AND 2% MAX. CROSS SLOPE ALONG PATH OF TRAVEL. PATH OF TRAVEL TO BE LESS THAN 5% IN DIRECTION OF TRAVEL. PATH OF TRAVEL BETWEEN 5% AND 8.33% CONSIDERED A RAMP AND MUST COMPLY WITH 2010 ADAAG OR CURRENT CBC SEC. 11B-405 (AS APPLICABLE).
612	BRAILLE CHARACTERS REQUIRED FOR WALL SIGNAGE, PER CURRENT CBC SEC. 11B-703
614	ACCESSIBLE PATH OF TRAVEL REQUIRED
620	60" DIA. CLEAR AND LEVEL WHEELCHAIR TURNING SPACE, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-305
621	30" X 48" CLEAR FLOOR SPACE, PER 2010 ADAAG, CURRENT CBC SEC. 11B-305
622	48" X 56" CLEAR FLOOR SPACE AROUND TOILET, SEE 2010 ADAAG (IF CONSTRUCTED PRIOR TO 2010). IF CONSTRUCTED IN 2010 OR LATER, 56" X 60" CLEAR FLOOR SPACE REQUIRED AROUND TOILET, PER CURRENT CBC SEC. 11B-305
623	48" X 60" MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET, PER CURRENT CBC SEC. 11B-604
624	48" X 48" PUSH SIDE LEVEL AND CLEAR MANEUVERING SPACE AT DOOR (IF DOOR HAS CLOSER AND LATCH), PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
625	60" X 60" PULL SIDE LEVEL AND CLEAR MANEUVERING SPACE AT DOOR, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
643	THE CLEAR FLOOR AREA REQUIREMENT INCLUDES SLOPE TO DRAIN, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-304
644	"EMPLOYEE ONLY" SIGNAGE WITH BRAILLE REQUIRED ON WALL NEXT TO DOOR (LATCH SIDE), PER CURRENT CBC SEC. 11B-703
647	LIGHT FIXTURES NON-COMPLIANT WITH MAX. 4" PROJECTION INTO PATH OF TRAVEL, TYP., PER CURRENT CBC SEC. 11B-403
648	VENDING MACHINE NON-COMPLIANT WITH REACH RANGES, PER CURRENT CBC SEC. 11B-308
656	ANNOUNCER BOOTHS DO NOT REQUIRE FULL ACCESSIBILITY (SPECIFICALLY INCLUDED UNDER GENERAL EXCEPTIONS), SEE 2010 ADAAG & CURRENT CBC SEC. 11B-203.

WALL LEGEND

(E) INTERIOR - WOOD FRAMED WALL w/ GYP BOARD & F.R.P. FINISH @ RESTROOM SIDE

(E) EXTERIOR - WOOD FRAMED WALL w/ GYP BOARD & F.R.P. INTERIOR FINISH & FIBER-CEMENT WALL PANEL EXTERIOR FINISH

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MICAH@MSMITH-ARCH.COM
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REVISION SCHEDULE

DELTA	DATE	DESCRIPTION

EXISTING FLOOR PLAN & ELEVATIONS - RESTROOM / CONCESSIONS & ANNOUNCER BOOTHS

OAKLEY PARK
1307 N. WESTERN AVE, SANTA MARIA, CA
93458
19-002

MICAH D. SMITH
LICENSED ARCHITECT
33179
7/31/23
REN. DATE
STATE OF CALIFORNIA

Sheet: A5.0

Scale: 1/4" = 1'-0"

Date: JANUARY 10, 2023

RESTROOM / CONCESSIONS

ANNOUNCER BOOTHS

City of Santa Maria Citywide Recreation and Park District Formation										
Park Check List										
Date visited park:	6/2/2022									
Park Number - 6										
Park Name - Oakley Park	Age of Park: Renovated in 2016, Dedicated 5/1967									
Park Address: 1300 N. Western Ave.	Size of Park: 6.5-acres - City says 4-acres	Public entity facilities are covered by Title II of the Americans with Disabilities Act. (https://www.ada.gov/taman2.html#II-1.1000) Site accessibility assessment by others. Corrective measures shall comply with current California Building Code (CBC).								
	This architectural assessment is limited to the structures identified within this architectural assessment package.									
General Condition of Building:	Restroom/Concessions: Wood framed building with fiber-cement siding and standing seam metal roofing, generally in good condition. Finishes and wood framing in close contact with grade may be susceptible to early deterioration caused by water and insects. Concession stand center aisle is not accessible (width less than 3 feet). Non-accessible physical barriers are noted.									
	Announcer booths: Wood framed buildings with fiber-cement siding and composition torch-down roofing, generally in good condition. Finishes and wood framing in close contact with grade may be susceptible to early deterioration caused by water and insects. Announcer booths do not require full accessibility (specifically included under general exceptions), see 2010 ADAAG & current CBC Sec. 11B-203.									
Discipline	Park Element	Condition and Year Installed (if known)	Repair or Replace	Cost to Repair or Replace	Type of Maintenance Required	Frequency of Maintenance	Annual Cost of Maintenance	Life Expectancy	Brief Description	Comments/Concerns - (Refer to plans and keynotes for additional information.)
Architectural										
	Concession stand - Exterior	Fair	Repair		Gable vent dented				Sheet metal gable vent is lightly dented.	Gable vent has light damage but operable. Repair or replace if damaged further.
	Restroom ADA signage - Exterior	Fair	Replace		Accessibility				ADA signage missing, misplaced.	Accessible door signage missing, wall-mounted signage placed on doors. Move wall signage to walls and replace door signage, per current CBC Sec. 11B-703 .
	Restroom walls and trim - Exterior	Fair	Repair		Trim replacement				Exterior fiber-cement wall base trim.	Minor damage between restroom doors.
	Restroom/Concessions - Structure	Good							Structure and exterior finishes.	Finishes and wood framing in close contact with grade or concrete flatwork may be susceptible to early deterioration. Min. 2" clearance concrete (flatwork) to Wood (framing, siding, trim, etc.) and min. 8" earth to wood. Slope earth away from structure 5% for 10'. Slope flatwork away from structure 2%.
	Restroom/Concessions - Standing seam metal roof									Verify if roof cricket is properly diverting water from building-to-building connection.
	Concession stand - Interior accessibility	Good			Accessibility				36" accessible aisle required.	Concession stand center aisle is not accessible. 3' accessible aisle with turn-around required. Recommend relocating or removing equipment as necessary for ADA compliance.
	Restroom light fixtures	Fair	Replace		4' light bulb				Light bulb inoperable.	Replace with LED light bulb.
	Restroom equipment	Poor	Replace		Baby changing station				Baby diaper changing station removed, restroom 2.	Replace where required, install baby diaper changing station, per current CBC Sec. 11B-604, 307, 309 & 902.
	Restroom- Plumbing chase	Fair			Accessibility					"EMPLOYEE ONLY" signage with braille required on wall next to mechanical chase door, per current CBC Sec. 11B-703.
	Restroom- Fixtures				Accessibility				Various inaccessible features.	Relocate toilet seat cover dispenser to an accessible location, per current CBC Sec. 11B-604.
	Restroom doors	Good	Repair		Accessibility				Door closer, signage.	Both doors missing door-mounted accessibility signs, replace per current CBC Sec. 11B-703. Wall signs require raised and braille characters. Touch-up paint as required. Federal disabilities standards do not provide for a maximum pressure for opening exterior doors. Upon replacement of door closers, current CBC would apply.
	Interior and Exterior wall finishes	Fair	Repair		Paint				Touch-up paint as required.	
		Fair			Accessibility				Plumbing fixture accessibility.	Flush valve should be no more than 44 inches from the floor and located on the open side of the toilet away from the wall side, & should take no more than 5 lbs of force to operate. Grab bar and toilet paper dispenser non-compliant. Replacement shall be per current CBC Sec. 11B-604.
	Announcers Booths (2) - exterior wall finishes	Fair	Repair		Touch up paint				Touch-up paint as required.	Announcer booths do not require full accessibility (specifically included under general exceptions), see 2010 ADAAG & current CBC Sec. 11B-203.
	Announcers Booths - Structure		Repair						Structure and exterior finishes.	Finishes and wood framing in close contact with grade or concrete flatwork may be susceptible to early deterioration. Min. 2" clearance concrete (flatwork) to Wood (framing, siding, trim, etc.) and min. 8" earth to wood. Slope earth away from structure 5% for 10'. Slope flatwork away from structure 2%.
	Announcers Booths	Fair								"EMPLOYEE ONLY" signage with braille required on wall next to mechanical chase door, per current CBC Sec. 11B-703.
	Announcers Booths - Equipment									
	Announcers Booths - Roof	Good							Composition torch-down roofing.	
	Announcers Booths - Finishes	Fair	Repair		Touch up paint				Interior finish needs paint.	Need touch up paint interior.
	Announcers Booths - Windows	Good								
	Announcers Booths - Sound System	Good								

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ARCHITECT, LIC. NO. C33179

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REVISION SCHEDULE

DELTA	DATE	DESCRIPTION

AS-BUILT PARK CHECK LIST

OAKLEY PARK

1307 N. WESTERN AVE, SANTA MARIA, CA
93458
19-002

LICENSED ARCHITECT
MICAH D. SMITH
C33179
7/31/23
REN. DATE
STATE OF CALIFORNIA

Sheet: A5.1

Scale:

Date: JANUARY 10, 2023

City of Santa Maria Citywide Recreation and Park District Formation

Park Check List

Date May 25, 2022

Date June 2, 2022

Park Number - 6

Park Name - Oakley Park

Age of Park: Renovated in 2016, Dedicated 5/1967

Park Address: 1300 N. Western Ave.

Size of Park: 6.5-acres - City says 4-acres

Discipline	Park Element	Condition and Year Installed (if known)	Repair or Replace	Cost to Repair or Replace	Type of Maintenance Required	Frequency of Maintenance	Annual Cost of Maintenance	Life Expectancy	Brief Description	Comments/Concerns
Civil										
	Utilities - Storm Drain Inlets				Cleaning	Annually				It was hard to evaluate SD as they were generally filled with dirt/debris making evaluation impossible.
	Utilities - Stormdrain Lines									See above. Dirt/debris made it impossible to evaluate. As parks have tons of grass, percolation is generally adequate for storm water
	Utilities - Water Lines & Backflow									Present. Appear to be in good shape.
	Utilities - Sewer Lines & Cleanouts				Cleanning	As needed				Present. Appear to be in good shape.
	Utilities - Dry Utility Boxes									In great Condition
	Parking - Surface				Crack/Surface Sealing	5 years		15 years		Great Condition
	Parking - Striping									Showing wear, but in adequate Condition
	Parking - Stall Count (is it adequate?)									60 regular stalls w/o tire stops
	Parking - ADA Stalls									3 ADA Stall w/ tire stop. Stall had signage and is compliant with current standards
	Parking - ADA Signs (at stalls & entrance)									Striped and signs in place
	Parking - Gates at Entrances									Both PL gates appeared to be in good shape.
	Concrete Sidewalks Within Park				Repair broken panels as they occur	As needed		15-20 years		ADA compliant.
	Concrete Sidewalks - Curb Ramps									Surrounding sidewalks/ramps all seem to be ADA compliant. Large landing with domes at main parking lot
	Concrete Sidewalks - Bollards - Number									Bollards in place and in decent shape. Bollards on East acess (near Dejoy) are missing their caps.
	Decomposed Granite Walk - Surface				Grading and compaction	Continuously				DG surface generally in good condition. Many "soft" spots showing evidence of irrigation pooling or leaks. Large leak observed on the NW path. DG surrounding restroom levels low
	Decomposed Granite Walk - Concrete Curb				Repair broken sections as necessary	As needed				Good condition
	Playground - Concrete Curb									Good condition
	CMU Perimeter Walls									NA
	Chain Link Fence along Perimeter				Material repair and repaint	As needed				All fencing between school and fields in good shape.
	Flagpole - Steel									
	ADA Accessibility									Best we've seen to date. Compliant.
	Signs - Park Monument Signs - Number									Good acces to the playground and to the bathroom from parking lot
	Signs - Park Informations Signs - Plaques - 2									
	Recommended New Amenities									
Landscape										
	Plantings - Grass	Failing							Dry patches close to DG path edge, large turf basin - grass sparse	Control weeds in basin. Fertize and re-seed,
	Plantings - Shrubs/Groundcovers	Failing							Disctictus on fencing getting choked by ivy. Remove ivy as invasive. SW Planters both sides of DG path need weeding, additional soil for leveling, supplemental planting	
	Mulch	Poor								Add mulch to Perimeter fence planters and planters both sides of DG path to help retain moisture and avoid compaction
	Irrigation - Backflow- uncaged									
	Irrigation - Pipes									

	Irrigation - Valves									
	Irrigation - Heads - spray and rotor									
	Irrigation - Drip emission devices	Failing							Drip lines exposed.	Re-stake drip lines an cover with 3" mulch
	Irrigation - Controller - Toro									
	Irrigation - Weather Station									
	Little League Field - Number of Fields - 2									
	Little League Field - Surface - DG & Grass	Poor								Grass sparse. Needs aeration, fertilizer and re-seeding.
	Little League Field - Elements (Bases, etc.)									
	Little League Field - Fencing w/ Bumpers	Failing								Some plastic protection at the top of the field fencing was missing/damaged.
	Little League Field - Benches - Metal									
	Little League Field -Bat Racks - metal - 4									
	Little League Field - Practice Pitching Screen - 1									
	Little League Field - Bleachers - 3 tiers -4									
	Little League Field - Backstop									
	Little League Field - Foul ball posts - 2 per field									
	C-Train for Baseball								Used for Storage - little league responsible	
	Soccer Field - Number of Fields - 1									
	Soccer Field - Surface - Turf	Fair								Grass sparse. Needs aeration, fertilizer and re-seeding.
	Soccer Field - Goals and Nets								None	
	1/2 Basketball Court - Number of Courts-1	Good								
	1/2 Basketball Court - Surface - Concrete									
	1/2 Basketball Court - Striping/Surface Paint	Good								
	1/2 Basketball Court - Backstops and Nets								rope net	
	Picnic Area - Number of Group Areas									
	Picnic Area - Number of Individual Areas									
	Picnic Area - Tables - Metal - 3									
	Picnic Area - Concrete Surfacing									
	Playground - Number of Playgrounds -1	2016								
	Playground - Designed to what age? All									
	Playground - Surfacing - Artificial Grass	Poor	Repair as needed						Some seams opening up under play equipment. Needs immediate repair	
	Playground - Equipment	Satisfactory							Equipment installed 2016	
	Trash Receptacles - Roller - 4									
	Trash Receptacles - Fixed - Wood slat, Metal Post -9	Failing	Make repairs as needed						1 - bottom rail needs to be repositioned, 1 - crooked/knocked	
	Drinking Fountains - Number -2	Failing								One showing evidence of a substantial leak
	Dog Bag Dispenser - Number - 3	Good								
	Bike Racks - 1 - 5 Bike Stalls	Good								
Electrical										
	Lighting - Restroom	Exterior - Good			Replace bulbs	3-5 years			Exterior - LED	Some of the restroom and concession building exterior
	Lighting - Controls	Fair	Replace	$2,400	Add occupancy sensor lighting for					Exterior lighting controls appear to be a combination of
	Electrical - Service Panels	Good			Clean					The pedestal is in good condition and circuits are well
Architectural										
	Concession stand - Exterior	Fair	Repair		Gable vent dented				Sheet metal gable vent is lightly dented.	Gable vent has light damage but operable. Repair or replace if damaged further.

	Restroom ADA signage - Exterior	Fair	Replace		Accessibility				ADA signage missing, misplaced.	Accessible door signage missing, wall-mounted signage placed on doors. Move wall signage to walls and replace door signage, per current CBC Sec. 11B-703 .
	Restroom walls and trim - Exterior	Fair	Repair		Trim replacement				Exterior fiber-cement wall base trim.	Minor damage between restroom doors.
	Restroom/Concessions - Structure	Good							Structure and exterior finishes.	Finishes and wood framing in close contact with grade or concrete flatwork may be susceptible to early deterioration. Min. 2" clearance concrete (flatwork) to Wood (framing, siding, trim, etc.) and min. 8" earth to wood. Slope earth away from structure 5% for 10'. Slope flatwork away from structure 2%.
	Restroom/Concessions - Standing seam metal roof									Verify if roof cricket is properly diverting water from building-to-building connection.
	Concession stand - Interior accessibility	Good			Accessibility				36" accessible aisle required.	Concession stand center aisle is not accessible. 3' accessible aisle with turn-around required. Recommend relocating or removing equipment as necessary for ADA compliance.
	Restroom light fixtures	Fair	Replace		4' light bulb				Light bulb inoperable.	Replace with LED light bulb.
	Restroom equipment	Poor	Replace		Baby changing station				Baby diaper changing station removed, restroom 2.	Replace where required, install baby diaper changing station, per current CBC Sec. 11B-604, 307, 309 & 902.
	Restroom- Plumbing chase	Fair			Accessibility					"EMPLOYEE ONLY" signage with braille required on wall next to mechanical chase door, per current CBC Sec. 11B-703.
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	Restroom doors	Good	Repair		Accessibility				Door closer, signage.	Both doors missing door-mounted accessibility signs, replace per current CBC Sec. 11B-703. Wall signs require raised and braille characters. Touch-up paint as required. Federal disabilities standards do not provide for a maximum pressure for opening exterior doors. Upon replacement of door closers, current CBC would apply.
	Interior and Exterior wall finishes	Fair	Repair		Paint				Touch-up paint as required.	
		Fair			Accessibility				Plumbing fixture accessibility.	Flush valve should be no more than 44 inches from the floor and located on the open side of the toilet away from the wall side, & should take no more than 5 lbs of force to operate. Grab bar and toilet paper dispenser non-compliant. Replacement shall be per current CBC Sec. 11B-604.
	Announcers Booths (2) - exterior wall finishes	Fair	Repair		Touch up paint				Touch-up paint as required.	Announcer booths do not require full accessibility (specifically included under general exceptions), see 2010 ADAAG & current CBC Sec. 11B-203.
	Announcers Booths - Structure		Repair						Structure and exterior finishes.	Finishes and wood framing in close contact with grade or concrete flatwork may be susceptible to early deterioration. Min. 2" clearance concrete (flatwork) to Wood (framing, siding, trim, etc.) and min. 8" earth to wood. Slope earth away from structure 5% for 10'. Slope flatwork away from structure 2%.
	Announcers Booths	Fair								"EMPLOYEE ONLY" signage with braille required on wall next to mechanical chase door, per current CBC Sec. 11B-703.
	Announcers Booths - Equipment									
	Announcers Booths - Roof	Good							Composition torch-down roofing.	
	Announcers Booths - Finishes	Fair	Repair		Touch up paint				Interior finish needs paint.	Need touch up paint interior.
	Announcers Booths - Windows	Good								

ATKINSON PARK & COMMUNITY CENTER

1000 N. RAILROAD AVE., SANTA MARIA, CA 93433

SHADE STRUCTURE

GENERAL DESCRIPTION OF PARK BUILDINGS AND SHADE STRUCTURES

This architectural assessment is limited to the structures identified within this architectural assessment package.

Shade Structure: Shade structure with metal posts and beams, fabric shade sail, generally in poor condition. Conditions found include rust at post bases and tops, some spots are heavily rusted. Fabric shade sail is torn and has moss growth. Lacks an accessible path of travel.

BUILDING INFORMATION

BUILDING AREA CALCULATION (GROSS SQUARE FEET):

EXISTING BUILDINGS & SHADE STRUCTURES SURVEYED FOR THIS PARK: **200**

SHADE STRUCTURE : 200

City of Santa Maria Citywide Recreation and Park District Formation										
Park Check List										
Date May 25, 2022										
Park Number - 7										
Park Name - Atkinson Park & Community Center	Age of Park: 1964 Const., 1986 Redev.									
Park Address: 1000 N. Railroad Ave.	Size of Park: >6-acres									
									Community Center & Cell Tower - not a part of Assessment	
		Site accessibility assessment by others. Corrective measures shall comply with current California Building Code (CBC).								
	This architectural assessment is limited to the structures identified within this architectural assessment package.									
General Condition of Building:	Shade Structure: Shade structure with metal posts and beams, fabric shade sail, generally in poor condition. Conditions found include rust at post bases and tops, some spots are heavily rusted. Fabric shade sail is torn and has moss growth. Lacks an accessible path of travel.									
Discipline	Park Element	Condition and Year Installed (if known)	Repair or Replace	Cost to Repair or Replace	Type of Maintenance Required	Frequency of Maintenance	Annual Cost of Maintenance	Life Expectancy	Brief Description	Comments/Concerns
Architectural										
	Shade Structures - Number of Structures : (1)	Fair			Accessibility					Lacks an accessible path of travel.
	Shade Structures - Posts	Fair	Repair or Replace		Repair				Metal posts rusting at top and bottom, remove rust and apply rust inhibitor, prime and paint as needed.	
	Shade Structures - Roof/Sails	Poor	Replace		Replace fabric sail				Fabric sail has tears and moss growth.	Replace fabric sail.

MSA

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REVISION SCHEDULE

DELTA	DATE	DESCRIPTION

AS-BUILT PARK CHECK LIST

ATKINSON PARK & COMMUNITY CENTER
1000 N. RAILROAD AVE., SANTA MARIA, CA 93433
19-002

LICENSED ARCHITECT MICAH D. SMITH 33179 7/31/23 REN. DATE STATE OF CALIFORNIA

Sheet: A6.0

Scale:

Date: JANUARY 10, 2023

City of Santa Maria Citywide Recreation and Park District Formation

Park Check List
Date May 25, 2022
Park Number - 7
Park Name - Atkinson Park & Community Center Age of Park: 1964 Const., 1986 Redev. Community Center & Cell Tower - not a part of Assessment
Park Address: 1000 N. Railroad Ave. Size of Park: >6-acres

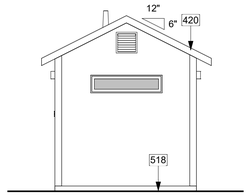
Discipline	Park Element	Condition and Year Installed (if known)	Repair or Replace	Cost to Repair or Replace	Type of Maintenance Required	Frequency of Maintenance	Annual Cost of Maintenance	Life Expectancy	Brief Description	Comments/Concerns
Civil										
	Utilities - Storm Drain Inlets				Cleaning	Annually				NO DI's observed in the grass or hardscape. Large neighborhood drainage channel on the NE access point (Bunny) runs N and then W to the street (Depot). Parking lots utilize large V swales. Site drainage philosophy seems to be to send all the SW to Agnes.
	Utilities - Stormdrain Lines									See above.
	Utilities - Water Lines & Backflow									Present. Appear to be in good shape.
	Utilities - Sewer Lines & Cleanouts				Cleaning	As needed				Present. Appear to be in good shape.
	Utilities - Dry Utility Boxes									In great Condition
	Parking - Surface				Crack/Surface sealing	5 years		15 years		Surface is wearing. Should be resurfaced soon.
	Parking - Striping									Showing wear and should be re-striped soon
	Parking - Stall Count (is it adequate?)									59 regular stalls w/o tire stops. Seems low for the usage.
	Parking - ADA Stalls									3 ADA Stall w/ tire stop. 2 stalls had signage, with one sign missing. They are generally compliant with current ADA standards but have a few violations. For example cross slopes > 2%.
	Parking - ADA Signs (at stalls & entrance)									Striped and signs in place. One sign missing. Striping will need to be redone soon.
	Parking - Wheel Stops									Both PL gates appeared to be in good shape.
	Trash Enclosure - Walls									ADA compliant.
	Trash Enclosure - Gates									Surrounding sidewalks/ramps all seem to be ADA compliant
	Trash Enclosure - Surface									Bollards in place and in decent shape. Bollards on East acess (near Dejoy) are missing their caps.
	Trash Enclosure - Containers									
	Decomposed Granite									DG surface generally in fair condition. Many "soft" spots showing evidence of irrigation pooling or leaks. Large leak observed on the NW path.
	Concrete Sidewalks Within Park				Repair broken panels as they occur	As needed				Concrete flatwork within the park was excessively cracked.
	Concrete Sidewalks - Curb Ramps									No domes but good ramp slopes. Some cross slopes were slightly >2%.
	Chain Link Fence along Perimeter				Material Repair	As needed				Chain link fence is in rough shape. Many places alonf the fencing require repair (fabric as well as poles).
	ADA Accessibility									ADA path across N Depot out of compliance in several aspects. ADA access from W Bunny non compliant.
	Signs - Park Monument Signs - Number									
	Signs - Park Plaques - 2									
	Signs - Park Informations Signs - 1									
	Recommended New Amenities									
Landscape										
	Plantings - Grass	Poor							Soccer field grass shows overuse	Aerate, fertilize, re-seed as needed.
	Plantings - Trees	Failing	Regular maintenance needed						Pines adjacent to parking lot extremely messy, litter can become slippery	

	Plantings - Shrubs/Groundcovers	Poor	Regular						3" layer of mulch shoud be applied and maintained in all shrub planted areas.	
	Irrigation - Backflow - not caged									
	Irrigation - Pipes	Failing							Check irrigation pipes near playground for leaks	
	Irrigation - Heads - spray and rotor									
	Irrigation - Drip emission devices									
	Irrigation - Controller									
	Irrigation - Weather Station									
	Art - Murals - 2	Good								
	Art - Bricks - Edge of Basketball Court	Good								
	Soccer Field - Number of Fields -1									
	Soccer Field - Surface-Turf									
	Soccer Field - Goals and Nets - 4	Poor	Replace nets						Portable - nets in poor shape	
	Soccer Field - Fencing - CL - black vinyl	Poor	Replace bent panels as needed.						Taller fencing along N Railroad Ave.Some bottom fence fabric bent.	
	Soccer Field - Fencing - Man gate CL- black 4	Poor	Repair/replace as needed						Fence fabric on one 4' and one 6' gate extends beyond bottom rail causing it to drag in grass, 1 6' gate bent - needs replacement	
	Soccer Field - Fencing - Man gate WI - black	Fair	Re-paint							Paint faded, should paint soon to avoid rusting
	Soccer Field - Bleachers - Metal 3 tier - 4 on DG w/ Conc. Edge	Poor	Need clean up						Graffiti	
	Skate Park - Equipment	Poor, 2017/2018	Repair/replace as needed						Installed between 6/2017 & 2/2018 - 5 ramps, beat up, lots of graffiti, 1 needs immediate repair/replacement	
	Skate Park Surface - DG									
	Tennis Courts - Number of Courts - 4								1 court in use as tennis court, 1 for Basketball, 2 courts for Pickleball or Tennis	
	Tennis Courts - Surface - Concrete	Poor	Repair needed						Expansion joints - cracked	
	Tennis Courts - Striping/Surface Paint	Poor	Re-surface/paint							
	Tennis Courts - Fencing - CL									
	Tennis Courts - Gates - CL - 2									
	Tennis Courts - Poles and Nets 1	Failing							Posts in one court removed for BB. 2 Courts posts are in poor shape, 1 court functioning as tennis court w/ net and posts in good shape	Fix posts/add new nets as needed
	Basketball Court - Number of Courts - 1									
	Basketball Court - Surface - concrete									
	Basketball Court - Striping/Surface Paint	Poor	Needs repainting							
	Basketball Court - Backstops and Nets									
	Picnic Area - Number of Group Areas - 1									
	Picnic Area - Tables - Metal -7	Good								
	Picnic Area - Table w/Bench - Concrete - 1	Good								
	Picnic Area - BBQ Grill - Double - 1	Good								
	Picnic Area - Shade Structures - 1	2011							Painted metal posts - rusted, Shade sail	Strip, repaint posts, check for corrosion
	Picnic Area - Surfacing - DG w/Conc Curb									
	Playground - Number of Playgrounds - 1									
	Playground - Designed to what age? All									
	Playground - Surfacing-Wood mulch & Rubberized Tile	Failing	Replace mulch with approved playground surface material						Appears wood mulch may have been used instead of EWF, Wet spots	Check for Irrigation Pipe Leaks
	Playground - Equipment	Poor, 12-15 years	Replace equipment within next 5 years						New playground installed between 9/2006 & 6/2009.	
	Benches - Wood Slat, Metal base - 4	Failing	Replace						Paint chipping, wood splintering	
	Benches - Metal - Custom - 1	Good								
	Trash Receptacles - Roller - 5									
	Trash Receptacles - Metal - Red - 1 Galv-1	Failing	Replace Galv						Galv - bent - replace	
	Trash Receptacles - Conc - Metal Top-2	Failing	Replace Metal Top						Remove graffiti, metal top rusted (1)	
	Drinking Fountains - 2	Good								
	Bike Racks - 1 - 5 Stalls	Good								

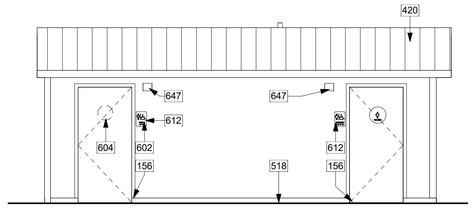
Electrical										
	Lighting - Controls	Fair	Replace	$2,400	Add occupancy sensor lighting for restroom interior lighting.					Exterior lighting controls appear to be a combination of time clock with photocells. There are no recommendations to the lighting controls for this site. Future lighting would also need automatic lighting controls such as time clock and photocell controls. Interior lighting within the restroom mechanical chase are by switch only. It is recommend to replace the switch with an occupancy sensor switch to ensure the lights are not accidently left on for extended periods of time. Any new interior light fixtures should utilize occupancy sensor controls for most energy efficient usage.
	Electrical - Service - Panel	Fair	Repair		Touch up paint, remove Ivy				800A Switchboard	Ivy plants were growing up and into the enclosure which can pose a safety risk and potentially cause a short circuit or arc flash event. It is highly recommended to remove ivy in and around switchgear as soon as possible. The switchgear should be de-energized while completing this work to reduce risk to personnel. Additionally, the switchgear is showing signs of rust. It is recommended to clean and paint the switchgear interior and exterior panels to slow corrosion to avoid premature replacement of the electrical equipment.
	Lighting - Soccer Field - 6 lights/pole	Good							Field Lights	LED retrofit for energy efficiency recommended. Part of
Architectural										
	Shade Structures - Number of Structures : (1)	Fair			Accessibility					Lacks an accessible path of travel.
	Shade Structures - Posts	Fair	Repair or Replace		Repair				Metal posts rusting at top and bottom, remove rust and apply rust inhibitor, prime and paint as needed.	
	Shade Structures - Roof/Sails	Poor	Replace		Replace fabric sail				Fabric sail has tears and moss growth	Replace fabric sail

RICE PARK

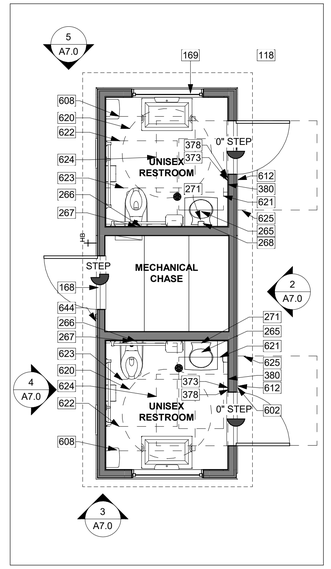
700 EAST SUNSET AVE., SANTA MARIA, CA 93433



3 LEFT ELEVATION (SOUTH) - RESTROOMS
1/4" = 1'-0"

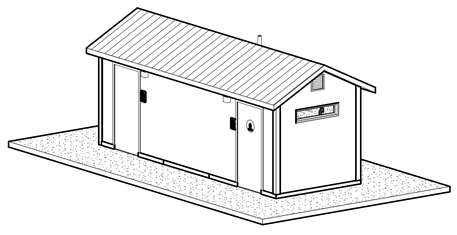


2 FRONT ELEVATION (EAST) - RESTROOMS
1/4" = 1'-0"

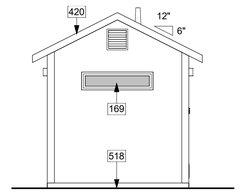


1 EXISTING FLOOR PLAN - RESTROOMS
1/4" = 1'-0"

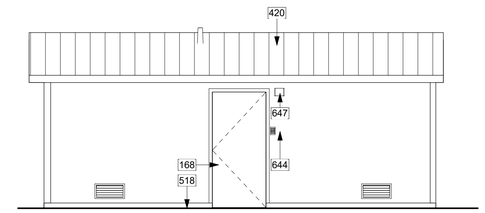
PROJECT NORTH
NORTH



A 3D PERSPECTIVE - RESTROOMS



5 RIGHT ELEVATION (NORTH) - RESTROOMS
1/4" = 1'-0"



4 REAR ELEVATION (WEST) - RESTROOMS
1/4" = 1'-0"

RESTROOMS

GENERAL DESCRIPTION OF PARK BUILDINGS AND SHADE STRUCTURES

This architectural assessment is limited to the structures identified within this architectural assessment package.

Restrooms: Wood framed building with fiber-cement siding with standing seam metal roofing, generally in good condition. Mechanical chase door was not able to open with the key, therefore MSA was unable to gain access to this mechanical chase. Recommend light maintenance repair of the interior as needed. Non-compliant physical barriers are noted with associated keynotes and park checklist.

BUILDING INFORMATION

BUILDING AREA CALCULATION (GROSS SQUARE FEET):

EXISTING BUILDINGS & SHADE STRUCTURES SURVEYED FOR THIS PARK: 162

RESTROOMS: 162

KEYNOTES

118	(E) CONCRETE WALK WAY
156	METAL DOOR AND FRAME, RUSTED AT BOTTOM
168	DOOR WAS LOCKED, KEY DID NOT WORK, MSA WAS UNABLE TO ACCESS THIS ROOM FOR THIS ASSESSMENT.
169	WINDOW w/ PAINTED INTERIOR SURFACE TO CONCEAL GRAFFITI
265	SINK PLUMBING REQUIRED TO BE COVERED TO PROTECT WHEELCHAIR USERS FROM LEG/KNEE INJURY, PER CURRENT CBC SEC. 11B-606
266	TOILET SEAT COVERS NON-COMPLIANT. RELOCATE & MAINTAIN REQUIRED GRAB BAR CLEARANCE, PER CURRENT CBC SEC. 11B-604
267	NON-COMPLIANT FLUSH VALVE LEVER (HEIGHT & LOCATION), REPLACE & MAINTAIN REQUIRED GRAB BAR CLEARANCE, PER CURRENT CBC SEC. 11B-604.
268	SOAP DISPENSER NON-COMPLIANT, MAXIMUM 40" ABOVE FINISH FLOOR REQUIRED. RELOCATE & MAINTAIN REQUIRED GRAB BAR CLEARANCE, PER CURRENT CBC SEC. 11B-604
271	HAND SINK FAUCET PUSH VALUE SHOULD FLOW FOR A MINIMUM 10 SECONDS & SHOULD TAKE NO MORE THAN 5 LBS OF FORCE TO OPERATE, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-606 & 309
373	EXIT SIGNAGE WITH BRAILLE REQUIRED, PER CURRENT CBC SEC. 11B-703
378	DOOR RELEASE PUSH BUTTON SIGNAGE WITH BRAILLE REQUIRED, SEE CURRENT CBC SEC. 11B-703
380	DOOR RELEASE PUSH BUTTON, DAMAGED, NEED TO BE REPLACED
420	ROOFING - STANDING SEAM METAL
518	FINISHES & WOOD FRAMING IN CLOSE CONTACT WITH GRADE MAY BE SUSCEPTIBLE TO EARLY DETERIORATION. MIN. 2" CLEARANCE CONCRETE (FLATWORK) TO WOOD (FRAMING, SIDING, TRIM, ETC.) AND MIN. 8" EARTH TO WOOD
602	INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) WALL SIGNAGE, FADED GRAPHICS. REPLACE PER CURRENT CBC SEC. 11B-703
604	UNISEX ADA RESTROOM DOOR-MOUNTED SIGN, REMOVED FROM DOOR. REPLACE PER CURRENT CBC SEC. 11B-703
608	RELOCATE TRASH CAN OUT OF REQUIRED ACCESSIBLE LEVEL & CLEAR MANEUVERING FLOOR AREA. PER CURRENT CBC SEC. 11B-604
612	BRAILLE CHARACTERS REQUIRED FOR WALL SIGNAGE, PER CURRENT CBC SEC. 11B-703
620	60" DIA. CLEAR AND LEVEL WHEELCHAIR TURNING SPACE, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-305
621	30" X 48" CLEAR FLOOR SPACE, PER 2010 ADAAG, CURRENT CBC SEC. 11B-305
622	48" X 56" CLEAR FLOOR SPACE AROUND TOILET, SEE 2010 ADAAG (IF CONSTRUCTED PRIOR TO 2010). IF CONSTRUCTED IN 2010 OR LATER, 56" X 60" CLEAR FLOOR SPACE REQUIRED AROUND TOILET, PER CURRENT CBC SEC. 11B-305
623	48" X 60" MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET, PER CURRENT CBC SEC. 11B-604
624	48" X 48" PUSH SIDE LEVEL AND CLEAR MANEUVERING SPACE AT DOOR (IF DOOR HAS CLOSER AND LATCH), PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
625	60" X 60" PULL SIDE LEVEL AND CLEAR MANEUVERING SPACE AT DOOR, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
644	"EMPLOYEE ONLY" SIGNAGE WITH BRAILLE REQUIRED ON WALL NEXT TO DOOR (LATCH SIDE), PER CURRENT CBC SEC. 11B-703
647	LIGHT FIXTURES NON-COMPLIANT WITH MAX. 4" PROJECTION INTO PATH OF TRAVEL, TYP., PER CURRENT CBC SEC. 11B-403

WALL LEGEND

(E) INTERIOR - WOOD FRAMED WALL w/ GYP BOARD & F.R.P. FINISH @ RESTROOM SIDE

(E) EXTERIOR - WOOD FRAMED WALL w/ GYP BOARD & F.R.P. INTERIOR FINISH & FIBER-CEMENT WALL PANEL EXTERIOR FINISH

City of Santa Maria Citywide Recreation and Park District Formation

Park Check List		
Date June 3, 2022		
Park Number - 8		
Park Name - Rice Park	Age of Park: 1967	Date May 25, 2022
Park Address: 700 E. Sunset Ave.	Size of Park: 3-acres	Public entity facilities are covered by Title II of the Americans with Disabilities Act. 1991 (https://www.ada.gov/taman2.html#II-1.1000) Site accessibility assessment by others. Corrective measures shall comply with current California Building Code (CBC).
General Condition of Building:	This architectural assessment is limited to the structures identified within this architectural assessment package. Restrooms: Wood framed building with fiber-cement siding with standing seam metal roofing, generally in good condition. Mechanical chase door was not able to open with the key, therefore MSA was unable to gain access to this mechanical chase. Recommend light maintenance repair of the interior as needed. Non-compliant physical barriers are noted with associated keynotes and park checklist.	

Discipline	Park Element	Condition and Year Installed (if known)	Repair or Replace	Cost to Repair or Replace	Type of Maintenance Required	Frequency of Maintenance	Annual Cost of Maintenance	Life Expectancy	Brief Description	Comments/Concerns (Refer to plans and keynotes for additional information.)
Architectural										
	Restrooms - Number of Buildings : (1)									
	Restrooms - Structure - Prefab		Repair						See building description above.	Finishes and wood framing in close contact with grade or concrete flatwork may be susceptible to early deterioration. Slope earth away from structure 5% for 10'. Slope flatwork away from structure 2%.
	Restrooms - Roof - Standing Seam metal	Good								
	Restrooms - Fixtures	Fair	Replace						Interior lighting inoperable, cover damaged.	Will need to replace the light cover and light.
					Accessibility					Flush valve should be no more than 44 inches from the floor and located on the open side of the toilet away from the near side wall, maintain required grab bar clearance, per current CBC Sec. 11B-603 & 604 & should take no more than 5 lbs of force to operate, per current CBC Sec. 11B-604.
					Accessibility				Various non-compliant features.	Toilet seat cover dispenser location non-compliant, relocate trash can out of required ADA maneuvering or clear floor area. Replace per current CBC Sec. 11B-604.
									Sink pipes not insulated.	Sink plumbing required to be covered to protect wheelchair users from leg/knee injury, per current CBC Sec. 11B-604.
	Restrooms - Mechanical chase								Locked, key did not work.	"EMPLOYEE ONLY" signage with braille required on wall next to Mechanical chase door, per current CBC Sec. 11B-703.
	Restrooms - Finishes	Fair	Repair		Paint				Touch-up paint as required.	
			Repair		Base molding				Interior wall & base molding paint chipping.	Touch-up paint as required.
	Restrooms - Windows	Fair	Repair		Clean graffiti				Graffiti on windows.	
	Restrooms - Doors	Fair	Repair		Clean rust & paint				Metal door frames rusting at bottom, provide rust inhibitor, paint as needed.	Metal door frames are in contact with floor & wet conditions, continued maintenance required to prevent rust. Left restroom door missing door-mounted ADA sign. Signs shall comply with current CBC Sec. 11B-703. Exit signage required in all restrooms on wall next to door. Wall signs require raised and braille characters. Federal disabilities standards do not provide for a maximum pressure for opening exterior doors. Upon replacement of door closers, current CBC would apply. Slope earth away from structure 5% for 10'. Slope flatwork away from structure 2%.
			Replace		Replace push buttons				Door release push button, damaged in both restrooms.	

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REVISION SCHEDULE

DELTA	DATE	DESCRIPTION

EXISTING FLOOR PLAN & ELEVATIONS - RESTROOMS

RICE PARK
700 EAST SUNSET AVE., SANTA MARIA, CA
93433
19-002

MICAH D. SMITH
25179
7/31/23
REN. DATE
STATE OF CALIFORNIA

Sheet: A7.0

Scale: 1/4" = 1'-0"

Date: JANUARY 10, 2023

City of Santa Maria Citywide Recreation and Park District Formation

Park Check List

Date May 25, 2022

Date June 3, 2022

Park Number - 8

Park Name - Rice Park

Age of Park: 1967

Park Address: 700 E. Sunset Ave.

Size of Park: 3-acres

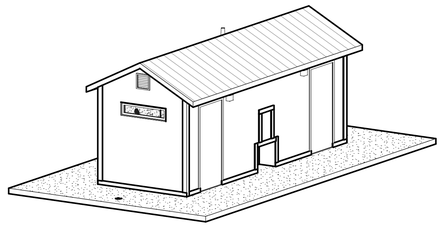
Discipline	Park Element	Condition and Year Installed (if known)	Repair or Replace	Cost to Repair or Replace	Type of Maintenance Required	Frequency of Maintenance	Annual Cost of Maintenance	Life Expectancy	Brief Description	Comments/Concerns
Civil										
	Utilities - Storm Drain Inlets								No visible DIs. Rain water is allowed to infiltrate into the ground.	
	Utilities - Stormdrain Lines								N/A	
	Utilities - Water Lines & Backflow								Good Condition	
	Utilities - Sewer Lines & Cleanouts				Cleaning	As needed			Good Condition	
	Utilities - Dry Utility Boxes									
	Concrete Sidewalks Within Park				Repair broken panels	As needed			Visible cracking around central intersection.	
	Concrete Sidewalks - Curb Ramps									
	Concrete Sidewalks - Bollards - Number									
	Decomposed Granite Walk - Surface				Grading and compaction	Continuously				
	Decomposed Granite Walk - Concrete Curb				Repair broken sections	As needed			Edging cracked thru in places, unlevel with public sidewalk	
	CMU Perimeter Walls									
	Stone Veneer Seat Bench/Amphitheater				Material repairs	As needed			Stone spalding/missing in many places, mortar base cracked	
	Chain Link Fence along School Perimeter				Material repairs	As needed			Good condition	
	ADA Accessibility								Access needs to be provided to the playground area and interior pathways need to be widened.	
	Signs - Park Monument Signs - Number									
	Signs - Park Plaques - 1									
	Signs - Park Informations Signs - Number									
	Recommended New Amenities									
Landscape										
	Plantings - Grass	Poor							Large turf area. Grasss level is higher than picnic area. Needs to be re-graded. Grass sparse and compacted. Aerate, fertilize and re-seed.	
	Plantings - Trees									
	Plantings - Shrubs/Groundcovers	Poor							Remove ivy near utilities.	
	Irrigation - Backflow - not caged									
	Irrigation Booster Pump	Good								
	Irrigation - Pipes									
	Irrigation - Valves	Poor							Some valve boxes covered/not visible. Re-grade as needed.	
	Irrigation - Heads - spray and rotor									
	Irrigation - Drip emission devices									
	Irrigation - Controller									
	Irrigation - Weather Station									
	Picnic Area - Number of Group Areas - 1	Good								
	Picnic Area - Tables - Concrete - 9	Good								
	Picnic Area - Serving Table - 1 - Metal Top/Legs	Good								
	Picnic Area - BBQ Grill - Double - 1, Single - 1	Good								
	Picnic Area - DG									
	Playground - Number of Playgrounds 1									
	Playground - Surfacing - Rubberized Tile	Fair	Replace all damaged tiles						Some tiles cracked or have holes	Replace damaged tiles, re-grade under tiles as needed
	Playground - Equipment	Fair, 8-9 years							Installed between 4/2013 & 1/2015	
	Benches - Metal - Custom - 2	Good								
	Trash Receptacles - Roller - 6									

	Drinking Fountains - 1	Good								
	Dog Bag Dispenser - Number - 1	Fair	Clean-up required						Graffiti	Clean up graffiti
Electrical										
	Lighting - Poles - 1	Poor	Replace	$2,500					Dual head High Pressure Sodium Head	The fixture heads should be replaced with equivalent LED heads next time a bulb is burnt out. The pole fixture could be replaced with a more decorative pole and fixture if additional lighting is added to the park.
	Lighting - Bollards - 0									The park may benefit from adding approximately 8-15 bollards along pathways and picnic areas.
	Electrical - Service Panels - 1	Good			Occasional Cleaning	5 years			100A Panelboard	No immediate need of maintenance.
	Lighting - Restroom	Exterior - Good Interior - Fair	Interior - Replace	$800	Replace bulbs Replace when vandalized	3-5 years			Exterior - LED Interior - Fluorescent	Some of the restroom building exterior lighting have replaced or upgraded to LED wall packs. The interior restroom are fluorescent strip lights in good condition. The mechanical chase light fixtures appear to use incandescent and/or fluorescent bulbs. The fixtures should be replaced with newer LED style wall packs and strip lights if they become damaged due to vandalism, but they are not in immediate need to replacing. LED replacements can reduce maintenance associated with bulb replacement and to also reduce energy usage.
	Lighting - Controls	Fair	Replace	$2,400	Add occupancy sensor lighting for restroom interior lighting.					Exterior lighting controls appear to be a combination of time clock with photocells. There are no recommendations to the lighting controls for this site. Future lighting would also need automatic lighting controls such as time clock and photocell controls. Interior lighting within the restroom mechanical chase are by switch only. It is recommend to replace the switch with an occupancy sensor switch to ensure the lights are not accidently left on for extended periods of time. Any new interior light fixtures should utilize occupancy sensor controls for most energy efficient usage.
Architectural										
	Restrooms - Number of Buildings : (1)									
	Restrooms - Structure - Prefab		Repair						See building description above.	Finishes and wood framing in close contact with grade or concrete flatwork may be susceptible to early deterioration. Slope earth away from structure 5% for 10'. Slope flatwork away from structure 2%.
	Restrooms - Roof - Standing Seam metal	Good								
	Restrooms - Fixtures	Fair	Replace						Interior lighting inoperable, cover damaged.	Will need to replace the light cover and light.
					Accessibility					Flush valve should be no more than 44 inches from the floor and located on the open side of the toilet away from the near side wall, maintain required grab bar clearance, per current CBC Sec. 11B-603 & 604 & should take no more than 5 lbs of force to operate, per current CBC Sec. 11B-604.
					Accessibility				Various non-compliant features.	Toilet seat cover dispenser location non-compliant, relocate trash can out of required ADA maneuvering or clear floor area. Replace per current CBC Sec. 11B-604.

									Sink pipes not insulated.	Sink plumbing required to be covered to protect wheelchair users from leg/knee injury, per current CBC Sec. 11B-604.
	Restrooms - Mechanical chase								Locked, key did not work.	"EMPLOYEE ONLY" signage with braille required on wall next to Mechanical chase door, per current CBC Sec. 11B-703.
	Restrooms - Finishes	Fair	Repair		Paint				Touch-up paint as required.	
			Repair		Base molding				Interior wall & base molding paint chipping.	Touch-up paint as required.
	Restrooms - Windows	Fair	Repair		Clean graffiti				Graffiti on windows.	
	Restrooms - Doors	Fair	Repair		Clean rust & paint				Metal door frames rusting at bottom, provide rust inhibitor, paint as needed.	Metal door frames are in contact with floor & wet conditions, continued maintenance required to prevent rust. Left restroom door missing door-mounted ADA sign. Signs shall comply with current CBC Sec. 11B-703. Exit signage required in all restrooms on wall next to door. Wall signs require raised and braille characters. Federal disabilities standards do not provide for a maximum pressure for opening exterior doors. Upon replacement of door closers, current CBC would apply. Slope earth away from structure 5% for 10'. Slope flatwork away from structure 2%.
			Replace		Replace push buttons				Door release push button, damaged in both restrooms.	

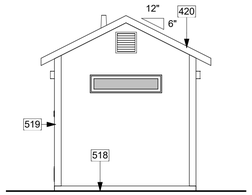
TUNNELL PARK

1100 NORTH PALISADE DR., SANTA MARIA, CA 93433

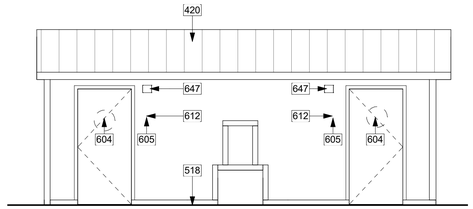


6 3D PERSPECTIVE - RESTROOMS

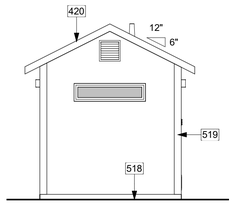
PERGOLA STRUCTURE



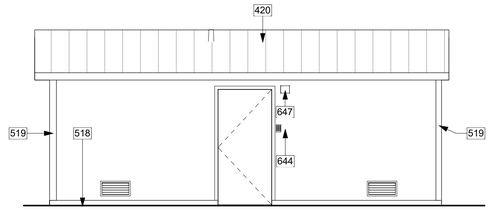
3 LEFT ELEVATION (WEST) - RESTROOMS
1/4" = 1'-0"



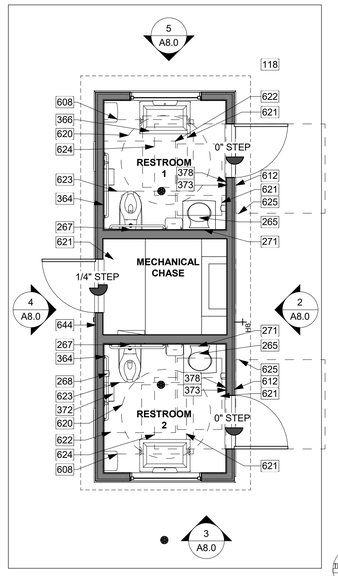
2 FRONT ELEVATION (NORTH) - RESTROOMS
1/4" = 1'-0"



5 RIGHT ELEVATION (EAST) - RESTROOMS
1/4" = 1'-0"



4 REAR ELEVATION (SOUTH) - RESTROOMS
1/4" = 1'-0"



1 EXISTING FLOOR PLAN - RESTROOMS
1/4" = 1'-0"

NORTH

RESTROOMS

WALL LEGEND

(E) INTERIOR - WOOD FRAMED WALL w/ GYP BOARD & F.R.P. FINISH @ RESTROOM SIDE

(E) EXTERIOR - WOOD FRAMED WALL w/ GYP BOARD & F.R.P. INTERIOR FINISH & FIBER-CEMENT WALL PANEL EXTERIOR FINISH

GENERAL DESCRIPTION OF PARK BUILDINGS AND SHADE STRUCTURES

This architectural assessment is limited to the structures identified within this architectural assessment package.

Pergola Structure: Precast concrete columns with beams and rafters. Beams show some dry rot and should be repaired. Prime and Paint wood structure. Lacks an accessible path of travel.

Restrooms: Wood framed building with fiber-cement siding and standing seam metal roofing. Generally, the exterior is in good condition. Interior is in fair condition with damaged or removed fixtures & equipment. Closed due to vandalism. Non-accessible physical barriers are noted with associated keynotes and park checklist.

BUILDING INFORMATION

BUILDING AREA CALCULATION (GROSS SQUARE FEET):

EXISTING BUILDINGS & SHADE STRUCTURES SURVEYED FOR THIS PARK: 610

PERGOLA STRUCTURE : 448
RESTROOMS: 162

KEYNOTES

118	(E) CONCRETE WALK WAY
265	SINK PLUMBING REQUIRED TO BE COVERED TO PROTECT WHEELCHAIR USERS FROM LEG/KNEE INJURY, PER CURRENT CBC SEC. 11B-606
267	NON-COMPLIANT FLUSH VALVE LEVER (HEIGHT & LOCATION), REPLACE & MAINTAIN REQUIRED GRAB BAR CLEARANCE, PER CURRENT CBC SEC. 11B-604.
268	SOAP DISPENSER NON-COMPLIANT, MAXIMUM 40" ABOVE FINISH FLOOR REQUIRED. RELOCATE & MAINTAIN REQUIRED GRAB BAR CLEARANCE, PER CURRENT CBC SEC. 11B-604
271	HAND SINK FAUCET PUSH VALUE SHOULD FLOW FOR A MINIMUM 10 SECONDS & SHOULD TAKE NO MORE THAN 5 LBS OF FORCE TO OPERATE, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-606 & 309
364	SEAT COVER DISPENSER, REMOVED FROM WALL, REPLACE PER CURRENT CBC SEC. 11B-604
366	BABY CHANGING STATION, DAMAGED, REPLACE PER CURRENT CBC SEC. 11B-604
372	TOILET PAPER DISPENSER NON-COMPLIANT, RELOCATE PER CURRENT CBC SEC. 11B-604. MAINTAIN MIN. 1.5" CLEARANCE TO BOTTOM OF GRAB BAR & 12" CLEAR ABOVE GRAB BAR, PER 2010 ADAAG & CURRENT CBC SEC. 11B-604
373	EXIT SIGNAGE WITH BRAILLE REQUIRED, PER CURRENT CBC SEC. 11B-703
378	DOOR RELEASE PUSH BUTTON SIGNAGE WITH BRAILLE REQUIRED, SEE CURRENT CBC SEC. 11B-703
420	ROOFING - STANDING SEAM METAL
518	FINISHES & WOOD FRAMING IN CLOSE CONTACT WITH GRADE MAY BE SUSCEPTIBLE TO EARLY DETERIORATION. MIN. 2" CI CLEARANCE CONCRETE (FLATWORK) TO WOOD (FRAMING, SIDING, TRIM, ETC.) AND MIN. 8" EARTH TO WOOD
519	1X4 FIBER CEMENT TRIM DAMAGED
604	UNISEX ADA RESTROOM DOOR-MOUNTED SIGN, REMOVED FROM DOOR. REPLACE PER CURRENT CBC SEC. 11B-703
605	INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) - WALL SIGNAGE MISSING. REPLACE PER CURRENT CBC SEC. 11B-703
608	RELOCATE TRASH CAN OUT OF REQUIRED ACCESSIBLE LEVEL & CLEAR MANEUVERING FLOOR AREA. PER CURRENT CBC SEC. 11B-604
612	BRAILLE CHARACTERS REQUIRED FOR WALL SIGNAGE, PER CURRENT CBC SEC. 11B-703
620	60" DIA. CLEAR AND LEVEL WHEELCHAIR TURNING SPACE, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-305
621	30" X 48" CLEAR FLOOR SPACE, PER 2010 ADAAG, CURRENT CBC SEC. 11B-305
622	48" X 56" CLEAR FLOOR SPACE AROUND TOILET, SEE 2010 ADAAG (IF CONSTRUCTED PRIOR TO 2010). IF CONSTRUCTED IN 2010 OR LATER, 56" X 60" CLEAR FLOOR SPACE REQUIRED AROUND TOILET, PER CURRENT CBC SEC. 11B-305
623	48" X 60" MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET, PER CURRENT CBC SEC. 11B-604
624	48" X 48" PUSH SIDE LEVEL AND CLEAR MANEUVERING SPACE AT DOOR (IF DOOR HAS CLOSER AND LATCH), PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
625	60" X 60" PULL SIDE LEVEL AND CLEAR MANEUVERING SPACE AT DOOR, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
644	"EMPLOYEE ONLY" SIGNAGE WITH BRAILLE REQUIRED ON WALL NEXT TO DOOR (LATCH SIDE), PER CURRENT CBC SEC. 11B-703
647	LIGHT FIXTURES NON-COMPLIANT WITH MAX. 4" PROJECTION INTO PATH OF TRAVEL, TYP., PER CURRENT CBC SEC. 11B-403

City of Santa Maria Citywide Recreation and Park District Formation

Park Check List
Date June 3, 2022
Park Number - 9
Park Name - Tunnell Park — Age of Park (1967): 55 years
Park Address: 1100 N. Palisade Dr. — Size of Park: 6-acres

Date May 25, 2022

Public entity facilities are covered by Title II of the Americans with Disabilities Act. (https://www.ada.gov/taman2.html#II-1.1000) Site accessibility assessment by others. Corrective measures shall comply with current California Building Code (CBC).

General Condition of Building:
- This architectural assessment is limited to the structures identified within this architectural assessment package.
- Pergola Structure: Precast concrete columns with beams and rafters. Beams show some dry rot and should be repaired. Prime and Paint wood structure. Lacks an accessible path of travel.
- Restrooms: Wood framed building with fiber-cement siding and standing seam metal roofing. Generally, the exterior is in good condition. Interior is in fair condition with damaged or removed fixtures & equipment. Closed due to vandalism. Non-accessible physical barriers are noted with associated keynotes and park checklist.

Discipline	Park Element	Condition and Year Installed (if known)	Repair or Replace	Cost to Repair or Replace	Type of Maintenance Required	Frequency of Maintenance	Annual Cost of Maintenance	Life Expectancy	Brief Description	Comments/Concerns - (Refer to plans and keynotes for additional information.)
Architectural										
	Pergola Structure - Number : (1)	Fair			Accessibility				At Picnic Area.	Lacks an accessible path of travel.
	Pergola Structure - Posts-Concrete	Good			Paint				Touch-up paint as required.	
	Pergola Structure - Roof, wood beams & rafters	Poor	Repair		Repair or Replace beams				Wood beams, rafters.	Wood splitting, rot on beams, replace as needed.
	Restrooms - Number of Buildings : (1)	Fair, 2009	Repair		Accessibility				Closed due to vandalism.	The flush valve should be no more than 44 inches from the floor and located on the open side of the toilet away from the side wall, per 2010 ADAGG, & CBC Sec. 11B-604.
	Restrooms - Structure	Fair							Structure and exterior finishes.	Finishes and wood framing in close contact with grade or concrete flatwork may be susceptible to early deterioration. Slope earth away from structure 5% for 10'. Slope flatwork away from structure 2%.
	Restrooms - Structure	Good	Repair		Replace trim as needed				Damage to the exterior trim.	Will need to replace trim as needed and touch-up paint as required.
	Restrooms - Mechanical chase	Fair			Accessibility					"EMPLOYEE ONLY" signage with braille required on wall next to mechanical chase door, per current CBC Sec. 11B-703.
	Restrooms - Doors	Poor			Accessibility					Touch-up paint as needed. Federal disabilities standards do not provide for a maximum pressure for opening exterior doors. Upon replacement of door closers, current CBC would apply.
		None	Replace		Accessibility				ADA door-mounted signs missing.	Signage to be replaced, add exit signage and permanent room identification with braille for all doors, per current CBC Sec. 11B-703. Add push button signage, per current CBC Sec. 11B-703. Federal disabilities standards do not provide for a maximum pressure for opening exterior doors. Upon replacement of door closers, current CBC would apply.
	Restrooms - Windows	Fair							Windows replaced with plexi glass, marred by graffiti.	
	Restrooms - Roof	Good							Soap dispenser non-compliant.	Relocate and maintain required grab bar clearance, per current CBC Sec. 11B-603 & 604.
	Restrooms - Fixtures	Good			Accessibility				Restroom equipment clear floor area.	Relocate trash can out of required ADA maneuvering or clear floor area.per current CBC, Sec. 11B-604 (If constructed or altered after 2010).
		Fair	Replace		Replace lights				Interior lights inoperable and will need to be replaced.	
		Fair	Replace		Replace dispensers				Toilet seat cover dispensers taken from both restrooms.	Replace and maintain required grab bar clearance, per current CBC Sec. 11B-603 & 604. Sink plumbing required to be insulated underneath, per current CBC Sec. 11B-604. Sink faucet should pour for a minimum 10 seconds & should take no more than 5 lbs of force to operate, per current CBC Sec. 11B-606 & 309.
		Fair	Repair / Replace		Repair or Replace baby station				Baby diaper changing station, damaged.	Replace baby diaper changing station, per current CBC Sec. 11B-604.
	Restrooms - Finishes	Fair	Repair		Repair base molding; paint				Interior walls marred by paint. Interior base molding missing.	Touch-up paint as required.

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MICAH@MSMITH-ARCH.COM
WWW.MSMITH-ARCH.COM

REVISION SCHEDULE

DELTA	DATE	DESCRIPTION

EXISTING FLOOR PLAN & ELEVATIONS - RESTROOMS

TUNNELL PARK
1100 NORTH PALISADE DR., SANTA MARIA, CA 93433
19-002

REGISTERED PROFESSIONAL ENGINEER MICAH D. SMITH C33179 7/31/23 REN. DATE STATE OF CALIFORNIA

Sheet: A8.0
Scale: 1/4" = 1'-0"
Date: JANUARY 10, 2023

City of Santa Maria Citywide Recreation and Park District Formation

Park Check List

Date June 3, 2022

Park Number - 9

Park Name - Tunnell Park

Park Address: 1100 N. Palisade Dr.

Age of Park (1967): 55 years

Size of Park: 6-acres

Date May 25, 2022

Discipline	Park Element	Condition and Year Installed (if known)	Repair or Replace	Cost to Repair or Replace	Type of Maintenance Required	Frequency of Maintenance	Annual Cost of Maintenance	Life Expectancy	Brief Description	Comments/Concerns
Civil										
	Utilities - Storm Drain Inlets	Serviceable			Cleaning	semi-annual				It was hard to evaluate SD as they were generally filled with dirt/debris making evaluation impossible. Only 1 DI Found at Tunnel off hardscape.
	Utilities - Stormdrain Lines	NA								See above. Dirt/debris made it impossible to evaluate. As parks have tons of grass, percolation is generally adequate for storm water
	Utilities - Water Lines & Backflow	Original	NA							May need to be replaced due to age of park
	Utilities - Sewer Lines & Cleanouts	10 or 15 years old	NA		Cleaning	Annual				Bathrooms closed due to Vandalism. Appear to be in good condition.
	Utilities - Dry Utility Boxes									
	Concrete Sidewalks Within Park	Original	Replace (50% est.)							Observed maintenance staff driving pickups on sidewalks through-out park. Sidewalks showed extensive cracking throughout the park. Estimate of 50% of the sidewalks need to be replaced
	Concrete Sidewalks - ADA Ramps at Street									Ramps were present (SE, NE and SW in the park). None of them met ADA requirements from path of travel to slopes. Cross slopes of sidewals were also out of compliance.
	Concrete Sidewalks - Bollards - Number	Unknown	NA							Bollards seemed serviceable
	Decomposed Granite Walk - Surface	Unknown.								DG washing onto public sidewalks - slipping hazard. DG maintenance is a pervasive theme in SM parks. Water tends to pool from irrigation causing soft spots, washouts and uneven surfaces. In current state most DG trails wouldn't be considered an ADA path-of-travel surface.
	Decomposed Granite Walk - Concrete Curb	Unknown.	NA							DG maintenance is a pervasive theme in SM parks.
	CMU Perimeter Walls	NA								Only CMU wall is adjacent Property owners responsibility
	Chain Link Fence & Gate along School Perimeter	Unknown	NA							Chain link fence all seemed to be in good shape. Top railing 1 panel near concession stand bent.
	ADA Accessibility	NA	NA							A LOT of rework would need to be done to have compliance with ADA. Existing perimeter sidewalks have too much slope, existing ramps too much slope, etc.
	Signs - Park Monument Signs - Number									
	Signs - Park Plaques - 1	Original							Monument plaque on boulder	Plaque showing signs of age but still legible. Could be freshened up but seems like an optional task.
	Signs - Park Informations Signs - Number - 1									
	Recommended New Amenities									
Landscape										
	Plantings - Grass	Failing							Large bare spots, weeds, dry patches	Weed, Re-sod or re-seed grass, amd aerate. Check and irrigation spray heads
	Plantings - Trees									
	Plantings - Shrubs/Groundcovers									
	Plantings - Mulch	Failing							Bare spots no mulch perimeter plantings	Keep mulch levels at 3" deep in all shrub planters
	Irrigation - Backflow									
	Irrigation - Pipes									
	Irrigation - Valves									
	Irrigation - Heads - spray and rotor	Poor							Check spray coverage in grass areas	
	Irrigation - Drip emission devices									
	Irrigation - Controller									

	Irrigation - Weather Station									
	Irrigation - Hose Bib - 2								One at each picnic area	
	Baseball Field - Number of Fields - 1								Installed before 9/1994	
	Baseball Field - Surface - DG, Turf	Poor							Infield grass needs re-seeding	
	Baseball Field - Elements (Bases, etc.)								Pitching rubber	
	Baseball Field - Fencing-CL, 2 CL Gates	Poor							Bottom rail at ground surface	
	Baseball Field - Dugout Benches - Wood painted red - 6								3 benches per dug out	
	Baseball Field -Bat Rack- Metal-Red paint									
	Baseball Field - Foul ball Poles - 2 Metal painted									
	Baseball Field - Bleachers - 5 benches - Wood Benches, Metal Frame - 1	Failing	Replace						Metal frame rusted at joints, wood benches painted red - paint chipping, wood splintered	
	Baseball Field - Bleachers - 5 benches - Metal w/Metal Rail and Back - 1									
	Baseball Field - Backstop CL w/Vinyl Fabric	Failing							Holes in CL fencing	Replace CL Fabric
	Picnic Area - Number of Group Areas - 1								8 Tables, 2 grills, 2 serving tables, DG w/ concrete mow bands	
	Picnic Area - Number of Individual Areas 1								2 Tables, Grill, Hose bib, DG Surface	
	Picnic Area - Shade Structure - 1 - Concrete Columns, Wood Lattice								Painted Concrete Sonar Columns, Painted Wood Lattice, Beams, Rafters - Paint chipped	See Architectural Report
	Picnic Area - Tables - Metal- 10	Poor	Paint/repair						Painted metal - most need painting	
	Picnic Area - Serving Tables Wood Slat, Metal base- 2	Poor	Replace tops						Wood slats warped	Replace wood tops with new wood or metal.
	Picnic Area - BBQ Grills - Double - 3	Good								
	Picnic Area - DG with Concrete Edging									
	Playground - Number of Playgrounds - 1	10 years old							new playground installed between 9/2010 & 1/2019	
	Playground - Designed to what age? 5-12									
	Playground - Surfacing - EWF & Rubberized Tile	Failing	Replenish EWF levels immediately						EWF levels low, ADA Ramp	Ramp not ADA compliant. Add lines to equipment to indicate proper EWF levels.
	Playground - Equipment	Poor, 10 years old								
	Trash Receptacles - Roller -9									
	Drinking Fountains - Number-2	Good								
	Dog Bag Dispenser - Number - 1	Good								
	Bike Racks - 1 - 7 Stalls - Metal - Red Paint									
	Removable Bollards - 5	Satisfactory							Bollards left to the side in grass.	Consider replacing with folding bollards at McElhany
	Pinnata Pole - 1 - Iron	Good								
Electrical										
	Lighting - Poles - 0									
	Lighting - Bollards - 0									No site lighting is present at the park but may benefit
	Lighting - Restroom	Exterior - Good	Interior - Replace		Replace bulbs	3-5 years			Exterior - LED	Some of the restroom building exterior lighting have
	Lighting - Controls	Fair	Replace	$2,400	Add occupancy sensor lighting for restroom interior lighting.					Exterior lighting controls appear to be a combination of
	Electrical - Service Panels - 1	Good			Occasional Cleaning	5 years			200A Panelboard	No immediate need of maintenance.
Architectural										
	Pergola Structure - Number : (1)	Fair			Accessibility				At Picnic Area.	Lacks an accessible path of travel.
	Pergola Structure - Posts-Concrete	Good			Paint				Touch-up paint as required.	
	Pergola Structure - Roof, wood beams & rafters	Poor	Repair		Repair or Replace beams				Wood beams, rafters.	Wood splitting, rot on beams, replace as needed.
	Restrooms - Number of Buildings : (1)	Fair, 2009	Repair		Accessibility				Closed due to vandalism.	The flush valve should be no more than 44 inches from
	Restrooms - Structure	Fair							Structure and exterior finishes.	Finishes and wood framing in close contact with grade or concrete flatwork may be susceptible to early deterioration. Slope earth away from structure 5% for 10'. Slope flatwork away from structure 2%.
	Restrooms - Structure	Good	Repair		Replace trim as needed				Damage to the exterior trim.	Will need to replace trim as needed and touch-up paint as required.
	Restrooms - Mechanical chase	Fair			Accessibility					"EMPLOYEE ONLY" signage with braille required on wall next to mechanical chase door, per current CBC Sec. 11B-703.
	Restrooms - Doors	Poor			Accessibility					Touch-up paint as needed. Federal disabilities standards do not provide for a maximum pressure for opening exterior doors. Upon replacement of door closers, current CBC would apply.

		None	Replace		Accessibility				ADA door-mounted signs missing.	Signage to be replaced, add exit signage and permanent room identification with braille for all doors, per current CBC Sec. 11B-703. Add push button signage, per current CBC Sec. 11B-703. Federal disabilities standards do not provide for a maximum pressure for opening exterior doors. Upon replacement of door closers, current CBC would apply.
	Restrooms - Windows	Fair							Windows replaced with plexi glass, marred by graffiti.	
	Restrooms - Roof	Good							Soap dispenser non-compliant.	Relocate and maintain required grab bar clearance, per
	Restrooms - Fixtures	Good			Accessibility				Restroom equipment clear floor area.	Relocate trash can out of required ADA maneuvering or clear floor area.per current CBC, Sec. 11B-604 (If constructed or altered after 2010).
		Fair	Replace		Replace lights				Interior lights inoperable and will need to be replaced.	
		Fair	Replace		Replace dispensers				Toilet seat cover dispensers taken from both restrooms.	Replace and maintain required grab bar clearance, per current CBC Sec. 11B-603 & 604. Sink plumbing required to be insulated underneath, per current CBC Sec. 11B-604. Sink faucet should pour for a minimum 10 seconds & should take no more than 5 lbs of force to operate, per current CBC Sec. 11B-606 & 309.
		Fair	Repair / Replace		Repair or Replace baby station				Baby diaper changing station, damaged.	Replace baby diaper changing station, per current CBC Sec. 11B-604.
	Restrooms - Finishes	Fair	Repair		Repair base molding; paint				Interior walls marred by paint. Interior base molding missing.	Touch-up paint as required.

ROSALIND PERLMAN PARK

100 N. BROADWAY, SANTA MARIA, CA 93433

GAZEBO

PERGOLA STRUCTURE

GENERAL DESCRIPTION OF PARK BUILDINGS AND SHADE STRUCTURES

This architectural assessment is limited to the structures identified within this architectural assessment package.

Pergola Structure: Wood framed structure, generally in fair condition. Repair framing and trim as needed.

Gazebo: Wood framed gazebo with murals on each side. Murals are vandalized and will need maintenance. Non-accessible physical barriers are noted with associated keynotes and park checklist.

BUILDING INFORMATION

BUILDING AREA CALCULATION (GROSS SQUARE FEET):

EXISTING BUILDINGS & SHADE STRUCTURES SURVEYED FOR THIS PARK: 508

PERGOLA STRUCTURE : 254
GAZEBO : 254

City of Santa Maria Citywide Recreation and Park District Formation

Park Check List
Date June 3, 2022
Park Number - 12
Park Name - Rosalind Perlman Park — Age of Park: 50+
Park Address: 100 N. Broadway — Size of Park: 4-acres

Date May 25, 2022

Site accessibility assessment by others. Corrective measures shall comply with current California Building Code (CBC).

This architectural assessment is limited to the structures identified within this architectural assessment package.

General Condition of Building notes: Pergola Structure: Wood framed structure, generally in fair condition. Repair framing and trim as needed.

Gazebo: Wood framed gazebo with murals on each side. Murals are vandalized and will need maintenance. Non-accessible physical barriers are noted with associated keynotes and park checklist.

Discipline	Park Element	Condition and Year Installed (if known)	Repair or Replace	Cost to Repair or Replace	Type of Maintenance Required	Frequency of Maintenance	Annual Cost of Maintenance	Life Expectancy	Brief Description	Comments/Concerns
Architectural										
	Pergola Structures - Number : (1)	Fair	Repair or Replace		Framing				Fascia requires maintenance.	
	Pergola Structures - Posts	Fair								
	Pergola Structures - Roof	Fair	Repair		Paint				Rafters need touch-up paint as required.	
	Pergola Structure - Finish (paint/stain)	Fair								
	Gazebo - Number : (1)	Fair			Accessibility				Lacks an accessible threshold.	See 2010 ADAAG & CBC Sec 11B-404
	Gazebo - Posts	Fair								
	Gazebo - Roof	Fair	Repair		Paint				Touch-up paint as required, replace if damaged further.	
	Gazebo - Railings	Fair	Repair		Paint				Railing in need of maintenance, prime and paint.	
	Gazebo - Finish	Fair								
	Gazebo - Murals	Fair			Clean				Murals vandalized and requires maintenance to restore art.	

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REVISION SCHEDULE

DELTA	DATE	DESCRIPTION

AS-BUILT PARK CHECK LIST

ROSALIND PERLMAN PARK
100 N. BROADWAY, SANTA MARIA, CA 93433
19-002

LICENSED ARCHITECT MICAH D. SMITH C 33179 7/31/23 REN. DATE STATE OF CALIFORNIA

Sheet: A9.0
Scale:
Date: JANUARY 10, 2023

City of Santa Maria Citywide Recreation and Park District Formation

Park Check List

Date June 3, 2022

Date May 25, 2022

Park Number - 12

Park Name - Rosalind Perlman Park

Age of Park: 50+

Park Address: 100 N. Broadway

Size of Park: 4-acres

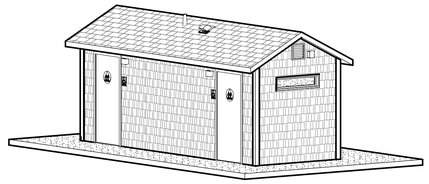
Discipline	Park Element	Condition and Year Installed (if known)	Repair or Replace	Cost to Repair or Replace	Type of Maintenance Required	Frequency of Maintenance	Annual Cost of Maintenance	Life Expectancy	Brief Description	Comments/Concerns
Civil										
	Concrete Sidewalks Within Park								Concrete walk cross slopes exceed 2% near the Gazebo, near the bench north of the pond, northeast walk connecting to adjacent development, near noth Gazebo and playground 2, along Vine frontage at north end. Park extends to the northeast between new development and includes green space to intersection of Mill St and Vine St.	Concrete walk around tree that was removed near Mill and Vine needs to be replaced, replace concrete walk connecting to Mill St near private parking lot (tree root lift).
	Concrete Pads (2) - Adjacent to Playground 2									Add 2 Benches at each pad
	Decomposed Granite Walk - Surface									
	Decomposed Granite Walk - Concrete Curb									
	CMU Perimeter Walls									
	Chain Link Fence along School Perimeter									
	Pliasters with Sculptures - Number									
	ADA Accessibility								ADA ramp at Vine and Mill needs DWS	
	Signs - Park Monument Signs - Number-1								main monument sign at corner of Main and Broadway	
	Signs - Park Plaques - Number									
	Rock Waterfall - Rocks	1967								
	Rock Waterfall - Fountain Equipment								Pump vandalized, need to be replaced	
	Rock Waterfall - Pond Liner (Pond Armor)								pond coating added about 10 years ago	Pond attracts wildlife such as blue heron
	Recommended New Amenities								Installed between 1/2015 & 6/2017	
	Dry Streambed 1 - Northwest								Installed between 1/2015 & 6/2017	
	Dry Streambed 2 - Southeast								Built for Overflow	
	Entrance Sculptures - 3								Vertical metal scuptures on pilasters w/ stacked stone veneer & PIP concrete cap. Installed between 1/2019 & 2/2021	
Landscape										
	Plantings - Grass	Good							At street entrance only	
	Plantings - Trees	Poor	Plant new tree						Tree well @ end of walk	Plant new street tree, install root barrier
	Plantings - Shrubs/Groundcovers	Failing	Replace plants impacted by construction						Main Park - Native & Drought Tolerant Plantings Installed between 1/2015 & 6/2017, Area by Apt buildings to street- need plants replaced as not maintained during construction around site	
	Plantings - Rose Garden	Failing							Roses in Bare dirt	Add 3" layer mulch, Prune out dead wood, replace old roses as needed
	Irrigation - Backflow & Enclosure - CMU w/ CL gate									
	Irrigation - Drip emission devices									
	Irrigation - Controller									
	Irrigation - Weather Station									
	Playground - Number of Playgrounds -2									
	Playground 1 - Art Piece (PlayForm 7)	Poor							Black metal, black rubber structure, all ages - graffiti, Installed between 1/2015 & 6/2017	Clean up graffiti
P	Playground 2 - located between apt buildings	Failing							Old structure 15+ years - vandalized/graffiti	Needs replacement due to age and poor condition
	Playground - Designed to what age?								Playground 1 -5+, Playground 2 - 2-5+	

	Playground - Surfacing	Failing							Playground 1 & 2- rubberized surface w concrete edge and curb respectively, Playground 2 surface has tears/holes and concrete curb is chipped	Playground 2 - Replace rubberized surface and concrete curb with new during construction of new playground
	Benches - Metal - 2	Good								
	Benches - Decorative Iron - 2	Good								
	Trash Receptacles - Metal - 1	Good								
	Trash Receptacles - Concrete-2	Failing							1 vandalized/broken - needs replacement	
	Drinking Fountains - Number-0									Add drinking fountain w/dog water station
	Dog Water - Number-0									
	Dog Bag Dispenser - Number -0									Add Dog Bag Dispenser
	Bike Racks - Number of Bike Stalls-0									Add bike rack.
Electrical										
	Lighting - Poles - 0									
	Lighting - Bollards - 5	Good	Repair (2)	$4,000	Replace bulbs	1-5 years			Metal bollards	The park has 5 metal bollard lights along the pathway. A couple of the bollards are leaning, but in relatively good condition. There is no immediate need to replace the bollards unless they become damaged.
	Lighting - Controls	Fair								Exterior lighting controls appear to be a combination of time clock with photocells. There are no recommendations to the lighting controls for this site unless service equipment is replaced.
	Electrical - Service Panel	Failing	Replace	$25,000				End of life	Panels mounted on wooden backboard behind fence.	Electrical services at the site are in poor condition. The main service panel can be salvaged with some additional maintenance. The distribution panelboard is starting to fall off the back plane and should be secured as a short term fix. The panelboard should be replaced in the near future or if efforts are made to revitalize the pond.
	Electrical - Service - Pond	Failing	Replace	$20,000				End of life	Mounted in pit at pond.	The pond pump panels are in poor condition and no longer installed in a compliant location. Doors to the pump areas are falling off so public members can access the pumps and panels. Electrical junction boxes outside
									Tilted - needs to be repaired/replaced	
Architectural										
	Pergola Structures - Number : (1)	Fair	Repair or Replace		Framing				Fascia requires maintenance.	
	Pergola Structures - Posts	Fair								
	Pergola Structures - Roof	Fair	Repair		Paint				Rafters need touch-up paint as required	
	Pergola Structure - Finish (paint/stain)	Fair								
	Gazebo - Number : (1)	Fair			Accessibility				Lacks an accessible threshold	2010 ADAAG & CBC Sec 11B-404
	Gazebo - Posts	Fair								
	Gazebo - Roof	Fair	Repair		Paint				Touch-up paint as required, replace if damaged further.	
	Gazebo - Railings	Fair	Repair		Paint				Railing in need of maintenance, prime and paint.	
	Gazebo - Finish	Fair								
	Gazebo - Murals	Fair			Clean				Murals vandalized and requires maintenance to restore art	

	Flag Pole - Pole									
	Flag Pole - Flag									

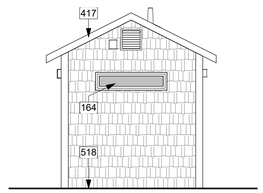
ARMSTRONG PARK

1000 EAST CHAPEL ST., SANTA MARIA, CA 93433

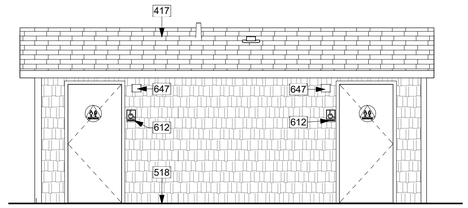


A 3D PERSPECTIVE - RESTROOMS

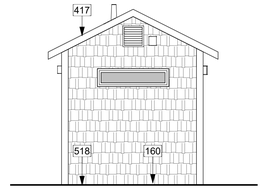
GAZEBO



3 LEFT ELEVATION (NORTH) - RESTROOMS
1/4" = 1'-0"



2 FRONT ELEVATION (WEST) - RESTROOMS
1/4" = 1'-0"



5 RIGHT ELEVATION (SOUTH) - RESTROOMS
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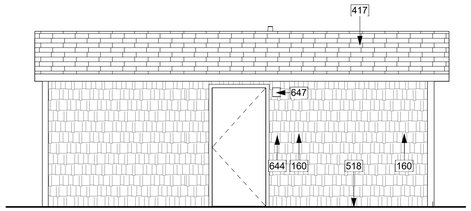
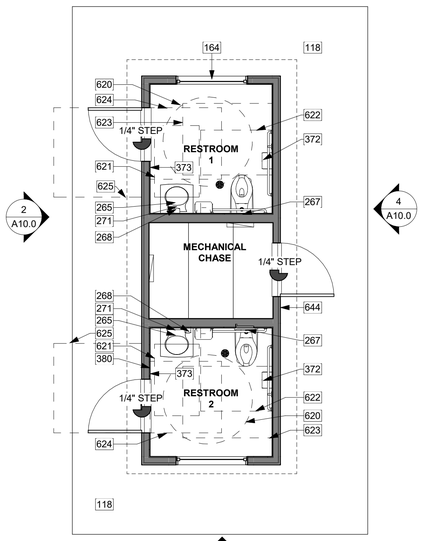


4 REAR ELEVATION (EAST) - RESTROOMS
1/4" = 1'-0"

RESTROOMS



1 EXISTING FLOOR PLAN - RESTROOMS
1/4" = 1'-0"

NORTH

WALL LEGEND

(E) INTERIOR - WOOD FRAMED WALL w/ GYP BOARD & F.R.P. FINISH @ RESTROOM SIDE

(E) EXTERIOR - WOOD FRAMED WALL w/ GYP BOARD & F.R.P. INTERIOR FINISH & FIBER-CEMENT SHINGLE WALL PANEL EXTERIOR FINISH

GENERAL DESCRIPTION OF PARK BUILDINGS AND SHADE STRUCTURES

This architectural assessment is limited to the structures identified within this architectural assessment package.

Restroom: Wood framed building with fiber-cement shingle siding and composition shingle roofing, generally in good condition. Light maintenance required. Non-accessible physical barriers are noted with associated keynotes and park checklist.

Gazebo: 9' diameter plastic or composite gazebo with steel internal structure or fasteners that are rusting. Generally in fair to poor condition. Some components appear damaged or missing. Lacks an accessible path of travel.

BUILDING INFORMATION

BUILDING AREA CALCULATION (GROSS SQUARE FEET):

EXISTING BUILDINGS & SHADE STRUCTURES SURVEYED FOR THIS PARK: 226

RESTROOM BUILDING: 162
GAZEBO: 64

KEYNOTES

118	(E) CONCRETE WALK WAY
160	FIBER CEMENT SHINGLE SIDING, DAMAGED
164	WINDOW WITH OBSCURED GLAZING, PAINTED OVER TO CONCEAL GRAFFITI
265	SINK PLUMBING REQUIRED TO BE COVERED TO PROTECT WHEELCHAIR USERS FROM LEG/KNEE INJURY, PER CURRENT CBC SEC. 11B-606
267	NON-COMPLIANT FLUSH VALVE LEVER (HEIGHT & LOCATION), REPLACE & MAINTAIN REQUIRED GRAB BAR CLEARANCE, PER CURRENT CBC SEC. 11B-604.
268	SOAP DISPENSER NON-COMPLIANT, MAXIMUM 40" ABOVE FINISH FLOOR REQUIRED. RELOCATE & MAINTAIN REQUIRED GRAB BAR CLEARANCE, PER CURRENT CBC SEC. 11B-604
271	HAND SINK FAUCET PUSH VALUE SHOULD FLOW FOR A MINIMUM 10 SECONDS & SHOULD TAKE NO MORE THAN 5 LBS OF FORCE TO OPERATE, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-606 & 309
372	TOILET PAPER DISPENSER NON-COMPLIANT, RELOCATE PER CURRENT CBC SEC. 11B-604. MAINTAIN MIN. 1.5" CLEARANCE TO BOTTOM OF GRAB BAR & 12" CLEAR ABOVE GRAB BAR, PER 2010 ADAAG & CURRENT CBC SEC. 11B-604
373	EXIT SIGNAGE WITH BRAILLE REQUIRED, PER CURRENT CBC SEC. 11B-703
380	DOOR RELEASE PUSH BUTTON, DAMAGED, NEED TO BE REPLACED
417	COMPOSITION SHINGLE ROOFING
518	FINISHES & WOOD FRAMING IN CLOSE CONTACT WITH GRADE MAY BE SUSCEPTIBLE TO EARLY DETERIORATION. MIN. 2" CLEARANCE CONCRETE (FLATWORK) TO WOOD (FRAMING, SIDING, TRIM, ETC.) AND MIN. 8" EARTH TO WOOD
612	BRAILLE CHARACTERS REQUIRED FOR WALL SIGNAGE, PER CURRENT CBC SEC. 11B-703
620	60" DIA. CLEAR AND LEVEL WHEELCHAIR TURNING SPACE, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-305
621	30" X 48" CLEAR FLOOR SPACE, PER 2010 ADAAG, CURRENT CBC SEC. 11B-305
622	48" X 56" CLEAR FLOOR SPACE AROUND TOILET, SEE 2010 ADAAG (IF CONSTRUCTED PRIOR TO 2010). IF CONSTRUCTED IN 2010 OR LATER, 56" X 60" CLEAR FLOOR SPACE REQUIRED AROUND TOILET, PER CURRENT CBC SEC. 11B-305
623	48" X 60" MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET, PER CURRENT CBC SEC. 11B-604
624	48" X 48" PUSH SIDE LEVEL AND CLEAR MANEUVERING SPACE AT DOOR (IF DOOR HAS CLOSER AND LATCH), PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
625	60" X 60" PULL SIDE LEVEL AND CLEAR MANEUVERING SPACE AT DOOR, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
644	"EMPLOYEE ONLY" SIGNAGE WITH BRAILLE REQUIRED ON WALL NEXT TO DOOR (LATCH SIDE), PER CURRENT CBC SEC. 11B-703
647	LIGHT FIXTURES NON-COMPLIANT WITH MAX. 4" PROJECTION INTO PATH OF TRAVEL, TYP., PER CURRENT CBC SEC. 11B-403

City of Santa Maria Citywide Recreation and Park District Formation

Park Check List
Date June 3, 2022
Park Number - 13
Date May 25, 2022

Park Name - Armstrong Park — Age of Park: 35-40 years
Park Address: 1000 E. Chapel St. — Size of Park: 2-acres

Public entity facilities are covered by Title II of the Americans with Disabilities Act. (https://www.ada.gov/taman2.html#II-1.1000) Site accessibility assessment by others. Corrective measures shall comply with current California Building Code (CBC).

General Condition of Building notes:
- This architectural assessment is limited to the structures identified within this architectural assessment package.
- Restroom: Wood framed building with fiber-cement shingle siding and composition shingle roofing, generally in good condition. Light maintenance required. Non-accessible physical barriers are noted with associated keynotes and park checklist.
- Gazebo: 9' diameter plastic or composite gazebo with steel internal structure or fasteners that are rusting. Generally in fair to poor condition. Some components appear damaged or missing. Lacks an accessible path of travel.

Discipline	Park Element	Condition and Year Installed (if known)	Repair or Replace	Cost to Repair or Replace	Type of Maintenance Required	Frequency of Maintenance	Annual Cost of Maintenance	Life Expectancy	Brief Description	Comments/Concerns - (Refer to plans and keynotes for additional information.)
Architectural										
	Restroom - Number of Buildings : (1)	Good, 2005								Finishes and wood framing in close contact with grade or concrete flatwork may be susceptible to early deterioration. Min. 2" clearance concrete (flatwork) to Wood (framing, siding, trim, etc.) and min. 8" earth to wood. Slope earth away from structure 5% for 10'. Slope flatwork away from structure 2%.
	Restroom - Structure	Good								
	Restroom - Mechanical chase	Good			Accessibility					"EMPLOYEE ONLY" signage with braille required on wall next to mechanical chase door, per current CBC Sec. 11B-703.
	Restroom - Exterior Finish	Fair	Repair / Replace		Replace siding				Fiber cement shingle wall cladding partially damaged.	Replace damaged shingles.
	Restroom - Roof	Good								
	Restroom - Windows	Good								
	Restroom - Doors	Good	Repair		Paint				Touch-up paint as required.	Signage shall comply with current CBC Sec. 11B-703. Exit signage required in all restrooms on wall next to door. Wall signs require raised and braille characters. Federal disabilities standards do not provide for a maximum pressure for opening exterior doors. Upon replacement of door closers, current CBC would apply.
	Restroom - Interior Finishes	Good	Repair		Paint				Touch-up paint as required.	Sink plumbing required to be covered to protect wheelchair users from leg/knee injury, per current CBC Sec. 11B-604.
	Restroom - Fixtures	Good			Accessibility				Plumbing fixture accessibility.	Flush valve should be no more than 44 inches from the floor and located on the open side of the toilet away from the near side wall, maintain required grab bar clearance, per current CBC Sec. 11B-603 & 604 & should take no more than 5 lbs of force to operate, per current CBC Sec. 11B-604.
									Toilet paper dispenser & soap dispenser non-compliant.	Relocate and maintain required grab bar clearance, per current CBC Sec. 11B-603 & 604.
			Replace		Replace				Door release push button damaged.	Repair or replace door release push button. Signage required next to push button with braille, per current CBC Sec. 11B-703.
	Gazebo - Number : (1)	Fair to poor, 2008			Accessibility					Lacks an accessible path of travel.
	Gazebo - Frame	Fair to Poor	Replace						Rusted internal structure. Damaged and missing components.	
	Gazebo - Roof	Good								

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REVISION SCHEDULE

DELTA	DATE	DESCRIPTION

EXISTING FLOOR PLAN & ELEVATIONS - RESTROOMS

ARMSTRONG PARK
1000 EAST CHAPEL ST., SANTA MARIA, CA
93433
19-002

MICAH D. SMITH
LICENSED ARCHITECT
C 33179
7/31/23
REN. DATE
STATE OF CALIFORNIA

Sheet: A10.0
Scale: 1/4" = 1'-0"
Date: JANUARY 10, 2023

City of Santa Maria Citywide Recreation and Park District Formation

Park Check List

Date May 25, 2022

Date June 3, 2022

Park Number - 13

Park Name - Armstrong Park

Age of Park: 35-40 years

Park Address: 1000 E. Chapel St.

Size of Park: 2-acres

Discipline	Park Element	Condition and Year Installed (if known)	Repair or Replace	Cost to Repair or Replace	Type of Maintenance Required	Frequency of Maintenance	Annual Cost of Maintenance	Life Expectancy	Brief Description	Comments/Concerns
Civil										
	Utilities - Storm Drain Inlets								N/A	
	Utilities - Stormdrain Lines								N/A	
	Utilities - Water Lines & Backflow								Restroom visible and drinking fountain	No visible lines to observe. May require replacement soon due to age of park.
	Utilities - Sewer Lines & Cleanouts								Restroom visible	No visible lines to observe. May require replacement soon due to age of park.
	Utilities - Dry Utility Boxes									
	Parking - Surface	2002							asphalt in very poor condition	Parking area shown as early as 9/1994
	Parking - Striping								striping in very poor condition	
	Parking - Stall Count (is it adequate?)								13 standard spaces, replace asphalt	
	Parking - ADA Stalls								1 ADA space, replace asphalt	
	Parking - ADA Ramps and Domes								ADA curb ramp exceeds 8.33%	Replace ADA ramp
	Parking - ADA Signs (at stalls & entrance)									
	Parking - Gates at Entrances									
	Traffic Bollards - Removable Metal -2									
	Concrete Sidewalks Within Park								No ADA path to South Picnic Area, replace concrete around drinking fountain	
	Concrete Sidewalks - ADA Ramps at Street								ADA Ramp on Chapel St and Knights Ln exceeds 8.33%, no striping provided from island to ramp, driveway needs ADA path behind ramp	Replace ada ramp, add striping, replace driveway
	Concrete Sidewalks - Bollards - Number								2 bollards at driveway	
	Decomposed Granite Walk - Surface								Path to Gazebo and Picnic Area 1 (North) needs resurfacing - bare dirt in many area, no edging,	Install new ADA compliant path, recommend concrete path
	Decomposed Granite Walk - Concrete Curb									
	CMU Perimeter Walls									
	Chain Link Fence along Perimeter								Chain link fence on west perimeter needs minor repair work - replace poles and top rail in 2 sections.	
	ADA Accessibility									
	Signs - Park Monument Signs - Number - 1								Main park sign on Chapel	
	Signs - Park Plaque - 1								Park Improvements 2008	
	Signs - Park Informations Signs - Number									
Landscape										
	Plantings - Grass	Poor							Some dry spots/wear. Aerate, re-seed, adjust irrigation.	Aerate, re-seed, adjust irrigation.
	Plantings - Trees									
	Plantings - Shrubs/Groundcovers	Poor							Mulch needs replenishment.	
	Irrigation - Backflow- uncaged									Cage backflow.
	Irrigation - Heads - spray and rotor									Consider retrofit planters adjacent to parking lot and restroom with drip
	Irrigation - Drip emission devices-none									
	Irrigation - Controller									
	Irrigation - Weather Station									
	Picnic Area - Number of Group Areas-2	Poor, 2008							Group Picnic areas installed in 2008. Picnic Area 1 DG with Concrete Border - no path. Picnic Area 2 - DG, no edging	Area 1 - consider adding ADA accessible walkway, Area 2 - add edging to DG Path
	Picnic Area - Tables - Metal - 5	Poor							Tables will need replacement within 5 years.	
	Picnic Area - Tables - Concrete - 6	Poor, 2008							Several with graffiti	Clean/remove graffiti

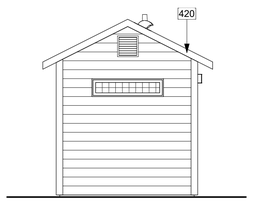
	Picnic Area - Serving Tables - Wood Slat Top, metal base - 1	Poor, 2008							Wood top starting to warp	Sand, re-stain, re-seal top.
	Picnic Area - BBQ Pits - Single - 2	Satisfactory								
	Picnic Area - BBQ Pits -Double - 1	Satisfactory								
	Playground - Number of Playgrounds - 1	2004, 2018							Central play structure burned down 2017, replaced in 2018. Older equipment installed between 2003-2005.	
	Playground - Designed to what age: 2-5, 5-12+									
	Playground - Surfacing - Synthetic Turf	Fair							Synthethic lawn matted down, shredded recycled tire base? Installed end 2017, before 2/2018	
	Playground - Equipment	Poor, 2004	Replace						Installed between 5/2002 and 8/2005. Central play structure burned down early 2017. Replacement installed between 6/2017 and 2/2018	Older equipment due for replacement
	Benches - Custom Metal - 1	Good								Add seating inside gazebo
	Trash Receptacles - Roller								3 Trash, 2 Recycle	
	Drinking Fountains - 2	Good								
Electrical										
	Lighting - Poles - 0									
	Lighting - Bollards - 0									No site lighting is present at the park but may benefit from adding approximately 10 bollards along the pathway and picnic areas.
	Lighting - Restroom	Good							LED Lighting	The restroom lights are LED and in good working order. No maintenance or upgrades are recommended.
	Lighting - Controls	Fair	Replace	$2,400	Add occupancy sensor lighting for restroom interior lighting.					Exterior lighting controls appear to be a combination of time clock with photocells. There are no recommendations to the lighting controls for this site. Future lighting would also need automatic lighting controls such as time clock and photocell controls. Interior lighting within the restroom mechanical chase are by switch only. It is recommended to replace the switch with an occupancy sensor switch to ensure the lights are not accidently left on for extended periods of time. Any new interior light fixtures should utilize occupancy sensor controls for most energy efficient usage.
	Electrical - Service Panel	Good			Occasional Cleaning	5 years			Meter pedestal.	There are no significant signs of rust, but may benefit from having new paint in a few years to keep any rust from accelerating.
									Installed 2008 same time as Picnic Areas	
									Installed between 5/2002 and 8/2005	
Architectural										
	Restroom - Number of Buildings : (1)	Good, 2005								Finishes and wood framing in close contact with grade or concrete flatwork may be susceptible to early deterioration. Min. 2" clearance concrete (flatwork) to Wood (framing, siding, trim, etc.) and min. 8" earth to wood.
	Restroom - Structure	Good								
	Restroom - Mechanical chase	Good			Accessibility					"EMPLOYEE ONLY" signage with braille required on wall next to Mechanical chase door, per current CBC Sec. 11B-703

	Restroom - Exterior Finish	Fair	Repair / Replace		Replace siding				Fiber cement shingle wall cladding partially damaged	Replace damaged shingles
	Restroom - Roof	Good								
	Restroom - Windows	Good								
	Restroom - Doors	Good	Repair		Paint				Touch-up paint as required	Signage shall comply with current CBC Sec. 11B-703. Exit signage required in all restrooms on wall next to door. Wall signs require raised and braille characters. Federal disabilities standards do not provide for a maximum pressure for opening exterior doors. Upon replacement of door closers, current CBC would apply.
	Restroom - Interior Finishes	Good	Repair		Paint				Touch-up paint as required	Sink plumbing required to be insulated underneath, per current CBC Sec. 11B-604
	Restroom - Fixtures	Good			Accessibility				Plumbing fixture accessibility	Flush valve should be no more than 44 inches from the floor and located on the open side of the toilet away from the near side wall, maintain required grab bar clearance per current CBC Sec. 11B-603 & 604 & should take no more than 5 lbs of force to operate. Per current CBC Sec. 11B-604.
									Toilet paper dispenser & soap dispenser non-compliant	Relocate and maintain required grab bar clearance per current CBC Sec. 11B-603 & 604.
			Replace		Replace				Door release push button damaged	Repair or replace door release push button. Signage required next to push button with braille.
	Gazebo - Number : (1)	Fair to poor, 2008			Accessibility					Lacks an accessible path of travel.
	Gazebo - Frame	Fair to Poor	Replace						Rusted internal structure. Damaged and missing components.	
	Gazebo - Roof	Good								
	Gazebo - Finish	Poor								

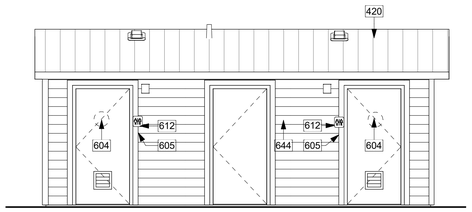
RUSSELL PARK

1000 WEST CHURCH ST., SANTA MARIA, CA 93433

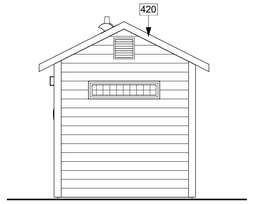
A 3D PERSPECTIVE - RESTROOMS



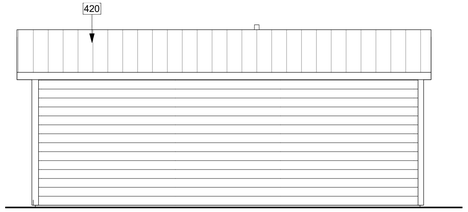
3 LEFT ELEVATION (SOUTH) - RESTROOMS
1/4" = 1'-0"



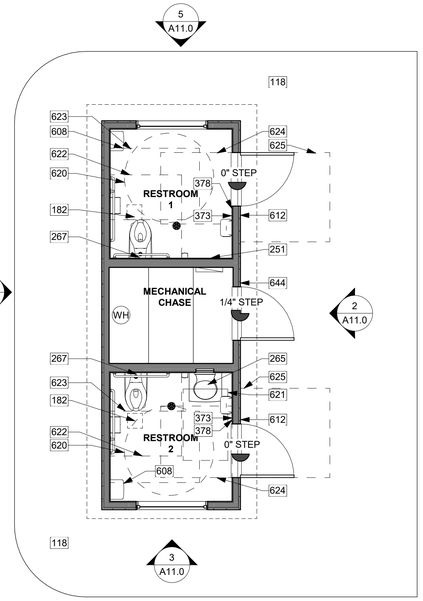
2 FRONT ELEVATION (EAST) - RESTROOMS
1/4" = 1'-0"



5 RIGHT ELEVATION (NORTH) - RESTROOMS
1/4" = 1'-0"



4 REAR ELEVATION (WEST) - RESTROOMS
1/4" = 1'-0"



1 EXISTING FLOOR PLAN - RESTROOMS
1/4" = 1'-0"

GENERAL DESCRIPTION OF PARK BUILDINGS AND SHADE STRUCTURES

This architectural assessment is limited to the structures identified within this architectural assessment package.

Restroom: Wood framed building with fiber-cement siding and standing seam metal roofing, generally in good condition. Interior in need of maintenance due to vandalism. Non-accessible physical barriers are noted with associated keynotes and park checklist.

BUILDING INFORMATION

BUILDING AREA CALCULATION (GROSS SQUARE FEET):

EXISTING BUILDINGS & SHADE STRUCTURES SURVEYED FOR THIS PARK: 162

RESTROOMS: 162

KEYNOTES

118	(E) CONCRETE WALK WAY
182	VENT FROM ABOVE, MISSING COVER
251	SINK MISSING, REMOVED FROM WALL, REPLACE PER CURRENT CBC SEC. 11B-606
265	SINK PLUMBING REQUIRED TO BE COVERED TO PROTECT WHEELCHAIR USERS FROM LEG/KNEE INJURY, PER CURRENT CBC SEC. 11B-606
267	NON-COMPLIANT FLUSH VALVE LEVER (HEIGHT & LOCATION), REPLACE & MAINTAIN REQUIRED GRAB BAR CLEARANCE, PER CURRENT CBC SEC. 11B-604.
373	EXIT SIGNAGE WITH BRAILLE REQUIRED, PER CURRENT CBC SEC. 11B-703
378	DOOR RELEASE PUSH BUTTON SIGNAGE WITH BRAILLE REQUIRED, SEE CURRENT CBC SEC. 11B-703
420	ROOFING - STANDING SEAM METAL
604	UNISEX ADA RESTROOM DOOR-MOUNTED SIGN, REMOVED FROM DOOR. REPLACE PER CURRENT CBC SEC. 11B-703
605	INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) - WALL SIGNAGE MISSING. REPLACE PER CURRENT CBC SEC. 11B-703
608	RELOCATE TRASH CAN OUT OF REQUIRED ACCESSIBLE LEVEL & CLEAR MANEUVERING FLOOR AREA. PER CURRENT CBC SEC. 11B-604
612	BRAILLE CHARACTERS REQUIRED FOR WALL SIGNAGE, PER CURRENT CBC SEC. 11B-703
620	60" DIA. CLEAR AND LEVEL WHEELCHAIR TURNING SPACE, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-305
621	30" X 48" CLEAR FLOOR SPACE, PER 2010 ADAAG, CURRENT CBC SEC. 11B-305
622	48" X 56" CLEAR FLOOR SPACE AROUND TOILET, SEE 2010 ADAAG (IF CONSTRUCTED PRIOR TO 2010). IF CONSTRUCTED IN 2010 OR LATER, 56" X 60" CLEAR FLOOR SPACE REQUIRED AROUND TOILET, PER CURRENT CBC SEC. 11B-305
623	48" X 60" MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET, PER CURRENT CBC SEC. 11B-604
624	48" X 48" PUSH SIDE LEVEL AND CLEAR MANEUVERING SPACE AT DOOR (IF DOOR HAS CLOSER AND LATCH), PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
625	60" X 60" PULL SIDE LEVEL AND CLEAR MANEUVERING SPACE AT DOOR, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
644	"EMPLOYEE ONLY" SIGNAGE WITH BRAILLE REQUIRED ON WALL NEXT TO DOOR (LATCH SIDE), PER CURRENT CBC SEC. 11B-703

WALL LEGEND

(E) INTERIOR - WOOD FRAMED WALL w/ GYP BOARD & F.R.P. FINISH @ RESTROOM SIDE

(E) EXTERIOR - WOOD FRAMED WALL w/ GYP BOARD & F.R.P. INTERIOR FINISH & FIBER-CEMENT WALL PANEL EXTERIOR FINISH

RESTROOMS

City of Santa Maria Citywide Recreation and Park District Formation										
Park Check List										
Date June 6, 2022										
Park Number - 14										
Park Name - Russell Park	Age of Park: Rebuilt end 2020									
Park Address: 1000 W. Church St.	Size of Park: 1.5 acres									Date May 25, 2022
	Public entity facilities are covered by Title II of the Americans with Disabilities Act. (https://www.ada.gov/taman2.html#II-1.1000) Site accessibility assessment by others. Corrective measures shall comply with current California Building Code (CBC).									
	This architectural assessment is limited to the structures identified within this architectural assessment package.									
	Restroom: Wood framed building with fiber-cement siding and standing seam metal roofing, generally in good condition. Interior in need of maintenance due to vandalism. Non-accessible physical barriers are noted with associated keynotes and park checklist.									
Discipline	Park Element	Condition and Year Installed (if known)	Repair or Replace	Cost to Repair or Replace	Type of Maintenance Required	Frequency of Maintenance	Annual Cost of Maintenance	Life Expectancy	Brief Description	Comments/Concerns (Refer to plans and keynotes for additional information.)
Architectural										
	Restroom - Number of Buildings - 1	Good, 2020								
	Restroom - Structure - Prefab									
	Restroom - Roof- Metal - Standing seam	Good								
	Restroom - Fixtures	Poor	Repair		Replace sink, Accessibility				Sink damaged in restroom 1.	Replace per current CBC Sec. 11B-604.
		Fair	Replace		Replace vent covers				Vent covers are missing from both restrooms.	
	Restroom - Finishes	Good	Repair						Both interior and exterior walls marred by graffiti.	Touch up paint as needed.
		Fair			Accessibility				Plumbing fixture accessibility.	Flush valve should be no more than 44 inches from the floor and located on the open side of the toilet away from the near side wall, maintain required grab bar clearance, per current CBC Sec. 11B-603 & 604 & should take no more than 5 lbs of force to operate, per current CBC Sec. 11B-604.
	Restroom - Lighting	Good								Sink plumbing required to be covered to protect wheelchair users from leg/knee injury, per current CBC Sec. 11B-604.
	Restroom - Doors	Fair	Replace		Accessibility				Signage non-compliant.	Unisex accessible restroom door and wall-mounted signs and missing. Signage shall comply with current CBC Sec. 11B-703. Exit signage required in all restrooms on wall next to door. Wall signs require raised and braille characters. Federal disabilities standards do not provide for a maximum pressure for opening exterior doors. Upon replacement of door closers, current CBC would apply.
		Fair			Accessibility					Touch-up paint as required.
	Restroom - Mechanical chase	Fair			Accessibility				Signage non-compliant.	"EMPLOYEE ONLY" signage with braille required on wall next to mechanical chase door, per current CBC Sec. 11B-703.

MSA
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ARCHITECT, LIC. NO. C33179
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E-MAIL: MICAH@MSMITH-ARCH.COM
WWW.MSMITH-ARCH.COM

REVISION SCHEDULE

DELTA	DATE	DESCRIPTION

EXISTING FLOOR PLAN & ELEVATIONS - RESTROOMS

RUSSELL PARK
1000 WEST CHURCH ST., SANTA MARIA, CA
93433
19-002

MICAH D. SMITH
LICENSED ARCHITECT
C 33179
7/31/23
REN. DATE
STATE OF CALIFORNIA

Sheet: A11.0

Scale: 1/4" = 1'-0"

Date: JANUARY 10, 2023

City of Santa Maria Citywide Recreation and Park District Formation

Park Check List

Date May 25, 2022

Date June 6, 2022

Park Number - 14

Park Name - Russell Park

Age of Park: Rebuilt end 2020

Park Address: 1000 W. Church St.

Size of Park: 1.5 acres

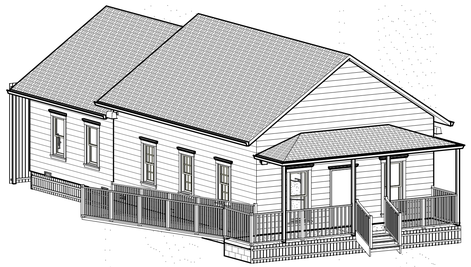
Discipline	Park Element	Condition and Year Installed (if known)	Repair or Replace	Cost to Repair or Replace	Type of Maintenance Required	Frequency of Maintenance	Annual Cost of Maintenance	Life Expectancy	Brief Description	Comments/Concerns
Civil										
	Utilities - Storm Drain Inlets									Park was recently remodeled. Items observed are built to current standards.
	Utilities - Stormdrain Lines									
	Utilities - Water Lines & Backflow									
	Utilities - Sewer Lines & Cleanouts									
	Utilities - Dry Utility Boxes									
	Concrete Walkways Within Park	2020								
	Concrete Sidewalks - ADA Ramps at Street									
	Concrete Sidewalks - Bollards - Number									
	Decomposed Granite Walk - Surface	2020								Add DG path near playground
	Decomposed Granite Walk - Edging									
	ADA Accessibility									
	Signs - Park Monument Signs - Number - 1									
	Signs - Park Information Signs - Number									
	Recommended New Amenities									
	Cell Tower "Tree"								privately owned	
Landscape										
	Plantings - Grass	Poor							Large grass area. Some thin patches and matted	Fertilize, aerate, re-seed as needed.
	Plantings - Trees									
	Plantings - Shrubs/Groundcovers	Poor							Drought Tolerant Plantings, some dead/dying plants.	Check irrigation to ensure proper coverage, replace plants as needed
	Plantings - Mulch	Poor							Thin, bare spots/exposed soil	Amend as needed, 3" deep mulch recommended
	Irrigation - Backflow - Caged									
	Irrigation - Pipes									
	Irrigation - Valves									
	Irrigation - Heads - spray and rotor	Poor							Overspray onto DG paths. Several spray heads leaking	Adjust spray nozzles and check irrigation heads
	Irrigation - Drip emission devices									
	Irrigation - Controller									
	Irrigation - Weather Station									
	Picnic Areas (none)									
	Playground - Number of Playgrounds - 1	2020								
	Playground - Designed to what age? All ages									
	Playground - Surfacing - EWF	Good							levels good	Add lines on equipment to indicate proper EWF levels.
	Playground - Equipment	Good								
	Benches - Chairs - Metal - 4	Good								
	Trash Receptacles - Metal - 1	Good								
	Trash Receptacles - Roller - 2 Trash, 1 Recycle									
	Drinking Fountains - Number - 1	Good								
	Dog Bag Dispenser - Number - 2	Good								
	Bike Racks - Number of Bike Stalls (none)									
	Bollard - Metal - Removable-1									
	Boulders - Decorative									
Electrical										

	Lighting - Poles -10	Good	Repair		Touch up paint	5-10 years			LED pole lights	10 pole mounted LED lights are used site area lighting. These poles and fixtures are in good condition. Some heads appeared to be rocking in the breeze indicating some of the set screws could use some tightening. No additional site lighting is recommended.
	Lighting - Restroom	Exterior - Good Interior - Fair	Interior - Replace	$800	Replace bulbs Replace when vandalized	3-5 years			Exterior - LED Interior - Fluorescent	Some of the restroom building exterior lighting have replaced or upgraded to LED wall packs. The interior restroom are fluorescent strip lights in good condition. The mechanical chase light fixtures appear to use incandescent and/or fluorescent bulbs. The fixtures should be replaced with newer LED style wall packs and strip lights if they become damaged due to vandalism, but they are not in immediate need to replacing. LED replacements can reduce maintenance associated with bulb replacement and to also reduce energy usage.
	Lighting - Controls	Fair	Replace	$2,400	Add occupancy sensor lighting for restroom interior lighting.					Exterior lighting controls appear to be a combination of time clock with photocells. There are no recommendations to the lighting controls for this site. Future lighting would also need automatic lighting controls such as time clock and photocell controls. Interior lighting within the restroom mechanical chase are by switch only. It is recommended to replace the switch with an occupancy sensor switch to ensure the lights are not accidently left on for extended periods of time. Any new interior light fixtures should utilize occupancy sensor controls for most energy efficient usage.
	Electrical - Service Panel	1-Good			Occasional Cleaning	5 years			Meter pedestal.	Meter pedestal is in like new condition. No PG&E meter was set at the pedestal, so its unclear if the meter for the site is located elsewhere. No maintenance is recommended.
Architectural										
	Restroom - Number of Buildings - 1	Good, 2020								
	Restroom - Structure - Prefab									
	Restroom - Roof- Metal - Standing seam	Good								
	Restroom - Fixtures	Poor	Repair		Replace sink, Accessibility				Sink damaged in restroom 1	Replace per current CBC Sec. 11B-604
										Sink plumbing required to be insulated underneath, per current CBC Sec. 11B-604
		Fair	Replace		Replace vent covers				Vent covers are missing from both restrooms	
	Restroom - Finishes	Good	Repair						Both interior and exterior walls marred by graffiti	Touch up paint as needed
		Fair			Accessibility				Plunbing fixture accessibility	Flush valve should be no more than 44 inches from the floor and located on the open side of the toilet away from the near side wall, maintain required grab bar clearance per current CBC Sec. 11B-603 & 604 & should take no more than 5 lbs of force to operate. Per current CBC Sec. 11B-604.

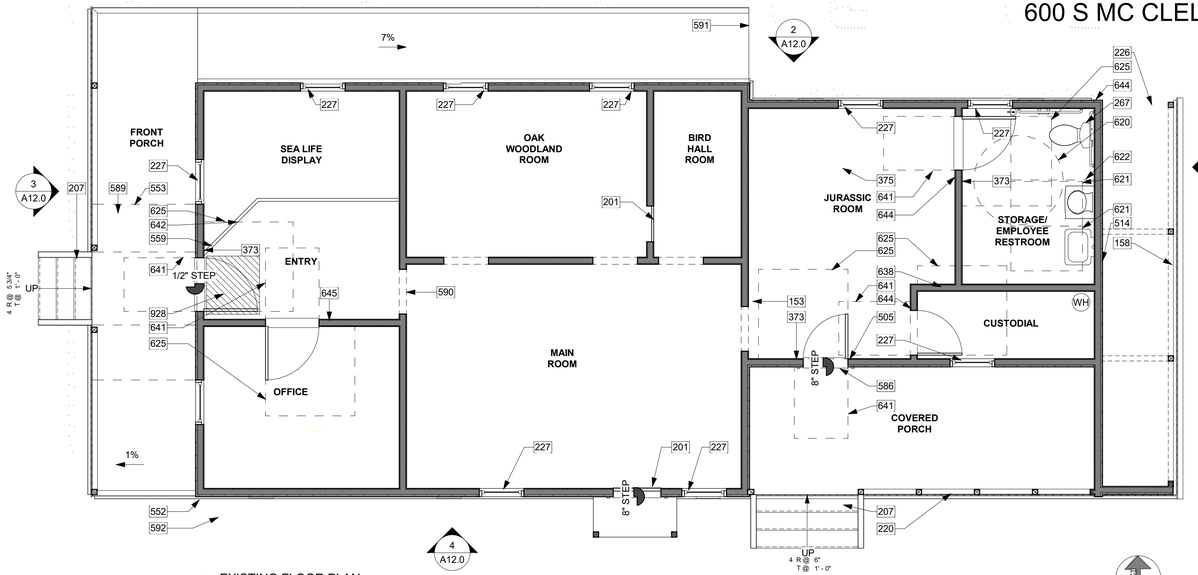
	Restroom - Doors	Fair	Replace		Accessibility				Signage	Unisex accessible restroom door and wall-mounted signs and missing. Signage shall comply with current CBC Sec. 11B-703. Exit signage required in all restrooms on wall next to door. Wall signs require raised and braille characters. Federal disabilities standards do not provide for a maximum pressure for opening exterior doors. Upon replacement of door closers, current CBC would apply.
		Fair			Accessibility					Touch-up paint as required.
	Restroom - Mechanical chase	Fair			Accessibility				Signage	"EMPLOYEE ONLY" signage with braille required on wall next to Mechanical chase door, per current CBC Sec. 11B-703

AM YOUTH CENTER, AQUATICS CENTER & SIMAS PARK

600 S MC CLELLAND ST, SANTA MARIA, CA 93454



A 3D PERSPECTIVE - NATURAL HISTORY MUSEUM

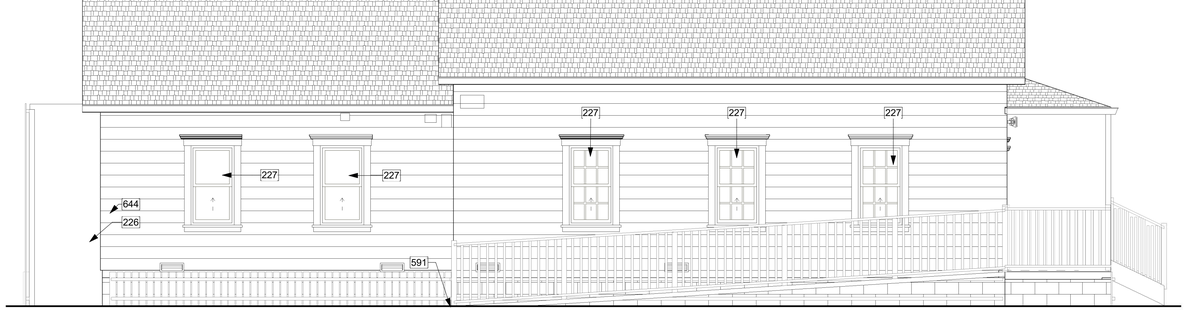


1 EXISTING FLOOR PLAN
1/4" = 1'-0"

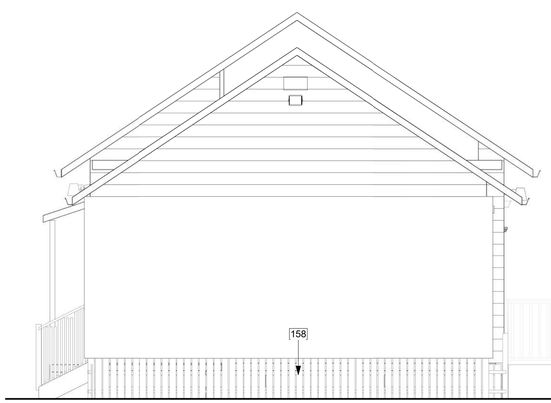
PROJECT TRUE NORTH

NORTH

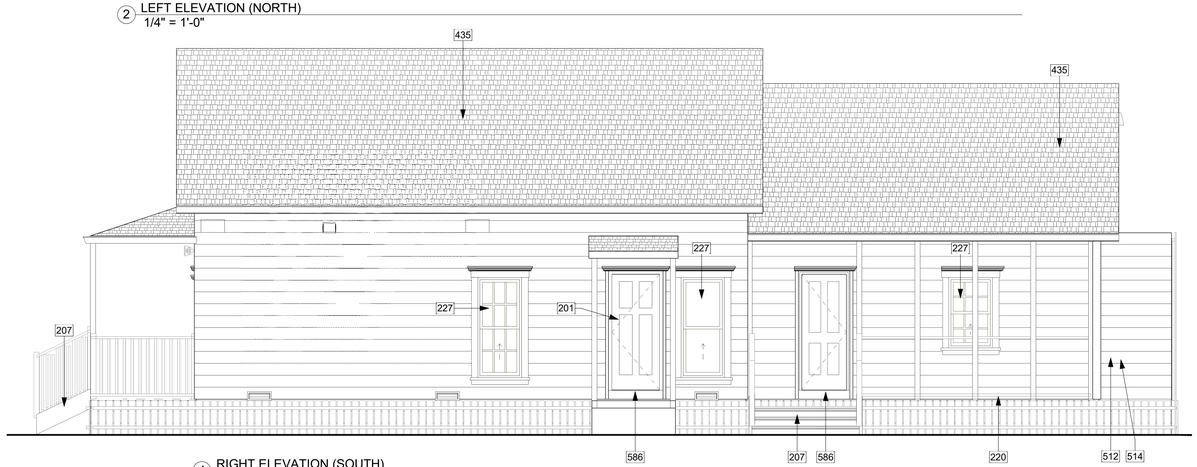
3 FRONT ELEVATION (WEST)
1/4" = 1'-0"



2 LEFT ELEVATION (NORTH)
1/4" = 1'-0"



5 REAR ELEVATION (EAST)
1/4" = 1'-0"



4 RIGHT ELEVATION (SOUTH)
1/4" = 1'-0"

NATURAL HISTORY MUSEUM

GENERAL DESCRIPTION OF PARK BUILDINGS AND SHADE STRUCTURES

Natural History Museum: Wood framed building with ship lap siding and wood shingle roofing, generally in good condition. Roof shingles damaged and will need to be repaired. Non-accessible physical barriers are noted with associated keynotes and park checklist.
Announcer Concession Booth / Restroom: CMU structure below with wood framed construction above on second floor with compositional shingle roofing, generally in good to fair condition. Women's restroom door lock damaged. MSA not able to review. Consider making women's restroom a compliant single occupancy unisex and make men's a non-compliant unisex. Non-accessible physical barriers are noted. Announcer booths do not require full accessibility (specifically included under general exceptions), see 2010 ADAAG & current CBC Sec. 11B-203.
Bleachers: (2) Wood framed bleachers with T1-11 siding, generally in poor condition. Finishes and wood framing in close contact with grade or concrete flatwork causing water damage.
Announcer Booth 1: Steel framing with standing seam metal siding and standing seam metal roofing, generally in good condition. Entrance door too narrow and will need to be replaced with a wider door to comply with ADA & current CBC Sec. 11B-303. Announcer booths do not require full accessibility (specifically included under general exceptions), see 2010 ADAAG & current CBC Sec. 11B-203. Non-accessible physical barriers are noted.
CMU Storage Building: CMU building with standing seam metal roofing, generally in fair to poor condition. Main door is damaged and will need to be replaced.
Dugout/Team Bench: CMU structure with composition shingle roofing, generally in fair condition. Roof and fascia damaged.
Announcer Booth 2: Steel framing with standing seam metal siding and composite shingle roofing, generally in fair to poor condition. Side wood fencing and roof fascia are rotting. Bleachers need maintenance. Announcer booths do not require full accessibility (specifically included under general exceptions), see 2010 ADAAG & current CBC Sec. 11B-203. Non-accessible physical barriers are noted.
Metal Office Building / Storage: Steel framing with standing seam metal siding and standing seam metal roofing, generally in good condition.
Lawn Bowling Center: Wood framed building with ship lap siding and composition shingle roofing, generally in good condition.
Lawn Bowling Shade Trellis: Wood framed trellis structure, generally in fair condition.

BUILDING INFORMATION

BUILDING AREA CALCULATION (GROSS SQUARE FEET):

EXISTING (TO REMAIN): 9391

NATURAL HISTORY MUSEUM:	995
NATURAL HISTORY MUSEUM - DECKS	478
ANNOUNCER / CONCESSION BOOTH / RESTROOMS:	491
BLEACHERS (2) :	788
ANOUNCER BOOTH 1	65
CMU STORAGE SHED:	183
DUGOUT / TEAM BENCH	312
ANOUNCER BOOTH 2	103
METAL OFFICES:	2545
LAWN BOWLING CENTER:	1835
LAWN BOWLING SHADE TRELLIS (4):	1596

KEYNOTES

153	(E) PROTRUDING CAST IRON PIPE OVERHEAD. PROVIDE BARRIER BELOW TO PREVENT INJURY TO THE VISION-IMPAIRED, PER CURRENT CBC SEC. 11B-307.4
158	MURAL FRAMING DAMAGED, REPAIR AS NEEDED
201	EXISTING, NON-OPERABLE DOOR, MAINTAINED IN PLACE FOR HISTORIC PRESERVATION
207	NON-COMPLIANT STAIRS & RAILING. REMOVE & REPLACE, PER CURRENT CBC SECS. 11B-504 & 505
220	PROVIDE 3" WHEEL CHAIR GUARD BOARD AT BOTTOM OF RAILING, 1" ABOVE FINISH SURFACE, PER CURRENT CBC SEC.11B-504, 210, 504 & 405
226	PLACE 42" GATE TO RESTRICT AREA FROM PUBLIC
227	WINDOW IS NON-FUNCTIONING, MAINTAINED IN PLACE FOR HISTORICAL PRESERVATION AND NO LONGER IN USE. NO ISSUES TO ADDRESS
267	NON-COMPLIANT FLUSH VALVE LEVER (HEIGHT & LOCATION), REPLACE & MAINTAIN REQUIRED GRAB BAR CLEARANCE, PER CURRENT CBC SEC. 11B-604.
373	EXIT SIGNAGE WITH BRAILLE REQUIRED, PER CURRENT CBC SEC. 11B-703
375	AUDIBLE/ VISUAL ALARM REQUIRED, PER CURRENT CBC 11B-702
435	PORITION OF (E) ROOFING (WOOD SHINGLES) DAMAGED. PATCH & REPAIR AS NEEDED
505	DOOR TRIM DAMAGED
512	WALL-MOUNTED PLAQUE MISSING
514	WOOD SIDING DAMAGED, REPAIR AS NEEDED
552	PROVIDE SPLASH BLOCK AT DOWNSPOUT, DIRECT WATER TO PLANTER & AWAY FROM BUILDING, NOT TO D.G. PATH
553	NON-COMPLIANT THRESHOLD / LANDING. ADD OVERLAYED DECKING FROM STAIR TO DOOR AND TAPERED TO (E) DECK. PROVIDE 1/4" THRESHOLD, REQUIRES RECONSTRUCTION OF STAIRS FOR EQUAL RISERS
559	18" STRIKE SIDE CLEARANCE REQUIRED. RECONFIGURE DISPLAY'S GUARD WALL, ENCROACHING DOOR INTERIOR STRIKE SIDE CLEARANCE
586	8" STEP AT ENTRY NON-COMPLIANT, EXCEEDS MAX OF 1/4", PER 2010 ADAAG & CURRENT CBC SEC. 11B-303
589	WOOD DECK BOARD TO BE REPAIRED, PER CURRENT CBC SEC. 11B-303
590	THRESHOLD NON-COMPLIANT, MAX OF 1/4" THRESHOLD REQUIRED, PER 2010 ADAAG & CURRENT CBC SEC. 11B-303
591	HANDRAILS, RAMP TRANSITION NON-COMPLIANT, PER CURRENT CBC SEC. 11B-303
592	ALL PATHS OF TRAVEL SHOULD BE FIRM, SLIP RESISTANT, PER CURRENT CBC 11B 303
620	60" DIA. CLEAR AND LEVEL WHEELCHAIR TURNING SPACE, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-305
621	30" X 48" CLEAR FLOOR SPACE, PER 2010 ADAAG, CURRENT CBC SEC. 11B-305
622	48" X 56" CLEAR FLOOR SPACE AROUND TOILET, SEE 2010 ADAAG (IF CONSTRUCTED PRIOR TO 2010). IF CONSTRUCTED IN 2010 OR LATER, 56" X 60" CLEAR FLOOR SPACE REQUIRED AROUND TOILET, PER CURRENT CBC SEC. 11B-305
625	60" X 60" PULL SIDE LEVEL AND CLEAR MANEUVERING SPACE AT DOOR, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
638	WALL OBSTRUCTS 60" X 60" PULL SIDE LEVEL AND CLEAR MANEUVERING SPACE AT DOOR, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
641	36" X 48" PUSH SIDE LEVEL AND CLEAR MANEUVERING SPACE AT DOOR (WITHOUT CLOSER AND LATCH), PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
642	GLASS PARTITION WALL OBSTRUCTS PULL SIDE LEVEL AND CLEAR MANEUVERING SPACE AT DOOR, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
644	"EMPLOYEE ONLY" SIGNAGE WITH BRAILLE REQUIRED ON WALL NEXT TO DOOR (LATCH SIDE), PER CURRENT CBC SEC. 11B-703
645	SIGNAGE WITH BRAILLE REQUIRED ON WALL NEXT TO DOOR (LATCH SIDE) INDICATING NAME OF ROOM BEYOND, PER CURRENT CBC SEC. 11B-703
928	DOOR MAT TO BE ADHEARED TO FLOOR, PER CURRENT CBC SEC. 11B-302

WALL LEGEND

(E) INTERIOR - WOOD STUD w/ PAINTED F.R.P., ONE LAYER GYPSUM WALL BOARD ONE SIDE

(E) EXTERIOR - WOOD STUD w/ PAINTED F.R.P., ONE LAYER GYPSUM WALL BOARD AND/OR F.R.P. INTERIOR.

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REVISION SCHEDULE

DELTA	DATE	DESCRIPTION

EXISTING FLOOR PLAN & ELEVATIONS - NATURAL HISTORY MUSEUM

AM YOUTH CENTER, AQUATICS CENTER & SIMAS PARK
600 S MC CLELLAND ST, SANTA MARIA, CA 93454
19-002

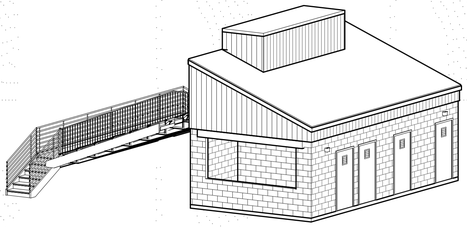
Sheet: A12.0

Scale: 1/4" = 1'-0"

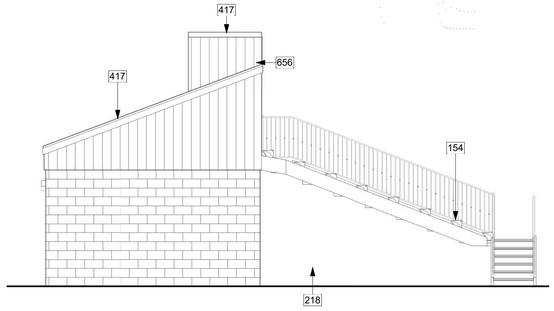
Date: JANUARY 18, 2023

AM YOUTH CENTER, AQUATICS CENTER & SIMAS PARK

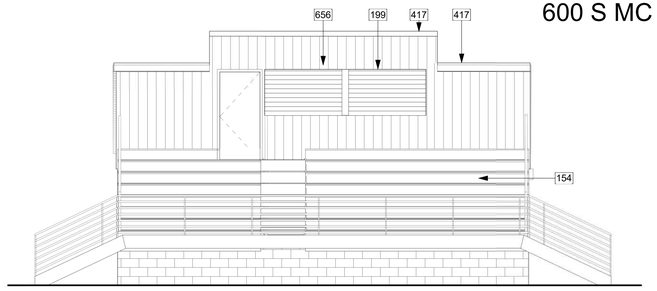
600 S MC CLELLAND ST., SANTA MARIA, CA 93433



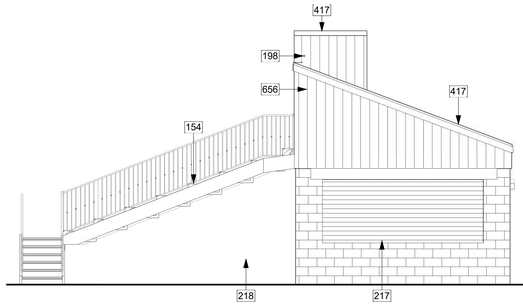
A ANNOUNCER / CONCESSION BOOTH



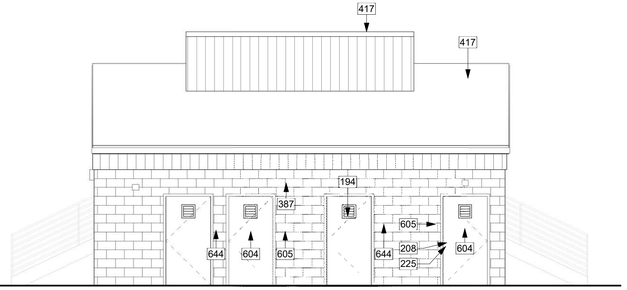
4 LEFT ELEVATION (EAST)
3/16" = 1'-0"



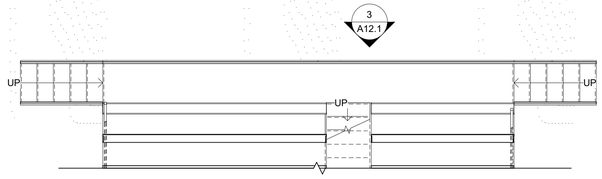
3 FRONT ELEVATION (NORTH)
3/16" = 1'-0"



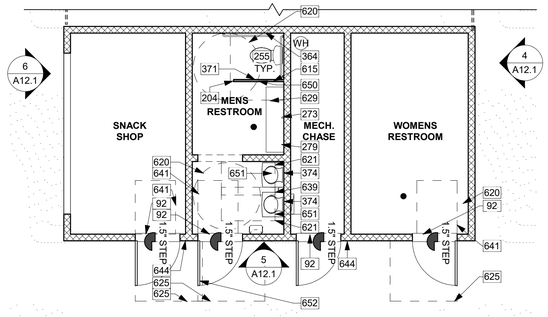
6 RIGHT ELEVATION (WEST)
3/16" = 1'-0"



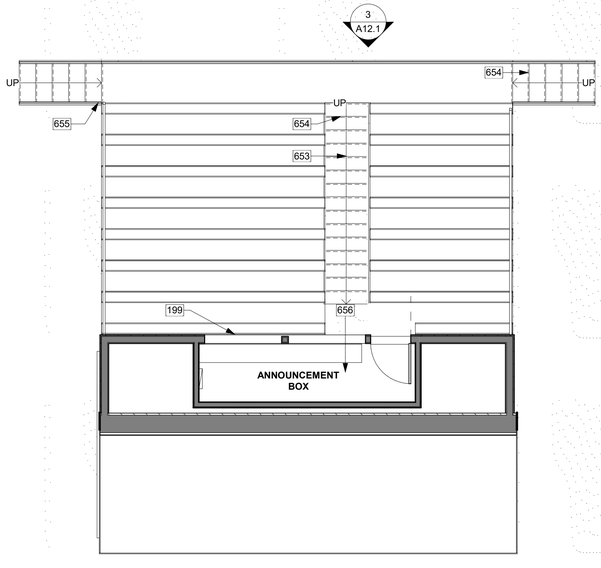
5 REAR ELEVATION (SOUTH)
3/16" = 1'-0"



OPEN BELOW



2 EXISTING FLOOR PLAN - ANNOUNCER / CONCESSION BOOTH
3/16" = 1'-0"

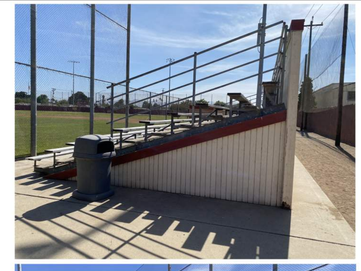


1 (E) UPPER FLOOR PLAN - ANNOUNCER / CONCESSION BOOTH
3/16" = 1'-0"

ANNOUNCER / CONCESSION BOOTH

KEYNOTES

92	1.5" THRESHOLD NON-COMPLIANT, MAX 1/4" THRESHOLD, PER CURRENT CBC SEC. 11B-303
154	BLEACHER BOARDS DAMAGED, REPAIR AS NEEDED
194	RUSTED MECHANICAL CHASE VENT THROUGH DOOR, REPAIR AND PAINT AS NEEDED
198	2" DIA. HOLE THROUGH WALL, PATCH & REPAIR
199	WATER DAMAGED WINDOW TRIM, REPAIR & PAINT
204	MISSING DOOR
208	WOMEN'S RESTROOM DOOR NON-OPERABLE, MSA UNABLE TO SURVEY WOMEN'S RESTROOM
217	(E) CONCESSIONS COUNTER HEIGHT @ 37.5" ABOVE FINISH SURFACE (AFS), NON-COMPLIANT, PER CURRENT CBC SEC. 11B-904.4.1
218	ADD BARRIER TO PROTECT THE BLIND FROM RUNNING INTO BLEACHER, PER CURRENT CBC SEC. 11B-307.4
225	ACCESSIBLE DOOR HARDWARE REQUIRED, PER CURRENT CBC SEC. 11B-404
255	(E) TOILET SEAT @ 15" AFS, NON-COMPLIANT, PER CURRENT CBC SEC. 11B-606
273	FLUSH VALVE NON-ACCESSIBLE, RECOMMEND AUTOMATIC FLUSHER, PER CURRENT CBC SEC. 11B-604
279	TROUGH URINAL SET AT NON-COMPLIANT HEIGHT, PER CURRENT CBC SEC. 11B-605 (17" MAX.)
364	SEAT COVER DISPENSER, REMOVED FROM WALL, REPLACE PER CURRENT CBC SEC. 11B-604
371	TOILET PAPER DISPENSER NON-COMPLIANT, SHALL BE LOCATED 7"- 9" FROM TOILET RIM AND 19" MINIMUM TO THE OUTLET ABOVE FINISH FLOOR, PER CURRENT CBC SEC. 11B-604
374	MIRROR SET TOO HIGH, BOTTOM OF MIRROR SHALL BE NO MORE THAN 40" AT FINISH FLOOR, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-604
387	WALL-MOUNTED EXTERIOR LIGHT FIXTURE MISSING
417	COMPOSITION SHINGLE ROOFING
604	UNISEX ADA RESTROOM DOOR-MOUNTED SIGN, REMOVED FROM DOOR. REPLACE PER CURRENT CBC SEC. 11B-703
605	INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) - WALL SIGNAGE MISSING. REPLACE PER CURRENT CBC SEC. 11B-703
615	PARTITION WALL ENCROACHES 60"x 56" CLEAR FLOOR SPACE AROUND TOILET, PER 2010 ADAAG, CURRENT CBC SEC. 11B-604 (FOR COMPARTMENT STALLS w/ SIDE PARTITION DOOR)
620	60" DIA. CLEAR AND LEVEL WHEELCHAIR TURNING SPACE, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-305
621	30" X 48" CLEAR FLOOR SPACE, PER 2010 ADAAG, CURRENT CBC SEC. 11B-305
625	60" X 60" PULL SIDE LEVEL AND CLEAR MANEUVERING SPACE AT DOOR, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
629	60" X 56" CLEAR FLOOR SPACE AROUND TOILET, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-604 (FOR COMPARTMENT STALLS w/ SIDE PARTITION DOOR)
639	SINK OBSTRUCTS 30" X 48" CLEAR FLOOR SPACE, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-305
641	36" X 48" PUSH SIDE LEVEL AND CLEAR MANEUVERING SPACE AT DOOR (WITHOUT CLOSER AND LATCH), PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
644	"EMPLOYEE ONLY" SIGNAGE WITH BRAILLE REQUIRED ON WALL NEXT TO DOOR (LATCH SIDE), PER CURRENT CBC SEC. 11B-703
650	PARTITION WALL ENCROACHES 60" DIA. CLEAR AND LEVEL WHEELCHAIR TURNING SPACE, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-305
651	SINK SET TOO LOW FOR KNEE CLEARANCE, PER CURRENT CBC SEC. 11B-305
652	REMOVE DOOR STOP (ARCHITECTURAL BARRIER), DOOR STOPS OBSTRUCT SMOOTH AND UNINTERRUPTED SURFACE FOR THE BOTTOM 10" OF A DOOR SEC. 11B-404.2.10
653	RAILING / HANDRAIL REQUIRED FOR STEPS, PER CURRENT CBC SEC. 11B-505.3 CONTINUITY, & CURRENT CBC SEC. 11B-403
654	PAINT EACH LEADING EDGE OF STAIR TREAD WITH A STRIPE PROVIDING CLEAR VISUAL CONTRAST, PER CURRENT CBC SEC. 11B-504
655	ACCESSIBLE RAMP REQUIRED, W/ ACCESSIBLE SEATING IN FIRST AISLE REQUIRED, PER CURRENT CBC SEC 11B-403 & 11B-505
656	ANNOUNCER BOOTHS DO NOT REQUIRE FULL ACCESSIBILITY (SPECIFICALLY INCLUDED UNDER GENERAL EXCEPTIONS), SEE 2010 ADAAG & CURRENT CBC SEC. 11B-203.



BLEACHERS

WALL LEGEND

(E) INTERIOR - WOOD STUD w/ PAINTED F.R.P., ONE LAYER GYPSUM WALL BOARD AND/OR F.R.P. INTERIOR.

(E) EXTERIOR - CMU WALL

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REVISION SCHEDULE

DELTA	DATE	DESCRIPTION

EXISTING FLOOR PLAN & ELEVATIONS - ANNOUNCER / CONCESSION BOOTH

AM YOUTH CENTER, AQUATICS CENTER & SIMAS PARK
600 S MC CLELLAND ST., SANTA MARIA, CA 93433
19-002

MICAH D. SMITH
33179
7/31/23
REN. DATE
STATE OF CALIFORNIA

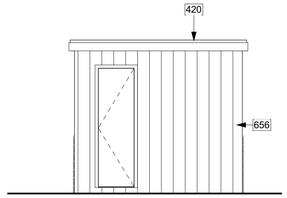
Sheet: A12.1

Scale: As indicated

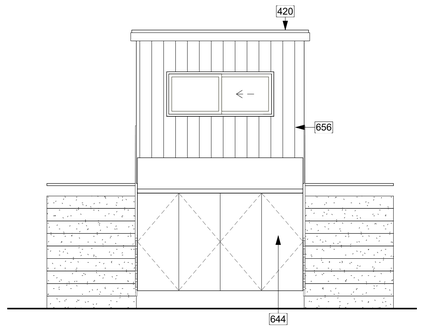
Date: JANUARY 18, 2023

AM YOUTH CENTER, AQUATICS CENTER & SIMAS PARK

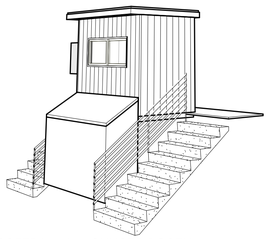
600 S MC CLELLAND ST., SANTA MARIA, CA 93433



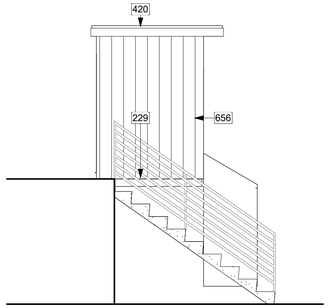
3 REAR ELEVATION (WEST)
1/4" = 1'-0"



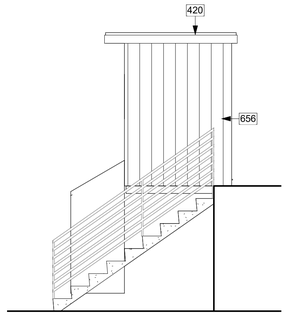
2 FRONT ELEVATION (EAST)
1/4" = 1'-0"



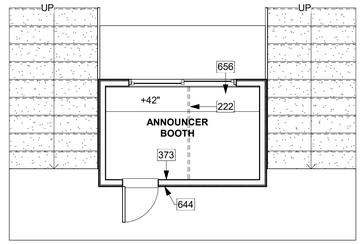
A SOFTBALL ANNOUNCER BOOTH 1



5 LEFT ELEVATION (SOUTH)
1/4" = 1'-0"



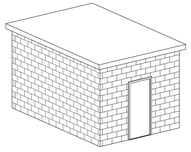
4 RIGHT ELEVATION (NORTH)
1/4" = 1'-0"



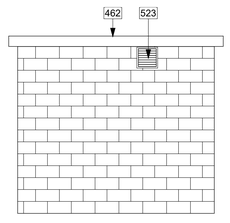
1 EXISTING FLOOR PLAN - SOFTBALL ANNOUNCER BOOTH 1
1/4" = 1'-0"

ANNOUNCER BOOTH 1

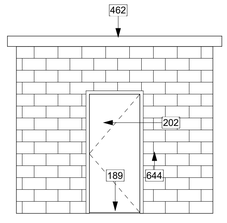
DUGOUT / TEAM BENCH



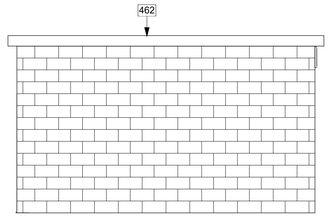
B STORAGE SHED



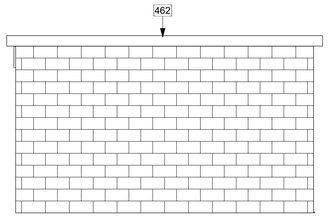
8 REAR ELEVATION (SOUTH)
1/4" = 1'-0"



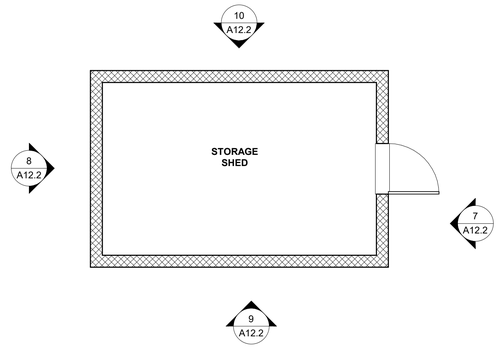
7 FRONT ELEVATION (NORTH)
1/4" = 1'-0"



10 RIGHT ELEVATION (WEST)
1/4" = 1'-0"



9 LEFT ELEVATION (EAST)
1/4" = 1'-0"



6 EXISTING FLOOR PLAN - STORAGE SHED
1/4" = 1'-0"

CMU STORAGE BUILDING

KEYNOTES

189	DOOR DAMAGED DUE TO RUST
202	DOOR DAMAGED, TO BE REPLACED AS NEEDED
222	DAMAGED METAL ROOF FRAMING TO BE REPAIRED.
229	STANDING SEAM METAL SIDING, DAMAGED
373	EXIT SIGNAGE WITH BRAILLE REQUIRED, PER CURRENT CBC SEC. 11B-703
420	ROOFING - STANDING SEAM METAL
462	(E) CONCRETE ROOFING
523	VENT DAMAGED
644	"EMPLOYEE ONLY" SIGNAGE WITH BRAILLE REQUIRED ON WALL NEXT TO DOOR (LATCH SIDE), PER CURRENT CBC SEC. 11B-703
656	ANNOUNCER BOOTHS DO NOT REQUIRE FULL ACCESSIBILITY (SPECIFICALLY INCLUDED UNDER GENERAL EXCEPTIONS), SEE 2010 ADAAG & CURRENT CBC SEC. 11B-203.

WALL LEGEND

ANNOUNCER BOOTH 1
(E) EXTERIOR - SHEET METAL FRAMING w/ PAINTED F.R.P SIDING.

CMU STORAGE
(E) EXTERIOR - CMU WALL

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REVISION SCHEDULE

DELTA	DATE	DESCRIPTION

EXISTING FLOOR PLAN & ELEVATIONS - ANNOUNCER BOOTH 1 & CMU STORAGE BUILDING

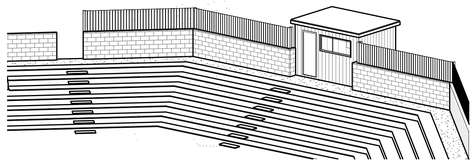
AM YOUTH CENTER, AQUATICS CENTER & SIMAS PARK
600 S MC CLELLAND ST., SANTA MARIA, CA 93433
19-002

LICENSED ARCHITECT
MICAH D. SMITH
C 33179
7/31/23
REN. DATE
STATE OF CALIFORNIA

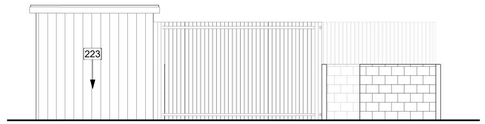
Sheet: A12.2
Scale: 1/4" = 1'-0"
Date: JANUARY 18, 2023

AM YOUTH CENTER, AQUATICS CENTER & SIMAS PARK

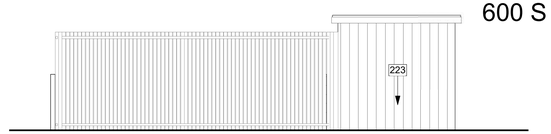
600 S MC CLELLAND ST., SANTA MARIA, CA 93433



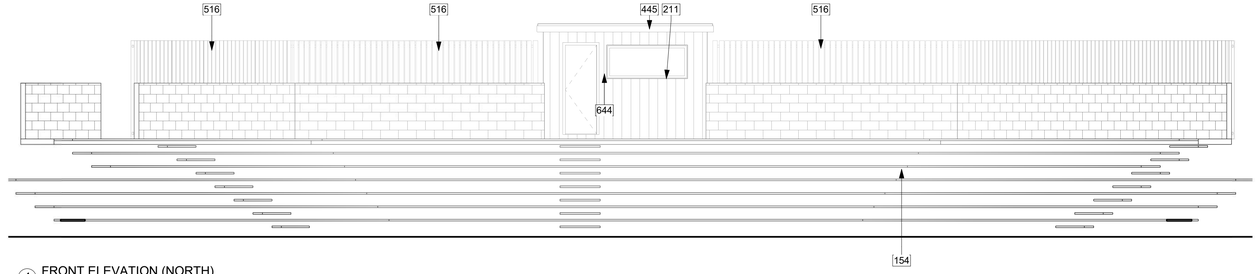
A 3D PERSPECTIVE - ANNOUNCER BOOTH 2



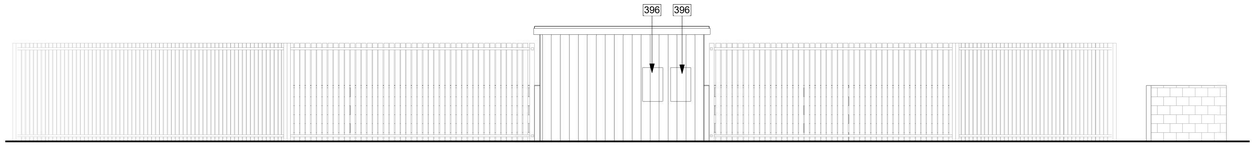
3 LEFT ELEVATION (EAST)
3/16" = 1'-0"



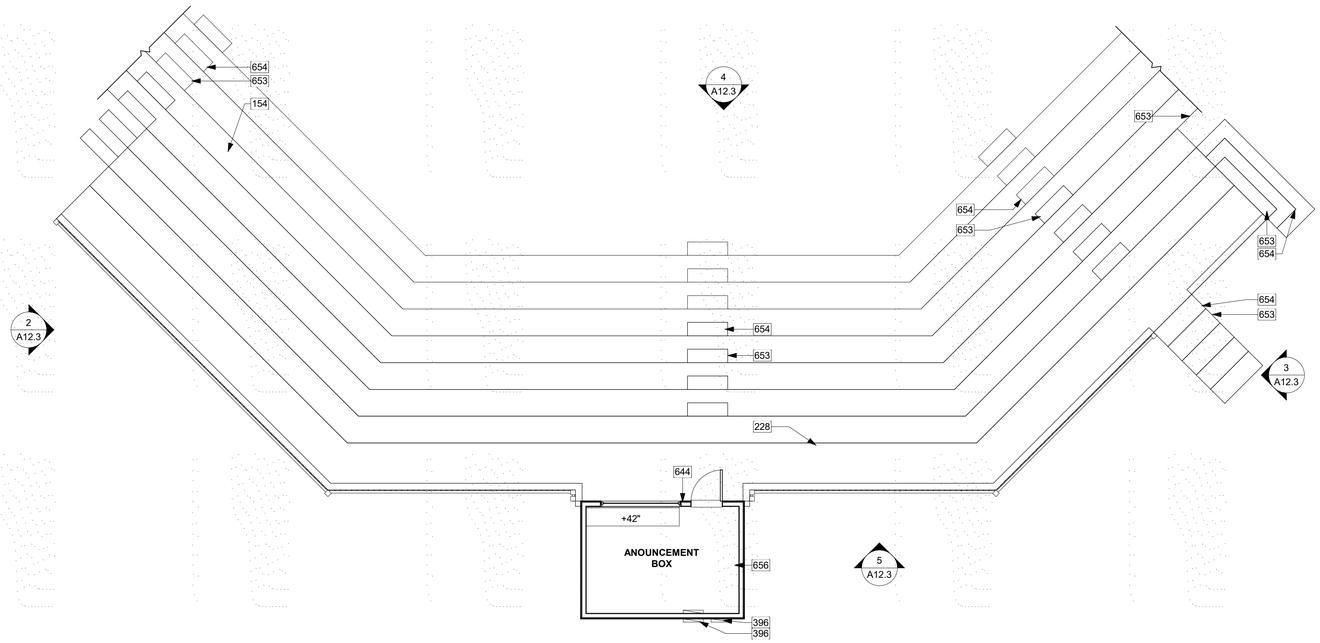
2 RIGHT ELEVATION (WEST)
3/16" = 1'-0"



4 FRONT ELEVATION (NORTH)
3/16" = 1'-0"



5 REAR ELEVATION (SOUTH)
3/16" = 1'-0"



1 EXISTING FLOOR PLAN - SOFTBALL ANNOUNCER BOOTH
3/16" = 1'-0"

ANNOUNCER BOOTH 2

KEYNOTES

154	BLEACHER BOARDS DAMAGED, REPAIR AS NEEDED
211	WOOD WINDOW TRIM DAMAGED, REPAIR / REPLACE AS NEEDED
223	STANDING SEAM METAL SIDING DAMAGED, REPAIR / REPLACE AS NEEDED
228	GAP BETWEEN CONCRETE AND TOP WOOD BLEACHER BENCH SHOULD BE PROTECTED WITH A GUARDRAIL
396	(E) ELECTRICAL PANEL MOUNTS DAMAGED, REPAIR AS NEEDED
445	WOOD FASCIA DAMAGED FROM WATER, REPAIR AS NEEDED
516	WOOD BOARD & BATTEN WALL OVER CMU WALL DAMAGED, PATCH & REPAIR AS NEEDED
644	"EMPLOYEE ONLY" SIGNAGE WITH BRAILLE REQUIRED ON WALL NEXT TO DOOR (LATCH SIDE), PER CURRENT CBC SEC. 11B-703
653	RAILING / HANDRAIL REQUIRED FOR STEPS, PER CURRENT CBC SEC. 11B-505.3 CONTINUITY, & CURRENT CBC SEC. 11B-403
654	PAINT EACH LEADING EDGE OF STAIR TREAD WITH A STRIPE PROVIDING CLEAR VISUAL CONTRAST, PER CURRENT CBC SEC. 11B-504
656	ANNOUNCER BOOTHS DO NOT REQUIRE FULL ACCESSIBILITY (SPECIFICALLY INCLUDED UNDER GENERAL EXCEPTIONS), SEE 2010 ADAAG & CURRENT CBC SEC. 11B-203.

WALL LEGEND

(E) EXTERIOR - SHEET METAL FRAMING w/ PAINTED F.R.P SIDING.

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REVISION SCHEDULE

DELTA	DATE	DESCRIPTION

EXISTING FLOOR PLAN & ELEVATIONS - ANNOUNCER BOOTH 2

AM YOUTH CENTER, AQUATICS CENTER & SIMAS PARK
600 S MC CLELLAND ST., SANTA MARIA, CA 93433
19-002

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7/31/23
REN. DATE
REGISTERED ARCHITECT
STATE OF CALIFORNIA

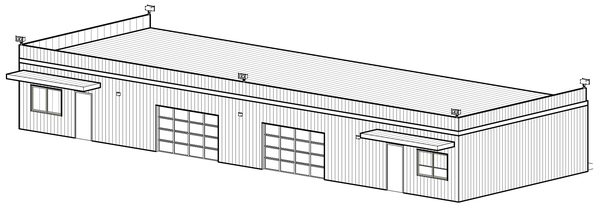
Sheet: A12.3

Scale: As indicated

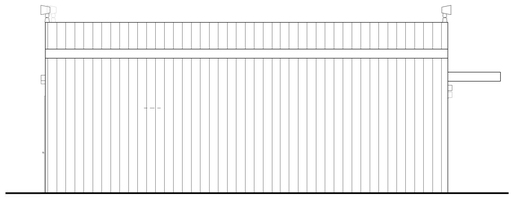
Date: JANUARY 18, 2023

AM YOUTH CENTER, AQUATICS CENTER & SIMAS PARK

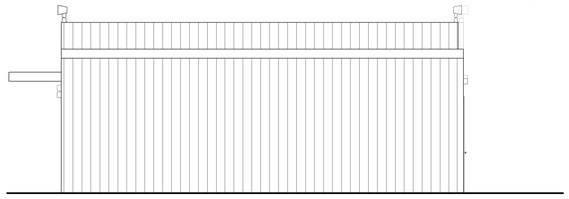
600 S MC CLELLAND ST., SANTA MARIA, CA 93433



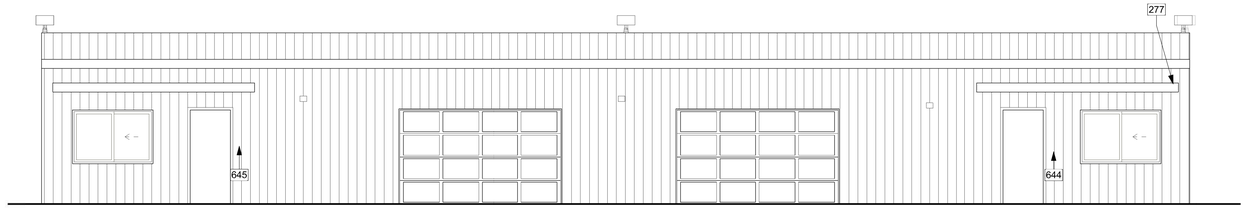
A 3D PERSPECTIVE - METAL OFFICE BUILDING / STORAGE



3 LEFT ELEVATION (NORTH)
3/16" = 1'-0"

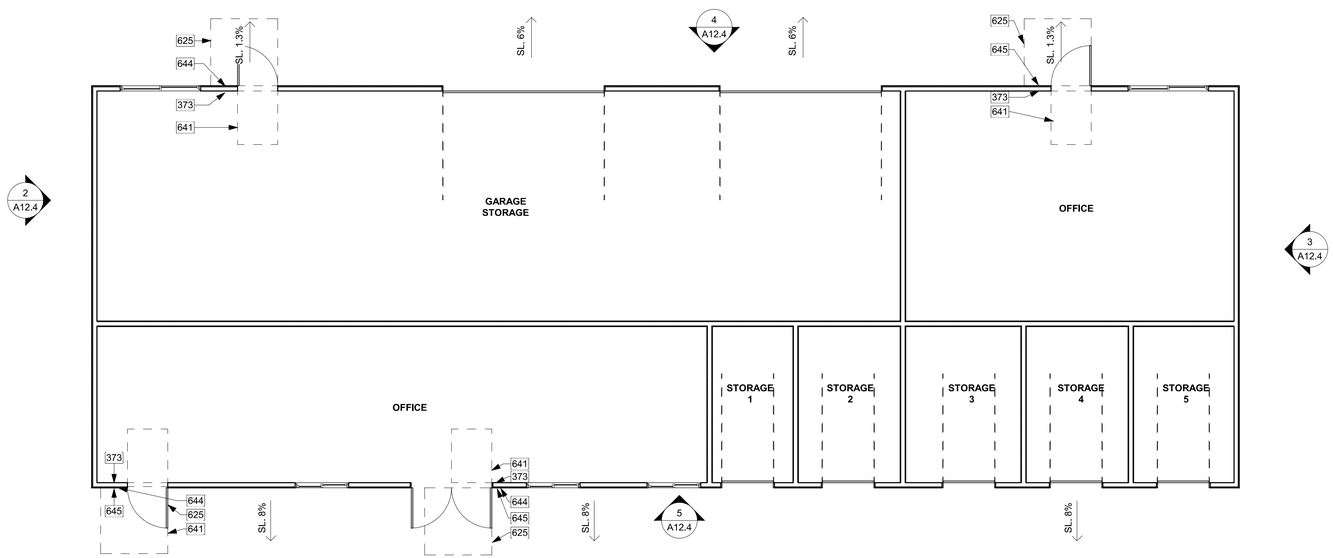


2 RIGHT ELEVATION (SOUTH)
3/16" = 1'-0"



4 FRONT ELEVATION (WEST)
3/16" = 1'-0"

5 REAR ELEVATION (EAST)
3/16" = 1'-0"



1 EXISTING FLOOR PLAN
3/16" = 1'-0"

METAL OFFICE BUILDING / STORAGE

KEYNOTES

277	AWNING ANCHORAGE BARS RUSTED, PRIME & PAINT AS NEEDED.
373	EXIT SIGNAGE WITH BRAILLE REQUIRED, PER CURRENT CBC SEC. 11B-703
420	ROOFING - STANDING SEAM METAL
625	60" X 60" PULL SIDE LEVEL AND CLEAR MANEUVERING SPACE AT DOOR, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
641	36" X 48" PUSH SIDE LEVEL AND CLEAR MANEUVERING SPACE AT DOOR (WITHOUT CLOSER AND LATCH), PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
644	"EMPLOYEE ONLY" SIGNAGE WITH BRAILLE REQUIRED ON WALL NEXT TO DOOR (LATCH SIDE), PER CURRENT CBC SEC. 11B-703
645	SIGNAGE WITH BRAILLE REQUIRED ON WALL NEXT TO DOOR (LATCH SIDE) INDICATING NAME OF ROOM BEYOND, PER CURRENT CBC SEC. 11B-703

WALL LEGEND

(E) EXTERIOR - SHEET METAL FRAMING w/ PAINTED F.R.P SIDING.

MSA

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REVISION SCHEDULE

DELTA	DATE	DESCRIPTION

EXISTING FLOOR PLAN & ELEVATIONS - METAL OFFICE BUILDING / STORAGE

AM YOUTH CENTER, AQUATICS CENTER & SIMAS PARK
600 S MC CLELLAND ST., SANTA MARIA, CA
93433
19-002

LICENSED ARCHITECT
MICAH D. SMITH
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7/31/23
REN. DATE
STATE OF CALIFORNIA

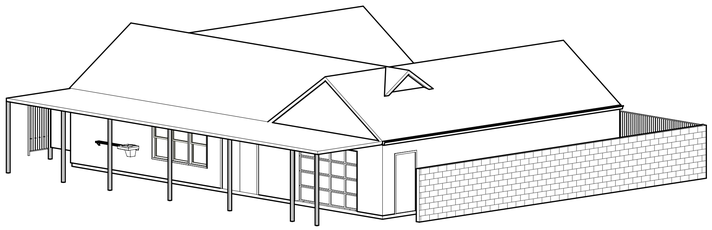
Sheet: A12.4

Scale: As indicated

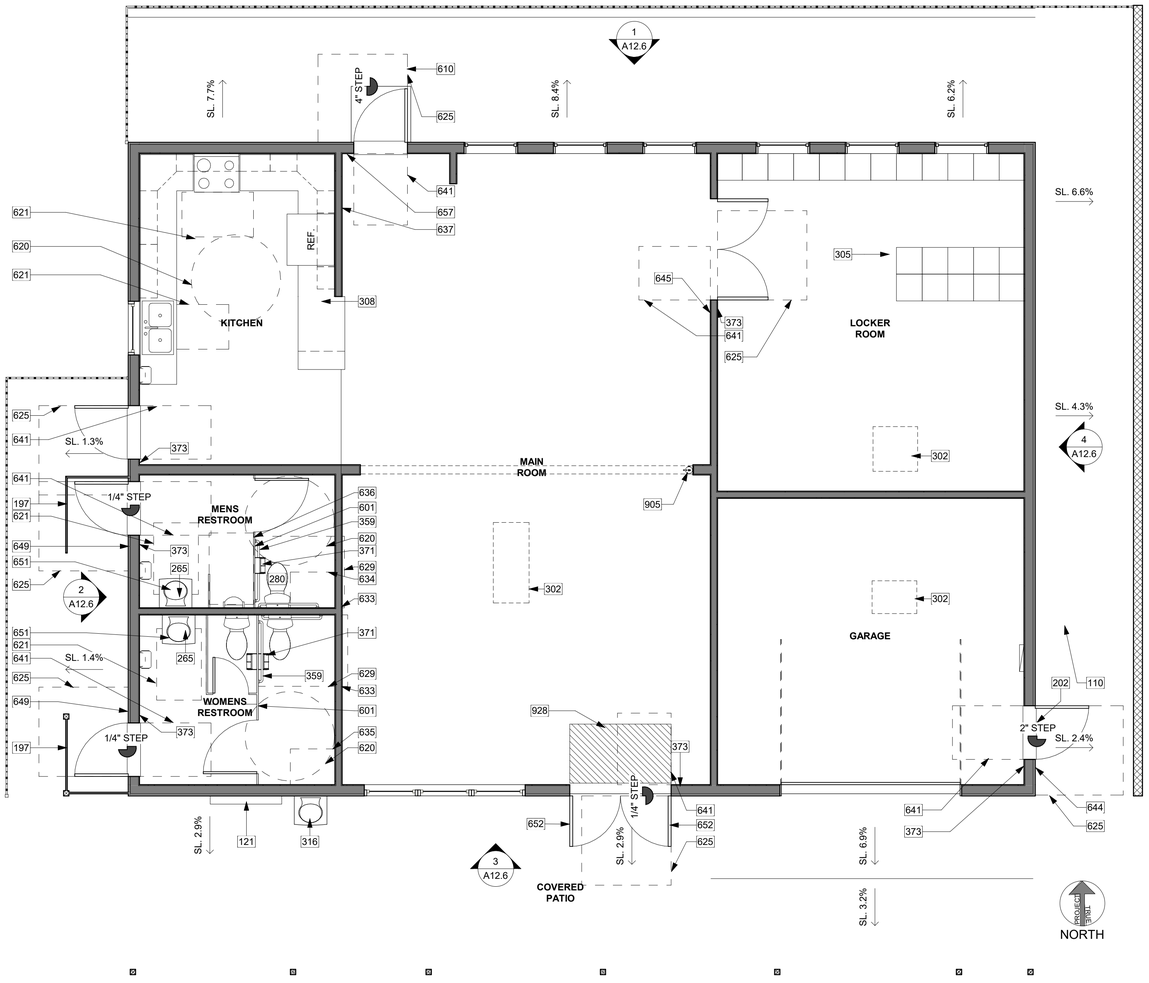
Date: JANUARY 18, 2023

AM YOUTH CENTER, AQUATICS CENTER & SIMAS PARK

600 S. MCCLELLAND ST., SANTA MARIA, CA 93458



A 3D PERSPECTIVE - LAWN BOWLING CENTER



1 EXISTING FLOOR PLAN - LAWN BOWLING CENTER
1/4" = 1'-0"

LAWN BOWLING CENTER

KEYNOTES

110	NOT CONSIDERED A PATH OF TRAVEL
121	SHELF EXCEEDS MAX. 4" PROJECTION INTO PATH OF TRAVEL, TYP. CURRENT CBC SEC. 11B-403
197	WOOD PRIVACY SCREENS SURROUNDING RESTROOM ENTRANCE OBSTRUCTS REQUIRED DOOR CLEARANCE, PER 2010 ADAAG, & CBC SEC. 11B-404
202	DOOR DAMAGED, TO BE REPLACED AS NEEDED
265	SINK PLUMBING REQUIRED TO BE COVERED TO PROTECT WHEELCHAIR USERS FROM LEG/KNEE INJURY, PER CURRENT CBC SEC. 11B-606
280	TOILET SEAT AT 20" ABOVE FINISH FLOOR, NON-COMPLIANT, PER CURRENT CBC SEC. 11B-606
302	(E) ATTIC ACCESS PANEL
305	BENCH REQUIRED, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-803 & 903
308	DINING AND WORK SURFACES, + 34" MAX, PER CURRENT CBC SEC. 11B-902
316	TWO FOUNTAINS ARE REQUIRED PER CBC SEC. 11B-211, ONE MUST COMPLY WITH CURRENT CBC SEC. 11B-602, ALCOVE OR RAILING REQUIRED, SINK EXCEEDS MAX. 4" PROJECTION INTO PATH OF TRAVEL, PER CURRENT CBC SEC. 11B-403
359	SIDE GRAB BAR IS 36", NON-COMPLIANT, 42" REQUIRED, PER CURRENT CBC SEC. 11B-604
371	TOILET PAPER DISPENSER NON-COMPLIANT, SHALL BE LOCATED 7"- 9" FROM TOILET RIM AND 19" MINIMUM TO THE OUTLET ABOVE FINISH FLOOR, PER CURRENT CBC SEC. 11B-604
373	EXIT SIGNAGE WITH BRAILLE REQUIRED, PER CURRENT CBC SEC. 11B-703
601	48"x60" MANEUVERING SPACE IS OBSTRUCTED BY THE INTERIOR RESTROOM WALL IN FRONT OF TOILET, NON-COMPLIANT WITH CURRENT CBC SEC. 11B-604 (IF CONSTRUCTED OR ALTERED AFTER 2010)
610	ACCESSIBLE ENTRANCE REQUIRED, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
620	60" DIA. CLEAR AND LEVEL WHEELCHAIR TURNING SPACE, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-305
621	30" X 48" CLEAR FLOOR SPACE, PER 2010 ADAAG, CURRENT CBC SEC. 11B-305
625	60" X 60" PULL SIDE LEVEL AND CLEAR MANEUVERING SPACE AT DOOR, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
629	60" X 56" CLEAR FLOOR SPACE AROUND TOILET, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-604 (FOR COMPARTMENT STALLS w/ SIDE PARTITION DOOR)
633	WALL OBSTRUCTS CLEAR FLOOR SPACE AROUND TOILET, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-604 (FOR COMPARTMENT STALLS w/ SIDE PARTITION DOOR)
634	CABINET OBSTRUCTS CLEAR FLOOR SPACE AROUND TOILET, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-604 (FOR COMPARTMENT STALLS w/ SIDE PARTITION DOOR)
635	CABINET OBSTRUCTS 60" DIA. CLEAR AND LEVEL WHEELCHAIR TURNING SPACE, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-305
636	PARTITION WALL ENCROACHES 30" X 48" CLEAR FLOOR SPACE, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-305
637	WALL OBSTRUCTS 48" X 48" PUSH SIDE LEVEL AND CLEAR MANEUVERING SPACE AT DOOR (IF DOOR HAS CLOSER AND LATCH), PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
641	36" X 48" PUSH SIDE LEVEL AND CLEAR MANEUVERING SPACE AT DOOR (WITHOUT CLOSER AND LATCH), PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
644	"EMPLOYEE ONLY" SIGNAGE WITH BRAILLE REQUIRED ON WALL NEXT TO DOOR (LATCH SIDE), PER CURRENT CBC SEC. 11B-703
645	SIGNAGE WITH BRAILLE REQUIRED ON WALL NEXT TO DOOR (LATCH SIDE) INDICATING NAME OF ROOM BEYOND, PER CURRENT CBC SEC. 11B-703
649	WALL AND DOOR-MOUNTED RESTROOM SIGNAGE MISSING. REPLACE PER CURRENT CBC SEC. 11B-703
651	SINK SET TOO LOW FOR KNEE CLEARANCE, PER CURRENT CBC SEC. 11B-305
652	REMOVE DOOR STOP (ARCHITECTURAL BARRIER), DOOR STOPS OBSTRUCT SMOOTH AND UNINTERRUPTED SURFACE FOR THE BOTTOM 10" OF A DOOR SEC. 11B-404.2.10
657	"NOT AN EXIT" SIGNAGE WITH BRAILLE REQUIRED ON WALL NEXT TO DOOR (LATCH SIDE), PER CURRENT CBC SEC. 11B-703
905	(E) FIRE EXTINGUISHER, BOTTOM SHALL BE NO MORE THAN 27" ABOVE FINISH FLOOR, OR PROJECTING MORE THAN 4" FROM SURFACE. PER CURRENT CBC SEC. 11B-307
928	DOOR MAT TO BE ADHEARED TO FLOOR, PER CURRENT CBC SEC. 11B-302

LAWN BOWLING SHADE TRELLIS

WALL LEGEND

(E) INTERIOR - WOOD FRAMED WALL w/ GYP BOARD & F.R.P. FINISH @ RESTROOM SIDE

(E) EXTERIOR - WOOD FRAMED WALL w/ GYP BOARD & F.R.P. INTERIOR FINISH & FIBER-CEMENT WALL PANEL EXTERIOR FINISH

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REVISION SCHEDULE

DELTA	DATE	DESCRIPTION

EXISTING FLOOR PLAN - LAWN BOWLING CENTER

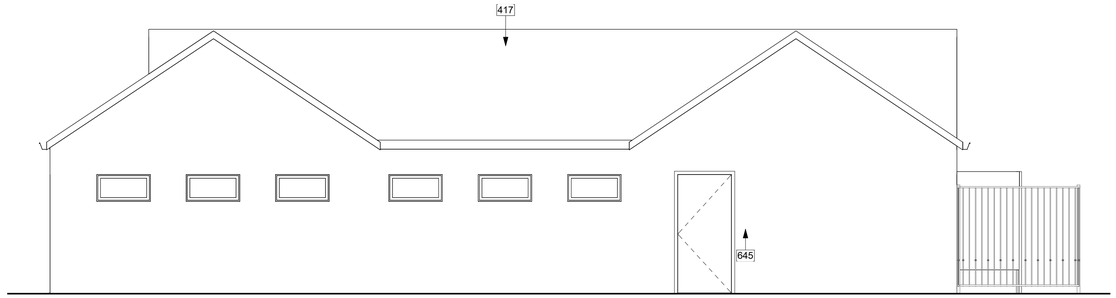
AM YOUTH CENTER, AQUATICS CENTER & SIMAS PARK
600 S. MCCLELLAND ST., SANTA MARIA, CA
93458
19-002

MICAH D. SMITH
C33179
7/31/23
REN. DATE
STATE OF CALIFORNIA

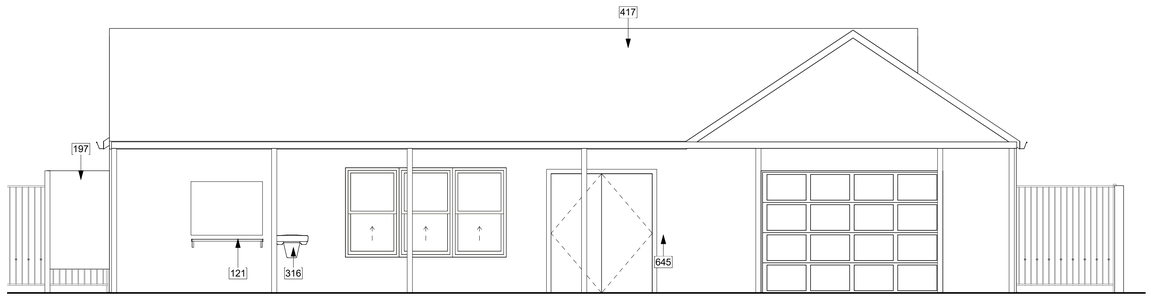
Sheet: A12.5

Scale: 1/4" = 1'-0"

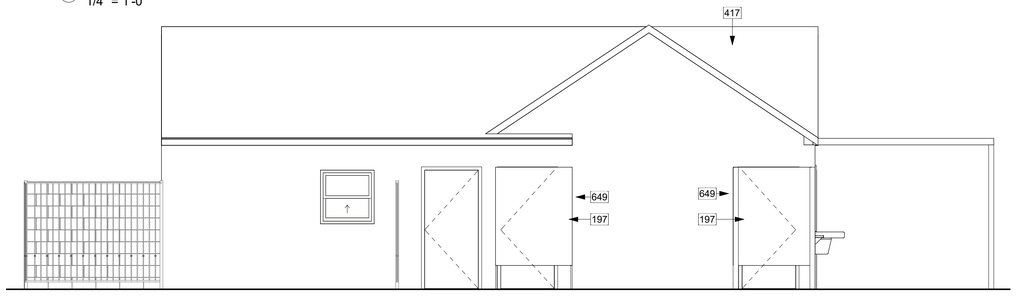
Date: JANUARY 18, 2023



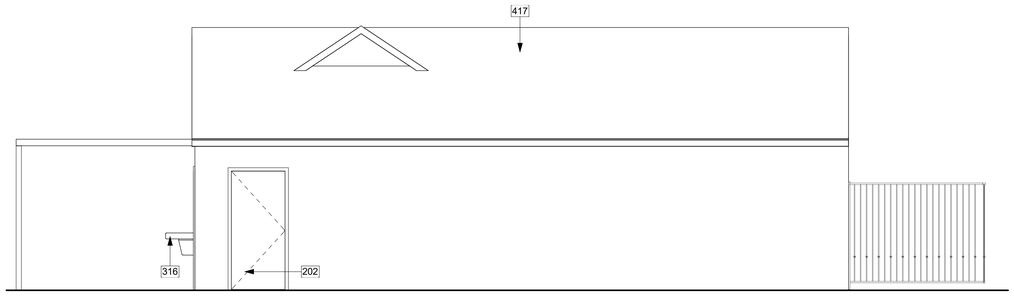
1 RIGHT ELEVATION (NORTH)
1/4" = 1'-0"



3 LEFT ELEVATION (SOUTH)
1/4" = 1'-0"



2 REAR ELEVATION (WEST)
1/4" = 1'-0"



4 FRONT ELEVATION (EAST)
1/4" = 1'-0"

LAWN BOWLING CENTER

KEYNOTES

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417	COMPOSITION SHINGLE ROOFING
645	SIGNAGE WITH BRAILLE REQUIRED ON WALL NEXT TO DOOR (LATCH SIDE) INDICATING NAME OF ROOM BEYOND, PER CURRENT CBC SEC. 11B-703
649	WALL AND DOOR-MOUNTED RESTROOM SIGNAGE MISSING. REPLACE PER CURRENT CBC SEC. 11B-703

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REVISION SCHEDULE

DELTA	DATE	DESCRIPTION

EXISTING ELEVATIONS - LAWN BOWLING CENTER

AM YOUTH CENTER, AQUATICS CENTER & SIMAS PARK
600 S. MCCLELLAND ST., SANTA MARIA, CA 93458
19-002

LICENSED ARCHITECT
MICAH D. SMITH
33179
7/31/23
REN. DATE
STATE OF CALIFORNIA

Sheet: A12.6
Scale: 1/4" = 1'-0"
Date: JANUARY 18, 2023

City of Santa Maria Citywide Recreation and Park District Formation

Park Check List		Date:
Date May 25, 2022		
Park Number - 16		
Park Name - Abel Maldonado Youth Center & Simas Park	Age of Park: 1964	Community Center, Aquatic Center, and Cell Tower - not a part of Assessment
Park Address: 600 S. McClelland St.	Size of Park: 13.5-acres	Public entity facilities are covered by Title II of the Americans with Disabilities Act. 1991 (https://www.ada.gov/taman2.html#II-1.1000 Site accessibility assessment by others. Corrective measures shall comply with current California Building Code (CBC).

	Natural History Museum: Wood framed building with ship lap siding and wood shingle roofing, generally in good condition. Roof shingles damaged and will need to be repaired. Non-accessible physical barriers are noted with associated keynotes and park checklist.
	Announcer Concession Booth / Restroom: CMU structure below with wood framed construction above on second floor with compositional shingle roofing, generally in good to fair condition. Women's restroom door lock damaged. MSA not able to review. Consider making women's restroom a compliant single occupancy unisex and make men's a non-compliant unisex. Non-accessible physical barriers are noted. Announcer booths do not require full accessibility (specifically included under general exceptions), see 2010 ADAAG & current CBC Sec. 11B-203.
	Bleachers: (2) Wood framed bleachers with T1-11 siding, generally in poor condition. Finishes and wood framing in close contact with grade or concrete flatwork causing water damage.
	Announcer Booth 1: Steel framing with standing seam metal siding and standing seam metal roofing, generally in good condition. Entrance door too narrow and will need to be replaced with a wider door to comply with ADA & current CBC Sec. 11B-303. Announcer booths do not require full accessibility (specifically included under general exceptions), see 2010 ADAAG & current CBC Sec. 11B-203. Non-accessible physical barriers are noted.
	CMU Storage Building: CMU building with standing seam metal roofing, generally in fair to poor condition. Main door is damaged and will need to be replaced.
	Dugout/Team Bench: CMU structure with composition shingle roofing, generally in fair condition. Roof and fascia damaged.
	Announcer Booth 2: Steel framing with standing seam metal siding and composite shingle roofing, generally in fair to poor condition. Side wood fencing and roof fascia are rotting. Bleachers need maintenance. Announcer booths do not require full accessibility (specifically included under general exceptions), see 2010 ADAAG & current CBC Sec. 11B-203. Non-accessible physical barriers are noted.
	Metal Office Building / Storage: Steel framing with standing seam metal siding and standing seam metal roofing, generally in good condition.
	Lawn Bowling Center: Wood framed building with ship lap siding and composition shingle roofing, generally in good condition.
	Lawn Bowling Shade Trellis: Wood framed trellis structure, generally in fair condition.

Discipline	Park Element	Condition and Year Installed (if known)	Repair or Replace	Cost to Repair or Replace	Type of Maintenance Required	Frequency of Maintenance	Annual Cost of Maintenance	Life Expectancy	Brief Description	Comments/Concerns (Refer to plans and keynotes for additional information.)
Architectural										
	Natural History Museum	1999								
	Natural History Museum - Exterior	Good	Repair		Repair brace				Mural framing damaged	
	Natural History Museum - Roof	Fair	Repair		Re-roofing				Damaged wood shingle roofing , repair as needed	
	Natural History Museum - Windows	Good							All windows are non-operable	
	Natural History Museum - Doors	Good							Exterior side doors, non-operable	
	Natural History Museum - Finishes	Good	Repair		Paint				Touch-up paint as needed.	
	Natural History Museum - Front Deck	Good	Repair		Replace a floorboard				Wood deck board to be repaired, per current CBC Sec. 11B-303.	
	Announcer Concession Booth/Restroom - (1)	Good	Repair		Cover hole				2" diameter hole through wall, patch & repair.	Infill to prevent pest infestation & water damage.
	Announcer Concession Booth/Restroom - Structure	Good	Repair		Repair or Replace boards as needed				Bleacher boards damaged, repair as needed.	Repair or replace boards as needed.
					Accessibility				Non-compliant threshold.	1.5" Threshold non-compliant, exceeds of 1/4", per current CBC, Sec. 11B-303.
									Bleachers not on an accessible path of travel.	Accessible ramp required, accessible seating in the front aisle required. Railings required for steps, per current CBC Sec. 11B-505.3.
	Announcer Concession Booth/Restroom - Roof	Good								
	Announcer Concession Booth/Restroom - Fixtures	Fair	Replace		Add Light fixture				Exterior wall mounted light at men's restroom missing, to be replaced.	
									Non-compliant toilet.	Non-accessible toilet, insufficient clearance for maneuvering; Flush valve should be no more than 44 inches from the floor and located on the open side of the toilet away from the wall side, & should take no more than 5 lbs of force to operate. Maintain required grab bar clearance per current CBC Sec. 11B-603 & 604, seat height too low, per current CBC 11B-604.
									Non-compliant sink.	Sink is set too low for knee clearance, plumbing protection missing, the mirror exceeds maximum height of 40", and sinks encroach on each other. See current CDC Sec. 11B-604.
	Announcer Concession Booth/Restroom - Finishes	Good								
	Announcer Concession Booth/Restroom - Doors	Fair	Repair		Replace door lock/knob				Women's door lock damaged, non-operable.	Exterior door hardware non-compliant and non-operable, per current CBC Sec. 11B-404 MSA unable to access room for assessment.
		Fair	Repair		Add partition door				No door to men's stall.	Add a new door to the men's stall for privacy.
		Fair	Replace		Replace door				Metal door frame damaged due to rust.	Provide rust inhibitor, prime, and paint as needed.
	Announcer Concession Booth/Restroom - Plumbing Chase	Good			Accessibility					
			Repair		Clean rust off				Rusted mechanical chase vent through door.	Provide rust inhibitor, prime, and paint as needed.
	Bleachers - Door	Poor	Replace		Replace door				Door to bleacher storage on right side, damaged.	
	Bleachers - Finishes	Poor	Repair						Damaged siding & trim, repair or replace as needed.	Finishes and wood framing in close contact with grade or concrete flatwork led to early deterioration. Min. 2" clearance concrete (flatwork) to Wood (framing, siding, trim, etc.) and min. 8" earth to wood. Slope earth away from structure 5% for 10'. Slope flatwork away from structure 2%.
	Bleachers - Roof	Poor	Repair/Replace		Repair or Replace fascia's as needed				Damaged fascia, repair or replace as needed.	
	Bleachers - Flooring	Fair	Repair/Replace		Repair or Replace boards as needed				Bleacher boards damaged, repair or replace as needed.	
	Announcer booth 1 - Structure	Fair							Replace damaged beam.	
	Announcer booth 1 - Equipment	Fair								Announcer booths do not require full accessibility (specifically included under general exceptions), see 2010 ADAAG & current CBC Sec. 11B-203.
	Announcer booth 1 - Roof									
	Announcer booth 1 - Door	Fair								
	Announcer booth 1 - Finishes	Good								
	Announcer booth 1 - Windows	Good								
	CMU Storage Building	Fair								
	CMU Storage Building - Door	Poor	Repair		Replace door				Metal door / door frame damaged due to rust, repair or replace as needed.	
	CMU Storage Building - Exterior		Repair						Damaged vent, repair or replace as needed.	
	Dugout/Team Bench - Structures	Fair	Repair						Possible termite damage.	
	Dugout/Team Bench - Roof	Fair	Repair		Replace Fascia, Repair roof				Damaged fascia, repair or replace as needed.	
	Dugout/Team Bench - Finishes	Fair	Repair		Paint				Touch-up paint as needed.	
	Dugout/Team Bench - Fixtures	Fair	Repair		Clean					
	Announcer booth 2 - Structure	Fair								Announcer booths do not require full accessibility (specifically included under general exceptions), see 2010 ADAAG & current CBC Sec. 11B-203.
	Announcer booth 2 / Storage- Equipment	Fair	Repair						Electrical panel mounts damaged, repair as needed.	
	Announcer booth 2 / Storage- Roof	Fair	Repair		Repair or replace gutters and fascia				Damaged fascia, repair or replace as needed.	
	Announcer booth 2 / Storage- Door	Fair			Paint				Touch-up paint as needed.	
	Announcer booth 2 / Storage- Finishes	Fair	Repair		Replace wood boards as needed				Wood framing above CMU wall damaged due to water damage. Metal seam siding damaged.	
	Announcer booth 2 / Storage- Windows	Fair								
	Announcer booth 2 / Storage- Flooring	Fair	Repair		Repair or Replace boards as needed				Bleacher boards damaged, repair or replace as needed.	Gap between concrete and top wood bleacher bench should be protected with a guardrail, Steps require railing and stripe painted on each tread.
	Metal Office Building / Storage		Repair		Paint				Touch-up paint as needed.	
	Metal Office Building / Storage - Doors	Good								
	Metal Office Building / Storage - Awnings	Good	Repair		Clean rust off				Awning anchorage bars rusting.	Provide rust inhibitor, prime, and paint.
	Lawn Bowling Center	Good								
	Lawn Bowling Center - Exterior	Good	Replace		Replace door				Damaged exterior door, replace as needed.	
					Accessibility				Door to restrooms non-compliant.	Privacy screens obstruct clearances, Current CBC Sec. 11B-404.
	Lawn Bowling Center - Restroom	Good			Accessibility				Restroom stalls non-compliant.	2010 ADAAG, CBC Sec. 11B-305.
					Accessibility				Toilet paper dispenser non-compliant.	Shall be located 7" - 9" from toilet rim and 19" min to the outlet above finish floor, per current CBC Sec 11B-604. Maintain required grab bar clearance, per current CBC Sec. 11B-603 & 604.
	Lawn Bowling Center - Roof	Good	Repair						Roof shows evidence of ponding near outer edge.	
	Lawn Bowling Center - finishes	Good								
	Lawn Bowling Shade Trellis - Number	Fair								
	Lawn Bowling Shade Trellis - Structure	Fair	Repair		Replace Fascia as needed				Damaged fascia, repair or replace as needed.	
	Lawn Bowling Shade Trellis - Finish	Fair	Repair		Paint				Touch-up paint as needed.	

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REVISION SCHEDULE

DELTA	DATE	DESCRIPTION

AS-BUILT

AM YOUTH CENTER, AQUATICS CENTER & SIMAS PARK
600 S MC CLELLAND ST, SANTA MARIA, CA 93454
19-002

Sheet: A12.7

Scale:

Date: JANUARY 18, 2023

City of Santa Maria Citywide Recreation and Park District Formation

Park Check List

Date:

Date May 25, 2022

Park Number - 16

Park Name - Abel Maldonado Youth Center & Simas Park

Age of Park: 1964

Community Center, Aquatic Center, and Cell Tower - not a part of Assessment

Park Address: 600 S. McClelland St.

Size of Park: 13.5-acres

Discipline	Park Element	Condition and Year Installed (if known)	Repair or Replace	Cost to Repair or Replace	Type of Maintenance Required	Frequency of Maintenance	Annual Cost of Maintenance	Life Expectancy	Brief Description	Comments/Concerns
Civil										
	Utilities - Storm Drain Inlets									It was hard to evaluate SD as they were generally filled with dirt/debris making evaluation impossible.
	Utilities - Stormdrain Lines PL									See above. Dirt/debris and/or standing water made it impossible to evaluate. As parks have tons of grass, percolation is generally adequate for storm water.
	Utilities - Stormdrain Lines Field									Some large drainage pipes were observed but it's unknown the design intent of how they're supposed to operate. Seems relatively open and a tripping hazard.
	Utilities - Water Lines & Backflow									Present. Appear to be in good shape.
	Utilities - Sewer Lines & Cleanouts									Present. Appear to be in good shape.
	Utilities - Dry Utility Boxes									Appear to be in good shape.
	Parking - Surface									Showing wear. Recommend sealing existing AC.
	Parking - Striping									Replace when AC maintenance is performed
	Parking - Stall Count (is it adequate?)								There are some permit only stalls.	10 ADA stalls, 73 any stalls, 11 permitted
	Parking - ADA Stalls									
	Parking - ADA Ramps and Domes									
	Parking - ADA Signs (at stalls & entrance)									
	Parking - Wheel Stops									
	Trash Enclosure - Walls - CMU/Stucco								1 dumpster inside, 1 dumpster outside as no room, 1 dumpster end of lot close to NE field	
	Trash Enclosure - Gates - CL									
	Trash Enclosure - Surface									
	Trash Enclosure - Containers									
	Concrete Sidewalks Within Park									
	Concrete Sidewalks - ADA Ramps at Street									
	Concrete Edging Along Parking Lot Perimeter								Broken, heaving due to tree roots	
	Decomposed Granite Walks w/Concrete Banding -NHM								DG is also being treated as mulch in planter - very loose	
	Flagstone Pavers w/DG- NHM									
	Paver Patio w/Colored Concrete Banding - NHM									
	Concrete Sidewalks w/Colored Concrete Bands- NHM									
	Amphitheater - Flagstone Veneer Seatwalls								2 Tiers, DG	
	CMU Seat Walls									
	Concrete Retaining Wall - NE Little League Field									
	CMU Retaining Wall - SW Little League Field								Standing water at back of wall. Metal Railing on top of wall - paint oxidized, Sections of wall & Concrete cap compromised	
	Concrete Steps - NE Little League Field									
	Concrete Steps - SW Little League Field									
	CMU Perimeter Walls									
	Chain Link Fence along Perimeter & Gates								Tree/vegetation growing thru fencing adjacent to parking lot	Trim/remove vegetation, install new panels as needed
	CL Fence along Perimeter w/Vinyl Slats & Gates								Gate @ ticket booth,	
	CL Fence along Perimeter w/Vinyl Slats-NHM									
	Net Fence along Perimeter									
	Wrought Iron Fencing - Perimeter NHM								Black with Curved Top	
	ADA Accessibility									
	Signs - Park Monument Signs - Number - 1									
	Signs - Park Plaques - 31								On walls, boulders, polished granite plinths	

	Signs - Park Informations Signs - Number-6								5- NHM, 1-Market	
	Flag Pole - Steel								Lawn Bowl	
	Recommended New Amenities									
Landscape										
	Plantings - Grass	Failing							Soil erosion @ SD fencing	Consider removing turf around storm drain fencing and replacing with native riparian grasse.
	Plantings - Trees	Failing							Walkway between baseball field and LL field littered with pine needles	
	Plantings - Shrubs/Groundcovers (none)	Failing							NHM-Native plantings. IMexican Feather Grass - replacements with non-invasive species	
	Plantings - Mulch	Poor							Parking lot planters , perimeter planters - amend mulch levels.	
	Irrigation - Backflow - Large - CL surround								Big for fields - not baseball	
	Irrigation - Backflow - Large - not caged								By baseball field	
	Irrigation - Backflow- Small - 3	Failing							1 - Connected to large backflow does QC, 1 - same cage-not working, 1 - separate location caged	Check/repair backflow that is not working.
	Irrigation - Valves	Failing							Several valve boxes have broken lids and covered with debris.	Clear all valve boxes.
	Irrigation - Heads - spray and rotor	Poor							Overspray and leaking spray heads. Large leak at stadium needs immediate repair.	Repair/replace as needed.
	Irrigation - Drip emission devices (none)									
	Irrigation - Controller 3									
	Irrigation - Weather Station									
	Baseball Field - Number of Fields - 1									
	Baseball Field - Infield Surface - Grass, DG									
	Baseball Field - Elements (Bases, etc.)								Pitching mound	
	Baseball Field - Fencing	Poor							2 vehicular gates to field, Ball guards (at bottom of CL fence fabric) broken in places, CL fabric bent up 3rd baseline	
	Baseball Field - Foul ball Posts - 2									
	Baseball Field - Covered Dugouts								CMU	
	Baseball Field - Dugout Benches w/Backs - 8									
	Baseball Field - Pitching Cage								Shared w/ batting cage + concrete curb outside	
	Baseball Field - Batting Cage - CL w/DG									
	Baseball Field - Batting Net, Metal Frame - 4									
	Baseball Field - Bleachers								Wood rot @ ends of boards	Replace/repair.
	Baseball Field - Backstop - CL	Poor								
	Little League Field - Number of Fields - 2									
	Little League Field SW- Infield Surface - Grass, DG	Poor							SW Field - grass needs re-sodding	
	Little League Field - Elements (Bases, etc.)								bases, home plate, portable pitching mound	
	Little League Field - Fencing								CL Dugout	Add Shade Cloth Cover
	Little League Field - Benches - Wood w/covered Metal seat, metal legs - 4								2 per dugout	
	Little League Field - Bat Rack - Metal - painted - 2									
	Little League Field - Bleachers- 4 Tiers, Wood seat & steps, metal frame, Steel Railing- 2	Failing							Wood rot @ ends of boards, Railings paint oxidized, peeling	Replace/repair.
	Little League Field - Backstop - Wood								Painted	
	Little League Field NE- Infield Surface - Grass, DG									
	Little League Field - Elements (Bases, etc.)								Bases, home plate, portable pitching mound	
	Little League Field - Fencing								Low outfield fence w/windscreen	
	Little League Field - CL Dugout w/Shade Cloth									
	Little League Field - Benches - Wood w/covered Metal seat & Back , Steel frame - 2								2 per dugout	
	Little League Field - Steps	Failing							Unsafe impromptu steps made out of Bender Board to field, Remove immediately	
	Little League Field - Bleachers- 5 Tiers, Wood seat & steps, metal frame, Steel Railing- 2	Failing							Wood rot @ ends of boards, Railings paint oxidized, peeling	
	Little League Field - Backstop - Wood								Painted	
	Basketball Court - Number of Courts - 1									

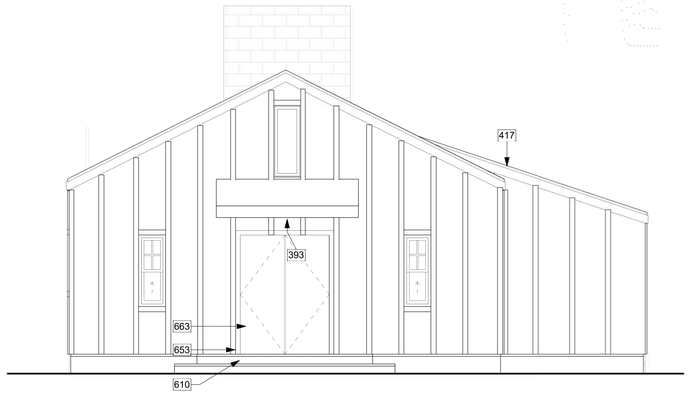
	Basketball Court - Striping/Surface Paint	Poor							Concrete - Paint Surface - worn - old color bleeding thru	
	Basketball Court - Backstops and Nets								Chain hoops, Concrete posts	
	Basketball Court - Bleachers								2- 3 tier metal, 1 -4-tier metal - no railing/back	
	Picnic Area - Number of Individual Areas-1								NHM garden	
	Picnic Area - Tables - Recycled PVC - 2	Good								
	Picnic Area - BBQ Pits - Santa Maria - 1	Good							Brick, Saltillo Tile Top, 2 pits	
	Lawn Bowling	1990								
	Lawn Bowling - Surface-Artificial Turf									
	Lawn Bowling - Benches - Wood Slats 3+	Fair							Painted Red, Anchored	Repair, repaint as needed.
	Lawn Bowling - Benches - Metal - 2+									
	Lawn Bowling - Fencing - CL w/Windshield	Failing							Windshield faded and torn in several places	
	NHM Wood Planter Boxes w/Benches								Along perimeter of building. Wood, painted white,	
	NHM Wood Benches -Floating								Along perimeter of building. Wood, painted white,	
	NHM Custom Wood Slat Bench-1	Good								
	NHM Benches - Decorative Iron -3	Good							Floral motif	
	NHM Benches - Stamped Concrete w/Iron legs-1	Good								
	Trash Receptacles - Roller - Trash - 10 Recycle - 1									
	Trash Receptacles - Recycled Plastic - 2	Good								
	Drinking Fountains -Number - 5	Poor							4 Concrete drinking fountains @ Little League field -	Old/unsanitary. Replace.
	Dog Water - Number-0									
	Dog Bag Dispenser - Number-0									
	Bike Racks - 5 Bike Stalls-4	Poor							Painted white (2) black (2) - chipped	Re-paint as needed
	Bollards - Removable - 5	Failing							thrown in planter - 2 - missing (parking), 1 broken - core holes drilled incorrectly	replace missing/damaged with new, holes need to be patched/filled in
	Art - Custom Tile Inserts (Paver Patio)									
	Art-Tile Mosaic Compass - NHM									
	Art - Murals - 6								Lawn Bowling, NHM	
	Art - Metal Sculptured Arcs w/Glass								At Market	
	Art - Sculptures/Boards - 8								3 sculptures, 5 boards (Sea Animals)	
	Book Share - Painted Cabinet on Post								NHM	
	Decorative Mounds w/ Exposed Stone Cobble								Throughout Park	
	Decorative Boulders								NHM	
	Umbrella - Folding w/Stand - 1	Satisfactory								
	Plant ID Labels								NHM Gardens - metal, staked, arboretum labels	
Electrical										
	Lighting - Poles - 24	Good			Replace bulbs	3-5 years			Decorative poles in parking lot	LED retrofit or replacement could reduce energy and maintenance cost. Could be included as part of a energy efficiency upgrade at rec center or ball fields.
	Lighting - Bollards - 6	Good			Replace bulbs	3-5 years			Square concrete bollards	Replace bulbs with LED type as they burn out.
	Lighting - Support Buildings	Fair	Replace	$15,000	Replace bulbs	3-5 years			Fluorescent and incandescent fixtures	Interior and exterior fixtures are reaching the end of their useful life. They should be replaced with LED equivalents as they become vandalized or as part of any building upgrades. Could be included as part of a energy efficiency upgrade at rec center or ball fields.
	Lighting - Basketball Courts	Fair	Replace	$6,000	Replace bulbs	3-5 years			Court Light Poles	The existing basketball court is equipped with 4 poles and high pressure sodium or metal halide light heads. The fixture heads could be replaced with LED style equivalents and reuse the existing light poles. Poles are in need of sanding and a new coat of paint to reduce corrosion. Could be included as part of a energy efficiency upgrade at rec center or ball fields.

	Electrical - Service - Ball Field 1	Poor	Replace	$25,000					Electrical Service for field 1	The smaller baseball field has a separate overhead electric service fed from Miller Street. The electric service equipment and panelboards are in poor shape and have vines starting to grow into conduits and panels that are posing an electrical hazard. **It is recommended to have PG&E disconnect service to this location until new service equipment and panelboards are replaced.**
Architectural										
	Natural History Museum	1999								
	Natural History Museum - Exterior	Good	Repair		Repair brace				Mural framing damaged	
	Natural History Museum - Roof	Fair	Repair		Re-roofing				Damaged wood shingle roofing , repair as needed	
	Natural History Museum - Windows	Good							All windows are non-operable	
	Natural History Museum - Doors	Good							Exterior side doors, non-operable	
	Natural History Museum - Finishes	Good	Repair		Paint				Touch-up paint as needed.	
	Natural History Museum - Front Deck	Good	Repair		Replace a floorboard				Wood deck board to be repaired, per current CBC	
	Announcer Concession Booth/Restroom - (1)	Good	Repair		Cover hole				2" diameter hole through wall, patch & repair.	Infill to prevent pest infestation & water damage.
	Announcer Concession Booth/Restroom - Structure	Good	Repair		Repair or Replace boards as				Bleacher boards damaged, repair as needed.	Repair or replace boards as needed.
					Accessibility				Non-compliant threshold.	1.5" Threshold non-compliant, exceeds of 1/4", per current CBC, Sec. 11B-303.
									Bleachers not on an accessible path of travel.	Accessible ramp required, accessible seating in the front aisle required. Railings required for steps, per current CBC Sec. 11B-505.3.
	Announcer Concession Booth/Restroom - Roof	Good								
	Announcer Concession Booth/Restroom - Fixtures	Fair	Replace		Add Light fixture				Exterior wall mounted light at men's restroom	
									Non-compliant toilet.	Non-accessible toilet, insufficient clearance for maneuvering; Flush valve should be no more than 44 inches from the floor and located on the open side of the toilet away from the wall side, & should take no more than 5 lbs of force to operate. Maintain required grab bar clearance per current CBC Sec. 11B-603 & 604, seat height too low, per current CBC 11B-604.
									Non-compliant sink.	Sink is set too low for knee clearance, plumbing protection missing, the mirror exceeds maximum height of 40", and sinks encroach on each other. See current CDC Sec. 11B-604.
	Announcer Concession Booth/Restroom - Finishes	Good								
	Announcer Concession Booth/Restroom - Doors	Fair	Repair		Replace door lock/knob				Women's door lock damaged, non-operable.	Exterior door hardware non-compliant and non-operable, per current CBC Sec. 11B-404 MSA unable to access room for assessment.
		Fair	Repair		Add partition door				No door to men's stall.	Add a new door to the men's stall for privacy.
		Fair	Replace		Replace door				Metal door frame damaged due to rust.	Provide rust inhibitor, prime, and paint as needed.
	Announcer Concession Booth/Restroom - Plumbing Chase	Good			Accessibility					
			Repair		Clean rust off				Rusted mechanical chase vent through door.	Provide rust inhibitor, prime, and paint as needed.
	Bleachers - Door	Poor	Replace		Replace door				Door to bleacher storage on right side, damaged.	
	Bleachers - Finishes	Poor	Repair						Damaged siding & trim, repair or replace as needed.	Finishes and wood framing in close contact with grade
	Bleachers - Roof	Poor	Repair/Replace		Repair or Replace fascia's as needed				Damaged fascia, repair or replace as needed.	
	Bleachers - Flooring	Fair	Repair/Replace		Repair or Replace boards as needed				Bleacher boards damaged, repair or replace as needed.	
	Announcer booth 1 - Structure	Fair							Replace damaged beam.	
	Announcer booth 1 - Equipment	Fair								Announcer booths do not require full accessibility (specifically included under general exceptions), see 2010 ADAAG & current CBC Sec. 11B-203.
	Announcer booth 1 - Roof									
	Announcer booth 1 - Door	Fair								

	Announcer booth 1 - Finishes	Good								
	Announcer booth 1 - Windows	Good								
	CMU Storage Building	Fair								
	CMU Storage Building - Door	Poor	Repair		Replace door				Metal door / door frame damaged due to rust, repair or replace as needed.	
	CMU Storage Building - Exterior		Repair						Damaged vent, repair or replace as needed.	
	Dugout/Team Bench - Structures	Fair	Repair						Possible termite damage.	
	Dugout/Team Bench - Roof	Fair	Repair		Replace Fascia, Repair roof				Damaged fascia, repair or replace as needed.	
	Dugout/Team Bench - Finishes	Fair	Repair		Paint				Touch-up paint as needed.	
	Dugout/Team Bench - Fixtures	Fair	Repair		Clean					
	Announcer booth 2 - Structure	Fair								Announcer booths do not require full accessibility (specifically included under general exceptions), see 2010 ADAAG & current CBC Sec. 11B-203.
	Announcer booth 2 / Storage- Equipment	Fair	Repair						Electrical panel mounts damaged, repair as needed.	
	Announcer booth 2 / Storage- Roof	Fair	Repair		Repair or replace gutters and fascia				Damaged fascia, repair or replace as needed.	
	Announcer booth 2 / Storage- Door	Fair			Paint				Touch-up paint as needed.	
	Announcer booth 2 / Storage- Finishes	Fair	Repair		Replace wood boards as needed				Wood framing above CMU wall damaged due to water damage. Metal seam siding damaged.	
	Announcer booth 2 / Storage- Windows	Fair								
	Announcer booth 2 / Storage- Flooring	Fair	Repair		Repair or Replace boards as needed				Bleacher boards damaged, repair or replace as needed.	Gap between concrete and top wood bleacher bench should be protected with a guardrail, Steps require railing and stripe painted on each tread.
	Metal Office Building / Storage		Repair		Paint				Touch-up paint as needed.	
	Metal Office Building / Storage - Doors	Good								
	Metal Office Building / Storage - Awnings	Good	Repair		Clean rust off				Awning anchorage bars rusting.	Provide rust inhibitor, prime, and paint.
	Lawn Bowling Center	Good								
	Lawn Bowling Center - Exterior	Good	Replace		Replace door				Damaged exterior door, replace as needed.	
					Accessibility				Door to restrooms non-compliant.	Privacy screens obstruct clearances, Current CBC Sec. 11B-404.
	Lawn Bowling Center - Restroom	Good			Accessibility				Restroom stalls non-compliant.	2010 ADAAG, CBC Sec. 11B-305.
					Accessibility				Toilet paper dispenser non-compliant.	Shall be located 7" - 9" from toilet rim and 19" min to the outlet above finish floor, per current CBC Sec 11B-604. Maintain required grab bar clearance, per current CBC Sec. 11B-603 & 604.
	Lawn Bowling Center - Roof	Good	Repair						Roof shows evidence of ponding near outer edge.	
	Lawn Bowling Center - finishes	Good								
	Lawn Bowling Shade Trellis - Number	Fair								
	Lawn Bowling Shade Trellis - Structure	Fair	Repair		Replace Fascia as needed				Damaged fascia, repair or replace as needed.	
	Lawn Bowling Shade Trellis - Finish	Fair	Repair		Paint				Touch-up paint as needed.	

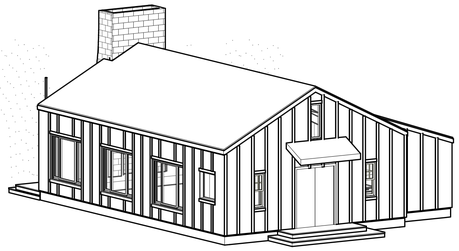
BUENA VISTA PARK

800 SOUTH PINE ST., SANTA MARIA, CA 93433

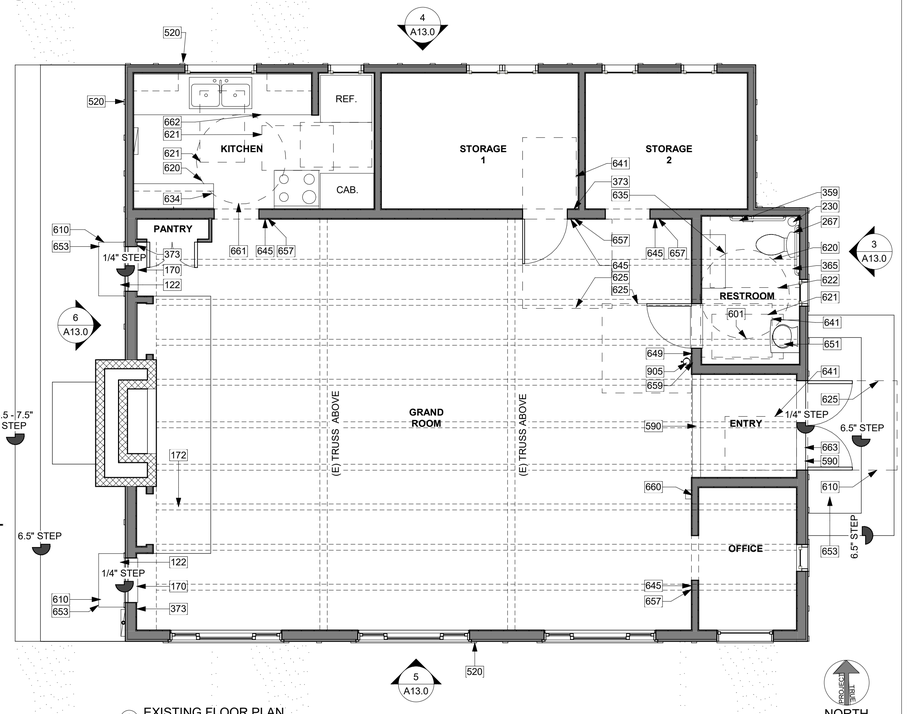


3 FRONT ELEVATION (EAST) - CAMP FIRE CABIN
1/4" = 1'-0"

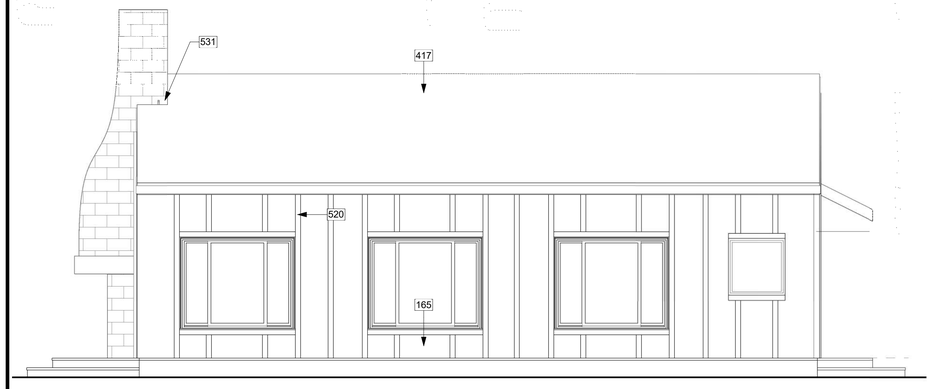
4 RIGHT ELEVATION (NORTH) - CAMP FIRE CABIN
1/4" = 1'-0"



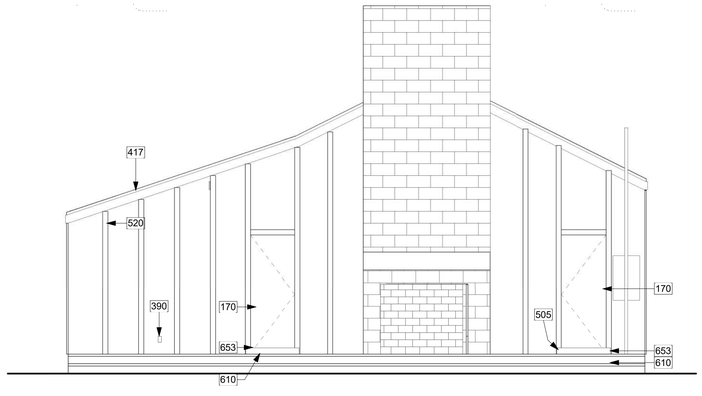
1 3D- PERSPECTIVE - CAMP FIRE CABIN



2 EXISTING FLOOR PLAN
1/4" = 1'-0"



5 LEFT ELEVATION (SOUTH) - CAMP FIRE CABIN
1/4" = 1'-0"



6 REAR ELEVATION (WEST) - CAMP FIRE CABIN
1/4" = 1'-0"

GENERAL DESCRIPTION OF PARK BUILDINGS AND SHADE STRUCTURES

This architectural assessment is limited to the structures identified within this architectural assessment package.
Restroom: 2x wood framed building over CMU with T1-11 siding and composition shingle roofing, generally in fair condition. Exterior siding vandalized, roof damaged and will need to be repaired. Non-accessible physical barriers are noted.
Camp Fire Cabin: 2x wood framed building with stucco and T1-11 siding and composition shingle roofing, generally in good to fair condition. Maintenance required. Non-accessible physical barriers are noted.
Shade Umbrella: Metal post with fabric umbrella, generally in good condition.
Pergola structure: Faux stone clad column bases and walls, wood trellis above, generally in good condition. Marred by graffiti, paint as required.

BUILDING INFORMATION

BUILDING AREA CALCULATION (GROSS SQUARE FEET):

EXISTING BUILDINGS & SHADE STRUCTURES SURVEYED FOR THIS PARK: 1484

CAMP FIRE CABIN:	1191
RESTROOM BUILDING:	293
PERGOLA STRUCTURE:	380
SHADE CANOPY:	

KEYNOTES

122	18" X 36" LANDING NON-COMPLIANT, CURRENT CBC SEC. 11B-404
165	WATER DAMAGE TO THE EXTERIOR SIDING UNDERNEATH WINDOW
170	DOOR BOLTED SHUT FROM EXTERIOR, NON-COMPLIANT ENTRANCE
172	8" DIA. PERLIN IS SPLITTING
230	PLUMBING VENT PIPE ENCROACHES CLEAR MANEUVERING SPACE AROUND TOILET, PER CURRENT CBC SEC. 11B-604
267	NON-COMPLIANT FLUSH VALVE LEVER (HEIGHT & LOCATION), REPLACE & MAINTAIN REQUIRED GRAB BAR CLEARANCE, PER CURRENT CBC SEC. 11B-604.
359	SIDE GRAB BAR IS 36", NON-COMPLIANT, 42" REQUIRED, PER CURRENT CBC SEC. 11B-604
365	GRAB BAR IS 32" IN LENGTH, NOT COMPLIANT, PER 2010 ADAAG & CURRENT CBC SEC. 11B-604
373	EXIT SIGNAGE WITH BRAILLE REQUIRED, PER CURRENT CBC SEC. 11B-703
390	MISSING ELECTRICAL DUPLEX OUTLET & EXPOSED WIRE, PROVIDE COVER PLATE
393	EXTERIOR CEILING LIGHT FIXTURE DAMAGED
417	COMPOSITION SHINGLE ROOFING
505	DOOR TRIM DAMAGED
520	1x4 WOOD TRIM WATER DAMAGE
531	STONE CLADDING @ CHIMNEY, PARTIALLY DAMAGED
590	THRESHOLD NON-COMPLIANT, MAX OF 1/4" THRESHOLD REQUIRED, PER 2010 ADAAG & CURRENT CBC SEC. 11B-303
601	48"x60" MANEUVERING SPACE IS OBSTRUCTED BY THE INTERIOR RESTROOM WALL IN FRONT OF TOILET, NON-COMPLIANT WITH CURRENT CBC SEC. 11B-604 (IF CONSTRUCTED OR ALTERED AFTER 2010)
610	ACCESSIBLE ENTRANCE REQUIRED, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
620	60" DIA. CLEAR AND LEVEL WHEELCHAIR TURNING SPACE, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-305
621	30" X 48" CLEAR FLOOR SPACE, PER 2010 ADAAG, CURRENT CBC SEC. 11B-305
622	48" X 56" CLEAR FLOOR SPACE AROUND TOILET, SEE 2010 ADAAG (IF CONSTRUCTED PRIOR TO 2010). IF CONSTRUCTED IN 2010 OR LATER, 56" X 60" CLEAR FLOOR SPACE REQUIRED AROUND TOILET, PER CURRENT CBC SEC. 11B-305
625	60" X 60" PULL SIDE LEVEL AND CLEAR MANEUVERING SPACE AT DOOR, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
634	CABINET OBSTRUCTS CLEAR FLOOR SPACE AROUND TOILET, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-604 (FOR COMPARTMENT STALLS w/ SIDE PARTITION DOOR)
635	CABINET OBSTRUCTS 60" DIA. CLEAR AND LEVEL WHEELCHAIR TURNING SPACE, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-305
641	36" X 48" PUSH SIDE LEVEL AND CLEAR MANEUVERING SPACE AT DOOR (WITHOUT CLOSER AND LATCH), PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
645	SIGNAGE WITH BRAILLE REQUIRED ON WALL NEXT TO DOOR (LATCH SIDE) INDICATING NAME OF ROOM BEYOND, PER CURRENT CBC SEC. 11B-703
649	WALL AND DOOR-MOUNTED RESTROOM SIGNAGE MISSING. REPLACE PER CURRENT CBC SEC. 11B-703
651	SINK SET TOO LOW FOR KNEE CLEARANCE, PER CURRENT CBC SEC. 11B-305
653	RAILING / HANDRAIL REQUIRED FOR STEPS, PER CURRENT CBC SEC. 11B-505.3 CONTINUITY, & CURRENT CBC SEC. 11B-403
657	"NOT AN EXIT" SIGNAGE WITH BRAILLE REQUIRED ON WALL NEXT TO DOOR (LATCH SIDE), PER CURRENT CBC SEC. 11B-703
659	HEATER / AC CONTROLS NON-COMPLIANT WITH REACH RANGES, PER CURRENT CBC SEC. 11B-308
660	ALARM SYSTEM CONTROLS NON-COMPLIANT WITH REACH RANGES, PER CURRENT CBC SEC. 11B-308
661	NON-COMPLIANT KITCHEN
662	KNOBS TO CABINETS, NON-COMPLIANT HARDWARE
663	EACH LEAF OF DOUBLE DOOR IS LESS THAN 3' WIDE (5068 PAIR OF DOORS) NON-COMPLIANT HARDWARE
905	(E) FIRE EXTINGUISHER, BOTTOM SHALL BE NO MORE THAN 27" ABOVE FINISH FLOOR, OR PROJECTING MORE THAN 4" FROM SURFACE, PER CURRENT CBC SEC. 11B-307

WALL LEGEND

(E) INTERIOR - WOOD STUD w/ PAINTED F.R.P., ONE LAYER GYPSUM WALL BOARD AND/OR F.R.P. INTERIOR.

(E) INTERIOR - WOOD STUD w/ PAINTED F.R.P., ONE LAYER GYPSUM WALL BOARD AND/OR F.R.P. INTERIOR.

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REVISION SCHEDULE

DELTA	DATE	DESCRIPTION

EXISTING FLOOR PLAN &
ELEVATIONS - CAMP FIRE CABIN

BUENA VISTA PARK
800 SOUTH PINE ST., SANTA MARIA, CA
93433
19-002

MICAH D. SMITH
C33179
7/31/23
REN. DATE
STATE OF CALIFORNIA

Sheet: A13.0

Scale: 1/4" = 1'-0"

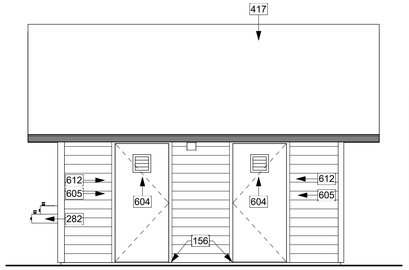
Date: JANUARY 18, 2023

BUENA VISTA PARK

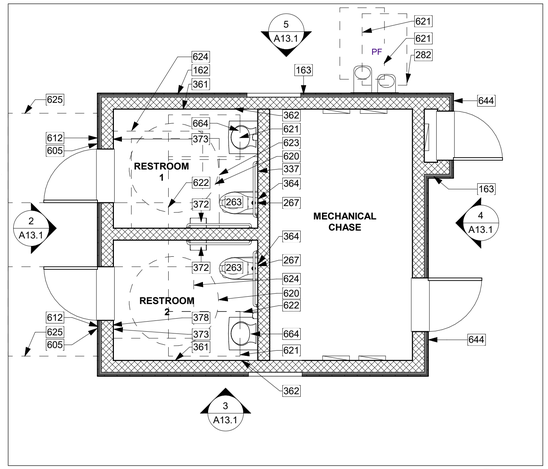
800 SOUTH PINE ST., SANTA MARIA, CA 93433

A 3D PERSPECTIVE - RESTROOMS

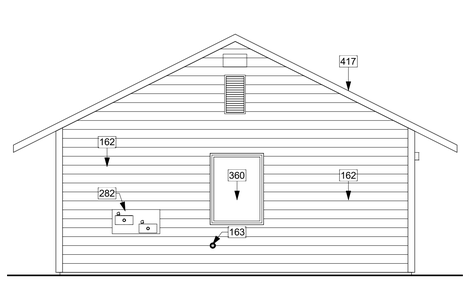
3 LEFT ELEVATION (NORTH) - RESTROOMS
1/4" = 1'-0"



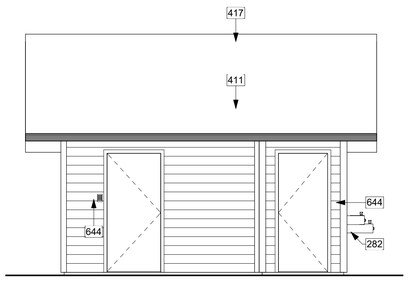
2 REAR ELEVATION (EAST) - RESTROOMS
1/4" = 1'-0"



1 EXISTING FLOOR PLAN - RESTROOM
1/4" = 1'-0"



5 RIGHT ELEVATION (SOUTH) - RESTROOMS
1/4" = 1'-0"



4 FRONT ELEVATION (WEST) - RESTROOMS
1/4" = 1'-0"

PROJECT SITE

NORTH

WALL LEGEND

(E) EXTERIOR - T1-11 SIDING w/ WOOD FURRING OVER CMU WALL @ INTERIOR SIDE

(E) INTERIOR - CMU WALL

KEYNOTES

156	METAL DOOR AND FRAME, RUSTED AT BOTTOM
162	SIDING DAMAGED, VANDALIZED
163	3" DIAMETER HOLE CUT OUT INTO THE SIDING LEADING TO INTERIOR CHASE, WILL NEED TO BE COVERED OR SCREENED FOR PEST EXCLUSION & WATERPROOFING
263	TOILET, MISSING TOILET SEAT
267	NON-COMPLIANT FLUSH VALVE LEVER (HEIGHT & LOCATION), REPLACE & MAINTAIN REQUIRED GRAB BAR CLEARANCE, PER CURRENT CBC SEC. 11B-604.
282	WATER FOUNTAIN NON-COMPLIANT, ALCOVE OR RAILING REQUIRED, SINK EXCEEDS MAX. 4" PROJECTION INTO PATH OF TRAVEL, PER CURRENT CBC SEC. 11B-602 & CBC SEC. 11B-403
337	INTERIOR VENT DAMAGED
360	BULLETIN BOARD
361	PAPER TOWEL DISPENSER, REMOVED FROM WALL, REPLACE PER CURRENT CBC SEC. 11B-604
362	SOAP DISPENSER, REMOVED FROM WALL, REPLACE PER CURRENT CBC SEC. 11B-604
364	SEAT COVER DISPENSER, REMOVED FROM WALL, REPLACE PER CURRENT CBC SEC. 11B-604
372	TOILET PAPER DISPENSER NON-COMPLIANT, RELOCATE PER CURRENT CBC SEC. 11B-604. MAINTAIN MIN. 1.5" CLEARANCE TO BOTTOM OF GRAB BAR & 12" CLEAR ABOVE GRAB BAR, PER 2010 ADAAG & CURRENT CBC SEC. 11B-604
373	EXIT SIGNAGE WITH BRAILLE REQUIRED, PER CURRENT CBC SEC. 11B-703
378	DOOR RELEASE PUSH BUTTON SIGNAGE WITH BRAILLE REQUIRED, SEE CURRENT CBC SEC. 11B-703
411	COMPOSITION SHINGLE ROOFING WITH VISIBLE DAMAGE, TO BE REPLACED
417	COMPOSITION SHINGLE ROOFING
604	UNISEX ADA RESTROOM DOOR-MOUNTED SIGN, REMOVED FROM DOOR. REPLACE PER CURRENT CBC SEC. 11B-703
605	INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) - WALL SIGNAGE MISSING. REPLACE PER CURRENT CBC SEC. 11B-703
612	BRAILLE CHARACTERS REQUIRED FOR WALL SIGNAGE, PER CURRENT CBC SEC. 11B-703
620	60" DIA. CLEAR AND LEVEL WHEELCHAIR TURNING SPACE, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-305
621	30" X 48" CLEAR FLOOR SPACE, PER 2010 ADAAG, CURRENT CBC SEC. 11B-305
622	48" X 56" CLEAR FLOOR SPACE AROUND TOILET, SEE 2010 ADAAG (IF CONSTRUCTED PRIOR TO 2010). IF CONSTRUCTED IN 2010 OR LATER, 56" X 60" CLEAR FLOOR SPACE REQUIRED AROUND TOILET, PER CURRENT CBC SEC. 11B-305
623	48" X 60" MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET, PER CURRENT CBC SEC. 11B-604
624	48" X 48" PUSH SIDE LEVEL AND CLEAR MANEUVERING SPACE AT DOOR (IF DOOR HAS CLOSER AND LATCH), PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
625	60" X 60" PULL SIDE LEVEL AND CLEAR MANEUVERING SPACE AT DOOR, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
644	"EMPLOYEE ONLY" SIGNAGE WITH BRAILLE REQUIRED ON WALL NEXT TO DOOR (LATCH SIDE), PER CURRENT CBC SEC. 11B-703
664	SINK KNEE CLEARANCE NON-COMPLIANT, SHARP CORNERS AT PLUMBING SHROUD UNDER SINK, PER CURRENT CBC SEC. 11B-305

City of Santa Maria Citywide Recreation and Park District Formation										
Park Check List										
Date June 7, 2022										
Park Number - 17										Date:
Park Name - Buena Vista Park	Age of Park: 1906, Redesign in 2018	Camp Fire Cabin not part of assessment								
Park Address: 800 S. Pine St.	Size of Park: 5 acres	Public entity facilities are covered by Title II of the Americans with Disabilities Act. 1991 (https://www.ada.gov/taman2.html#II-1.1000) Site accessibility assessment by others. Corrective measures shall comply with current California Building Code (CBC).								
	This architectural assessment is limited to the structures identified within this architectural assessment package.									
General Condition of Building notes:	Restroom: 2x wood framed building over CMU with T1-11 siding and composition shingle roofing, generally in fair condition. Exterior siding vandalized, roof damaged and will need to be repaired. Non-accessible physical barriers are noted.									
	Camp Fire Cabin: 2x wood framed building with stucco and T1-11 siding and composition shingle roofing, generally in good to fair condition. Maintenance required. Non-accessible physical barriers are noted.									
	Shade Umbrella: Metal post with fabric umbrella, generally in good condition.									
	Pergola structure: Faux stone clad column bases and walls, wood trellis above, generally in good condition. Marred by graffiti, paint as required.									
Discipline	Park Element	Condition and Year Installed (if known)	Repair or Replace	Cost to Repair or Replace	Type of Maintenance Required	Frequency of Maintenance	Annual Cost of Maintenance	Life Expectancy	Brief Description	Comments/Concerns (Refer to plans and keynotes for additional information.)
Architectural										
	Restroom - Number of Buildings : (1)									
	Restroom - Structure - Prefab	Fair								
	Restroom - Exterior finishes	Poor	Repair		Siding replacement boards				Siding damaged.	Vandalized, repair and paint.
		Poor	Repair / Replace		Replace trim				Trim damaged.	Replace as needed.
		Poor	Repair		Paint				Touch-up paint as required on exterior wall.	
		Poor	Repair		Cover hole				3" diameter hole.	To be covered or screened to prevent pest infestation.
	Restroom - Interior Finishes		Repair		Paint				Touch-up paint as required.	
	Restroom - Doors	Poor	Repair		Paint				Doors marred by graffiti; rust on bottom.	Touch-up paint as required.
					Accessibility				Door and wall signage missing.	Door missing accessibility sign, signage to be replaced, add exit signage and permanent room identification with braille for all doors, per current CBC Sec. 11B-703. Add push button signage, per current CBC Sec. 11B-703. Federal disabilities standards do not provide for a maximum pressure for opening exterior doors. Upon replacement of door closers, current CBC would apply.
	Restroom - Roof - Composite Shingle	Poor	Repair		Re-Roofing				Comp shingle roof, damaged.	Partial re-roof required to prevent further water damage.
	Restroom - Fixtures	Poor	Replace		Replacement of dispenser				Paper towel dispenser; soap dispenser missing.	Replace per current CBC Sec. 11B-604.
		Poor	Replace						Damaged vents, inside both restrooms.	Replace damaged vents.
		Poor	Replace		Replacement of toilet seat				Toilet seat missing.	Replace toilet seat.
	Pergola structure - Number : (1)	Good								
	Pergola structure - Posts	Fair	Repair		Remove graffiti / Paint				Light graffiti.	Touch-up paint as required.
	Pergola structure - Roof	Good								
	Shade Umbrella - Metal Post : (1)	Like Brand new								
	Camp Fire Cabin - Number of Buildings: (1)	1935								
	Camp Fire Cabin - Roof - Composite Shingle									
	Camp Fire Cabin - Exterior finishes	Fair	Repair		Repair board siding				Water damage to wood siding below windows on street side.	Replace wood siding as needed.
		Fair	Repair		Repair trim siding				Damaged trim.	Replace trim as needed.
		Poor	Repair		Repair outlet				Missing electrical duplex outlet & exposed wire.	Provide cover plate.
		Poor	Repair		Repair trim				Exterior trim water damaged.	Replace trim as needed.
	Camp Fire Cabin - Fixtures	Poor	Replace		Fix light				Exterior light at entrance damaged.	Replace light fixture.
	Camp Fire Cabin - Doors		Repair						No accessible entrance to building.	
	Camp Fire Cabin - Chimney	Fair	Repair						Damaged tile by chimney landing.	Replace tile as needed.

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REVISION SCHEDULE

DELTA	DATE	DESCRIPTION

EXISTING FLOOR PLAN & ELEVATIONS - RESTROOMS

BUENA VISTA PARK
800 SOUTH PINE ST., SANTA MARIA, CA
93433
19-002

REGISTERED ARCHITECT MICAH D. SMITH C33179 7/31/23 REN. DATE STATE OF CALIFORNIA

Sheet: A13.1

Scale: 1/4" = 1'-0"

Date: JANUARY 18, 2023

City of Santa Maria Citywide Recreation and Park District Formation

Park Check List

Date June 7, 2022

Park Number - 17

Park Name - Buena Vista Park

Park Address: 800 S. Pine St.

Age of Park: 1906, Redesign in 2018

Size of Park: 5 acres

Camp Fire Cabin not part of assessment

Date:

Discipline	Park Element	Condition and Year Installed (if known)	Repair or Replace	Cost to Repair or Replace	Type of Maintenance Required	Frequency of Maintenance	Annual Cost of Maintenance	Life Expectancy	Brief Description	Comments/Concerns
Civil										
	Utilities - Storm Drain Inlets									It was hard to evaluate SD as they were generally filled with dirt/debris making evaluation impossible.
	Utilities - Stormdrain Lines									(see above)
	Utilities - Water Lines & Backflow									Present. Appear to be in good shape.
	Utilities - Sewer Lines & Cleanouts									Present. Appear to be in good shape.
	Utilities - Dry Utility Boxes									Appear to be in good shape.
	Concrete Sidewalks Within Park									Concrete flatwork within the park seems generally in good shape and compliant with ADA regulations.
	Concrete Sidewalks - ADA Ramps at Street									ADA ramps at the curbs directly accessing the park were all modern and generally within compliance of current regulations.
	Decomposed Granite Walk - Surface									
	Decomposed Granite Walk - Concrete Curb									
	Pavers									
	Paver Sidewalk - Bollards - Number									
	Cobblestone Edging									
	Stacked Stone Walls @ Entrance								Stacked stone veneer, chisel edge stone cap, Tile inset	
	Stacked Stone Walls under Arbor								Stacked stone veneer, chisel edge stone cap	
	Entrance Steps to Camp Fire Cabin								Flagstone	
	Wrought Iron Fencing @ Playground Perimeter									The wrought iron fence showed signs of vandalism at many points. Fence should be evaluated and damaged panels replaced.
	Decorative Wrought Iron Gates at Entrance								Dark Brown Finish	
	Steel Entrance Arbor w/Stacked Stone Pilasters								Dark Brown Finish	
	ADA Accessibility									The concrete pathways to the center of the park lend themselves to access to all major features of the park.
	Signs - Park Monument - Stacked Stone Pilasters@ Entrance									
	Signs - Park Monument Signs - Number - 1								Tile, stacked stone	Graffiti on sign needs to be removed
	Signs - Park Plaques - Number - 2									
	Signs - Park Informations Signs - Number									
	Flag Poles - Number -1									
	Recommended New Amenities									
Landscape										
	Plantings - Grass	Fair							Dry spots Grass area behind bus stop worn out	Check irrigation. Extend DG around bus stop.
	Plantings - Trees									
	Plantings - Shrubs/Groundcovers	Poor							Drought tolerant planting installed. Basin needs new plantings (all dead)	
	Plantings - Mulch	Fair							Replenish as needed.	
	Irrigation - Backflow - caged									
	Irrigation - Booster Pump									
	Irrigation - Pipes									
	Irrigation - Valves									
	Irrigation - Heads - spray and rotor	Fair							Coverage issue in grass areas	
	Irrigation - Drip emission devices									

	Irrigation - Controller									
	Irrigation - Weather Station									
	1/2 Basketball Courts - Number of Courts-3	2018								
	1/2 Basketball Courts - Surface									
	1/2 Basketball Courts - Striping/Surface Paint	Poor							Excessive wear of surface paint, striping okay	
	1/2 Basketball Courts - Backstops and Nets	Good							Steel Posts & Metal Backstops, Rope Nets	
	Playground - Number of Playgrounds - 1	2018								
	Playground - Designed to what age? 2-5 & 5-12									
	Playground - Surfacing- EWF	Failing							Levels too low	Add lines to equipment indicate proper EWF levels.
	Playground - Equipment	Satisfactory, 2018								
	Seating - Chairs - Metal slats-15	Good							On Concrete Pads	Extend concrete pad to allow for wheelchair or if pad is large enough remove and relocate a few existing chairs repairing concrete as needed.
	Trash Receptacles - Metal Slats - 3, Metal -1	Fair							Graffiti on 1 metal slat trash receptacle. Round metal	Repair, clean-up as needed
	Trash Receptacles - Roller - 4									
	Drinking Fountains - Number - 1									
	Dog Bag Dispenser - Number - 1	Failing							Sign Only - bag dispenser & waste can missing	
	Bollards - 7	Good								
	Book Share - Painted Cabinet on Post									
Electrical										
	Lighting - Poles - 19	Good							LED pole mounted Lights	These poles and fixtures are in good condition. No additional site lighting is recommended.
	Lighting - Restroom	Good							LED Fixtures	No maintenance or upgrades are recommended.
	Lighting - Controls	Good								Interior lighting within the restrooms are controlled by a time clock. The mechanical chase is by switch only. It is recommend to upgrade the mechanical chase switch with occupancy sensor switch to ensure the lights are not accidently left on for extended periods of time.
	Electrical - Service	Good								Electrical service point of connection could not be located. The panelboard in the restroom is in good condition. Some receptacles around the site have missing covers that should be replaced with more robust lockable weathertight covers.
Architectural										
	Restroom - Number of Buildings : (1)									
	Restroom - Structure - Prefab	Fair								
	Restroom - Exterior finishes	Poor	Repair		Siding replacement boards				Siding damaged.	Vandalized, repair and paint.
		Poor	Repair / Replace		Replace trim				Trim damaged.	Replace as needed.
		Poor	Repair		Paint				Touch-up paint as required on exterior wall.	
		Poor	Repair		Cover hole				3" diameter hole.	To be covered or screened to prevent pest infestation.
	Restroom - Interior Finishes		Repair		Paint				Touch-up paint as required.	
	Restroom - Doors	Poor	Repair		Paint				Doors marred by graffiti; rust on bottom.	Touch-up paint as required.
					Accessibility				Door and wall signage missing.	Door missing accessibility sign, signage to be replaced,
	Camp Fire Cabin - Number of Buildings: (1)	1935								
	Camp Fire Cabin - Roof - Composite Shingle									
	Camp Fire Cabin - Exterior finishes	Fair	Repair		Repair board siding				Water damage to wood siding below windows on street side.	Replace wood siding as needed.
		Fair	Repair		Repair trim siding				Damaged trim.	Replace trim as needed.
		Poor	Repair		Repair outlet				Missing electrical duplex outlet & exposed wire.	Provide cover plate.
		Poor	Repair		Repair trim				Exterior trim water damaged.	Replace trim as needed.
	Camp Fire Cabin - Fixtures	Poor	Replace		Fix light				Exterior light at entrance damaged.	Replace light fixture.
	Camp Fire Cabin - Doors		Repair						No accessible entrance to building.	
	Camp Fire Cabin - Chimney	Fair	Repair						Damaged tile by chimney landing.	Replace tile as needed.

ELWIN MUSSELL CENTER & ALICE TREFT PARK

510 E. PARK AVE., SANTA MARIA, CA 93433

SHADE STRUCTURES

GREENHOUSE

GENERAL DESCRIPTION OF PARK BUILDINGS AND SHADE STRUCTURES

This architectural assessment is limited to the structures identified within this architectural assessment package.
Shade Structures: CMU pier columns with painted wood lattice above structure, generally in good condition. Some checking in beams, and require maintenance.
Green house: Polycarbonate panel green house structure, generally in fair condition. Vandalized, and requires maintenance.

BUILDING INFORMATION

BUILDING AREA CALCULATION (GROSS SQUARE FEET):

EXISTING BUILDINGS & SHADE STRUCTURES SURVEYED FOR THIS PARK: 800

SHADE STRUCTURES : 500
GREENHOUSE : 300

City of Santa Maria Citywide Recreation and Park District Formation										
Park Check List										
Date May 25, 2022										
Park Number - 18										
Park Name - Elwin Mussell Senior Center & Alice Trefts Park	Age of Park: before 1994									
Park Address: 510 E. Park Ave.	Size of Park: 5-acres								Senior Center - not a part of Assessment	
	Site accessibility assessment by others. Corrective measures shall comply with current California Building Code (CBC).									
	This architectural assessment is limited to the structures identified within this architectural assessment package.									
General Condition of Building notes:	Shade Structures: CMU pier columns with painted wood lattice above structure, generally in good condition. Some checking in beams, and require maintenance.									
	Green house: Polycarbonate panel green house structure, generally in fair condition. Vandalized, and requires maintenance.									
Discipline	Park Element	Condition and Year Installed (if known)	Repair or Replace	Cost to Repair or Replace	Type of Maintenance Required	Frequency of Maintenance	Annual Cost of Maintenance	Life Expectancy	Brief Description	Comments/Concerns
Architectural										
	Shade Structures - Number : (4)	Good	Repair or Replace		Beam repair or replace				Sheet metal caps over wood beams.	Checking on 2 beams, NE and SE pergolas.
	Shade Structures - Posts - CMU	Good								
	Shade Structures - Wood Lattice Painted	Good	Repair or Replace		metal cap repair or replace					Few metal caps will need to be replaced on the pergola rafters.
	Shade Structure - Finish (paint/stain)	Good								
	Greenhouse : (1)	Fair	Replace		Replace panels				Vandalized.	5 polycarbonate panels need to be replaced; No accessible path of travel or entrance.
	Garden Shed - Prefab								Window boarded up.	
	Porta Potty : 1									

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REVISION SCHEDULE

DELTA	DATE	DESCRIPTION

AS-BUILT PARK CHECK LIST

ELWIN MUSSELL CENTER &
ALICE TREFT PARK
510 E. PARK AVE., SANTA MARIA, CA 93433

19-002

MICAH D. SMITH
C 33179
7/31/23
REN. DATE
LICENSED ARCHITECT
STATE OF CALIFORNIA

Sheet: A14.0

Scale:

Date: JANUARY 18, 2023

City of Santa Maria Citywide Recreation and Park District Formation

Park Check List
Date May 25, 2022
Park Number - 18
Park Name - Elwin Mussell Senior Center & Alice Trefts Park Age of Park: before 1994 Senior Center - not a part of Assessment
Park Address: 510 E. Park Ave. Size of Park: 5-acres

Discipline	Park Element	Condition and Year Installed (if known)	Repair or Replace	Cost to Repair or Replace	Type of Maintenance Required	Frequency of Maintenance	Annual Cost of Maintenance	Life Expectancy	Brief Description	Comments/Concerns
Civil										
	Utilities - Storm Drain Inlets									It was hard to evaluate SD as they were generally filled with dirt/debris making evaluation impossible.
	Utilities - Stormdrain Lines									See above. Dirt/debris made it impossible to evaluate.
	Utilities - Water Lines & Backflow									Present. Appear to be in good shape.
	Utilities - Sewer Lines & Cleanouts									Present. Appear to be in good shape.
	Utilities - Dry Utility Boxes									
	Parking - Surface									All parking lots are displaying a lot of "ravelling" and requires resurfacing.
	Parking - Striping									The striping is fading to the point where it's getting difficult to tell where the stalls are located
	Parking - Stall Count (is it adequate?)									Main PL has 81 reg stalls and 7 ADA stalls. The south PL's have 20 reg stalls and 3 ADA stalls
	Parking - ADA Stalls									There are many ADA stalls onsite but most are our of compliance with current standards
	Parking - ADA Ramps and Domes									Present on the ramps in front of the building. Some of the slopes were out of compliance.
	Parking - ADA Signs (at stalls & entrance)									Signage was present
	Parking - Wheel Stops									Some have wheel stops - others have curbs.
	Trash Enclosure - Walls - CMU								2 Dumpsters on Concrete pad	Just to the NE of the garden area is a 19.9' x 10.5' trash enclosure with no gate.
	Trash Enclosure - Walls - CMU									West of the grassy park area
	Trash Enclosure - Gates Wood Panel T&G									West of the grassy park area is a 9.5' x 16' Trash enclosure with a locked gate.
	Trash Enclosure - Surface									
	Trash Enclosure - Containers									
	Concrete Sidewalks Within Park									Concrete within the center seemed to be in good shape. Spot check of slopes showed compliance to ADA path of travel guidelines.
	Concrete Sidewalks - ADA Ramps at Street									ADA ramps at street conrners were out of compliance to current standards. Many sidewalks were too steep or had cross slopes that does not meet current standards.
	Concrete Sidewalks - ADA Ramps at Parking									ADA ramps in front of building have been recently redone. In spite of this - some of the slopes are out of compliance.
	Retaining Walls at Parking Lot									walls seem ok, but grout "caps are missing in long sections and the walls have varying coloration
	CMU Perimeter Walls									Seems to be in good shape. Display discoloration throughout the length.
	Chain Link Fence along Perimeter w/screen									Fence along the garden areas seems to be in decent shape.
	Iron Sliding Gates at parking lot								Show Rust/corrosion - paint faded	
	ADA Accessibility									once in the plaza area, concrete sidewalks provide adequate access and grades meet current standards.
	Signs - Park Monument Signs - Number-1								PIP Concrete w/ Raised lettering	Needs re-painting
	Signs - Park Informations Signs - Number - 2								Community garden	

	Recommended New Amenities									
	Flagpole - Steel - 1									
Landscape										
	Plantings - Grass	Fair							Dry patches	
	Plantings - Trees	Failing							Remove dead/dying tree	Replace with new tree.
	Plantings - Shrubs/Groundcovers	Poor							Planting along CL perimeter fence at parking lot needs irrigation checked and new plants and mulch installed	
	Irrigation - Backflow - not caged									
	Irrigation - Pipes									
	Irrigation - Valves									
	Irrigation - Heads - spray and rotor	Fair							Water coverage issues for grass and planter next to CL perimeter fence at parking lot	Check to ensure proper irrigation coverage in grass and planting areas.
	Irrigation - Drip emission devices (none)									
	Irrigation - Controller-1									
	Irrigation - Weather Station									
	BBQ Pits - Santa Maria - 1	Good							Brick w/ Saltillo Tile Top	
	BBQ - Shade Structures- over BBQ								Corrugated Metal Roof, Steel posts	
	Community Garden Fence - CL									
	Community Garden - Water Spigots - Number - 1+	Failing							Hose Bib Leaks	Repair or replace as needed.
	Community Garden - Walkway Surface - DG w/ Concrete Edge									
	Community Garden - Number of Plots									
	Benches - 4	Satisfactory								
	Bench - Concrete - 1	Good								
	Benches - Wood w/ Metal Braces for Backrest Red - 9	Poor							1 bench- Wood rot thruout. All need to be checked for rot.	Strip and re-paint if salvagable or replace all with new.
	Trash Receptacles - Concrete 3	Good								
	Trash Receptacles - Red - 1	Poor							Very faded	Repaint
	Trash Receptacles - Roller - Trash - Recycle- 5									
	Dog Bag Dispenser - Number - 1									
	Bike Racks - 3 - Stalls -3	Good								
	Bollards - 3								At Electrical equipment	
Electrical										
	Lighting - Parking Poles - 17 poles/23 Fixtures	Fair	Replace	$30,000	Replace bulbs Touch up paint	3-5 years 5-7 years			Shoebox parking lot lights	The fixture heads could be replaced with LED style equivalents and reuse the existing light poles. Could be included as part of a energy efficiency upgrade community center.
	Lighting - Pathways Poles - 15	Fair	Replace	$30,000	Replace bulbs	3-5 years			Decorative pathway lights	The fixture heads could be replaced with LED style
	Electrical - Service									Electrical service is located in building and not assessed
Architectural										
	Shade Structures - Number : (4)	Good	Repair or Replace		Beam repair or replace				Sheet metal caps over wood beams.	Checking on 2 beams, NE and SE pergolas.
	Shade Structures - Posts - CMU	Good								
	Shade Structures - Wood Lattice Painted	Good	Repair or Replace		metal cap repair or replace					Few metal caps will need to be replaced on the pergola rafters.
	Shade Structure - Finish (paint/stain)	Good								
	Greenhouse : (1)	Fair	Replace		Replace panels				Vandalized.	5 polycarbonate panels need to be replaced; No accessible path of travel or entrance.
	Garden Shed - Prefab								Window boarded up.	
	Porta Potty : 1									

JOE WHITE PARK

500 S. PALISADE DR., SANTA MARIA, CA 93433

GAZEBO

GENERAL DESCRIPTION OF PARK BUILDINGS AND SHADE STRUCTURES

This architectural assessment is limited to the structures identified within this architectural assessment package.

Gazebo: Wood framed gazebo, generally in good condition. Lacks an accessible path of travel. Various accessibility compliance issues to be addressed per ADA Title II and CBC Chapter 11B.

BUILDING INFORMATION

BUILDING AREA CALCULATION (GROSS SQUARE FEET):

EXISTING BUILDINGS & SHADE STRUCTURES SURVEYED FOR THIS PARK: 154

GAZEBO : 154

City of Santa Maria Citywide Recreation and Park District Formation										
Park Check List										
Date June 6, 2022										
Park Number - 19										
Park Name - Joe White Park	Age of Park: 1988								Date May 25, 2022	
Park Address: 500 S. Palisade Dr.	Size of Park: 2 acres	Site accessibility assessment by others. Corrective measures shall comply with current California Building Code (CBC).								
	This architectural assessment is limited to the structures identified within this architectural assessment package.									
General Condition of Building :	Gazebo: Wood framed gazebo, generally in good condition. Lacks an accessible path of travel. Various accessibility compliance issues to be addressed per ADA Title II and CBC Chapter 11B.									
Discipline	Park Element	Condition and Year Installed (if known)	Repair or Replace	Cost to Repair or Replace	Type of Maintenance Required	Frequency of Maintenance	Annual Cost of Maintenance	Life Expectancy	Brief Description	Comments/Concerns
Architectural										
	Gazebo - Number : (1)	Good			Accessibility				Installed between 6/2009 and 9/2010.	Lacks an accessible path of travel from public way and parking.
	Gazebo - Posts	Good			Paint				Touch-up paint as required.	
	Gazebo - Roof	Fair	Repair		Repair / Replace lapped boards as needed				Lapped board roofing, damaged	
	Gazebo - Railing	Good			Paint				Touch-up paint as required.	

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REVISION SCHEDULE

DELTA	DATE	DESCRIPTION

AS-BUILT PARK CHECK LIST

JOE WHITE PARK
500 S. PALISADE DR., SANTA MARIA, CA
93433
19-002

LICENSED ARCHITECT
MICAH D. SMITH
C33179
7/31/23
REN. DATE
STATE OF CALIFORNIA

Sheet: A15.0

Scale:

Date: JANUARY 10, 2023

City of Santa Maria Citywide Recreation and Park District Formation

Park Check List

Date May 25, 2022

Date June 6, 2022

Park Number - 19

Park Name - Joe White Park

Age of Park: 1988

Park Address: 500 S. Palisade Dr.

Size of Park: 2 acres

Discipline	Park Element	Condition and Year Installed (if known)	Repair or Replace	Cost to Repair or Replace	Type of Maintenance Required	Frequency of Maintenance	Annual Cost of Maintenance	Life Expectancy	Brief Description	Comments/Concerns
Civil										
	Utilities - Storm Drain Inlets								No drainage problems on site	
	Utilities - Stormdrain Lines									
	Utilities - Water Lines & Backflow									Present. Appear in good shape.
	Utilities - Sewer Lines & Cleanouts									Present. Appear in good shape.
	Utilities - Dry Utility Boxes									
	Concrete Sidewalks Within Park								Several onsite concrete sidewalks exceed cross slopes for ADA, tree roots are causing lifting on concrete sidewalk, concrete landing area needed at less than 2% near playground ramp. Concrete at picnic tables exceeds 2% - not ADA accessible	
	Concrete Sidewalks - ADA Ramps at Street								DWS missing at ramp - concrete ramp has major cracks and needs replacement, no crosswalk or accessible parking provided, perimeter sidewalk along Palisade Dr has cross slope that exceeds 2%	Additional ADA curb ramp and crosswalk recommended across from Marilyn Way, replace existing ADA curb ramp
	Concrete Sidewalks - Bollards - Number									
	Decomposed Granite Walk - Surface								No access path to gazebo, consider adding one. DG path surrounding path - needs edging on outside edge and resurfacing, consider ADA compliant path.	
	Concrete Curbs @ Playground								Ramp to playground level exceeds 9% slope	Replace concrete ramp
	ADA Accessibility - Concrete Ramp									
	Signs-Memorial Plaques - 2								1 @ gazebo, 1 @ park welcome sign	
	Signs - Park Monument Signs - Number									
	Signs - Park Informations Signs - Number									
	Recommended New Amenities									
Landscape										
	Plantings - Grass	Poor							Dry patches.	Check irrigation
	Plantings - Trees	Good							Mature Trees	
	Plantings - Shrubs/Groundcovers									
	Irrigation - Backflow-no cage									
	Irrigation - Pipes	Failing							Irrigation 30+ years old and layout needs re-design-needs replacement	
	Irrigation - Valves									
	Irrigation - Heads - all spray and rotor									
	Irrigation - Drip emission devices-none									
	Irrigation - Controller - Toro									
	Irrigation - Weather Station									
	1/2 Basketball Courts - Number of Courts - 2									
	1/2 Basketball Courts - Surface-Asphalt								Concrete pad shown on 5/2002 google earth image.	
	1/2 Basketball Courts - Striping/Surface Paint	Poor							need to caulk concrete joints, Striping poor and surface fair. Will need re-painting in 5 years	
	1/2 Basketball Courts - Backstops and Nets	Fair							Backstops fair, Nets - 1 old Chain, 1-newer rope	Backstops rusted will need replacement, Replace chain net
	Picnic Area - Number of Group Areas - 2								Picnic Area 1 - 2 Metal Tables, 1 BBQ on Concrete Base, Not ADA Compliant Picnic Area 2 - 2 Metal Tables, 1 BBQ on Concrete Base	

	Picnic Area - Tables-Metal - 4	Fair								
	Picnic Area - BBQ Pits - Single -2	Good								
	Picnic Area - Surfacing - Concrete	Failing							Picnic Area 1 Concrete pad has significant slope - not ADA compliant	Not ADA compliant
	Playground - Number of Playgrounds - 1									
	Playground - Designed to what age?									
	Playground - Surfacing - EWF, Rubberized Tile								EWF - level too low, ramp fully exposed,. Rubberized tile under swings.	EWF needs replenishment, add fill line mark on play equipment.
	Playground - Equipment	Poor, 15+ years	Replace due to age						Equipment 15+ years old	
	Benches - Cast Iron Frame - Wood slats -3	Good								
	Bench - Wood Slat, Metal base, backless -1	Failing	Replace						Replacement needed. Consider replacing with metal to match existing	
	Bench- Metal 1	Satisfactory								
	Trash Receptacles - Concrete - 2	Satisfactory								
	Trash Receptacles - Roller - 2									
	Drinking Fountains - Number-1								At basketball court	
	Dog Water - Number -0									
	Dog Bag Dispenser - Number-1									
Electrical										
	Lighting - Bollards - 2	1 - **G**ood 1- Poor	Replace (1)	$4,000					1 - Concrete bollard 1 - Metal Bollard	One metal bollard is in poor condition and is leaning significantly and should be replaced. The second bollard is the city standard concrete style and looks to have been a replacement. If the city would like additional pathway lighting, approximately 4-8 bollards would be required to add lighting along pathways leading to palisade drive.
	Lighting - Fixtures - Wall Lights - 6	Fair			Trim vines	yearly			Located on CMU property line wall	Several of these are being covered by vines growing over the fences. Vines should be cut back on a regular basis to ensure they are not being covered. Lights are in fair condition, but could be replaced with LED fixtures as part of any lighting upgrade at the site.
	Electrical - Service - Pedestal	Poor	Replace	$10,000					Metered Pedestal	There are signs of rust and vandalism. The meter pedestal looks to have been painted a few times. The pedestal should be cleaned, sanded, and painted to extend its use, but should be replaced as part of any schedule lighting upgrades at the site.
Architectural										
	Gazebo - Number : (1)	Good			Accessibility				Installed between 6/2009 and 9/2010.	Lacks an accessible path of travel from public way and parking.
	Gazebo - Posts	Good			Paint				Touch-up paint as required.	
	Gazebo - Roof	Fair	Repair		Repair / Replace lapped boards as needed				Lapped board roofing, damaged	
	Gazebo - Railing	Good			Paint				Touch-up paint as required.	

MINAMI COMMUNITY CENTER & ADAM PARK

600 W. ENOS DR., SANTA MARIA, CA 93433

CANOPY AWNING

SHADE STRUCTURES

OVERHEAD TRELLIS STRUCTURES

GENERAL DESCRIPTION OF PARK BUILDINGS AND SHADE STRUCTURES

This architectural assessment is limited to the structures identified within this architectural assessment package.

Overhead Trellis Structures: (2) Structures constructed of heavy timber columns and wood trellis, generally in fair to poor condition. Wood posts and framing splitting in places, failing framing connections.

Shade Structures: (3) Structures constructed of metal post and wood trellis framing, generally in fair to poor condition.

Canopy Awnings: Shade structure with metal posts and fabric shade sails, generally in fair condition. There is rust at post bases and tops and fabric is tearing at connections. Lacks an accessible path of travel.

BUILDING INFORMATION

BUILDING AREA CALCULATION (GROSS SQUARE FEET):

EXISTING BUILDINGS & SHADE STRUCTURES SURVEYED FOR THIS PARK: 1308

OVERHEAD TRELLIS STRUCTURES :	380
SHADE STRUCTURES :	603
CANOPY AWNINGS :	325

City of Santa Maria Citywide Recreation and Park District Formation

Park Check List		
Date June 1, 2022		
Park Number - 20		
Park Name - Minami Community Center & Adam Park	Age of Park: 2001	
Park Address:600 W. Enos Dr.	Size of Park: 29-acres	Community Center - not a part of Assessment
	This architectural assessment is limited to the structures identified within this architectural assessment package.	
General Condition of Building notes:	Overhead Trellis Structures: (2) Structures constructed of heavy timber columns and wood trellis, generally in fair to poor condition. Wood posts and framing splitting in places, failing framing connections.	
	Shade Structures: (3) Structures constructed of metal post and wood trellis framing, generally in fair to poor condition.	
	Canopy Awnings: Shade structure with metal posts and fabric shade sails, generally in fair condition. There is rust at post bases and tops and fabric is tearing at connections. Lacks an accessible path of travel.	

Discipline	Park Element	Condition and Year Installed (if known)	Repair or Replace	Cost to Repair or Replace	Type of Maintenance Required	Frequency of Maintenance	Annual Cost of Maintenance	Life Expectancy	Brief Description	Comments/Concerns
Architectural										
	Overhead Trellis Structures - Number : (2)	Fair								
	Overhead Trellis Structures - Posts - Timber	Fair	Repair		Refinish				Posts marred by graffiti.	
		Fair	Repair or Replace		Repair or Replace boards				Signs of splitting in wood posts.	
	Overhead Trellis Structures - Rafters - Wood	Fair	Repair or Replace		Repair and refinish				Framing to be repaired & refinished as needed.	
	Overhead Trellis Structures - Finish -stained	Fair	Repair		Refinish				Need to be refinished.	
	Shade Structures - Number (3) - (tree structures)	Fair								
	Shade Structures - Posts	Good	Repair		Repair, prime & paint				Metal posts and bases rusting.	Provide rust inhibitor, prime, and paint as needed.
	Shade Structures - Roof/Sails	Poor	Replace		Replace facias and rafters				Missing few fascia, and rafters to structure.	
	Shade Structure - Finish (paint/stain)	Fair	Repair		Refinish				Rafters and fascia, Prime and paint as needed.	
	Canopy Awnings - Posts (1)	Fair	Repair		Repair, prime & paint				Steel posts and beams; posts rusting at top and bottom, provide rust inhibitor, prime, and paint as needed.	
	Canopy Awnings - Sails	Fair	Repair / Replace		Repair or Replace fabric				Tears in fabric, including at connections.	Repair or replace if damaged further.
										Lacks an accessible path of travel.

MSA

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REVISION SCHEDULE

DELTA	DATE	DESCRIPTION

AS-BUILT PARK CHECK LIST

MINAMI COMMUNITY CENTER & ADAM PARK
600 W. ENOS DR., SANTA MARIA, CA 93433
19-002

LICENSED ARCHITECT
MICAH D. SMITH
33179
7/31/23
REN. DATE
STATE OF CALIFORNIA

Sheet: A16.0

Scale:

Date: JANUARY 10, 2023

City of Santa Maria Citywide Recreation and Park District Formation

Park Check List
Date June 1, 2022
Park Number - 20
Park Name - Minami Community Center & Adam Park Age of Park: 2001 Community Center - not a part of Assessment
Park Address:600 W. Enos Dr. Size of Park: 29-acres

Discipline	Park Element	Condition and Year Installed (if known)	Repair or Replace	Cost to Repair or Replace	Type of Maintenance Required	Frequency of Maintenance	Annual Cost of Maintenance	Life Expectancy	Brief Description	Comments/Concerns
Civil										
	Utilities - Storm Drain Inlets									It was hard to evaluate SD as they were generally filled with dirt/debris making evaluation impossible.
	Utilities - Stormdrain Lines									See above. Dirt/debris and/or standing water made it impossible to evaluate. As parks have tons of grass, percolation is generally adequate for storm water.
	Utilities - Drainage Basin Inlets/Outlets									Some large drainage pipes were observed but it's unknown the design intent of how they're supposed to operate. Seems relatively open and potentially unsafe.
	Utilities - Stormdrain Concrete Swales									Many of the parking lot swales were displaying cracking
	Utilities - Water Lines & Backflow									Present. Appear to be in good shape.
	Utilities - Sewer Lines & Cleanouts									Present. Appear to be in good shape.
	Utilities - Dry Utility Boxes									Utility Boxes appeared to be inact and in decent shape.
	North Parking - Surface									All parking lots are displaying a lot of spalling and "ravelling" and requires resurfacing.
	North Parking - Striping									The striping is fading to the point where it's getting difficult to tell where the stalls are located.
	North Parking - Stall Count (is it adequate?)									The Main North PL has 108 reg stalls
	North Parking - ADA Stalls									The Main North PL has 4 ADA stalls.
	North Parking - ADA Ramps and Domes									Main ramp into CC is modern and generally meets current ADA Standards. The ramp leading to the concrete steps is not compliant with current standards.
	North Parking - ADA Signs (at stalls & entrance)									Present and in decent shape
	North Parking - Wheel Stops									none. All curb stops
	North Parking- Metal gate (solid)									
	South Parking - Surface									Parking lot is displaying a lot of "ravelling" and requires resurfacing.
	South Parking - Striping									
	South Parking - Stall Count (is it adequate?)									The South PL has 53 reg stalls
	South Parking - ADA Stalls									The South PL has 2 ADA stalls
	South Parking - ADA Ramps and Domes									Ramps are recently done and generally in complaince with current standards
	South Parking - ADA Signs (at stalls & entrance)									Signs are installed at each stall
	South Parking - Wheel Stops									none. All curb stops
	Trash Enclosure - Walls									No enclosures seen. Bins were located throughout
	Trash Enclosure - Gates									None seen. Poles with chains for locking Bins.
	Trash Enclosure - Surface									NA
	Trash Enclosure - Containers									NA
	Concrete Sidewalks Within Park									Many of the sidewalks are less than 4' wide. A large portion of the concrete sidewalks are cracking and broken.
	Concrete Sidewalks - ADA Ramps at Street									the ADA ramps around the parking lots are generally good. The City sidewalks have too much cross slope (generally 3%). West sidewalks are DG and generally uneven.

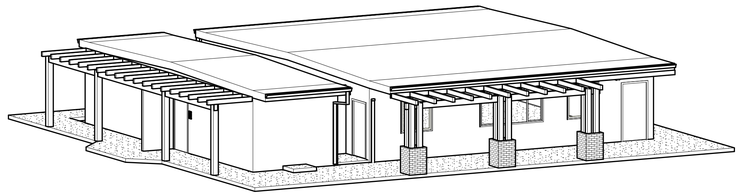
	DG Paths Within Park									Surface of path to playground uneven. No edging
	CMU Perimeter Walls									Walls are generally in decent shape - showing signs of discoloration
	CMU Seat Wall w/ Built in Wood Benches								Under trellis at tennis courts - 4 wood benches	
	Fence - Wood Rail- Concrete Columns								At Gymnasium entrance, wood paint peeling	
	Chain Link Fence along Perimeter									
	ADA Accessibility									Accessibility seems decent from all parking lots. Many of the ramps / paths of travel do not comply to current standards.
	Signs - Park Monument Signs - Number									At Maldonado Center Entrance
	Signs - Park Informations Signs - Number - 2									banners
	Signs - Park - Tennis Donor Sign - Wood									
	Recommended New Amenities									Create frame for temporary banners
Landscape										
	Plantings - Grass	Fair							dry patches, parkway grass (Community Center) sparse due to roots/shade from trees.	Consider removing and replacing parkway grass with drought tolerant shrubs - same for grass in front of wall next to automatic gate. Adam Park grass area used during fair for vendor and RV parking
	Plantings - Trees								Mature	
	Plantings - Shrubs/Groundcovers	Fair	Replace						Planting adjacent to center needs supplementing .	Repdesign planting adjacent to center, as dated and sparse.
	Plantings - Concrete Mow Band									
	Irrigation - Backflow - not caged - padlock and chain	Failing	Repair						Leaking, pipes corroded	
	Irrigation - Pipes									
	Irrigation - Valves									
	Irrigation - Heads - spray and rotor									
	Irrigation - Drip emission devices									
	Irrigation - Controller									
	Irrigation - Weather Station									
	Irrigation - Hose Bib-2								Group BBQ areas #1 & 3	
	Soccer Field - Number of Fields- 3	Satisfactory							Adam Park - extra maintenance required after fair parking	
	Soccer Field - Turf Surface - Turf									
	Soccer Field - Goals - 2									
	Softball Field - Number of Fields 1									
	Softball Field - Infield Surface - D.G.									
	Softball Field - Elements (Bases, etc.)									
	Softball Field - Fencing-CL with gates	Poor	Repair						Fencing at back of dugout too high off ground and bent	Repair damaged fencing
	Softball Field - Benches-Metal w/ backs -7	Poor	Replace						4 per dugout, 1 missing	Replace missing dugout bench
	Softball Field - Backstop									
	Softball Field - Bat Rack -15 bats- 2									
	Softball Fields - Stadium Seating - Concrete	Failing	Repair						Exposed re-bar, large chips at joints	Repair immediately
	Sand Volleyball - Number of Courts - 2									
	Sand Volleyball - Sand Surface									
	Sand Volleyball - Poles									
	Sand Volleyball - Nets									
	Sand Volleyball - Fence - CL w/ vinyl slats	Good								
	Tennis Courts - Number of Courts - 6									
	Tennis Courts - Surface- Concrete	Poor							Cracked, holes, expansion joints spreading	
	Tennis Courts - Striping/Surface Paint	Fair							Lines okay - color bleeding through	
	Tennis Courts - Fencing - CL	Failing							Windscreen fabric ripped and deteriorated	
	Tennis Courts - Gates									
	Tennis Courts - Poles and Nets								CL fence railing	
	Tennis Courts - Stadium Seating - Concrete built-in									
	Basketball Court - Number of Courts - 1									
	Basketball Court - Surface - Concrete	Failing							Large gaps between court and concrete walk with some lifting of walk	Repair as required. Tripping hazard

	Basketball Court - Striping/Surface Paint	Satisfactory								
	Basketball Court - Backstops and Nets - Chain	Satisfactory								
	1/2 Basketball Court - Number of Courts - 1									
	1/2 Basketball Court - Surface - Concrete									
	1/2 Basketball Court - Striping/Surface Paint	Fair								
	1/2 Basketball Court - Backstops and Nets	Poor							Portable, Missing net	
	1/2 Basketball Court - Fencing - CL	Fair							Oxidized, bowing at base	
	1/2 Basketball Court - Fencing - Wood - painted	Poor							Shared with tennis - splintering, base showing rot	
	Bocce Ball Court - 2									
	Bocce Ball Court - Fencing & Gate- WI	Fair							Oxidized	
	Bocce Ball Court - Surface - DG/Shells	Fair							Weeds, needs raking	
	Bocce Ball Court Edging - Pressurized Wood	Poor							One court missing one board, some boards showing age and will need replacement	
	Bocce Ball Court - Pergola								Metal posts & frame, solid metal raised seam roof	
	Horseshoe Pits - Number of Pits - 2									
	Horseshoe Pits - Surface - DG	Fair							Weeds, needs raking	
	Horseshoe Pits - Backboards and Stakes	Fair							Pressurized Lumber Backboards, Metal stakes	Should be checked twice a year for excess wear and tear.
	Horseshoe Pits - Edging									
	Horseshoe Pits - Retaining Wall - Pressurized Timber	Satisfactory								
	Picnic Area - Number of Group Areas - 4								Area #1 - 10 metal tables, double BBQ, pergola, serving table, hose bib, DG w/concrete edge Area #2 - 3 wood tables, 1 bbq, 1 trash, concrete pad Area #3 - 4 metal tables, serving table, double BBQ, hose bib, DG w/concrete edge Area #4 3 wood tables, single BBQ, screen	
	Picnic Area - Number of Individual Areas - 14	Satisfactory							1 at playground (3 tables spread out), 11 individual, 2 with 2 pairs of tables	
	Picnic Area - Tables - Metal 19	Poor							2 tables next to South parking in poor shape	Replace tables as needed
	Picnic Area - Tables- Wood - 21	Satisfactory							Anchored Table	
	Picnic Area - Benches - Wood - 42								Anchored Benches - 2 @ each table, 1 bench broken	Replace bench as needed
	Picnic Area - Privacy Screens - Wood posts- 4	Poor							1 broken, wood posts & cap, metal frame, wire mesh	Replace screen as needed
	Picnic Area - BBQ Pits - Single - 4	Satisfactory								
	Picnic Area - BBQ Pits - Double - 2	Satisfactory								
	Picnic Area - Serving Table - Wood slat top, metal base- 2									Consider changing top to metal or concrete
	Picnic Area - Shade Structures - 1								Painted metal posts	
	Picnic Area - Surfacing - Concrete or DG	Satisfactory							Concrete pads except Areas #1 & 3 on DG with concrete edge	
	Playground - Number of Playgrounds-1									
	Playground - Designed to what age - All									
	Playground - Surfacing-EWF-Rubberized Tile, Rubber	Failing							EWF, low levels. Rubberized tile under swings, rubber surface from curb to and under slide tower - have some holes.	Replenish EWF levels. Add mark on equipment for proper level of EWF. Repair rubberized surfaces as needed.
	Playground - Equipment	Poor, Installed between 2006-2009	Replace witin next 1-5 years due to age						Paint worn on ladders, missing one step	Replace missing step immediately.
	Benches - Wood slats, cast iron base - 6	Poor							At tennis courts. Chained to fencing- not anchored	Anchor benches
	Benches - Wood slats, metal base-backless - 7	Failing							paint worn/chipped, 1 seat broken	Sand, repair, re-paint as needed.
	Benches - Wood slats, metal base-backless - long - 2	Fair							Paint & wood chipped	Sand, repair, re-paint as needed.
	Benches - Recycled PVC, metal legs - 2 + 1	Failing							1 bench warped/broken. 3rd bench - legs only, bench missing	Repair/replace as needed.
	Benches - Metal - 2	Satisfactory								

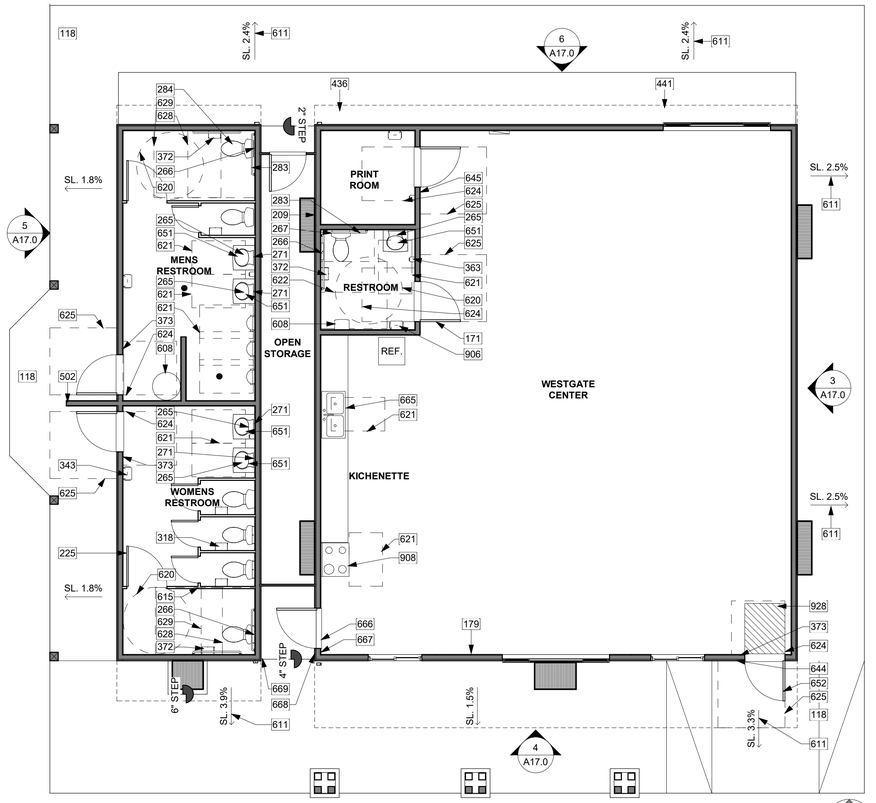
	Benches - Metal - Custom - 2	Good								
	Trash Receptacles -Concrete - Custom - 4	Good								
	Trash Receptacles - Roller -17									
	Drinking Fountains - 4	Fair							Fountain at tennis court-shows wear, softball field-2, basketball	
	Dog Bag Dispenser - Number-2	Fair							Vandalized - graffiti	Clean up graffiti
	Ballot Drop Box-1									
Electrical										
	Lighting - Poles - 6	Good							Concrete Poles with LED fixtures	Parking lot lights off Enos drive and along pathway between the tennis courts. These are in good condition with no immediate upgrades or maintenance recommended.
	Lighting - Bollards - 0									There are no lights at the parking lot off Battle Rd or pathway lights leading to the parking lot. If the City desired additional lighting in these areas, approximately 20-30 bollards and 6-8 poles lights would be required. Due to the distance from the electrical service switchboard a new service pedestal along Battle Rd may be required.
	Lighting - Full Basketball Court -4	Good							LED Court Lighting	The existing full basketball court is equipped with 4 poles and LED light heads in good condition. No immediate replacement or maintenance is recommended.
	Electrical - Service - Switchboard	Fair			Clean Touch up paint	3-5 years			800A, 480V, 3PH service	The switchboard is located near the sidewalk by the tennis courts. The switchgear is in fair condition and showing signs of some surface rust. It is recommended to clean and paint the switchgear interior and exterior panels to slow corrosion to avoid premature replacement of the electrical equipment.
Architectural										
	Overhead Trellis Structures - Number : (2)	Fair								
	Overhead Trellis Structures - Posts - Timber	Fair	Repair		Refinish				Posts marred by graffiti.	
		Fair	Repair or Replace		Repair or Replace boards				Signs of splitting in wood posts.	
	Overhead Trellis Structures - Rafters - Wood	Fair	Repair or Replace		Repair and refinish				Framing to be repaired & refinished as needed.	
	Overhead Trellis Structures - Finish -stained	Fair	Repair		Refinish				Need to be refinished.	
	Shade Structures - Number (3) - (tree structures)	Fair								
	Shade Structures - Posts	Good	Repair		Repair, prime & paint				Metal posts and bases rusting.	Provide rust inhibitor, prime, and paint as needed.
	Shade Structures - Roof/Sails	Poor	Replace		Replace facias and rafters				Missing few fascia, and rafters to structure.	
	Shade Structure - Finish (paint/stain)	Fair	Repair		Refinish				Rafters and fascia, Prime and paint as needed.	

BOB ORACH PARK & WESTGATE CENTER

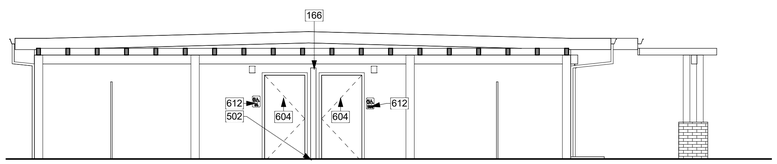
1800 WESTGATE ROAD, SANTA MARIA, CA 93433



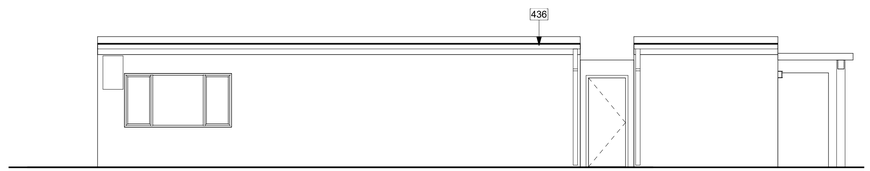
2 3D - PERSPECTIVE - WESTGATE CENTER / RESTROOMS



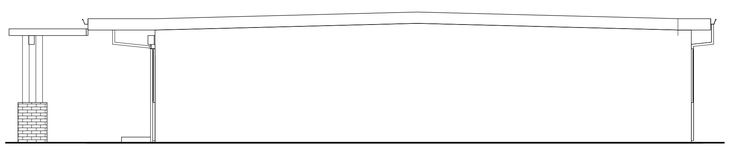
1 EXISTING FLOOR PLAN
3/16" = 1'-0"



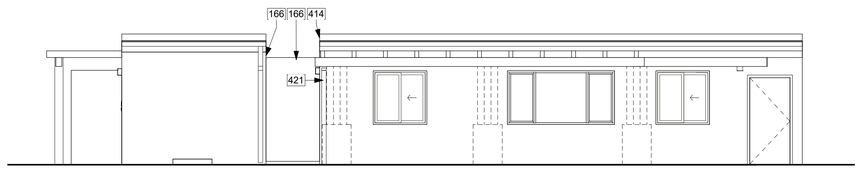
5 REAR ELEVATION (WEST)
3/16" = 1'-0"



6 RIGHT ELEVATION (NORTH)
3/16" = 1'-0"



3 FRONT ELEVATION (EAST)
3/16" = 1'-0"



4 LEFT ELEVATION (SOUTH)
3/16" = 1'-0"

WALL LEGEND

	(E) INTERIOR - WOOD STUD w/ PAINTED F.R.P., ONE LAYER GYPSUM WALL BOARD AND/OR F.R.P. INTERIOR.
	(E) EXTERIOR - SEAM METAL WALL w/ PAINTED F.R.P., ONE LAYER GYPSUM WALL BOARD AND/OR F.R.P. INTERIOR.

WESTGATE CENTER / RESTROOMS

GENERAL DESCRIPTION OF PARK BUILDINGS AND SHADE STRUCTURES

This architectural assessment is limited to the structures identified within this architectural assessment package.

Overhead Trellis Structures: Stacked stone-clad pilasters w/cast concrete cap and wood pergola, generally in good to fair condition. Some weather-related damage to pergolas noted.

Overhead Trellis -Trash enclosure: Stacked stone-clad pilasters w/cast concrete cap and wood pergola and stucco over foam wall caps, generally in good to fair condition. Gate needs repair. Damage noted at pergola framing and cast stone wall caps that are made with a foam core that is not durable, recommend using solid cast concrete wall caps for durability.

Restrooms: Steel modular construction with T1-11 siding, generally in poor condition. Non-accessible physical barriers are noted with associated keynotes and park checklist.

Westgate Center: Steel modular construction with T1-11 siding, generally in poor condition. Significant repairs required to modular building's roof, siding and trim around modular interconnections, & roof structure and overhangs.

BUILDING INFORMATION

BUILDING AREA CALCULATION (GROSS SQUARE FEET):

EXISTING BUILDINGS & SHADE STRUCTURES SURVEYED FOR THIS PARK: 3377

OVERHEAD TRELLIS STRUCTURE	960
TRELLIS TRASH ENCLOSURE:	576
RESTROOM BLDG:	418
WESTGATE COVID CENTER:	1423

KEYNOTES

118	(E) CONCRETE WALK WAY
166	WATER DAMAGE NOTED TO WALL SIDING AND/OR TRIM. POOR FLASHING DETAILS NOTED IN SOME LOCATIONS (TOP OF T1-11 SIDING AS AN EXAMPLE)
171	DOOR SCRAPES FLOORING WHILE OPENING/CLOSING
179	TRIM AT MODULAR INTER-CONNECTION DAMAGED.
209	EVIDENCE OF RODENT NESTING WITHIN BUILDING WALL OBSERVED AT NE SIDE OF WESTGATE CENTER. SAW-CUT OPENING IN WALL SIDING NOTED AS CAUSE OF RODENT INTRUSION.
225	ACCESSIBLE DOOR HARDWARE REQUIRED, PER CURRENT CBC SEC. 11B-404
265	SINK PLUMBING REQUIRED TO BE COVERED TO PROTECT WHEELCHAIR USERS FROM LEG/KNEE INJURY, PER CURRENT CBC SEC. 11B-606
266	TOILET SEAT COVERS NON-COMPLIANT. RELOCATE & MAINTAIN REQUIRED GRAB BAR CLEARANCE, PER CURRENT CBC SEC. 11B-604
267	NON-COMPLIANT FLUSH VALVE LEVER (HEIGHT & LOCATION), REPLACE & MAINTAIN REQUIRED GRAB BAR CLEARANCE, PER CURRENT CBC SEC. 11B-604.
271	HAND SINK FAUCET PUSH VALUE SHOULD FLOW FOR A MINIMUM 10 SECONDS & SHOULD TAKE NO MORE THAN 5 LBS OF FORCE TO OPERATE, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-606 & 309
283	REAR GRAB BAR NON-COMPLIANT, SHALL COMPLY WITH CURRENT CBC SEC. 11B-604.5.2 & 11B-609.4
284	TOILET SEAT IS AT 16" ABOVE FINISH FLOOR NON-COMPLIANT, PER CURRENT CBC SEC. 11B-606
318	TOILET PAPER DISPENSER, DAMAGED
343	PAPER TOWEL DISPENSER NON-COMPLIANT, RELOCATE PER CURRENT CBC SEC. 11B-604. CAN NOT BE PLACED ABOVE THE GRAB BAR, PER 2010 ADAAG & CURRENT CBC SEC. 11B-604
363	SOAP DISPENSER, DAMAGED, REPLACE PER CURRENT CBC SEC. 11B-604
372	TOILET PAPER DISPENSER NON-COMPLIANT, RELOCATE PER CURRENT CBC SEC. 11B-604. MAINTAIN MIN. 1.5" CLEARANCE TO BOTTOM OF GRAB BAR & 12" CLEAR ABOVE GRAB BAR, PER 2010 ADAAG & CURRENT CBC SEC. 11B-604
373	EXIT SIGNAGE WITH BRAILLE REQUIRED, PER CURRENT CBC SEC. 11B-703
414	ROOF EAVE, RUSTING
421	MISSING AND/OR DAMAGED DOWNSPOUT SECTION(S), TO BE REPLACED
436	EXTENSIVE RUST AND WATER DAMAGE CAUSING AN OPEN EAVE THAT WILL ATTRACT PESTS
441	POSSIBLE ROOF LEAKS CAUSING DAMAGE TO INTERIOR FINISHES
502	ROT ON THE BOTTOM TRIM OF WALL DUE TO WATER DAMAGE
604	UNISEX ADA RESTROOM DOOR-MOUNTED SIGN, REMOVED FROM DOOR. REPLACE PER CURRENT CBC SEC. 11B-703
608	RELOCATE TRASH CAN OUT OF REQUIRED ACCESSIBLE LEVEL & CLEAR MANEUVERING FLOOR AREA. PER CURRENT CBC SEC. 11B-604
611	2% MAX. SLOPE IN ANY DIRECTION AT REQUIRED DOOR CLEARANCES AND 2% MAX. CROSS SLOPE ALONG PATH OF TRAVEL. PATH OF TRAVEL TO BE LESS THAN 5% IN DIRECTION OF TRAVEL. PATH OF TRAVEL BETWEEN 5% AND 8.33% CONSIDERED A RAMP AND MUST COMPLY WITH 2010 ADAAG OR CURRENT CBC SEC. 11B-405 (AS APPLICABLE).
612	BRAILLE CHARACTERS REQUIRED FOR WALL SIGNAGE, PER CURRENT CBC SEC. 11B-703
615	PARTITION WALL ENCROACHES 60"x 56" CLEAR FLOOR SPACE AROUND TOILET, PER 2010 ADAAG, CURRENT CBC SEC. 11B-604 (FOR COMPARTMENT STALLS w/ SIDE PARTITION DOOR)
620	60" DIA. CLEAR AND LEVEL WHEELCHAIR TURNING SPACE, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-305
621	30" X 48" CLEAR FLOOR SPACE, PER 2010 ADAAG, CURRENT CBC SEC. 11B-305
622	48" X 56" CLEAR FLOOR SPACE AROUND TOILET, SEE 2010 ADAAG (IF CONSTRUCTED PRIOR TO 2010)
624	48" X 48" PUSH SIDE LEVEL AND CLEAR MANEUVERING SPACE AT DOOR (IF DOOR HAS CLOSER AND LATCH), PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
625	60" X 60" PULL SIDE LEVEL AND CLEAR MANEUVERING SPACE AT DOOR, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
628	60" X 60" MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-604 (FOR COMPARTMENT RESTROOM w/ SIDE PARTITION DOOR)
629	60" X 56" CLEAR FLOOR SPACE AROUND TOILET, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-604 (FOR COMPARTMENT STALLS w/ SIDE PARTITION DOOR)
644	"EMPLOYEE ONLY" SIGNAGE WITH BRAILLE REQUIRED ON WALL NEXT TO DOOR (LATCH SIDE), PER CURRENT CBC SEC. 11B-703
645	SIGNAGE WITH BRAILLE REQUIRED ON WALL NEXT TO DOOR (LATCH SIDE) INDICATING NAME OF ROOM BEYOND, PER CURRENT CBC SEC. 11B-703
651	SINK SET TOO LOW FOR KNEE CLEARANCE, PER CURRENT CBC SEC. 11B-305
652	REMOVE DOOR STOP (ARCHITECTURAL BARRIER). DOOR STOPS OBSTRUCT SMOOTH AND UNINTERRUPTED SURFACE FOR THE BOTTOM 10" OF A DOOR SEC. 11B-404.2.10
665	ACCESSIBLE ROLL-IN SINK CABINET SHALL PROVIDE REQUIRED KNEE CLEARANCE, REMOVE DOORS, PER CURRENT CBC SEC. 11B-604
666	DOOR REQUIRED TO BE AN ACCESSIBLE MEANS OF EGRESS, PER CURRENT CBC SEC. 11B-206. EXIT DOES NOT COMPLY WITH CURRENT CBC SEC. 11B-403
667	"NOT AN ACCESSIBLE EXIT" SIGNAGE WITH BRAILLE REQUIRED ON WALL NEXT TO DOOR (LATCH SIDE), PER CURRENT CBC SEC. 11B-703
668	"NOT AN ENTRANCE" SIGNAGE WITH BRAILLE REQUIRED ON WALL NEXT TO DOOR (LATCH SIDE), PER CURRENT CBC SEC. 11B-703
669	HANDRAIL REQUIRED, VISUAL WARNING STRIP AT STAIR, PER CURRENT CBC SEC. 11B-210, STAIRWAY
906	PAPER TOWEL DISPENSER SHALL COMPLY WITH CURRENT CBC SEC. 11B-309
908	NON-COMPLIANT APPLIANCE, CONTROLS ARE NOT WITHING REQUIRED REACH RANGES, PER CBC SEC. 11B-308
928	DOOR MAT TO BE ADHEARED TO FLOOR, PER CURRENT CBC SEC. 11B-302

MSA

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REVISION SCHEDULE

DELTA	DATE	DESCRIPTION

EXISTING FLOOR PLAN & ELEVATIONS - WESTGATE CENTER / RESTROOMS

BOB ORACH PARK & WESTGATE CENTER
1800 WESTGATE ROAD, SANTA MARIA, CA
93433
19-002

LICENSED ARCHITECT MICAH D. SMITH C 33179 7/31/23 REN. DATE STATE OF CALIFORNIA

Sheet: A17.0

Scale: As indicated

Date: JANUARY 19, 2023

BOB ORACH PARK & WESTGATE CENTER

1800 WESTGATE ROAD, SANTA MARIA, CA 93433

TRASH ENCLOSURE

OVERHEAD TRELLIS STRUCTURES

City of Santa Maria Citywide Recreation and Park District Formation											
Park Check List											
Date June 2, 2022											
Park Number - 21		Formerly Westgate Park - rededicated in 2017									
Park Name - Bob Orach Park & Neighborhood Community Center (Formerly Westgate Park)	Age of Park: 2002 shown Google images	Neighborhood Community Center - not a part of Assessment									
Park Address:1800 Westgate Rd.	Size of Park: 7-acres	Public entity facilities are covered by Title II of the Americans with Disabilities Act. 1991 (https://www.ada.gov/taman2.html#II-1.1000)									
	This architectural assessment is limited to the structures identified within this architectural assessment package.										
General Condition of Building:	Overhead Trellis Structures: Stacked stone-clad pilasters w/cast concrete cap and wood pergola, generally in good to fair condition. Some weather-related damage to pergolas noted.										
	Overhead Trellis -Trash enclosure: Stacked stone-clad pilasters w/cast concrete cap and wood pergola and stucco over foam wall caps, generally in good to fair condition. Gate needs repair. Damage noted at pergola framing and cast stone wall caps that are made with a foam core that is not durable, recommend using solid cast concrete wall caps for durability.										
	Restrooms: Steel modular construction with T1-11 siding, generally in poor condition. Non-accessible physical barriers are noted with associated keynotes and park checklist.										
	Westgate Center: Steel modular construction with T1-11 siding, generally in poor condition. Significant repairs required to modular building's roof, siding and trim around modular interconnections, & roof structure and overhangs.										
Discipline	Park Element	Condition and Year Installed (if known)	Repair or Replace	Cost to Repair or Replace	Type of Maintenance Required	Frequency of Maintenance	Annual Cost of Maintenance	Life Expectancy	Brief Description	Comments/Concerns (Refer to plans and keynotes for additional information.)	
Architectural											
	Overhead Trellis Structures - Number : (3)	Good									
	Overhead Trellis Structures - Wood	Good									
	Overhead Trellis Structures - Pilasters - Stacked stone w/CMU cap	Good	Repair or Replace		Repair or replace stones				Portions of faux stone wall cladding missing or damaged at SW trellis structure.		
									Exposed joist hangers at pilasters on east trellis structure.	Joist hangers remain after removal of former wood structure, possibly fence. These matal joist hangers have sharp metal edges that could cause injury.	
	Overhead Trellis Structures - Beams, Rafters, Lattice	Fair	Repair		Repair or Replace beams and rafters				Water damage.	Repair / replace wood framing as needed due to water damage.	
	Overhead Trellis Structures - Finish - green paint	Good	Repair						Water damage.	Prime and paint as needed.	
	Overhead Trellis -Trash enclosure : (1)	Fair	Repair		Repair foam form				Damage to stucco.	Damage to stucco over foam wall cap, repair or replace as needed. Recommend replacing all instances with solid cast concrete wall caps for durability.	
		Fair	Repair		Replace rafters needed				Significant water damage to roof.		
		Fair	Repair / Replace		Repair or replace door				Door is damage, repair or replace.		
	Restrooms - Exterior	Fair	Repair / Replace		Replace trim				Exterior siding & trim in need of repair.		
		Fair	Repair						Improper or missing flashing at wall sill.	Finishes and framing in close contact with grade or concrete flatwork may be susceptible to early deterioration. Min. 2" clearance concrete (flatwork) to Wood (framing, siding, trim, etc.) and min. 8" earth to wood. Slope earth away from structure 5% for 10'. Slope flatwork away from structure 2%.	
	Restrooms - trellis	Good			Paint				Touch-up paint as required.		
	Restroom - Doors	Fair	Replace		Accessibility				Door-mounted accessibility signs damaged & faded.	Signage to be replaced, add exit signage and permanent room identification with braille for all doors, per current CBC Sec. 11B-703. Add push button signage, per current CBC Sec. 11B-703. Federal disabilities standards do not provide for a maximum pressure for opening exterior doors. Upon replacement of door closers, current CBC would apply.	
	Restroom - Sinks				Accessibility				Sinks non-compliant.	Sink plumbing required to be covered and protected underneath, per current CBC, Sec. 11B-606. Sink set too low for knee clearance, per current CBC Sec. 11B-305. Sink push faucet should pour for a minimum 10 seconds & should take no more than 5 lbs of force to operate, per current CBC, Sec. 11B-606 & 309	
		Fair	Repair		Paint					Touch-up paint as required both restroom doors.	
	Restroom - Finishes	Fair	Repair		Paint					Touch-up paint as required both restrooms walls.	
	Restroom - Fixtures -	Fair	Replace		Replace holder				Damaged toilet paper dispenser in one of the stalls in the women's restroom.	Replace per current CBC Sec. 11B-604.	
		Fair	Repair		Replace lighting				Lights inoperable in both restrooms.		
	Westgate Center - Exterior	Poor	Repair		Repair				Exterior siding in need of repair, pulling away from structure.	Improper or missing flashing details observed.	
									Exterior walkway slope drainage non-compliant.	2% max slope in any direction at required door clearances and 2% max. Cross slope along path of travel. Path of travel to be less than 5% in direction of travel. Path of travel between 5% and 8.33% considered a ramp and must comply with current CBC Sec. 11B-405 (as applicable).	
	Westgate Center - Finishes	Poor	Repair						Improper or missing flashing at wall sill.	Finishes and framing in close contact with grade or concrete flatwork may be susceptible to early deterioration. Min. 2" clearance concrete (flatwork) to Wood (framing, siding, trim, etc.) and min. 8" earth to wood.	
	Westgate Center - Roof	Poor							Replace & refinish water-damaged trim.		
		Poor	Repair		Repair				Significant water damage at roof.	Significant repairs required at roof structure, fascia and soffits due to failed waterproofing.	
		Poor	Repair		Repair				Downspout missing from NW corner.	Replace missing & damaged portions of downspout at NW corner of Westgate center.	
		Poor	Repair		Repair				Significant water damage at roof.	Inspect for water intrusion at roof.	
	Westgate Center - Exterior storage space	Poor	Repair		Repair					Evidence of rodent nesting within building wall observed at NE side of Westgate center.	
	Westgate Center - Pergola	Good	Repair		Paint				Touch-up paint as required.		
	Westgate Center - Interior	Good	Repair								
		Fair	Repair		Repair				Modular inter-connection damage.	Trim repairs required at interior surfaces of modular inter-connections.	
		Good	Repair		Repair				Some acoustic ceiling tiles damaged.	Inspect for possible water intrusion at roof.	
	Westgate Center - Restroom	Fair	Repair		Repair				Bottom of restroom door scraping floor surface.		
	Restroom - Fixtures -								Toilet paper dispenser and toilet seat cover dispenser non-compliant.	Relocate per current CBC Sec. 11B-604. Maintain min. 1.5" clearance to bottom of grab bar & 12" clear above grab bar, per current CBC Sec. 11B-604.	

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REVISION SCHEDULE

DELTA	DATE	DESCRIPTION

AS-BUILT CHECK LIST

BOB ORACH PARK & WESTGATE CENTER
1800 WESTGATE ROAD, SANTA MARIA, CA
93433
19-002

LICENSED ARCHITECT
MICAH D. SMITH
33179
7/31/23
REN. DATE
STATE OF CALIFORNIA

Sheet: A17.1

Scale:

Date: JANUARY 19, 2023

City of Santa Maria Citywide Recreation and Park District Formation

Park Check List

Date June 2, 2022

Park Number - 21 Formerly Westgate Park - rededicated in 2017

Park Name - Bob Orach Park & Neighborhood Community Center (Formerly Westgate Park) Age of Park: 2002 shown Google images Neighborhood Community Center - not a part of Assessment

Park Address:1800 Westgate Rd. Size of Park: 7-acres

Discipline	Park Element	Condition and Year Installed (if known)	Repair or Replace	Cost to Repair or Replace	Type of Maintenance Required	Frequency of Maintenance	Annual Cost of Maintenance	Life Expectancy	Brief Description	Comments/Concerns
Civil										
	Utilities - Storm Drain Inlets								(3) Storm drain pipe outlets to grass fields need to be cleaned, remove debris and built-up sediment, add trash rack, grade the outfall area to allow water to flow toward the park and not pond at the pipe outlet.	Ongoing maintenance to keep outlets clean
	Utilities - Stormdrain Lines									
	Utilities - Stormdrain Concrete Swales									Clean as needed.
	Utilities - Water Lines & Backflow								Present. In good condition	
	Utilities - Sewer Lines & Cleanouts								Present. In good condition	
	Utilities - Dry Utility Boxes									
	Parking - Surface								no parking lot	
	Parking - Striping								no parking lot	
	Parking - Stall Count (is it adequate?)								no parking lot	
	Parking - ADA Stalls								no parking lot	
	Parking - ADA Ramps and Domes								no parking lot	
	Parking - ADA Signs (at stalls & entrance)								no parking lot	
	Parking - Wheel Stops								no parking lot	
	Trash Enclosure - Walls								22.7' x 6.6' trash enclosure	Trash enclosure may be associated with the school
	Trash Enclosure - Pilasters									
	Trash Enclosure - Gates - CL									
	Trash Enclosure - Surface									
	Trash Enclosure - Containers									
	Concrete Sidewalks Within Park								ramp to playground 8.65%, not ADA complaint, large cracks in concrete near playground entrance	
	Concrete Sidewalks - ADA Ramps at Street								SE and SW ramp grades not compliant, needs DWS, sidewalk lifting from roots on west side of park - asphalt used to fill grade difference, NW ramp needs DWS	
	Concrete Sidewalks - Bollards - Number									
	Decomposed Granite Walk - Surface								Depressions	Resurface DG as needed with stabilized DG
	Decomposed Granite Walk - Concrete Curb									
	Chain Link Fence along School PL									
	Two Rail Wood Fence along Perimeter								Missing a few railings and posts along Bethel Ln	
	Two Rail Wood Fence w/ Welded Wire - Soccer Field Perimeter									
	Two Rail Concrete Fence at Westgate Entrances	Good							At Westgate Rd Entrances	
	ADA Accessibility								Non-accessible drinking fountain	
	Signs - Park Monument Signs - Number - 1								Park sign at SW corner, monument plaque	
	Signs - Park Informations Signs - Number - 1									
	Recommended New Amenities									
	Boulders								In open areas between fencing on perimeter	
Landscape										
	Plantings - Grass	Poor							Dry Patches - Irrigation coverage problems	Change small grass areas in between concrete walks to planters - add tree/low growing shrubs
	Plantings - Trees	Satisfactory							Re-stake as needed	
	Plantings - Shrubs/Groundcovers	Satisfactory								Replenish mulch as needed to maintain 3" layer in planting areas.
	Plantings - Concrete Mow Band									
	Irrigation - Backflow - Caged									
	Irrigation - Pipes									
	Irrigation - Valves									
	Irrigation - Heads - spray and rotor	Fair								Adjust Spray Coverage All Grass areas & soccer field
	Irrigation - Controller									
	Irrigation - Weather Station									
	Soccer Field - Number of Fields -1	2005								
	Soccer Field - Turf Surface	Poor							Shows wear and many dry patches	Aerate, fertilize, re-seed.
	Soccer Field - Goals - portable									
	Picnic Area - Number of Group Areas - 3								Area 1 - no overhead - 1 table - 2 pads (missing 1 table) BBQ, DG Pad, Concrete Edging Area 2 - Wood Arbor Stacked Stone Columns - 2 square tables - 1 damaged, BBQ, Concrete Pad Area 3 - Wood Arbor Stacked Stone Columns - 2 Tables, BBQ, Concrete Pad	
	Picnic Area - Number of Individual Areas									

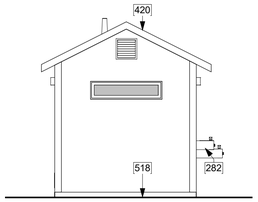
	Picnic Area - Tables - Metal - Rectangular - 3	Poor							Area 1 missing 1 table, Area 2 1 damaged table	Replace 1 missing table (Area 1) and 1 damaged (Area 3)
	Picnic Area - Tables - Metal - Square- 2	Poor							1 damaged	Replace 1 damaged table
	Picnic Area - BBQ Pits Single - 3	Satisfactory								
	Picnic Area - Shade Structures									
	Picnic Area - Surfacing									
	Playground - Number of Playgrounds - 1									
	Playground - Designed to what age? All ages									
	Playground - Surfacing - EWF	Failing							EWF levels low, ADA Ramp Exposed	Add line on equipment to indicate required EWF level, replenish EWF. Change to rubberized tile when redo play equipment
	Playground - Concrete Curb								Large Chipped Edges	
	Playground - Equipment	Failings, 20+ years old							Original equipment - paint worn in several areas	
	Benches - Metal - Custom Santa Maria Logo - 2	Failings							Corroded, Exposed Rough Edges	Replace
	Benches - Number									
	Trash Receptacles - Roller - 5 Trash, 1 Recycle									
	Trash Receptacles - Number									
	Drinking Fountains - Number - 2	Fair								
	Dog Water - Number - 0									
	Dog Bag Dispenser - Number - 1	Good								
	Bike Racks - Number of Bike Stalls - 0									
	Bollards - Metal - Removable - 6	Failings							2 @ Westgate path missing	Install/Replace 2 missing bollards
	Outdoor Chalkboards (or wall w/chalkboard paint)									Park sidewalks @ playground colored w/ chalk. Add outdoor art area
Electrical										
	Lighting - Poles - 8	Good			Touch up paint	5-7 years			LED poles lights	Located at parking area around Community Center. The poles appear in fair condition could use some touch up painting to slow corrosion. The LED fixture heads are in okay condition.
	Lighting - Bollards - 11	Poor	Replace	$40,000					Concrete bollards	Several of the heads are loose or missing. It is recommended to replace these with new concrete LED bollards.
	Lighting - Shade Structure	Fair							Overhead lights	There is no immediate need to replace these fixtures, but should be done as part of any bollard lighting replacement.
	Lighting - Building	Fair	Replace	$25,000	Replace bulbs	3-5 years			Office and Restroom lights	Lighting is mostly fluorescent fixtures at the building. There would benefit from reduced energy cost and maintenance with LED replacements/retrofits.
	Lighting - Controls - Park	Good								Exterior lighting controls appear to be a combination of time clock with photocells. There are no recommendations to the lighting controls for this site. Future lighting would also need automatic lighting controls such as time clock and photocell controls.
	Electrical - Service - Pedestal	Good			Clean Heading	Yearly			Metered pedestal	The service pedestal is in okay condition and well labeled, however two mice appear to have been electrocuted in in the distribution panel and should be cleared out. Opening within the panel should be sealed up using some wire mesh to prevent rodents from getting into the pedestal in the future and causing electrical issues. Additionally, shrubs in front of the pedestal have grown close to pedestal such that there is no longer adequate clearance around the pedestal. Shrubs should be trimmed back 4ft feet from the pedestal.
Architectural										
	Overhead Trellis Structures - Number : (3)	Good								
	Overhead Trellis Structures - Wood	Good								
	Overhead Trellis Structures - Pilasters - Stacked stone w/CMU cap	Good	Repair or Replace		Repair or replace stones				Portions of faux stone wall cladding missing or damaged at SW trellis structure.	
									Exposed joist hangers at pilasters on east trellis structure.	Joist hangers remain after removal of former wood structure, possibly fence. These matal joist hangers have sharp metal edges that could cause injury.
	Overhead Trellis Structures - Beams, Rafters, Lattice	Fair	Repair		Repair or Replace beams and				Water damage.	Repair / replace wood framing as needed due to water
	Restrooms - Exterior	Fair	Repair / Replace		Replace trim				Exterior siding & trim in need of repair.	
		Fair	Repair						Improper or missing flashing at wall sill.	Finishes and framing in close contact with grade or
	Restrooms - trellis	Good			Paint				Touch-up paint as required.	
		Poor	Repair		Repair				Significant water damage at roof.	Significant repairs required at roof structure, fascia and soffits due to failed waterproofing.
		Poor	Repair		Repair				Downspout missing from NW corner.	Replace missing & damaged portions of downspout at NW corner of Westgate center.

		Poor	Repair		Repair				Significant water damage at roof.	Inspect for water intrusion at roof.
	Westgate Center - Exterior storage space	Poor	Repair		Repair					Evidence of rodent nesting within building wall observed at NE side of Westgate center.
	Westgate Center - Pergola	Good	Repair		Paint				Touch-up paint as required.	
	Westgate Center - Interior	Good	Repair							
		Fair	Repair		Repair				Modular inter-connection damage.	Trim repairs required at interior surfaces of modular inter-connections.
		Good	Repair		Repair				Some acoustic ceiling tiles damaged.	Inspect for possible water intrusion at roof.
	Westgate Center - Restroom	Fair	Repair		Repair				Bottom of restroom door scraping floor surface.	
	Restroom - Fixtures -								Toilet paper dispenser and toilet seat cover dispenser non-compliant.	Relocate per current CBC Sec. 11B-604. Maintain min. 1.5" clearance to bottom of grab bar & 12" clear above grab bar, per current CBC Sec. 11B-604.

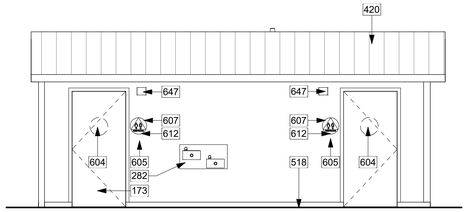
ROBERT ACQUISTAPACE PARK

1921 SOUTH WESTERN AVE., SANTA MARIA, CA 93433

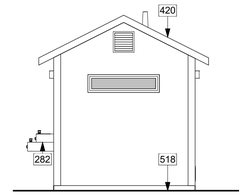
A 3D PERSPECTIVE - RESTROOM



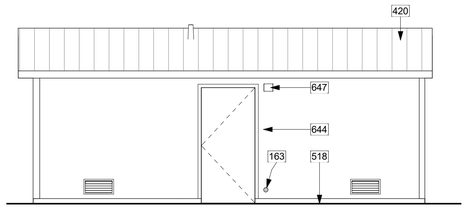
3 LEFT ELEVATION (SOUTH)
1/4" = 1'-0"



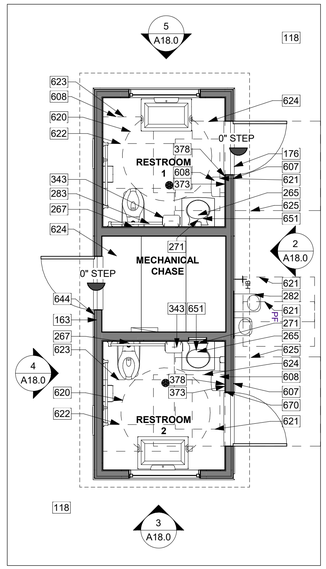
2 FRONT ELEVATION (EAST)
1/4" = 1'-0"



5 RIGHT ELEVATION (NORTH)
1/4" = 1'-0"



4 REAR ELEVATION (WEST)
1/4" = 1'-0"



1 EXISTING FLOOR PLAN
1/4" = 1'-0"

PROPOSED TRASH ENCLOSURE

NORTH

RESTROOMS

GENERAL DESCRIPTION OF PARK BUILDINGS AND SHADE STRUCTURES

This architectural assessment is limited to the structures identified within this architectural assessment package.

Restroom: Wood framed building with fiber-cement siding and standing seam metal roofing, generally in good condition. Light maintenance required. Various accessibility compliance issues to be addressed per ADA Title II and CBC Chapter 11B. Non-accessible physical barriers are noted with associated keynotes and park checklist.

BUILDING INFORMATION

BUILDING AREA CALCULATION (GROSS SQUARE FEET):

EXISTING BUILDINGS & SHADE STRUCTURES SURVEYED FOR THIS PARK: 162

RESTROOMS: 162

KEYNOTES

118	(E) CONCRETE WALK WAY
163	3" DIAMETER HOLE CUT OUT INTO THE SIDING LEADING TO INTERIOR CHASE, WILL NEED TO BE COVERED OR SCREENED FOR PEST EXCLUSION & WATERPROOFING
173	DOOR IS DAMAGED, REPAIR AS NEEDED
176	1/2" WIDE CONCRETE FLATWORK CONTROL JOINT. FILL AS NEEDED FOR COMPLIANCE WITH CURRENT CBC CH. 11B-302.3
265	SINK PLUMBING REQUIRED TO BE COVERED TO PROTECT WHEELCHAIR USERS FROM LEGKNEE INJURY, PER CURRENT CBC SEC. 11B-606
267	NON-COMPLIANT FLUSH VALVE LEVER (HEIGHT & LOCATION), REPLACE & MAINTAIN REQUIRED GRAB BAR CLEARANCE, PER CURRENT CBC SEC. 11B-604.
271	HAND SINK FAUCET PUSH VALUE SHOULD FLOW FOR A MINIMUM 10 SECONDS & SHOULD TAKE NO MORE THAN 5 LBS OF FORCE TO OPERATE, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-606 & 309
282	WATER FOUNTAIN NON-COMPLIANT, ALCOVE OR RAILING REQUIRED, SINK EXCEEDS MAX. 4" PROJECTION INTO PATH OF TRAVEL, PER CURRENT CBC SEC. 11B-602 & CBC SEC. 11B-403
283	REAR GRAB BAR NON-COMPLIANT, SHALL COMPLY WITH CURRENT CBC SEC. 11B-604.5.2 & 11B-609.4
343	PAPER TOWEL DISPENSER NON-COMPLIANT, RELOCATE PER CURRENT CBC SEC. 11B-604. CAN NOT BE PLACED ABOVE THE GRAB BAR, PER 2010 ADAAG & CURRENT CBC SEC. 11B-604
373	EXIT SIGNAGE WITH BRAILLE REQUIRED, PER CURRENT CBC SEC. 11B-703
378	DOOR RELEASE PUSH BUTTON SIGNAGE WITH BRAILLE REQUIRED, SEE CURRENT CBC SEC. 11B-703
420	ROOFING - STANDING SEAM METAL
518	FINISHES & WOOD FRAMING IN CLOSE CONTACT WITH GRADE MAY BE SUSCEPTIBLE TO EARLY DETERIORATION. MIN. 2" CLEARANCE CONCRETE (FLATWORK) TO WOOD (FRAMING, SIDING, TRIM, ETC.) AND MIN. 8" EARTH TO WOOD
604	UNISEX ADA RESTROOM DOOR-MOUNTED SIGN, REMOVED FROM DOOR. REPLACE PER CURRENT CBC SEC. 11B-703
605	INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) - WALL SIGNAGE MISSING. REPLACE PER CURRENT CBC SEC. 11B-703
607	REMOVE ADA DOOR SIGN FROM WALL, REPLACE WITH ADA WALL SYMBOL FOR UNISEX ACCESSIBLE RESTROOM, PER CURRENT CBC SEC. 11B-703
608	RELOCATE TRASH CAN OUT OF REQUIRED ACCESSIBLE LEVEL & CLEAR MANEUVERING FLOOR AREA. PER CURRENT CBC SEC. 11B-604
612	BRAILLE CHARACTERS REQUIRED FOR WALL SIGNAGE, PER CURRENT CBC SEC. 11B-703
620	60" DIA. CLEAR AND LEVEL WHEELCHAIR TURNING SPACE, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-305
621	30" X 48" CLEAR FLOOR SPACE, PER 2010 ADAAG, CURRENT CBC SEC. 11B-305
622	48" X 56" CLEAR FLOOR SPACE AROUND TOILET, SEE 2010 ADAAG (IF CONSTRUCTED PRIOR TO 2010). IF CONSTRUCTED IN 2010 OR LATER, 56" X 60" CLEAR FLOOR SPACE REQUIRED AROUND TOILET, PER CURRENT CBC SEC. 11B-305
623	48" X 60" MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET, PER CURRENT CBC SEC. 11B-604
624	48" X 48" PUSH SIDE LEVEL AND CLEAR MANEUVERING SPACE AT DOOR (IF DOOR HAS CLOSER AND LATCH), PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
625	60" X 60" PULL SIDE LEVEL AND CLEAR MANEUVERING SPACE AT DOOR, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
644	"EMPLOYEE ONLY" SIGNAGE WITH BRAILLE REQUIRED ON WALL NEXT TO DOOR (LATCH SIDE), PER CURRENT CBC SEC. 11B-703
647	LIGHT FIXTURES NON-COMPLIANT WITH MAX. 4" PROJECTION INTO PATH OF TRAVEL, TYP., PER CURRENT CBC SEC. 11B-403
651	SINK SET TOO LOW FOR KNEE CLEARANCE, PER CURRENT CBC SEC. 11B-305
670	EXIT SIGNAGE DEMONSTRATING HOW TO GET OUT IF LOCKED WITH BRAILLE REQUIRED, PER CURRENT CBC SEC. 11B-703

WALL LEGEND

(E) INTERIOR - WOOD FRAMED WALL w/ GYP BOARD & F.R.P. FINISH @ RESTROOM SIDE

(E) EXTERIOR - WOOD FRAMED WALL w/ GYP BOARD & F.R.P. INTERIOR FINISH & FIBER-CEMENT WALL PANEL EXTERIOR FINISH

City of Santa Maria Citywide Recreation and Park District Formation

Park Check List										
Date June 6, 2022										
Park Number - 22		Need clarification for special events infrastructure required								
Park Name - Robert Acquistapace Park	Age of Park: 2021 - 1 year									
Park Address: 1970 Biscayne St	Size of Park: 8 acres (346,944 sf)	Public entity facilities are covered by Title II of the Americans with Disabilities Act. (https://www.ada.gov/taman2.html#II-1.1000)								
	This architectural assessment is limited to the structures identified within this architectural assessment package.									
General Condition of Building :	Restroom: Wood framed building with fiber-cement siding and standing seam metal roofing, generally in good condition. Light maintenance required. Various accessibility compliance issues to be addressed per ADA Title II and CBC Chapter 11B. Non-accessible physical barriers are noted with associated keynotes and park checklist.									
Discipline	Park Element	Condition and Year Installed (if known)	Repair or Replace	Cost to Repair or Replace	Type of Maintenance Required	Frequency of Maintenance	Annual Cost of Maintenance	Life Expectancy	Brief Description	Comments/Concerns (Refer to plans and keynotes for additional information.)
Architectural										
	Restroom - Number of Buildings : (1)	2021								
	Restroom - Structure - Prefab	Good	Repair		Fill threshold gap					There is a 1/2" gap at threshold that needs to be filled.
									Structure and exterior finishes.	Finishes and wood framing in close contact with grade or concrete flatwork may be susceptible to early deterioration. Min. 2" clearance concrete (flatwork) to Wood (framing, siding, trim, etc.) and min. 8" earth to wood. Slope earth away from structure 5% for 10'. Slope flatwork away from structure 2%.
	Restroom - Roof	Good								
	Restroom - Fixtures	Good			Accessibility				Plumbing fixture accessibility.	Flush valve should be no more than 44 inches from the floor and located on the open side of the toilet away from the wall side, & should take no more than 5 lbs of force to operate. Grab bar and toilet paper dispenser non-compliant. Replacement shall be per current CBC Sec. 11B-604.
					Accessibility				Sinks non-compliant.	Sink plumbing required to be covered and protected underneath, per current CBC, Sec. 11B-606. Sink set too low for knee clearance, per current CBC Sec. 11B-305. Sink push faucet should pour for a minimum 10 seconds & should take no more than 5 lbs of force to operate, per current CBC, Sec. 11B-606 & 309.
	Restroom - Finishes	Fair	Repair		Paint				Walls marred by graffiti.	Touch-up paint as required.
	Restroom - Lighting	Good								
	Restroom - Plumbing Chase	Good	Repair		Cover hole				3" diameter hole penetration (presumably for former vending machine power)	Cover or screen for pest exclusion & waterproofing.
					Accessibility					"EMPLOYEE ONLY" signage with braille required on wall next to Mechanical chase door, per current CBC Sec. 11B-703.
	Restroom - Windows	Fair	Repair		Clean				Windows marred by graffiti.	
	Restroom - Doors	Fair	Replace		Replace door, paint				Damaged door ; Non-compliant.	Both doors missing door-mounted ADA signage, replace per current CBC Sec. 11B-703. Wall signs require raised and braille characters. Add exit signage with braille for all doors and push button signage, per current CBC Sec. 11B-703. Touch-up paint as required. Federal disabilities standards do not provide for a maximum pressure for opening exterior doors. Upon replacement of door closers, current CBC would apply.

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REVISION SCHEDULE

DELTA	DATE	DESCRIPTION

EXISTING FLOOR PLAN / ELEVATIONS - RESTROOM

ROBERT ACQUISTAPACE PARK
1921 SOUTH WESTERN AVE., SANTA MARIA, CA 93433
19-002

LICENSED ARCHITECT MICAH D. SMITH C33179 7/31/23 REN. DATE STATE OF CALIFORNIA

Sheet: A18.0

Scale: 1/4" = 1'-0"

Date: JANUARY 19, 2023

City of Santa Maria Citywide Recreation and Park District Formation

Park Check List

Date June 6, 2022

Park Number - 22

Need Clarification for special events infrastructure required

Park Name - Robert Acquistapace Park

Age of Park: 2021 - 1 year

Park Address: 1970 Biscayne St

Size of Park: 8 acres (346,944 sf)

Discipline	Park Element	Condition and Year Installed (if known)	Repair or Replace	Cost to Repair or Replace	Type of Maintenance Required	Frequency of Maintenance	Annual Cost of Maintenance	Life Expectancy	Brief Description	Comments/Concerns
Civil										
	Utilities - Storm Drain Inlets								NE outlet grate needs lock, NW 24" outlet grate missing, SW outlet needs rock and repair at outlet area	
	Utilities - Stormdrain Lines									
	Utilities - Water Lines & Backflow								Present. Appear to be in good shape.	
	Utilities - Sewer Lines & Cleanouts								Present. Appear to be in good shape.	
	Utilities - Dry Utility Boxes									
	Parking - Surface								new asphalt parking	
	Parking - Striping								new striping	
	Parking - Stall Count (is it adequate?)								24 standard stalls	
	Parking - ADA Stalls								2 ADA stalls, no direct access from ada stalls to play area	
	Parking - ADA Ramps and Domes								good ramps, DWS good	
	Parking - ADA Signs (at stalls & entrance)								ADA signs good	
	Trash Enclosure - Walls									
	Trash Enclosure - Gates									
	Trash Enclosure - Surface									
	Trash Enclosure - Containers									
	Concrete Sidewalks Within Park								1 accessible picnic area	
	Concrete Sidewalks - ADA Ramps at Corners								ada ramps along sidewalk good, ramp to playground slope too steep 14%	
	Decomposed Granite Sidewalks Within Park								some depression due to irrigation overspray	DG will require continual maintenance for ADA accessibility
	Decomposed Granite Sidewalk Edging - Concrete								DG separating from concrete, maintenance needed, soft/wet DG areas	
	Grasscrete- Access Road to Basin								End of Sidewalk & parallel to sidewalk @ parking	Consider replacing section between picnic concrete walk and parking lot with driveable pavers or solid material as not clear to users it is ADA accessible
	Concrete Flatwork									
	CMU Walls									
	PIP Seat Wall - Playground sidewalk perimeter								Natural concrete w/ concrete anti skateboard guards	
	Fencing - Vinyl 2 Rail @ Perimeter								Along Sonya Lane & Biscayne St	
	ADA Accessibility									
	Signs - Park Monument Signs - Number - 1									
	Signs - Park Informations Signs - Number									
	Recommended New Amenities									
Landscape										
	Plantings - Grass	Poor							Uneven, dry patches	Mario advised soil was not prepared properly during initial installation. Problems with percolation due to soil compacted. Adding compost and amendments to improve.
	Plantings - Trees									
	Plantings - Shrubs/Groundcovers	Good							Mulch levels good	Amend/augment yearly or as needed.
	Irrigation - Backflow in cage	Good								
	Irrigation - 2" Booster Pump - Encl, - Rainbird	Poor							Question regarding whether pump installed after BF or before	Irrigation system should be analyzed by irrigation specialist.
	Irrigation - Pipes	Poor							Main and laterals undersized, requiring programs be run separately or insufficient water pressure (even with booster pump)	Need to evaluate whether additional Water Meter or Pump should be added, refer to Booster Pump comments.
	Irrigation - Valves									

	Irrigation - Heads - spray and rotor	Poor							Overspray onto DG Areas and basketball court	Relocate and adjust spray heads as needed.
	Irrigation - Drip emission devices								In planter areas	
	Irrigation - Controller - Toro									
	Irrigation - Weather Station									
	Soccer Field - 1									
	Soccer Field - Surface - Grass	Satisfactory							Patchy due to poor soil quality and overuse.	Continue aerating and amending with compost on a regular basis.
	Soccer Goals - 2 - Portable	Good								
	1/2 Basketball Courts - Number of Courts - 2									
	1/2 Basketball Courts - Surface	Satisfactory							Puddling on courts due to overspray.	Adjust irrigation heads to not spray courts
	1/2 Basketball Courts - Striping/Surface Paint	Good								
	1/2 Basketball Courts - Backstops and Nets	Good								
	Picnic Area - Number of Group Areas - 1	Fair							3 Tables on Concrete Pads - only 1 table has access/path	Add Concrete walk from public sidewalk, connecting 3 tables, make all ADA compliant
	Picnic Area - Tables - Concrete - 3	Good								Consider adding shade cover over picnic area
	Picnic Area - BBQ Pits-3	Good								
	Picnic Area - Surfacing - Concrete Pads	Good								
	Playground - Designed to what age? All									
	Playground - Number of Playgrounds - 1									
	Playground - Surfacing - EWF	Failing							EWF Level too low, ADA ramp exposed	Replenish EWF to proper levels. Add line to equipment to indicate required levels.
	Playground - ADA Ramp								Slope exceeds 8.33%	Replace
	Playground - Equipment	Good, 2021							Includes music station	
	Benches - Number -0									
	Trash Receptacles - Concrete - 3	Good								
	Drinking Fountains - Number - 1	Good								
	Dog Water - Number - 0									
	Dog Bag Dispenser - Number - 2	Good								
	Bike Racks - Number of Bike Stalls -0									
	Bollards - Metal- 16	Good							Surround Electrical panel /Irrigation Equipment	
	Bollards - Metal- Removable - 2	Good								
Electrical										
	Lighting - Bollards - 5	Good								
	Electrical - Service Panels	Good								
	Lighting - Sports Lights - none	Poor								Add sport lights at Basketball courts
Architectural										
	Restroom - Number of Buildings : (1)	2021								
	Restroom - Structure - Prefab	Good	Repair		Fill threshold gap					There is a 1/2" gap at threshold that needs to be filled.
									Structure and exterior finishes.	Finishes and wood framing in close contact with grade or concrete flatwork may be susceptible to early deterioration. Min. 2" clearance concrete (flatwork) to Wood (framing, siding, trim, etc.) and min. 8" earth to wood. Slope earth away from structure 5% for 10'. Slope flatwork away from structure 2%.
	Restroom - Roof	Good								
	Restroom - Fixtures	Good			Accessibility				Plumbing fixture accessibility.	Flush valve should be no more than 44 inches from the floor and located on the open side of the toilet away from the wall side, & should take no more than 5 lbs of force to operate. Grab bar and toilet paper dispenser non-compliant. Replacement shall be per current CBC Sec. 11B-604.
					Accessibility				Sinks non-compliant.	Sink plumbing required to be covered and protected underneath, per current CBC, Sec. 11B-606. Sink set too low for knee clearance, per current CBC Sec. 11B-305. Sink push faucet should pour for a minimum 10 seconds & should take no more than 5 lbs of force to operate, per current CBC, Sec. 11B-606 & 309.
	Restroom - Finishes	Fair	Repair		Paint				Walls marred by graffiti.	Touch-up paint as required.

	Restroom - Lighting	Good								
	Restroom - Plumbing Chase	Good	Repair		Cover hole				3" diameter hole penetration (presumably for former	Cover or screen for pest exclusion & waterproofing.
					Accessibility					"EMPLOYEE ONLY" signage with braille required on wall next to Mechanical chase door, per current CBC Sec. 11B-703.
	Restroom - Windows	Fair	Repair		Clean				Windows marred by graffiti.	
	Restroom - Doors	Fair	Replace		Replace door, paint				Damaged door ; Non-compliant.	Both doors missing door-mounted ADA signage, replace per current CBC Sec. 11B-703. Wall signs require raised and braille characters. Add exit signage with braille for all doors and push button signage, per current CBC Sec. 11B-703. Touch-up paint as required. Federal disabilities standards do not provide for a maximum pressure for opening exterior doors. Upon replacement of door closers, current CBC would apply.

City of Santa Maria Citywide Recreation and Park District Formation

Park Check List

Date June 29, 2022

Park Number - 23

Park Name - Enos House and Park

Age of Park: Under Construction

Park Address: 1851 Bradley Rd.

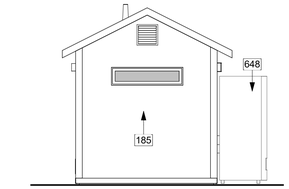
Size of Park: 6.5-acres (175794 sf)

Discipline	Park Element	Condition and Year Installed (if known)	Repair or Replace	Cost to Repair or Replace	Type of Maintenance Required	Frequency of Maintenance	Annual Cost of Maintenance	Life Expectancy	Brief Description	Comments/Concerns
Civil										
	Utilities - Storm Drain Inlets									Standing Water noted. Repair rip-rap areas in front of outlets.
	Utilities - Stormdrain Lines									
	Utilities - Water Lines & Backflow									
	Utilities - Sewer Lines & Cleanouts									
	Utilities - Dry Utility Boxes									
	Decomposed Granite Access Drive									
	Retaining Walls at Parking Lot									In good shape.
	Retaining Walls at Basin									In good shape.
	Chain Link Fence - North Perimeter									
	ADA Accessibility									No ADA access to the basin area. Site is being remodelled by City.
	Signs - Park Monument Signs - Number									
	Signs - Park Informations Signs - Number									
	Recommended New Amenities									
Landscape										
	Plantings - Grass	Fair							In Basin - dry/bare patches	Adjust irrigation spray heads. People using as a dog park
	Plantings - Trees									
	Plantings - Shrubs/Groundcovers	Poor							Slopes at basin - erosion control - additional wattle may be required until plants cover slope. Weeds/mustard(invasive) prevalent	Weed regularly. Install additional erosion control as needed.
	Irrigation - Backflow - caged									
	Irrigation - Pipes									
	Irrigation - Valves									
	Irrigation - Heads - spray and rotor	Poor							Coverage issue in grass areas.	Adjust heads as needed.
	Irrigation - Drip emission devices	Poor							On slopes, drip lines exposed	Tack down as needed. Cover with mulch.
	Irrigation - Controller - Rainbird									
	Irrigation - Weather Station									
Electrical										
	Lighting - Poles									
	Lighting - Service Panels									
	Electrical Service Plugs									
Architectural										
	None									

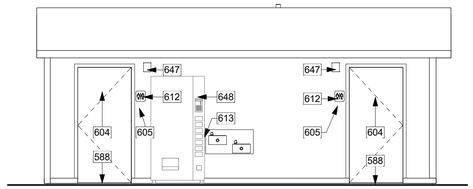
FLETCHER PARK

2200 SOUTH COLLEGE DR., SANTA MARIA, CA 93433

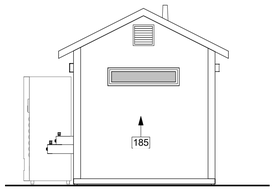
A 3D PERSPECTIVE - RESTROOMS



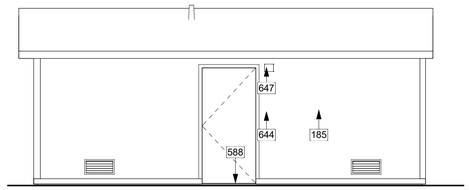
3 LEFT ELEVATION (SOUTH) - RESTROOMS
1/4" = 1'-0"



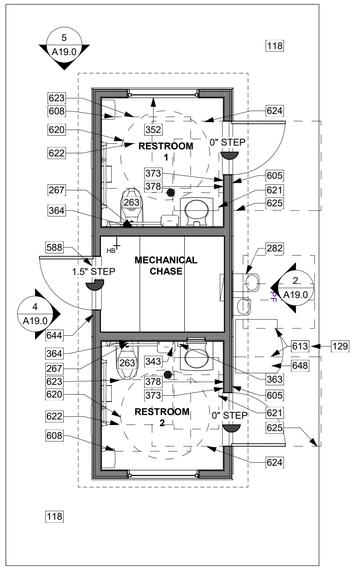
2 FRONT ELEVATION (EAST) - RESTROOMS
1/4" = 1'-0"



5 RIGHT ELEVATION (NORTH) - RESTROOMS
1/4" = 1'-0"



4 REAR ELEVATION (WEST) - RESTROOMS
1/4" = 1'-0"



1 EXISTING FLOOR PLAN - RESTROOMS
1/4" = 1'-0"

PROJECT NORTH
NORTH

SHADE STRUCTURE

RESTROOMS

WALL LEGEND

	(E) INTERIOR - WOOD FRAMED WALL w/ GYP BOARD & F.R.P. FINISH @ RESTROOM SIDE
	(E) EXTERIOR - WOOD FRAMED WALL w/ GYP BOARD & F.R.P. INTERIOR FINISH & FIBER-CEMENT WALL PANEL EXTERIOR FINISH

GENERAL DESCRIPTION OF PARK BUILDINGS AND SHADE STRUCTURES

This architectural assessment is limited to the structures identified within this architectural assessment package.

Restroom: Wood framed building with fiber-cement siding and standing seam metal roofing, generally in good condition. Interior maintenance required. Only one restroom will be required to be made accessible. Non-accessible physical barriers are noted with associated keynotes and park checklist.

Shade Structures: Shade structure with metal posts and fabric shade sails, generally in fair condition. There is rust at post bases and tops and fabric is tearing at connections. Lacks an accessible path of travel.

BUILDING INFORMATION

BUILDING AREA CALCULATION (GROSS SQUARE FEET):

EXISTING BUILDINGS & SHADE STRUCTURES SURVEYED FOR THIS PARK: 1062

SHADE STRUCTURE:	900
RESTROOM BLDG:	162

KEYNOTES

118	(E) CONCRETE WALK WAY
129	EXISTING VENDING MACHINE ENCROACHES AN ACCESSIBLE PATH OF TRAVEL THAT WILL BE LIMITED BY THE OVERHANG OF A PARKED VEHICLE AT THIS LOCATION PER CURRENT CBC SEC. 11B 405
185	EXTERIOR WALL MARRED BY GRAFFITI
263	TOILET, MISSING TOILET SEAT
267	NON-COMPLIANT FLUSH VALVE LEVER (HEIGHT & LOCATION), REPLACE & MAINTAIN REQUIRED GRAB BAR CLEARANCE, PER CURRENT CBC SEC. 11B-604.
282	WATER FOUNTAIN NON-COMPLIANT, ALCOVE OR RAILING REQUIRED, SINK EXCEEDS MAX. 4" PROJECTION INTO PATH OF TRAVEL, PER CURRENT CBC SEC. 11B-602 & CBC SEC. 11B-403
343	PAPER TOWEL DISPENSER NON-COMPLIANT, RELOCATE PER CURRENT CBC SEC. 11B-604. CAN NOT BE PLACED ABOVE THE GRAB BAR, PER 2010 ADAAG & CURRENT CBC SEC. 11B-604
352	BABY CHANGING STATION, REMOVED FROM WALL, REPLACE PER CURRENT CBC SEC. 11B-604
363	SOAP DISPENSER, DAMAGED, REPLACE PER CURRENT CBC SEC. 11B-604
364	SEAT COVER DISPENSER, REMOVED FROM WALL, REPLACE PER CURRENT CBC SEC. 11B-604
373	EXIT SIGNAGE WITH BRAILLE REQUIRED, PER CURRENT CBC SEC. 11B-703
378	DOOR RELEASE PUSH BUTTON SIGNAGE WITH BRAILLE REQUIRED, SEE CURRENT CBC SEC. 11B-703
588	1.5" THRESHOLD NON-COMPLIANT, MAX OF 1/4" THRESHOLD REQUIRED, PER 2010 ADAAG & CURRENT CBC SEC. 11B-303
604	UNISEX ADA RESTROOM DOOR-MOUNTED SIGN, REMOVED FROM DOOR. REPLACE PER CURRENT CBC SEC. 11B-703
605	INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) - WALL SIGNAGE MISSING. REPLACE PER CURRENT CBC SEC. 11B-703
608	RELOCATE TRASH CAN OUT OF REQUIRED ACCESSIBLE LEVEL & CLEAR MANEUVERING FLOOR AREA. PER CURRENT CBC SEC. 11B-604
612	BRAILLE CHARACTERS REQUIRED FOR WALL SIGNAGE, PER CURRENT CBC SEC. 11B-703
613	60"x60" PULL SIDE LEVEL AND CLEAR MANEUVERING SPACE AND 30" X 48" CLEAR FLOOR SPACE, OBSTRUCTED BY THE VENDING MACHINE. NON-COMPLIANT WITH 2010 ADAAG, CURRENT CBC SEC. 11B-404 & CH. 11B-305
620	60" DIA. CLEAR AND LEVEL WHEELCHAIR TURNING SPACE, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-305
621	30" X 48" CLEAR FLOOR SPACE, PER 2010 ADAAG, CURRENT CBC SEC. 11B-305
622	48" X 56" CLEAR FLOOR SPACE AROUND TOILET, SEE 2010 ADAAG (IF CONSTRUCTED PRIOR TO 2010). IF CONSTRUCTED IN 2010 OR LATER, 56" X 60" CLEAR FLOOR SPACE REQUIRED AROUND TOILET, PER CURRENT CBC SEC. 11B-305
623	48" X 60" MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET, PER CURRENT CBC SEC. 11B-604
624	48" X 48" PUSH SIDE LEVEL AND CLEAR MANEUVERING SPACE AT DOOR (IF DOOR HAS CLOSER AND LATCH), PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
625	60" X 60" PULL SIDE LEVEL AND CLEAR MANEUVERING SPACE AT DOOR, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
644	"EMPLOYEE ONLY" SIGNAGE WITH BRAILLE REQUIRED ON WALL NEXT TO DOOR (LATCH SIDE), PER CURRENT CBC SEC. 11B-703
647	LIGHT FIXTURES NON-COMPLIANT WITH MAX. 4" PROJECTION INTO PATH OF TRAVEL, TYP., PER CURRENT CBC SEC. 11B-403
648	VENDING MACHINE NON-COMPLIANT WITH REACH RANGES, PER CURRENT CBC SEC. 11B-308

City of Santa Maria Citywide Recreation and Park District Formation

Park Check List	
Date June 6, 2022	
Park Number - 24	
Park Name - Fletcher Park	Age of Park: 2003 (Shows up 6/2003)
Park Address: 7200 College Dr.	Size of Park: 3-acres (132,608 sf)

Date May 25, 2022

Public entity facilities are covered by Title II of the Americans with Disabilities Act. (https://www.ada.gov/taman2.html#II-1.1000)

	This architectural assessment is limited to the structures identified within this architectural assessment package.
General Condition of Building:	Restroom: Wood framed building with fiber-cement siding and standing seam metal roofing, generally in good condition. Interior maintenance required. Only one restroom will be required to be made accessible. Non-accessible physical barriers are noted with associated keynotes and park checklist.
	Shade Structures: Shade structure with metal posts and fabric shade sails, generally in fair condition. There is rust at post bases and tops and fabric is tearing at connections. Lacks an accessible path of travel.

Discipline	Park Element	Condition and Year Installed (if known)	Repair or Replace	Cost to Repair or Replace	Type of Maintenance Required	Frequency of Maintenance	Annual Cost of Maintenance	Life Expectancy	Brief Description	Comments/Concerns (Refer to plans and keynotes for additional information.)
Architectural										
	Shade Structures - Number : (1)	Fair			Accessibility				Path of travel.	Lacks an accessible path of travel.
	Shade Structures - Posts	Fair	Repair		Repair, Prime & Paint				Metal posts rusting at bottoms and tops.	Provide rust inhibitor, prime and paint as needed.
	Shade Structures - Roof	Good								
	Shade Structure - Finish (paint/stain)	Good								
	Restroom - Number : (1)	Good								Finishes and wood framing in close contact with grade or concrete flatwork may be susceptible to early deterioration. Min. 2" clearance concrete (flatwork) to Wood (framing, siding, trim, etc.) and min. 8" earth to wood. Slope earth away from structure 5% for 10'. Slope flatwork away from structure 2%.
	Restroom - Doors	Fair	Repair		Accessibility					Threshold non-compliant, max of 1/4" threshold required, per current CBC, Sec. 11B-303. Touch-up paint as needed.
		Fair	Repair		Accessibility				Door closer, signage.	Signage to be replaced, add exit signage and permanent room identification with braille for all doors, per current CBC Sec. 11B-703. Federal disabilities standards do not provide for a maximum pressure for opening exterior doors & should take no more than 5 lbs of force to operate, per current CBC, Sec. 11B-606 & 309. Upon replacement of door closers, current CBC would apply.
	Restroom - Roof	Good								
	Restroom - Finish	Fair	Repair		Paint				Both interior and exterior marred by graffiti.	Touch-up paint as needed.
	Restroom - fixtures	Fair	Replace		Replace toilet seat				Toilet seat missing in both restrooms.	Replace missing toilet seat. Relocate toilet seat cover dispenser to an accessible location, per current CBC Sec. 11B-604.
		Fair	Replace		Replace dispenser				The soap dispenser damaged in the left restroom.	Replace damaged dispenser, per current CBC Sec. 11B-604.
		Poor	Replace		Replace lighting				Light non-operable	
									Baby changing station removed from wall.	Replace where required, install baby diaper changing station, per current CBC Sec. 11B-604, 307, 309 & 902.
	Restroom - Mechanical chase				Accessibility				Non-compliant 1.5" threshold; Doors marred by graffiti.	"EMPLOYEE ONLY" signage with braille required on wall next to mechanical chase door, per current CBC Sec. 11B-703.

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REVISION SCHEDULE

DELTA	DATE	DESCRIPTION

EXISTING FLOOR PLAN & ELEVATIONS - RESTROOMS

FLETCHER PARK
2200 SOUTH COLLEGE DR., SANTA MARIA, CA 93433
19-002

LICENSED ARCHITECT MICAH D. SMITH C 33179 7/31/23 REN. DATE STATE OF CALIFORNIA

Sheet: A19.0

Scale: 1/4" = 1'-0"

Date: JANUARY 19, 2023

City of Santa Maria Citywide Recreation and Park District Formation

Park Check List

Date May 25, 2022

Date June 6, 2022

Park Number - 24

Park Name - Fletcher Park

Age of Park: 2003 (Shows up 6/2003)

Park Address: 7200 College Dr.

Size of Park: 3-acres (132608 sf)

Discipline	Park Element	Condition and Year Installed (if known)	Repair or Replace	Cost to Repair or Replace	Type of Maintenance Required	Frequency of Maintenance	Annual Cost of Maintenance	Life Expectancy	Brief Description	Comments/Concerns
Civil										
	Utilities - Storm Drain Inlets									Present. Swale is in good condition. Embankment needs some repair where erosion is occuring.
	Utilities - Stormdrain Lines									
	Utilities - Water Lines & Backflow									Utility boxes need concrete collars at south DG parking, regrading of parking to protect boxes
	Utilities - Sewer Lines & Cleanouts								Present. Appear in good condition.	
	Utilities - Dry Utility Boxes									
	Parking - Surface									
	Parking - Striping									
	Parking - Stall Count (is it adequate?)									
	Parking - ADA Stalls									
	Parking - ADA Ramps and Domes									
	Parking - ADA Signs (at stalls & entrance)									
	Concrete Sidewalks Within Park									
	Concrete Sidewalks - ADA Ramps at Street									
	Concrete Curbs									
	Decomposed Granite Walk - Surface								Depressions - DG on bridge	Resurface DG as needed with stabilized DG
	Decomposed Granite Walk - Concrete Curb									
	Wrought Iron Fence along Perimeter Southside Parkway								Newer - tall - 5-6' tall, painted black	
	Wrought Iron Fence along Perimeter								Approx 36-42" High, black, 2 + Panels - bent/missing pickets along College and @ Parking lot entrance	Repair pickets or replace panels
	Wrought Iron Fence-TOS @ Ravine								Approx 42" High, black	Consider adding additional fencing along entire length of ravine to deter people entering ravine & stop bank erosion or replace all w/ new concrete 2 rail fencing
	2 Rail Fence & Posts								Located at small parking lot and Ravine TOS	Consider replacing with concrete 2 rail fencing
	Removable Bollard - Number - 1									
	ADA Accessibility									
	Signs - Park Monument Signs - Number - 1									
	Signs - Plaques - 1									
	Signs - Park Informations Signs - Number									
	Recommended New Amenities									
Landscape										
	Plantings - Grass	4-Poor	Repair						Bare patches	Aerate, re-seed, fertilize as needed.
	Plantings - Trees	5-Failing	Remove						Birch Tree	Trunk compromised due to direct spray from irrigation - remove
	Plantings - Shrubs/Groundcovers	3-Fair							Mulch levels low/non-existent	A 3" layer of mulch should be maintained in shrub plantings
	Irrigation - Backflow - not caged									
	Irrigation - Pipes									
	Irrigation - Valves									
	Irrigation - Heads - spray and rotor	4-Poor							Pop-up spray & Mid-range rotors, Overspray DG Paths	Adjust spray heads, relocate as needed
	Irrigation - Drip emission devices	1-Good							Trees - South and West	
	Irrigation - Controller-1									
	Irrigation - Weather Station									

	Picnic Area - Number of Group Areas - 1								Area 1 - Covered Shade sail, metal posts & beams-rusted, 5 metal tables, Double BBQ, DG Pad & Path with Concrete Edge	
	Picnic Area - Surface-DG w/Concrete Edging									
	Picnic Area - Tables - Metal - 7	4-Poor							Tables condition declining.	Will need replacement within 5 years
	Picnic Area - Serving Tables -0									Add Serving Table
	Picnic Area - BBQ Pits - Double - 1	1-Good								
	Picnic Area - Shade Structure - 1								See architectural report.	
	Picnic Area - Number of Individual Areas - 2									
	Picnic Area - Surfacing - DG w/ Concrete Edge									
	Picnic Area - Tables - Metal - 7	4-Poor							Tables condition declining.	Will need replacement within 5 years
	Playground - Number of Playgrounds - 1									
	Playground - Designed to what age? All									
	Playground - Surfacing - EWF & Rubberized Tile	5-Failing							EWF levels low, ADA Ramp exposed	Replenish EWF. Add line to equipment to indicate required EWF levels.
	Playground - Equipment	5-Failing							Original equipment	Scheduled to be replaced.
	Climbing Boulders - 3	5-Failing							EWF w/Concrete Curbs, EWF levels low	Clean up weeds @ inner edges, add EWF to proper levels
	1/2 Basketball Court - 1									
	1/2 Basketball Court - Surface									
	1/2 Basketball Court - Striping/Surface Paint	4-Poor							Striping - good, Paint - faded/discolored	
	1/2 Basketball Court - hoop - chain	2-Satisfactory								
	1/2 Basketball Court - Fencing - Coated CL w/ returns	1-Good							Along Southside Parkway edge	
	Skate Park								Removed - in process of being replaced	Not evaluated
	Skate Park Surface	1-Good							PIP Concrete Pad	
	Skate Park - Fencing - Coated Welded Wire	1-Good								
	Skate Park - Double Gate -Coated Welded Wire	1-Good								
	Skate Park - Man Gate - Spinning - Iron	2-Satisfactory								
	Pump Track - Surface - PIP Concrete	1-Good								
	Pump Track - CL Fencing - Coated	1-Good								
	Pump Track - CL Gate- Coated - 1	1-Good								
	Benches - Concrete - 3	1-Good							2 in Pump Track, 1 near climbing boulders	
	Trash Receptacles - Metal - 1	1-Good								
	Trash Receptacles - roller - 7 Trash, 1 Recycle									
	Drinking Fountains - Number - 2	1-Good								
	Dog Water - Number 0									
	Dog Bag Dispenser - Number- 2	1-Good							small parking lot & trail near Pump Track	
	Bike Racks - 1 with 10 stalls	5-Failing							Located at Pump Track, Missing most metal rails	Replace
	Decorative Boulders	1-Good								
Electrical										
	Lighting - Poles - 0									
	Lighting - Bollards - 0									No site lighting is present at the park but may benefit from adding approximately 10-15 bollards along the pathway and picnic areas.
	Lighting - Restroom	Exterior - Good Interior - Fair	Interior - Replace	$800	Replace bulbs Replace when vandalized	3-5 years			Exterior - LED Interior - Fluorescent	Some of the restroom exterior lighting have replaced or upgraded to LED wall packs. The interior restroom are fluorescent strip lights have been vandalized and should be replaced with LED strip lights. The mechanical chase light fixtures appear to use incandescent and/or fluorescent bulbs. LED replacements can reduce maintenance associated with bulb replacement and to also reduce energy usage.
	Lighting - Sports - Skate Park - 5, Basketball - 2	Good						10-15 Years	LED sports lighting	No recommended maintenance or replacement at this time.

	Lighting - Controls	Fair	Replace	$2,400	Add occupancy sensor lighting for restroom interior lighting.					Exterior lighting controls appear to be a combination of time clock with photocells. There are no recommendations to the lighting controls for this site. Future lighting would also need automatic lighting controls such as time clock and photocell controls. Interior lighting within the restroom mechanical chase
	Electrical - Service - Panelboard	Fair	Repair		Cleaning Touch up paint	3-5 years			Service Panel	The service panel is showing signs rust on interior panel covers if not mitigated. Interior panel covers may need to be replaced if rust cannot be sanded away. The panel should be painted to slow and prevent additional corrosion.
Architectural										
	Shade Structures - Number : (1)	Fair			Accessibility				Path of travel.	Lacks an accessible path of travel.
	Shade Structures - Posts	Fair	Repair		Repair, Prime & Paint				Metal posts rusting at bottoms and tops.	Provide rust inhibitor, prime and paint as needed.
	Shade Structures - Roof	Good								
	Shade Structure - Finish (paint/stain)	Good								
	Restroom - Number : (1)	Good								Finishes and wood framing in close contact with grade or concrete flatwork may be susceptible to early deterioration. Min. 2" clearance concrete (flatwork) to Wood (framing, siding, trim, etc.) and min. 8" earth to wood. Slope earth away from structure 5% for 10'. Slope flatwork away from structure 2%.
	Restroom - Doors	Fair	Repair		Accessibility					Threshold non-compliant, max of 1/4" threshold required, per current CBC, Sec. 11B-303. Touch-up paint as needed.
		Fair	Repair		Accessibility				Door closer, signage.	Signage to be replaced, add exit signage and permanent room identification with braille for all doors, per current CBC Sec. 11B-703. Federal disabilities standards do not provide for a maximum pressure for opening exterior doors & should take no more than 5 lbs of force to operate, per current CBC, Sec. 11B-606 & 309. Upon replacement of door closers, current CBC would apply.
	Restroom - Roof	Good								

City of Santa Maria Citywide Recreation and Park District Formation

Park Check List

Date May 25, 2022

Date June 6, 2022

Park Number - 25

Park Name - Marilyn Stanley Park

Age of Park: Shows up Goggle Map 5/2002

Park Address: 2600 La Costa Dr.

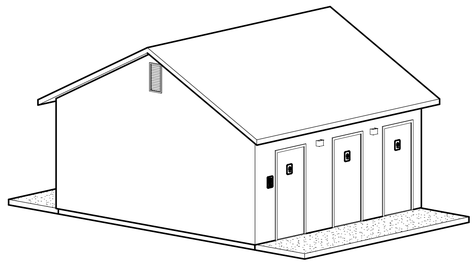
Size of Park: 2-acres

Discipline	Park Element	Condition and Year Installed (if known)	Repair or Replace	Cost to Repair or Replace	Type of Maintenance Required	Frequency of Maintenance	Annual Cost of Maintenance	Life Expectancy	Brief Description	Comments/Concerns
Civil										
	Utilities - Storm Drain Inlets									Present. Infrastructure appears in good condition. Clean out aprons of dirt/debris.
	Utilities - Stormdrain Lines									
	Utilities - Water Lines & Backflow									Present. Appear in good condition
	Utilities - Sewer Lines & Cleanouts									
	Utilities - Dry Utility Boxes									
	Concrete Flatwork Within Park									
	Decomposed Granite Walk - Surface									
	Decomposed Granite Walk - Concrete Curb								Entrance Curb shows Wear	
	CMU Perimeter/Seat Wall at Playground									
	CMU Mow Curb Behind Perimeter/Seat Wall at Playground								Valve Box Lid Elevation lower than curb	
	ADA Accessibility								NE and NW ada ramp landing non compliant, cross slope greater than 2% and no DWS, South bench is not accessible - add accessible concrete, perimeter sidewalk has cross slope of 3.5% which exceeds ADA	
	Signs - Park Monument Signs - 1									
	Signs - Park Information Signs - Number									
	Recommended New Amenities									
	Alley - curb & fencing									Check if this is maintained by Parks Department
Landscape										
	Plantings - Grass	3-Fair							Large grass area - a few dry spots, sparse areas	Check irrigation coverage. Aerate, re-seed, fertilize.
	Plantings - Trees	1-Good							Mature Trees	
	Plantings - Shrubs/Groundcovers	3-Fair							Mulch shrub planters.	
	Irrigation - Backflow - Not Caged									
	Irrigation - Pipes	3-Fair							Mainline location unknown, check system regularly as older piping.	Repair/replace as needed.
	Irrigation - Valves	4-Poor							Valve lid broken	Replace
	Irrigation - Heads - spray and rotor									
	Irrigation - Drip emission devices - none									
	Irrigation - Controller									Alley irrigation zone part of park system
	Irrigation - Weather Station									
	Picnic Area - Number of Individual Areas - 2									
	Picnic Area - Tables - Metal - 2	2-Satisfactory								
	Picnic Area - BBQ (none)									
	Picnic Area - Surfacing - DG									
	Playground - Number of Playgrounds - 1	Built prior to 2002								
	Playground - Designed to what age? - All									
	Playground - Surfacing - EWF	5-Failing							Low levels, ADA ramp exposed	Replenish EWF. Add lines to equipment to indicate required EWF levels.
	Playground - Equipment	5-Failing							Installed prior to 2002 - some sun fade	Needs replacement due to age
	Benches - Number - 2 Metal w/Vinyl (?) Coating	4-Poor							Legs rusted	Power wash, check for corrosion, repaint or replace depending on condition.
	Trash Receptacles - Roller - 1									
	Dog Water - Number -0									
	Dog Bag Dispenser - Number - 2	3-Fair							Faded but serviceable	
	Bike Racks - Number of Bike Stalls (none)									
	Bollards - Metal - Removable - 2								At Alley	
Electrical										

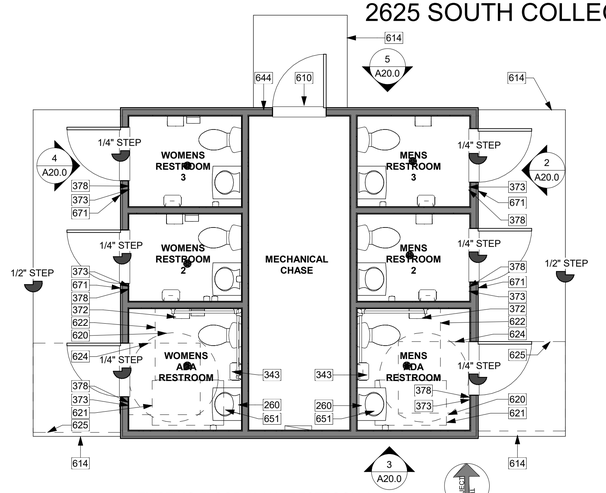
	Lighting - Bollards - 0									No site lighting is present at the park. If City desired site lighting it would require approximately 5-7 bollards along the pathway and around the playground.
	Electrical - Service - 0									Site electrical service appears to be a direct service to the irrigation controller without a meter. Any new site lighting would require a new service pedestal.
Architectural										
	None									

ROTARY C. PARK & ROBIN VENTURA FIELD

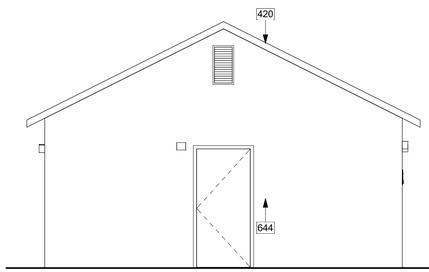
2625 SOUTH COLLEGE DR., SANTA MARIA, CA 93433



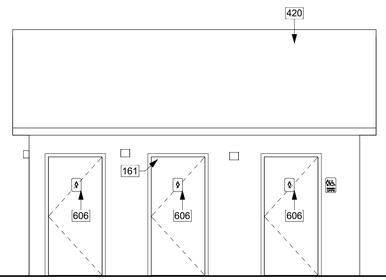
A 3D PERSPECTIVE - RESTROOM 1



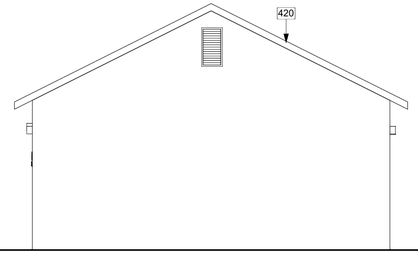
1 EXISTING FLOOR PLAN - RESTROOM 1
1/4" = 1'-0"



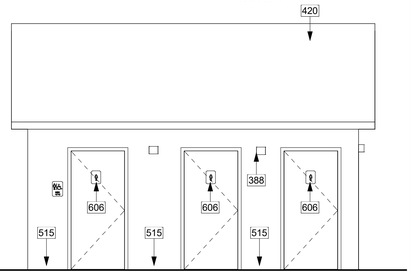
5 RIGHT ELEVATION (WEST) - RESTROOM 1
1/4" = 1'-0"



4 REAR ELEVATION (SOUTH) - RESTROOM 1
1/4" = 1'-0"

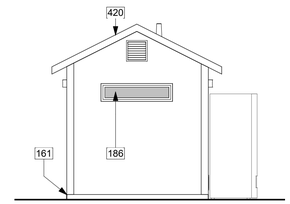


3 LEFT ELEVATION (EAST) - RESTROOM 1
1/4" = 1'-0"

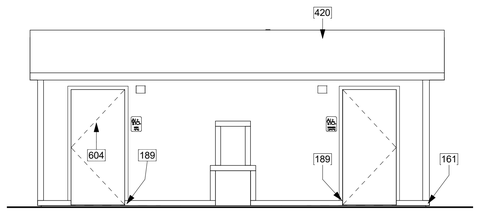


2 FRONT ELEVATION (NORTH) - RESTROOM 1
1/4" = 1'-0"

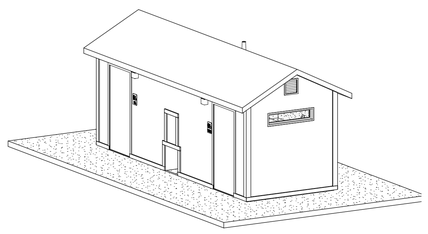
RESTROOMS 1



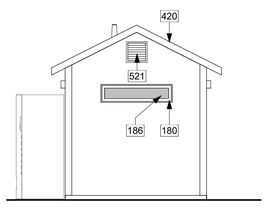
9 RIGHT ELEVATION (EAST) - RESTROOM 2
1/4" = 1'-0"



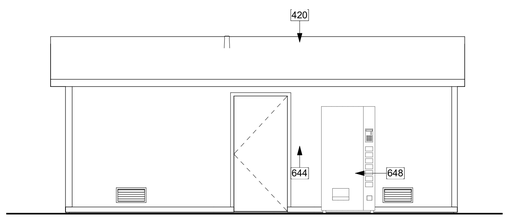
8 FRONT ELEVATION (SOUTH) - RESTROOM 2
1/4" = 1'-0"



B 3D PERSPECTIVE - RESTROOM 2

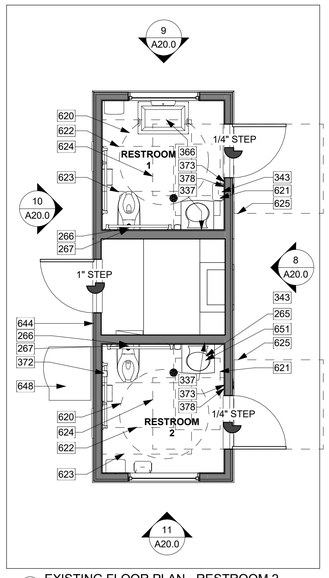


11 LEFT ELEVATION (WEST) - RESTROOM 2
1/4" = 1'-0"



10 REAR ELEVATION (NORTH) - RESTROOM 2
1/4" = 1'-0"

RESTROOMS 2



7 EXISTING FLOOR PLAN - RESTROOM 2
1/4" = 1'-0"

GENERAL DESCRIPTION OF PARK BUILDINGS AND SHADE STRUCTURES

This architectural assessment is limited to the structures identified within this architectural assessment package.

Restroom 1: Wood framed building with stucco siding and standing seam metal roofing, generally in good condition. Non-accessible physical barriers are noted with associated keynotes and park checklist.

Restroom 2: Wood framed building with fiber-cement siding and standing seam metal roofing, generally in good condition. Finishes and wood framing in close contact with grade may be susceptible to early deterioration caused by water and insects. Non-accessible physical barriers are noted with associated keynotes and park checklist.

Gazebo: Steel columns with steel framing. Steel railing and standing seam metal roof, generally in good to fair condition. Needs maintenance.

Shade structure: Steel columns with steel framing. Steel railing and standing seam metal roof, generally in good to fair condition. Needs maintenance.

BUILDING INFORMATION

BUILDING AREA CALCULATION (GROSS SQUARE FEET):

EXISTING BUILDINGS & SHADE STRUCTURES SURVEYED FOR THIS PARK: 3672

RESTROOM BUILDING 1:	361
RESTROOM BUILDING 2:	162
SHADE STRUCTURE:	2180
GAZEBO:	989

KEYNOTES

161	DOOR DAMAGED DUE TO VANDALISM
180	WINDOW TRIM - WATER AND RUST DAMAGE
186	WINDOW DAMAGED DUE TO VANDALISM
189	DOOR DAMAGED DUE TO RUST
260	PUSH TO FLUSH BUTTON SHOULD TAKE NO MORE THAN 5 LBS OF FORCE TO OPERATE, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-309
265	SINK PLUMBING REQUIRED TO BE COVERED TO PROTECT WHEELCHAIR USERS FROM LEG/KNEE INJURY, PER CURRENT CBC SEC. 11B-606
266	TOILET SEAT COVERS NON-COMPLIANT. RELOCATE & MAINTAIN REQUIRED GRAB BAR CLEARANCE, PER CURRENT CBC SEC. 11B-604
267	NON-COMPLIANT FLUSH VALVE LEVER (HEIGHT & LOCATION), REPLACE & MAINTAIN REQUIRED GRAB BAR CLEARANCE, PER CURRENT CBC SEC. 11B-604.
337	INTERIOR VENT DAMAGED
343	PAPER TOWEL DISPENSER NON-COMPLIANT, RELOCATE PER CURRENT CBC SEC. 11B-604. CAN NOT BE PLACED ABOVE THE GRAB BAR, PER 2010 ADAAG & CURRENT CBC SEC. 11B-604
366	BABY CHANGING STATION, DAMAGED, REPLACE PER CURRENT CBC SEC. 11B-604
372	TOILET PAPER DISPENSER NON-COMPLIANT, RELOCATE PER CURRENT CBC SEC. 11B-604. MAINTAIN MIN. 1.5" CLEARANCE TO BOTTOM OF GRAB BAR & 12" CLEAR ABOVE GRAB BAR, PER 2010 ADAAG & CURRENT CBC SEC. 11B-604
373	EXIT SIGNAGE WITH BRAILLE REQUIRED, PER CURRENT CBC SEC. 11B-703
378	DOOR RELEASE PUSH BUTTON SIGNAGE WITH BRAILLE REQUIRED, SEE CURRENT CBC SEC. 11B-703
388	EXTERIOR LIGHT FIXTURE DAMAGED
420	ROOFING - STANDING SEAM METAL
515	MOSS ON WALL SIDING, SHOWING SIGNS OF DETERIORATING STUCCO FINISH
521	GABLE VENT DAMAGED BUT STILL OPERABLE
604	UNISEX ADA RESTROOM DOOR-MOUNTED SIGN, REMOVED FROM DOOR. REPLACE PER CURRENT CBC SEC. 11B-703
606	REMOVE WALL SIGN FROM DOOR, REPLACE WITH DOOR SYMBOL FOR UNISEX ACCESSIBLE RESTROOM (CIRCLE WITH TRIANGLE). PER CURRENT CBC CH. 11B-703
610	ACCESSIBLE ENTRANCE REQUIRED, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
614	ACCESSIBLE PATH OF TRAVEL REQUIRED
620	60" DIA. CLEAR AND LEVEL WHEELCHAIR TURNING SPACE, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-305
621	30" X 48" CLEAR FLOOR SPACE, PER 2010 ADAAG, CURRENT CBC SEC. 11B-305
622	48" X 56" CLEAR FLOOR SPACE AROUND TOILET, SEE 2010 ADAAG (IF CONSTRUCTED PRIOR TO 2010). IF CONSTRUCTED IN 2010 OR LATER, 56" X 60" CLEAR FLOOR SPACE REQUIRED AROUND TOILET, PER CURRENT CBC SEC. 11B-305
623	48" X 60" MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET, PER CURRENT CBC SEC. 11B-604
624	48" X 48" PUSH SIDE LEVEL AND CLEAR MANEUVERING SPACE AT DOOR (IF DOOR HAS CLOSER AND LATCH), PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
625	60" X 60" PULL SIDE LEVEL AND CLEAR MANEUVERING SPACE AT DOOR, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
644	"EMPLOYEE ONLY" SIGNAGE WITH BRAILLE REQUIRED ON WALL NEXT TO DOOR (LATCH SIDE), PER CURRENT CBC SEC. 11B-703
648	VENDING MACHINE NON-COMPLIANT WITH REACH RANGES, PER CURRENT CBC SEC. 11B-308
651	SINK SET TOO LOW FOR KNEE CLEARANCE, PER CURRENT CBC SEC. 11B-305
671	"NON-ACCESSIBLE RESTROOM" SIGNAGE WITH BRAILLE REQUIRED ON WALL NEXT TO DOOR (LATCH SIDE), PER CURRENT CBC SEC. 11B-703

WALL LEGEND

(E) INTERIOR - WOOD FRAMED WALL w/ GYP BOARD & F.R.P. FINISH @ RESTROOM SIDE

(E) EXTERIOR - WOOD FRAMED WALL w/ GYP BOARD & F.R.P. INTERIOR FINISH & FIBER-CEMENT WALL PANEL EXTERIOR FINISH

MSA
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REVISION SCHEDULE

DELTA	DATE	DESCRIPTION

EXISTING FLOOR PLAN & ELEVATIONS - RESTROOMS

ROTARY C. PARK & ROBIN VENTURA FIELD
2625 SOUTH COLLEGE DR., SANTA MARIA, CA 93433
19-002

LICENSED ARCHITECT MICAH D. SMITH 33179 7/31/23 REN. DATE STATE OF CALIFORNIA

Sheet: A20.0

Scale: 1/4" = 1'-0"

Date: JANUARY 19, 2023

ROTARY C. PARK & ROBIN VENTURA FIELD

2625 SOUTH COLLEGE DR., SANTA MARIA, CA 93433

SHADE STRUCTURE

GAZEBO

City of Santa Maria Citywide Recreation and Park District Formation										
Park Check List										
Date June 6, 2022										
Park Number - 26										
Park Name - Rotary Centennial Park & Robin Ventura Field	Age of Park: 2005									
Park Address: 2625 College Dr.	Size of Park: 14.5-acres (637139 sf)	Public entity facilities are covered by Title II of the Americans with Disabilities Act. 1991 (https://www.ada.gov/taman2.html#II-1.1000)							Date:	
	This architectural assessment is limited to the structures identified within this architectural assessment package.									
General Condition of Building:	Restroom 1: Wood framed building with stucco siding and standing seam metal roofing, generally in good condition. Non-accessible physical barriers are noted with associated keynotes and park checklist.									
	Restroom 2: Wood framed building with fiber-cement siding and standing seam metal roofing, generally in good condition. Finishes and wood framing in close contact with grade may be susceptible to early deterioration caused by water and insects. Non-accessible physical barriers are noted with associated keynotes and park checklist.									
	Gazebo: Steel columns with steel framing. Steel railing and standing seam metal roof, generally in good to fair condition. Needs maintenance.									
	Shade structure: Steel columns with steel framing. Steel railing and standing seam metal roof, generally in good to fair condition. Needs maintenance.									
Discipline	Park Element	Condition and Year Installed (if known)	Repair or Replace	Cost to Repair or Replace	Type of Maintenance Required	Frequency of Maintenance	Annual Cost of Maintenance	Life Expectancy	Brief Description	Comments/Concerns (Refer to plans and keynotes for additional information.)
Architectural										
	Shade Structures - Number (1)									
	Shade Structures - Posts	Fair	Repair		Paint				Posts - provide rust inhibitor, repaint.	
	Shade Structures - Roof/Sails	Good	Repair		Replace gutter				Corrugated metal roof.	
									Rain gutter damaged, NE corner of building.	Repair as needed.
	Shade Structure - Finish (paint/stain)	Good	Repair		Paint				Posts - provide rust inhibitor, repaint.	
	Gazebo - Number (1)	Good								
	Gazebo - Posts	Good	Repair		Repair, prime & paint				Metal columns and railings rusting, provide rust inhibitor, prime and paint as needed.	Provide rust inhibitor, prime and paint as needed.
	Gazebo - Roof	Good								
	Gazebo - Railing - Metal - Painted	Poor	Repair		Repair, prime & paint				Touch-up paint as required.	Provide rust inhibitor, repaint; Steps around gazebo require handrails at connection to ramp, per current CBC Sec. 11B-505.
	Restroom - Number of Buildings- (2)									
	Restroom - Structure (next to Parking)	Fair								
			Repair		Repair, prime & paint				Damaged exterior trim, repair, prime & paint as needed.	
	Restroom - Roof	Good								
			Replace		Replace gable vent				Gable vents damaged.	
	Restroom - Fixtures	Fair	Replace		Replace vent				Vents damaged.	
					Accessibility				Plumbing fixture accessibility.	Flush valve should be no more than 44 inches from the floor and located on the open side of the toilet away from the near side wall, & should take no more than 5 lbs of force to operate. Grab bar and toilet paper dispenser non-compliant. Replacement shall be per current CBC Sec. 11B-604. Mirror set too high, bottom of mirror shall be no more than 40" above finish floor, per current CBC Sec. 11B-604.
			Replace						Door push button missing cover.	
	Restroom - Finishes	Fair	Repair		Paint				Touch-up paint as required both interior and exterior.	
		Fair	Repair		Repair, prime & paint				Interior baseboards rusting.	
	Restroom - Doors	Fair	Repair		Repair, prime & paint				Door trim is rusting.	Provide rust inhibitor, prime and paint as needed.
					Accessibility				Signage non-compliant.	Both doors missing door-mounted ADA signage, signage to be replaced, add exit signage and permanent room identification with braille for all doors, per current CBC Sec. 11B-703. Add push button signage, per current CBC Sec. 11B-703. Federal disabilities standards do not provide for a maximum pressure for opening exterior doors. Upon replacement of door closers, current CBC would apply.
	Restroom - Windows	Fair	Repair		Clean				Windows marred by graffiti.	
					Repair, prime & paint				Window trim finishes.	Replace trim around window.
	Restroom - Lighting	Good								
	Restroom - Plumbing Chase	Good	Repair						Missing signage.	"EMPLOYEE ONLY" signage with braille required on wall next to mechanical chase door, per current CBC Sec. 11B-703.
	Restroom - Structure (At back of Park)	Good								
	Restroom - Exterior	Fair	Repair		Repair, prime & paint				Exterior wall finish has areas of moss build-up.	Maintain free of moss, which will deteriorate finishes.
	Restroom - Exterior finishes	Fair	Repair		Repair, prime & paint				Touch-up paint as required.	
	Restroom - Doors	Fair	Replace		Replace door				Doors are damaged, replace.	
			Repair		Accessibility				Signage non-compliant.	Both ADA restroom door-mounted and wall-mounted accessibility signs non-compliant, per current CBC Sec. 11B-703. Wall signage require raised and braille characters. Touch-up paint all doors.
	Restroom - Roof	Good								
	Restroom - Fixtures	Good								
	Restroom - Finishes - interior	Good	Repair		Paint				Touch-up paint as required.	
	Restroom - Lighting	Good								

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REVISION SCHEDULE

DELTA	DATE	DESCRIPTION

AS-BUILT PARK CHECK LIST

ROTARY C. PARK & ROBIN VENTURA FIELD
2625 SOUTH COLLEGE DR., SANTA MARIA, CA 93433
19-002

MICAH D. SMITH
C 33179
7/31/23
REN. DATE
REGISTERED ARCHITECT
STATE OF CALIFORNIA

Sheet: A20.1

Scale:

Date: JANUARY 19, 2023

City of Santa Maria Citywide Recreation and Park District Formation

Park Check List

Date June 6, 2022

Park Number - 26

Park Name - Rotary Centennial Park & Robin Ventura Field Age of Park: 2005

Park Address: 2625 College Dr. Size of Park: 14.5-acres (637139 sf)

Date:

Discipline	Park Element	Condition and Year Installed (if known)	Repair or Replace	Cost to Repair or Replace	Type of Maintenance Required	Frequency of Maintenance	Annual Cost of Maintenance	Life Expectancy	Brief Description	Comments/Concerns
Civil										
	Utilities - Storm Drain Inlets								DI's on Rotary side were generally clean and the drain Lines visible. DI's in general connected the hardscape to the park basin. Standing water observed in the basin inlets/outlets with some overgrown grass observed. DI's on the Robin Ventura side were packed with leaves making it impossible to evaluate	
	Utilities - Stormdrain Lines								Strom drain lines from parking lots to basin looked to be in good shape.	
	Utilities - Water Lines & Backflow								Present. Appear to be in good shape.	
	Utilities - Sewer Lines & Cleanouts								Present. Appear to be in good shape.	
	Utilities - Dry Utility Boxes								Utility Boxes appeared to be intact and in decent shape.	
	Parking - Surface								All parking lots are displaying a lot of spalling and "ravelling" and requires resurfacing.	
	Parking - Striping								The striping is fading to the point where it's getting difficult to tell where the stalls are located.	
	Parking - Stall Count (is it adequate?)								103 regular parking stalls w/ no tire stops	
	Parking - ADA Stalls								5 ADA stalls with no wheel stops (1 van accessible stall)	
	Parking - ADA Ramps and Domes								Ramps comply with grade requirements but no domes	
	Parking - ADA Signs (at stalls & entrance)								All Stalls were labeled with signs	
	Parking - Wheel Stops								none	
	Trash Enclosure - Walls								Majority of the trash collection were in the form of wheelers	
	Trash Enclosure - Gates									
	Trash Enclosure - Surface									
	Concrete Sidewalks Within Park								Most sidewalks are in good shape and conform to slope standards. Two ramps near the pavilian. The right side of each ramp is ADA compliant the other is not. There's a necessary handrail to the left of both ADA ramps.	

	Concrete Sidewalks - ADA Ramps at Street								SE curb ramp (by Robin Ventura) is very nice ADA accessible ramp and entrance to the field. No domes but grades are great. NE curb ramp doesn't have a 4' path of travel around the ramp and slopes > 2%. No domes. Good candidate to get reworked. NW curb ramp should be reworked. It's the City's responsibility but the sidewalks around the perimeter of the park generally do not comply with ADA guidelines, and theres a ton of root intrusion Heredia Lane, Forbes Place and Taran Court.	
	Concrete Curbs @ Playgrounds								W curb ramp (and DG path leading to the play equipment) is compliant. DG shows evidence of irrigation ponding causing an irregular surface. DG path has concrete curbs. SW sidewalk leading from Forbes Place to the turf playground is out of compliance with current ADA standards.	
	Decomposed Granite Walk - Surface								Path from Rotary North to basin, no edging at entrance, Rotary Basin - many paths of desire from public sidewalk into basin	Rotary Basin - consider additional connecting paths in key locations/add plant material in bare areas, erosion due to irrigation leaks
	Decomposed Granite Walk - Edging - PVC Bender board								Southwest neighborhood garden - edging popping up and faded, some sections of path to basin and basin paths have edging but not consistent	Restake or consider using different edging material such as metal w stakes. Basin - add edging between grass and paths, and planters and paths
	Decomposed Granite Walk - Edging - Concrete Mow Band								Access to Picnic pavilion	
	Concrete Ramp w/Concrete Cheek Wall & Metal Banister									
	Rotary - Raised Mosiac w/Concrete Curb @ Entrance								Metal, Painted Stamped Concrete, Concrete curb edge chipped, showing some wear	Remove paint on concrete and stain
	Flag Poles on Raised Concrete & Brick Pedestal - Number -3	Good							Brick Pedestal w/Concrete Cap, Metal (SS?) flag poles	Concrete on pedestals blotchy. May need to be resealed
	Park Clock - 4 sided - painted blue	Fair/Poor							Painted faded, peeling. Clocks not running/set incorrectly.	
	2 Tier Brick Clock Pedestal									
	Fencing - Painted Metal Picket @ Picnic Area	Good								
	Fencing - WI - black @ Ventura Field	Fair/Poor							Missing several caps, missing top railing - top of pickets exposed, extensive corrosion, rust @top/caps	Get estimates to repair/replace
	ADA Accessibility									
	Signs - Metal Arch Entrance @ Fields	Good								
	Signs - Park Monument Signs - Number - 3									
	Signs - Park Plaques - 3									
	Signs - Park Informations Signs - Number - 1								1 sign missing - painted wood posts w/cap only. Wood chipped/scraped.	Repair or remove based on need.
	Recommended New Amenities									
	Peace Pole & Metal Plaque								Engraved wood post, plaque set on boulder, DG base	
Landscape										
	Plantings - Grass	Fair							Bare patches.	Aerate, re-seed, fertilize.
	Plantings - Trees	Good							Mature Trees	
	Plantings - Shrubs/Groundcovers									

	Plantings - Mulch	Fair							Mulch layer thin or non-existent.	Add bark mulch to planters - especially planters adjacent to College, basin area and south planters. DG mulch under trees by T-ball field needs leveling/replenishment or replace w/bark mulch
	Irrigation - Backflow								Rotary North & Rotary basin - caged, Rotary Park - not caged	Cage Rotary Park Backflow Device
	Irrigation - Pipes									
	Irrigation - Valves	Satisfactory							Isolating valves installed in key locations	
	Irrigation - Heads - spray and rotor	Failing							Pop-ups, mid-sized rotors, Southern PL wall planter sprays onto concrete walk	Change to drip irrigation to avoid overspray onto concrete walks
	Irrigation - Drip emission devices	Satisfactory							In Rotary Basin Only	Add drip to all planter areas adjacent to walks
	Irrigation - Controller - Toro -3								3 POC - Rotary North, Rotary Park/Ventura, Rotary Basin. Missing 1 zone map.	
	Irrigation - Weather Station									
	T-Ball Baseball Field - Number of Fields - 1									
	T-Ball Baseball Field - Infield Surface DG & grass	Poor							Grass at edge of baselines needs to be trimmed/edged	
	T-Ball Baseball Field - Elements (Bases, etc.)								Bases, Home plate, Pitcher's Mound Rubber	
	T-Ball Baseball Field - Fencing - CL	Good								
	T-Ball Baseball Field - Fencing - Gates - CL -4	Good								
	T-Ball Baseball Field - Team Benches - Metal - 6	Good							3 in each dugout, Red	
	T-Ball Baseball Field - Bleachers - Metal - 2	Good							5 tiers/benches , CL Back	
	T-Ball Baseball Field - Backstop - Wood	Good							Stained brown	
	T-Ball Baseball Field - Bat Rack - Metal - 2	Good							1 in each dugout, holds 8 bats	
	Basketball Court - Number of Courts - 1									Add sports lighting
	Basketball Court - Surface - Concrete									
	Basketball Court - Striping/Surface Paint	Poor							Surface paint and Rotary emblem faded, old color bleeding thru	Emblem and surface paint/striping will need re-painting
	Basketball Court - Backstops and Nets	Satisfactory							Metal/Plexiglass, String net Hoops	
	Picnic Area - Number of Group Areas - 1								Covered Pergola - Steel posts, rafters, metal roof, 5 overhead lights, one light near gable, 14 tables outside on concrete, 17 tables under pavilion on DG, Santa Maria BBQ, 2 serving tables, 1 sink	
	Picnic Area - Number of Individual Areas - 1									
	Picnic Area - Tables- Metal - 32	Good								
	Picnic Area - Serving Tables - 2								CMU w/ PIP Concrete counter, 1 with sink, SS access door	
	Picnic Area - Sink (installed in serving table)									
	Picnic Area - BBQ Pits - Santa Maria	Failing							CMU w/tile counter, 1 metal grate in poor condition	Replace 1 BBQ grate
	Picnic Area - Shade Structures - Metal								Metal roof, painted steel rafters and posts, all showing wear, rust, corrosion	
	Picnic Area - Surfacing - DG									
	Playground - Designed to what age? 2-5+									
	Playground - Surfacing - EWF w/Concrete Curb								EWF levels too low, ADA ramp exposed	
	Playground - ADA Ramp & Concrete Curb									
	Playground - Equipment	Poor, 2006							Equipment 16+ years, some worn paint/graffiti.	Will need replacement due to age.
	Playground - Designed to what age? 5-12+ (All)								Saw 3 year old playing on equipment - something for all ages	
	Playground - Surfacing - Synthetic Grass	Failing							Edges frayed, pulling up, bunching	Safety/tripping hazard - needs to be replaced immediately
	Playground - Equipment	Poor, 2006							Equipment 16+ years, some worn paint/graffiti.	Will need replacement due to age.
	Exercise Trail - Surfacing - DG									
	Fitness Course - 3 sided - Kiosks - 9 on Concrete Pads	Fair							Same signs on several Kiosks, Equipment minimal mostly bars or duplicate little diversity. All placed on outside path except 1 on DG path to basin.	Add new fitness equipment which targets different skills to existing kiosks
	Benches - Metal - 21	Good								

	Benches - Backless Metal - 4	Good								
	Trash Receptacles - Roller								Trash - 16, Recycle - 3	
	Trash Receptacles - Concrete - 1	Good								
	Drinking Fountains -Number - 2	Good								
	Dog Water - Number - 0									
	Dog Bag Dispenser - Number - 5	Good								
	Bike Racks - Number of Bike Stalls 5 Stalls - 3	Good							1 - painted red, 2 metal	
	Bollards - Metal - 12	Good							12 - Electrical panels adjacent to Fire Station	
	Bollards - Metal- Removable - 7	Good								
	Decorative Boulders	Good								
Electrical										
	Lighting - Bollards - Metal 8	4-Poor	Replace	$30,000					Metal Bollards	Remaining metal bollards are in fair condition but should be scheduled for replacement with newer LED fixtures in the near future or as they become damaged.
	Lighting - Bollards - Concrete - 6	1-Good							Concrete Bollards	
	Lighting - Shade Structure and Gazebo - 7	4-Poor	Replace	$3,500					Overhead Lights	One light was on in the middle of day even with switches turn off. All lights use inefficient bulbs and should be replaced with LED style fixtures as lights begin to fail or as part of energy reduction efforts at the park.
	Lighting - Restroom	4-Poor	Replace	$2,000	Replace bulbs Replace when vandalized	3-5 years			Incandescent and fluorescent lights. Time clock controlled.	Fixtures lenses have yellowed significantly or are cracked. The fixtures should be replaced with newer LED style wall packs to reduce maintenance associated with bulb replacement and to also reduce energy usage. 6 restroom interior fixtures have been replaced with LED fixtures already.
	Lighting - Controls	4-Poor	Replace	$2,400	Add occupancy sensor lighting for restroom interior lighting.					Exterior lighting controls appear to be a combination of time clock with photocells. There are no recommendations to the lighting controls for this site. Future lighting would also need automatic lighting controls such as time clock and photocell controls. Interior lighting within the restroom mechanical chase
	Electrical - Service	1-Good								The service pedestal is in good condition. No immediate maintenance is needed at this time.
Architectural										
	Shade Structures - Number (1)									
	Shade Structures - Posts	Fair	Repair		Paint				Posts - provide rust inhibitor, repaint.	
	Shade Structures - Roof/Sails	Good	Repair		Replace gutter				Corrugated metal roof.	
									Rain gutter damaged, NE corner of building.	Repair as needed.
	Shade Structure - Finish (paint/stain)	Good	Repair		Paint				Posts - provide rust inhibitor, repaint.	
	Gazebo - Number (1)	Good								
	Gazebo - Posts	Good	Repair		Repair, prime & paint				Metal columns and railings rusting, provide rust	Provide rust inhibitor, prime and paint as needed.
	Gazebo - Roof	Good								
	Gazebo - Railing - Metal - Painted	Poor	Repair		Repair, prime & paint				Touch-up paint as required.	Provide rust inhibitor, repaint; Steps around gazebo require handrails at connection to ramp, per current CBC Sec. 11B-505.
	Restroom - Number of Buildings- (2)									
	Restroom - Structure (next to Parking)	Fair								
			Repair		Repair, prime & paint				Damaged exterior trim, repair, prime & paint as	
	Restroom - Roof	Good								
			Replace		Replace gable vent				Gable vents damaged.	
	Restroom - Fixtures	Fair	Replace		Replace vent				Vents damaged.	

					Accessibility				Plumbing fixture accessibility.	Flush valve should be no more than 44 inches from the floor and located on the open side of the toilet away from the near side wall, & should take no more than 5 lbs of force to operate. Grab bar and toilet paper dispenser non-compliant. Replacement shall be per current CBC Sec. 11B-604. Mirror set too high, bottom of mirror shall be no more than 40" above finish floor, per current CBC Sec. 11B-604.
			Replace						Door push button missing cover.	
	Restroom - Finishes	Fair	Repair		Paint				Touch-up paint as required both interior and exterior.	
		Fair	Repair		Repair, prime & paint				Interior baseboards rusting.	
	Restroom - Doors	Fair	Repair		Repair, prime & paint				Door trim is rusting.	Provide rust inhibitor, prime and paint as needed.
					Accessibility				Signage non-compliant.	Both doors missing door-mounted ADA signage, signage to be replaced, add exit signage and permanent room identification with braille for all doors, per current CBC Sec. 11B-703. Add push button signage, per current CBC Sec. 11B-703. Federal disabilities standards do not provide for a maximum pressure for opening exterior doors. Upon replacement of door closers, current CBC would apply.
	Restroom - Windows	Fair	Repair		Clean				Windows marred by graffiti.	
					Repair, prime & paint				Window trim finishes.	Replace trim around window.
	Restroom - Lighting	Good								
	Restroom - Plumbing Chase	Good	Repair						Missing signage.	"EMPLOYEE ONLY" signage with braille required on wall next to mechanical chase door, per current CBC Sec. 11B-703.
	Restroom - Structure (At back of Park)	Good								
	Restroom - Exterior	Fair	Repair		Repair, prime & paint				Exterior wall finish has areas of moss build-up.	Maintain free of moss, which will deteriorate finishes.
	Restroom - Exterior finishes	Fair	Repair		Repair, prime & paint				Touch-up paint as required.	
	Restroom - Doors	Fair	Replace		Replace door				Doors are damaged, replace.	
			Repair		Accessibility				Signage non-compliant.	Both ADA restroom door-mounted and wall-mounted accessibility signs non-compliant, per current CBC Sec. 11B-703. Wall signage require raised and braille characters. Touch-up paint all doors.
	Restroom - Roof	Good								
	Restroom - Fixtures	Good								
	Restroom - Finishes - interior	Good	Repair		Paint				Touch-up paint as required.	
	Restroom - Lighting	Good								
	Restroom - Plumbing Chase	Good							Missing signage.	"EMPLOYEE ONLY" signage with braille required on wall next to mechanical chase door, per current CBC Sec. 11B-703.

ROD RODENBERGER PARK

2725 SANTA BARBARA DR., SANTA MARIA, CA 93433

SHADE STRUCTURE

LATTICE ENCLOSURE

GENERAL DESCRIPTION OF PARK BUILDINGS AND SHADE STRUCTURES

This architectural assessment is limited to the structures identified within this architectural assessment package.

Shade Structures: Shade structure with metal posts and fabric shade sails, generally in fair condition. There is rust at post bases and tops and fabric is tearing at connections. Lacks an accessible path of travel.

Lattice Enclosure: Wood framing with wood lattice and T1-11 siding, generally in good condition.

BUILDING INFORMATION

BUILDING AREA CALCULATION (GROSS SQUARE FEET):

EXISTING BUILDINGS & SHADE STRUCTURES SURVEYED FOR THIS PARK: 611

SHADE STRUCTURES : 486
LATTICE ENCLOSURE : 125

City of Santa Maria Citywide Recreation and Park District Formation

Park Check List	
Date June 2, 2022	
Park Number - 27	
Park Name - Rod Rodenberger Park	Age of Park: Sometime between 1994 and 2002
Park Address: 2725 Santa Barbara Dr.	Size of Park: 5-acres (222,461 sf)

Date May 25, 2022

	This architectural assessment is limited to the structures identified within this architectural assessment package.
General Condition of Building :	Shade Structures: Shade structure with metal posts and fabric shade sails, generally in fair condition. There is rust at post bases and tops and fabric is tearing at connections. Lacks an accessible path of travel.
	Lattice Enclosure: Wood framing with wood lattice and T1-11 siding, generally in good condition.

Discipline	Park Element	Condition and Year Installed (if known)	Repair or Replace	Cost to Repair or Replace	Type of Maintenance Required	Frequency of Maintenance	Annual Cost of Maintenance	Life Expectancy	Brief Description	Comments/Concerns
Architectural										
	Shade Structures - Number (1)									
	Shade Structures - Posts	Fair	Repair		Repair, Prime & Paint				Rust damage.	Metal posts and bases rusting at top and bottom, provide rust inhibitor, prime and paint as needed.
	Shade Structures - Roof	Fair	Repair		Repair or Replace				Fabric awning damaged.	Repair or replace if damaged further.
	Shade Structure - Finish (paint/stain)	Fair								
	Lattice Enclosure - Painted Wood - for Porta Potty, Wood gate for access	Good							Requested by neighbors to block view of porta potty.	Addition of a restroom structure should be a priority for this park.
	Lattice Enclosure - Finish		Repair		Paint				Touch-up paint as required.	

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REVISION SCHEDULE

DELTA	DATE	DESCRIPTION

AS-BUILT PARK CHECK LIST

ROD RODENBERGER PARK
2725 SANTA BARBARA DR., SANTA MARIA, CA 93433
19-002

Sheet: A21.0

Scale:

Date: JANUARY 10, 2023

City of Santa Maria Citywide Recreation and Park District Formation

Park Check List

Date May 25, 2022

Date June 2, 2022

Park Number - 27

Park Name - Rod Rodenberger Park

Age of Park: Sometime between 1994 and 2002

Park Address: 2725 Santa Barbara Dr.

Size of Park: 5-acres (222,461 sf)

Discipline	Park Element	Condition and Year Installed (if known)	Repair or Replace	Cost to Repair or Replace	Type of Maintenance Required	Frequency of Maintenance	Annual Cost of Maintenance	Life Expectancy	Brief Description	Comments/Concerns
Civil										
	Utilities - Storm Drain Inlets								Field acts as a basin. Lots of Inlets from surface streets. Most inlets in the park looked clear with minimal leaves or other debris. A few could use some cleaning.	
	Utilities - Stormdrain Lines								Hard to inspect but seemed reasonably clear.	
	Utilities - Water Lines & Backflow								Present. Appear to be in good shape.	Could potentially use a protective cage over it.
	Utilities - Sewer Lines & Cleanouts								Present. Appear to be in good shape.	
	Utilities - Dry Utility Boxes								Present. Appear to be in good shape.	
	Concrete Sidewalks Within Park								Appeared to be in good shape. Slopes in general appear to be in compliance with ADA guidelines. The East - West path seemed too steep for ADA without a redesign or handrails.	
	Concrete Sidewalks - ADA Ramps at Street								One ramp is across Santa Barbara Drive from the NW corner of San Miguel Street. It is non-compliane and should be reworked. A ramp is located on the East border of the park across from Capistrano Lane. It is next to extrememly cracked sidewalk, and the ramp does not have an ADA path of travel around the ramp. Needs to be reworked.	
	CMU Perimeter Walls								Generally appeared to be in good shape. Walls were several colors so the city may want to paint them to present better color coordination.	
	Chain Link Fence along Perimeter								1 panel missing about a third of the way south, along the westerly edge of the park.	Replace panel
	Concrete Path to Santa Maria Way								could be either a spillway to SM Way or an inlet from SM way depending on the grades. Path is wide and generally appears to be ADA compliant.	
	ADA Accessibility								Parking at Rodenberger is exclusively street parking. The one ramp is across Santa Barbara Drive from the NW corner of San Miguel Street. It is non-compliane and should be reworked. Sidewalks and paths within the park were generally good. The bleachers at the softball field are too large to give ADA access (ie. less than 42" to get around the bleachers).	
	Signs - Park Monument Signs - Number - 1								In good shape	
	Signs - Park Informations Signs - Number									
	Recommended New Amenities									
Landscape										
	Plantings - Grass	Satisfactory							Bare patches by softball field	Aerate, re-seed, fertilize as needed.

	Plantings - Trees									
	Plantings - Shrubs/Groundcovers	Fair							Add mulch to shrub plantings.	A 3" layer of mulch should be maintained in all shrub plantings.
	Irrigation - Backflow - no cage									
	Irrigation - Booster Pump - Enclosed									
	Irrigation - Pipes									
	Irrigation - Valves									
	Irrigation - Heads - spray and rotor									
	Irrigation - Drip emission devices - none									
	Irrigation - Controller - Toro									
	Irrigation - Weather Station									
	Softball Field - Number of Fields - 1								ADA accessibility issues to team benches	Add concrete walk behind bleachers
	Softball Field - Surface - DG									
	Softball Field - Elements (Bases, etc.)								Bases, home plate, pitching mound rubber	
	Softball Field - Fencing - CL								Fence panels have bulging/gaps at bottom	Fencing should tie to metal wire or bottom rail
	Softball Field - Team Benches on Concrete Pad - 4								Metal bench w/ metal back - 2 each dugout	
	Softball Field - Bat Rack (15 bats) - 2								1 each dugout	
	Softball Field - Bleachers - 2								Metal 10 tiers/benches, metal railings & back	
	Softball Field - Backstop								Wood - painted green, paint & wood worn, 1 lower board split	Repaint, repair as needed
	Softball Field - Pitcher Warm Up - 0									Consider adding
	Picnic Area - Number of Group Areas - 1								Tan Shade cloth and metal post Overhead, 12 Long Metal Tables with Benches, 3 Tables/Bench attached, SM BBQ, 1 serving table. DG encircled by concrete walk	
	Picnic Area - Number of Individual Areas									
	Picnic Area - Picnic Tables -Metal Mesh -3	Failing							Metal deteriorated, holes, rust, graffiti	All need immediate replacement
	Picnic Area - Tables - Long Metal Mesh- 12	Failing							Metal deteriorated, holes, rust, graffiti	All need immediate replacement
	Picnic Area - Benches- Long Metal Mesh - 24	Failing							Metal deteriorated, holes, rust, graffiti	All need immediate replacement
	Picnic Area - BBQ Pits - Santa Maria Style - 1	Good							CMU, Tile Counter	
	Picnic Area - Shade Structures - 1								Shade sail with metal posts, post rusted	See architectural report
	Picnic Area - Serving Table - Metal Mesh top, Metal legs - 1	Failing							Metal deteriorated, holes, rust, graffiti	Replace with new
	Picnic Area - DG Surfacing									
	Fitness Course - Surfacing - DG w/Concrete Edge									
	Fitness Course - Equipment-7	Poor, 2002							Outdated, Apparatus uninspiring, not used (per Mario)	Suggest installing Multi-station Outdoor Gym Equipment or use space for new amentity community wants.
	Fitness Course - Signs - 14	Poor							Too many signs - almost a tripping hazard	
	Playground - Number of Playgrounds - 1									
	Playground - Designed to what age? All									
	Playground - Surfacing - Rubberized Tile	Fair								
	Playground - Equipment	Failing, 2002							20+ years old	Needs replacement due to age.
	Benches - Recycled PVC - 2	Good								
	Trash Receptacles - Roller								Trash-5, Recycle - 0	
	Drinking Fountains - Number-2	Good								
	Dog Water - Number - 0									
	Dog Bag Dispenser - Number - 2	Satisfactory								
	Bike Racks - 2- 9 Stalls	Good								
	Hose Bib - 1	Poor							At picnic area. Wood post rotted, basin non-existent	Replace post, install new gravel basin
Electrical										
	Lighting - Bollards - 0									No site lighting is present at the park. If City desired site lighting it would require approximately 10-15 bollards along the pathway and around the playground.

	Electrical - Service - Pedestal	Failing	Replace	$15,000						The service pedestal has significant rusting on interior panel and latches are nearly inoperable due to the level of corrosion on the equipment. The meter pedestal should be replaced in the near future. Sprinklers should be check to ensure they are not spraying the pedestal as this may have cause the accelerated rust and could lead to the service failing. The replacement pedestal should be stainless steel to prevent similar corrosion.
Architectural										
	Shade Structures - Number (1)									
	Shade Structures - Posts	Fair	Repair		Repair, Prime & Paint				Rust damage.	Metal posts and bases rusting at top and bottom, provide rust inhibitor, prime and paint as needed.
	Shade Structures - Roof	Fair	Repair		Repair or Replace				Fabric awning damaged.	Repair or replace if damaged further.
	Shade Structure - Finish (paint/stain)	Fair								
	Lattice Enclosure - Painted Wood - for Porta Potty, Wood gate for access	Good							Requested by neighbors to block view of porta potty.	Addition of a restroom structure should be a priority for this park.
	Lattice Enclosure - Finish		Repair		Paint				Touch-up paint as required.	

MARAMONTE PARK

620 EAST SUNRISE DR., SANTA MARIA, CA 93433

TRASH ENCLOSURE STRUCTURE

GENERAL DESCRIPTION OF PARK BUILDINGS AND SHADE STRUCTURES

This architectural assessment is limited to the structures identified within this architectural assessment package.

Trash Enclosure Structures: CMU wall enclosure abandoned, generally in poor condition.

BUILDING INFORMATION

BUILDING AREA CALCULATION (GROSS SQUARE FEET):

EXISTING BUILDINGS & SHADE STRUCTURES SURVEYED FOR THIS PARK: 705

TRASH ENCLOSURE STRUCTURE : 380

City of Santa Maria Citywide Recreation and Park District Formation										
Park Check List										
Date May 25, 2022										
Park Number - 28										
Park Name - Maramonte Park	Age of Park: 1992									
Park Address: 620 East Sunrise Dr.	Size of Park: 3.5-acres								Small Community Center with Covered Patio - not a part of Assessment	
	This architectural assessment is limited to the structures identified within this architectural assessment package.									
General Condition of Building:	Trash Enclosure Structures: CMU wall enclosure abandoned, generally in poor condition.									
Discipline	Park Element	Condition and Year Installed (if known)	Repair or Replace	Cost to Repair or Replace	Type of Maintenance Required	Frequency of Maintenance	Annual Cost of Maintenance	Life Expectancy	Brief Description	Comments/Concerns
Architectural										
	Trash Enclosure Structures - Number (1)	Poor	Remove						Trash enclosure was abandoned.	Remove to reduce vandalism and further deterioration due to disuse.
	Trash Enclosure Structure - Finish (paint/stain)	Fair								

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REVISION SCHEDULE

DELTA	DATE	DESCRIPTION

AS-BUILT PARK CHECK LIST

MARAMONTE PARK
620 EAST SUNRISE DR., SANTA MARIA, CA
93433
19-002

MICAH D. SMITH
C 33179
7/31/23
REN. DATE
REGISTERED ARCHITECT
STATE OF CALIFORNIA

Sheet: A22.0

Scale:

Date: JANUARY 10, 2023

City of Santa Maria Citywide Recreation and Park District Formation

Park Check List
Date May 25, 2022
Park Number - 28
Park Name - Maramonte Community Center & Park Age of Park: 1992 Small Community Center with Covered Patio - not a part of Assessment
Park Address: 620 East Sunrise Dr. Size of Park: 3.5-acres

Discipline	Park Element	Condition and Year Installed (if known)	Repair or Replace	Cost to Repair or Replace	Type of Maintenance Required	Frequency of Maintenance	Annual Cost of Maintenance	Life Expectancy	Brief Description	Comments/Concerns
Civil										
	Utilities - Storm Drain Inlets								Storm drains evident in parking lot - SD manholes in park. Unable to effectively evaluate	
	Utilities - Stormdrain Lines								Unable to effectively evaluate	
	Utilities - Water Lines & Backflow								Did not find. Suspect it was located inside a locked door in the community center	
	Utilities - Sewer Lines & Cleanouts								Present. Appear to be in good shape.	
	Utilities - Dry Utility Boxes									
	Parking - Surface								All parking lots are displaying a lot of spalling and "ravelling" and requires resurfacing.	
	Parking - Striping								Striping was visible but fading. Re-striping should happen soon	
	Parking - Stall Count (is it adequate?)								19 regular parking stalls w/ no tire stops on North side of lot, but tire stops on the South side of the lot	
	Parking - ADA Stalls								3 ADA stalls with wheel stops (1 van accessible stall)	
	Parking - ADA Ramps and Domes								Ramps comply with grade requirements but no domes	
	Parking - ADA Signs (at stalls & entrance)								All Stalls were labeled with signs	
	Trash Enclosure - Walls - CMU/stucco									Determine whether needed. Repurpose or dismantle
	Trash Enclosure - Gates - 2								Metal pull up gate bent, man gate missing	
	Trash Enclosure - Surface - Concrete									
	Concrete Sidewalks Within Park								Many internal sidewalks at this park were showing signs of disturbance from trees. Lots of tripping hazards and ground sidewalk. No concrete curbs on edges of DG pathways.	
	Concrete Sidewalks - ADA Ramps at Corners								All permieter sidewalks at this park were showing signs of disturbance from trees within the park. Lots of tripping hazards and ground sidewalk. Unclear whose responsibility it is to repair them. No good access from street. Ramps and sidewalks are a mess.	
	Decomposed Granite Walkway - by Parking Lot/Building								No concrete curbs on edges of DG pathways.	Consider changing out for concrete as this is main access to playground
	Concrete Mow Bands	Good							Some overflow/erosion from planting areas	Grade planter as needed
	CMU Perimeter Walls								Concrete walls around the park seem to be in good condition.	
	Chain Link Fence along Perimeter								NA	
	Concrete Path to Santa Maria Way								NA	
	ADA Accessibility								Decent ADA Access from parking lot. Poor ADA access from sidewalks and corner ramps. Internal sidewalks were very uneven due to root intrusion.	
	Signs - Park Monument Signs - Number - 1								Sign mounted on concrete wall & pad.	
	Signs - Park Informations Signs - Number									
	Recommended New Amenities									

Landscape										
	Plantings - Grass	Poor							Dry patches and bare patches	Re-seed as needed, adjust sprinkler heads
	Plantings - No mow fescue	Poor							Under trees and in planting areas	Cut back to 4" high beginning spring to rejuvenate
	Plantings - Trees	Poor								Remove tree stumps in raised planters behind center
	Plantings - Shrubs/Groundcovers	Poor							Planting along south perimeter wall died	Add new drought tolerant plants and mulch.
	Irrigation - Backflow - Caged									
	Irrigation - Pipes									
	Irrigation - Valves									
	Irrigation - Heads - spray and rotor	Good								Check regularly to ensure proper coverage.
	Irrigation - Drip emission devices									
	Irrigation - Controller - Toro									
	Irrigation - Weather Station									
	Tennis Courts - Number of Courts -2									
	Tennis Courts - Surface - Concrete									
	Tennis Courts - Striping/Surface Paint	Poor							Paint worn	Needs new surface paint/striping
	Tennis Courts - Fencing - CL	Poor							Interior fencing bulging	
	Tennis Courts - Gates - CL - 2									
	Tennis Courts - Poles and Nets	Good							Nets - newer	
	1/2 Basketball Courts - Number of Courts -2									
	1/2 Basketball Courts - Surface - Concrete									
	1/2 Basketball Courts - Striping/Surface Paint	Poor							Paint worn - particularly bad on southern court	Needs new surface paint/striping
	1/2 Basketball Courts - Backstops and Nets									
	1/2 Basketball Courts - Fencing	Fair							Shares fence with tennis court	Consider adding fencing @ northern edge to stop balls rolling out. Southern court which share fence w/tennis court used significantly more
	Horseshoe Pits - Number of Pits - 6									Location under trees with high litter. Reduce to 4 pits further from perimeter trees
	Horseshoe Pits - Surface - DG	Failing							Depressions particularly toward front edge of pit	Needs new surfacing - use stablized DG
	Horseshoe Pits - Backboards and Stakes	Failing							Pressurized Lumber Backboards - crumbling, rebar exposed, Metal stakes	
	Horseshoe Pits - Edging	Failing							Pressurized Lumber - crumbling, rebar exposed	
	Picnic Area - Number of Group Areas								Covered picnic area - Not part of assessment	
	Picnic Area - Number of Individual Areas - 10									
	Picnic Area - Tables - Concrete -10	Good								
	Picnic Area - Tables - Metal - 0									
	Picnic Area - BBQ Pits - Single - 3	Satisfactory								
	Picnic Area - Surfacing - Concrete									
	Playground - Designed to what age? 5-12+									Consider expanding plaground to southeast to included 2-5 year play equipment
	Playground - Number of Playgrounds-1									
	Playground - Surfacing - EWF	Failing							levels too low, ADA ramp exposed	
	Playground - Equipment	Failing							Significant vandalism/damage. Slide and other equipment missing	New playground equipment installed between 9/2006 and 6/2009
	Benches - Metal w/ Backs - 2	Good							Tennis courts	
	Benches - Wood slats seat and back, Metal base - Painted - 2	Poor							Wood chipped, paint peeling	Potentially replace
	Trash Receptacles - Roller								Trash - 1	
	Trash Receptacles - Concrete - 15	Good								
	Drinking Fountains - Number - 1	Good								
	Dog Water - Number - 0									
	Dog Bag Dispenser - Number - 1	Good								
	Bike Racks - 0									
	Bollards - 3 - Metal	Fair							Painted red	Needs fresh coat of paint or stripped
Electrical										

	Lighting - Poles - Park Lights - 7	Poor			Replace Bulbs	3-5 years			Decorative Pathway Lights	The pathway fixtures are in okay condition but should be scheduled for replacement with newer LED fixtures as part of any energy efficiency upgrades. Poles are in okay conditions and able to be used any lighting upgrades.
	Lighting - Sports Lights - Singles - 10	Fair	Replace						4 - Basketball courts, 6 - Tennis Courts	
	Lighting - Sports Lights - Doubles - 3	Fair	Replace						Tennis Courts	Existing tennis courts and basketball court are equipped with 13 poles and 16 high pressure sodium or metal halide light heads. Retrofitting with LED sports lighting can provide a significant energy and maintenance reduction. Poles may be reusable.
	Lighting - Controls	Fair	Replace							Sports lights are controlled from older relay based timers. Evaluation was conducted during the day, so it was not possible to check if the pushbutton controls were working. Many of the pushbuttons were in okay shape. However it recommended to replace the lighting controls as part of any sports lighting retrofit at these courts.
	Electrical - Service	Fair	Repair	$5,000	Clean, Touch up paint, new latches and locks				Meter pedestal with lighting controls	The electrical service and sports lighting controls are both located in a common service pedestal. The pedestal is in fair condition, but could be cleaned out and painted to extend it lifespan.
Architectural										
	Trash Enclosure Structures - Number (1)	Poor	Remove						Trash enclosure was abandoned.	Remove to reduce vandalism and further deterioration due to disuse.
	Trash Enclosure Structure - Finish (paint/stain)	Fair								

City of Santa Maria Citywide Recreation and Park District Formation

Park Check List
Date May 25, 2022
Park Number - 28
Park Name - Maramonte North Park
Park Address: 620 East Sunrise Dr.

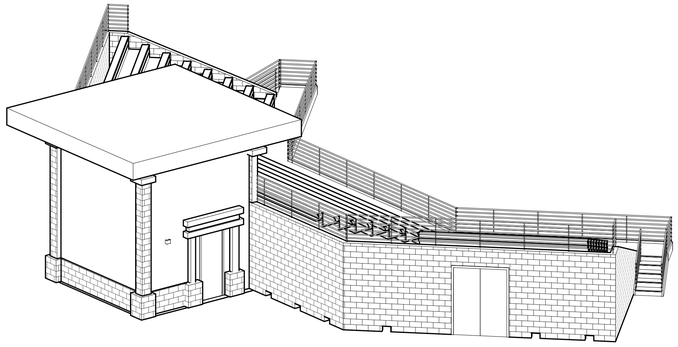
Age of Park: 1992
Size of Park: 5.5 acres

Discipline	Park Element	Condition and Year Installed (if known)	Repair or Replace	Cost to Repair or Replace	Type of Maintenance Required	Frequency of Maintenance	Annual Cost of Maintenance	Life Expectancy	Brief Description	Comments/Concerns
Civil										
	Utilities - Storm Drain Inlets								Storm drains evident in parking lot - SD manholes in park. Unable to effectively evaluate.	
	Utilities - Stormdrain Lines								Unable to effectively evaluate.	
	Utilities - Water Lines & Backflow								Present. Appear to be in good shape.	
	Utilities - Sewer Lines & Cleanouts								No bathroom on premise. Fancy porta-potty in NW corner of park.	Should consider permanent bathroom facilities.
	Utilities - Dry Utility Boxes								Many of the utility boxes in the surrounding concrete showed signs of cracking.	
	Parking - Surface								The East portion of the Parking lot has been resurfaced to accommodate ADA parking and access to the park concrete sidewalks. The portion of the parking lot west of the new ADA section displayed a lot of spalling and "ravelling" and requires resurfacing and the striping has faded.	
	Parking - Striping								The East portion of the Parking lot has been resurfaced to accommodate ADA parking and access to the park concrete sidewalks and the striping is new. The portion of the parking lot west of the new ADA section displayed a lot of spalling and "ravelling" and requires resurfacing.	
	Parking - Stall Count (is it adequate?)								31 regular parking stalls w/ no tire stops	
	Parking - ADA Stalls								2 ADA stalls with w/o stops (1 van accessible stall)	
	Parking - ADA Ramps and Domes								Domes present on the one ramp across from the ADA parking spots.	
	Parking - ADA Signs (at stalls & entrance)								All Stalls were labeled with signs	
	Concrete Sidewalks Within Park								Concrete sidewalks on the parking lot side of the park seem adequate. There were some panels of uneveness that should be addressed. Sidewalk from parking lot to drainage inlet/outlet too steep for ADA. Sidewalk on the East side of the park (50 to 100 feet east of Santa Barbara Drive) is 4' wide but looks difficult to edge. Appears to be adequately graded for ADA access to the softball diamond. Access from Santa Barbara St to the picinc table in the SE corner is ADA compliant. Would be nice to have access to the table from the west as well.	
	Concrete Sidewalks - ADA Ramps at Corners								Ramp in SE of park is great (but no domes).	
	Concrete Mow Bands	Good							Some overflow/erosion from planting areas	Grade planter as needed

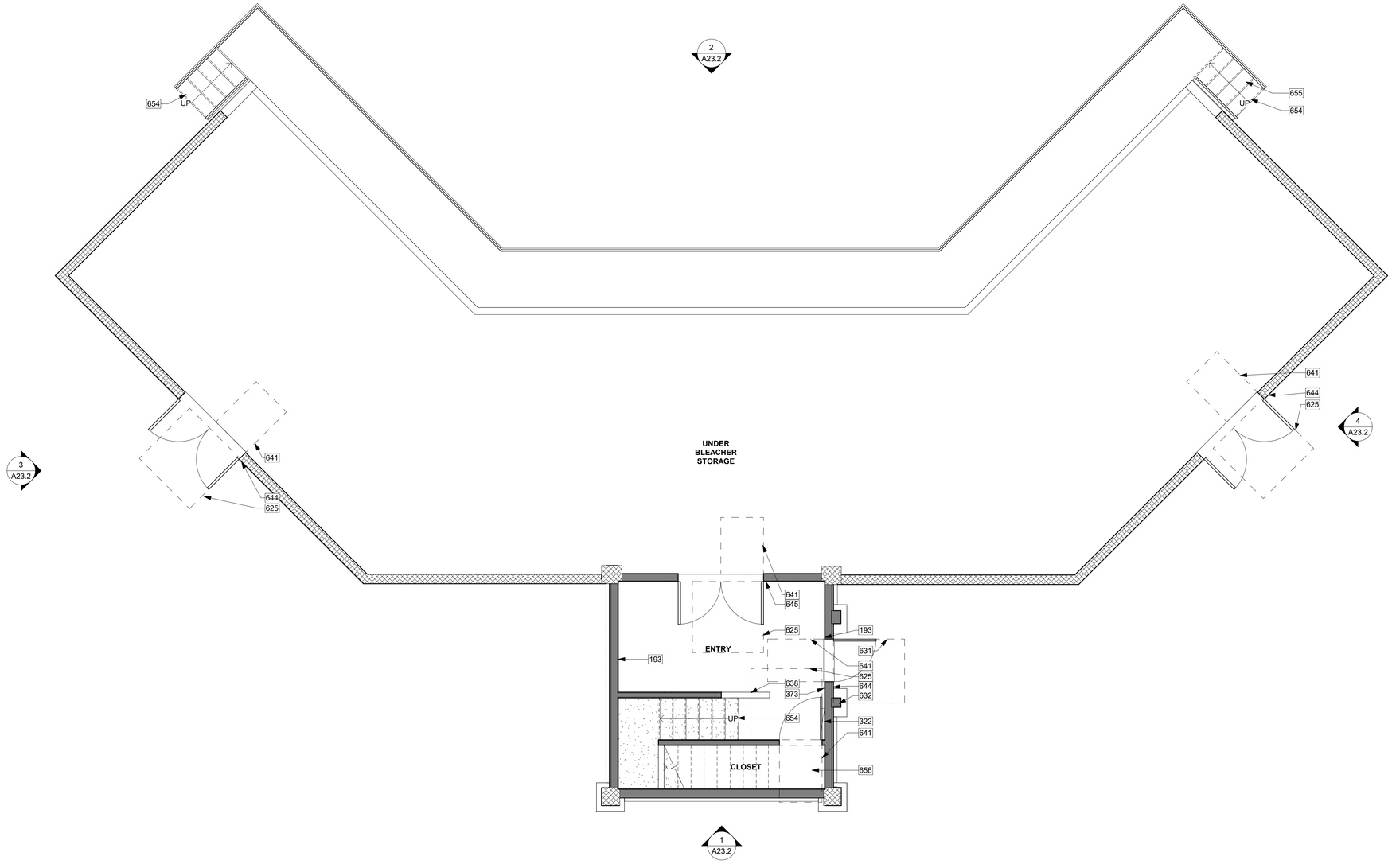
	CMU Perimeter Walls								CMU walls appear to be in good structural shape but coule be power washed/painted if uniform appearance is desired.	
	Chain Link Fence along Perimeter								Fence next to porta potty requires repair.	
	Concrete Path to Santa Maria Way								Could be either a spillway to SM Way or an inlet from SM way depending on the grades. Path is wide and generally appears to be ADA compliant.	
	ADA Accessibility								Accessibility is generally good throughout the park other than the westerly sidewalk showing signs of age / cracking.	
	Signs - Park Monument Signs - Number -									
	Signs - Park Informations Signs - Number									
	Recommended New Amenities								Bathroom!	
Landscape										
	Plantings - Grass	Satisfactory								Re-seed as needed, adjust sprinkler heads
	Plantings - Trees									
	Plantings - Shrubs/Groundcovers									
	Irrigation - Backflow - Caged									
	Irrigation - Pipes									
	Irrigation - Valves									
	Irrigation - Heads - spray and rotor	Good								Check spray heads regularly to ensure good coverage
	Irrigation - Drip emission devices - None									
	Irrigation - Controller - Toro									
	Irrigation - Weather Station									
	Softball Field - Number of Fields - 1									
	Softball Field - Surface - DG									
	Softball Field - Elements (Bases, etc.)	Good							Bases, home plate, pitching mound rubber	
	Softball Field - Fencing - CL	Poor							Fence panels have bulging/gaps at bottom	Fencing should tie to metal wire or bottom rail
	Softball Field - Team Benches on Concrete Pad - 6	Good							Metal bench w/ metal back - 3 each dugout	
	Softball Field - Bat Rack (15 bats) - 2	Good							1 each dugout	
	Softball Field - Bleachers - 2	Good							Metal 8 tiers/benches, metal railings & back	
	Softball Field - Backstop	Poor							Wood - painted green, paint & wood worn at bottom, 1 board split	Repaint, repair as needed
	Softball Field - Pitcher Warm Up - 0									Consider adding
	Picnic Area - Number of Individual Areas - 2									
	Picnic Area - Tables - Concrete -2	Good								
	Picnic Area - Tables - Metal - 1	Good								
	Picnic Area - BBQ Pits - Single - 2	Good								
	Picnic Area - Surfacing - Concrete									
	Trash Receptacles - Roller - 2								Trash - 1	
	Drinking Fountains - Number - 1	Good								
	Dog Water - Number - 0									
	Dog Bag Dispenser - Number - 1	Fair							Wood Post needs paint - check for rot, dispenser faded but serviceable	
	Bike Racks - Metal - 1 - 5 Bike Stalls	Fair							Painted red	Needs fresh coat of paint or stripped
Electrical										
	Lighting - Poles - 0									There is no electrical lighting or services at this park. If City desired site lighting it would require approximately 3 area pole lights at the parking lot and 5-10 bollards along the pathway. A new service and pedestal would be required.
Architectural										
	None									

HAGERMAN SPORTS COMPLEX

3000 SKYWAY DR., SANTA MARIA, CA 93458



A ANNOUNCER BOOTH1 / BLEACHERS



2 EXISTING ANNOUNCER BOOTH 1 / BLEACHERS - LOWER FLOOR PLAN
1/4" = 1'-0"

ANNOUNCER BOOTH 1 AND BLEACHERS

GENERAL DESCRIPTION OF PARK BUILDINGS AND SHADE STRUCTURES

This architectural assessment is limited to the structures identified within this architectural assessment package.

Shade Structures - Umbrellas: Metal posts with fabric awning, generally in good to fair condition. Touch up paint posts as needed, and replace or repair fabric as needed.

Bleacher/Announcer Booth-1: Mix wood and CMU framing structure with stucco siding and metal roofing, generally in good condition. Non-accessible physical barriers are noted. Announcer booths are specifically excluded under general exceptions, per 2010 ADAAG & current CBC Sec. 11B-203.

Announcer Booths 2,3,& 4: Wood framing with T1-11 siding and standing seam metal roofing generally in poor condition. Framing is deteriorating due to water damage. Non-accessible physical barriers are noted. Announcer booths are specifically excluded under general exceptions, per 2010 ADAAG & current CBC Sec. 11B-203.

Maintenance Butler Building: Steel framing structure with standing seam metal siding and roofing, generally in good condition. Light maintenance required.

BUILDING INFORMATION

BUILDING AREA CALCULATION (GROSS SQUARE FEET):

EXISTING (TO REMAIN):		**3000**
ANNOUNCER BOOTH 1:	2232	
ANNOUNCER BOOTH 2:	44	
ANNOUNCER BOOTH 3:	44	
ANNOUNCER BOOTH 4:	44	
MAINTENANCE BUTLER BUILDING:	634	

KEYNOTES

193	DAMAGED INTERIOR WALL FINISH AND/OR TRIM, BASE - PATCH & REPAIR
322	DOOR HITS SURFACE MOUNTED ELECTRICAL PANEL WHEN OPEN, MAY DAMAGE ELECTRICAL EQUIPMENT
373	EXIT SIGNAGE WITH BRAILLE REQUIRED, PER CURRENT CBC SEC. 11B-703
625	60" X 60" PULL SIDE LEVEL AND CLEAR MANEUVERING SPACE AT DOOR, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
631	60" X (18" ADDED TO DOOR LENGTH) LEVEL AND CLEAR MANEUVERING SPACE AT RECESSED DOOR. PER CURRENT CBC SEC. 11B-404 (IF CONSTRUCTED OR ALTERED AFTER 2010)
632	PILLAR OBSTRUCTS 60" X (18" ADDED TO DOOR LENGTH) LEVEL AND CLEAR MANEUVERING SPACE AT RECESSED DOOR. PER CURRENT CBC SEC. 11B-404 (IF CONSTRUCTED OR ALTERED AFTER 2010)
638	WALL OBSTRUCTS 60" X 60" PULL SIDE LEVEL AND CLEAR MANEUVERING SPACE AT DOOR, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
641	36" X 48" PUSH SIDE LEVEL AND CLEAR MANEUVERING SPACE AT DOOR (WITHOUT CLOSER AND LATCH), PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
644	"EMPLOYEE ONLY" SIGNAGE WITH BRAILLE REQUIRED ON WALL NEXT TO DOOR (LATCH SIDE), PER CURRENT CBC SEC. 11B-703
645	SIGNAGE WITH BRAILLE REQUIRED ON WALL NEXT TO DOOR (LATCH SIDE) INDICATING NAME OF ROOM BEYOND, PER CURRENT CBC SEC. 11B-703
654	PAINT EACH LEADING EDGE OF STAIR TREAD WITH A STRIPE PROVIDING CLEAR VISUAL CONTRAST, PER CURRENT CBC SEC. 11B-504
655	ACCESSIBLE RAMP REQUIRED, W/ ACCESSIBLE SEATING IN FIRST AISLE REQUIRED, PER CURRENT CBC SEC 11B-403 & 11B-505
656	ANNOUNCER BOOTHS DO NOT REQUIRE FULL ACCESSIBILITY (SPECIFICALLY INCLUDED UNDER GENERAL EXCEPTIONS), SEE 2010 ADAAG & CURRENT CBC SEC. 11B-203.

WALL LEGEND

(E) INTERIOR - WOOD FRAMING w/ PAINTED F.R.P., ONE LAYER GYPSUM WALL BOARD AND/OR F.R.P. INTERIOR.

(E) INTERIOR - WOOD STUD w/ PAINTED F.R.P., ONE LAYER GYPSUM WALL BOARD AND/OR F.R.P. INTERIOR.

(E) EXTERIOR - CMU

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REVISION SCHEDULE

DELTA	DATE	DESCRIPTION

EXISTING FLOOR PLAN - ANNOUNCER BOOTH 1 / BLEACHERS

HAGERMAN SPORTS COMPLEX
3000 SKYWAY DR., SANTA MARIA, CA 93458
19-002

MICAH D. SMITH
C 33179
7/31/23
REN. DATE
STATE OF CALIFORNIA

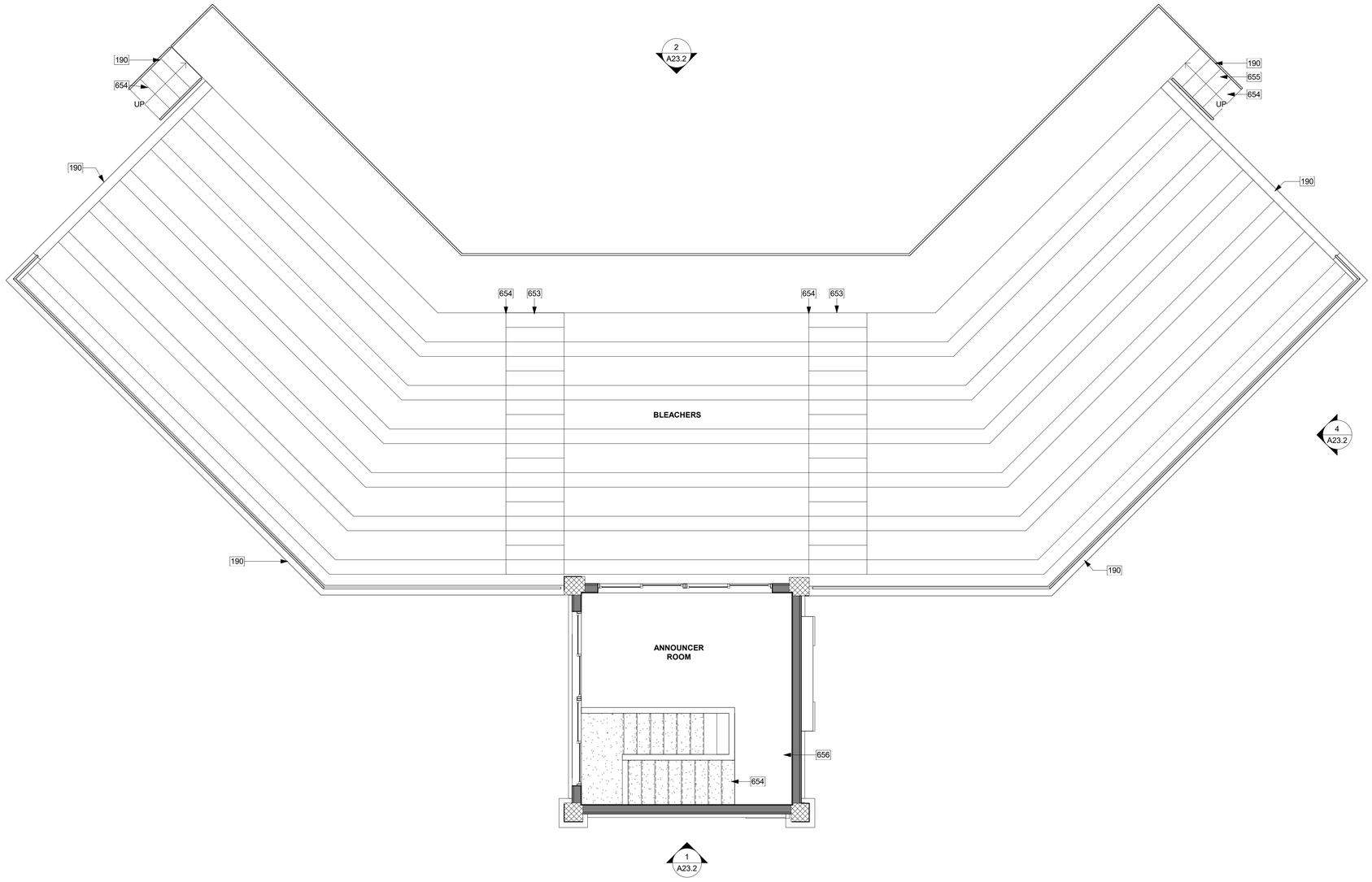
Sheet: A23.0

Scale: 1/4" = 1'-0"

Date: JANUARY 19, 2023

HAGERMAN SPORTS COMPLEX

3000 SKYWAY DR., SANTA MARIA, CA 93458



1 EXISTING ANNOUNCER BOOTH 1 / BLEACHERS - UPPER FLOOR PLAN
1/4" = 1'-0"

KEYNOTES

190	METAL WALL CAP FLASHING DAMAGED DUE TO RUST, REPAIR OR REPLACE AS NEEDED
653	RAILING / HANDRAIL REQUIRED FOR STEPS, PER CURRENT CBC SEC. 11B-505.3 CONTINUITY, & CURRENT CBC SEC. 11B-403
654	PAINT EACH LEADING EDGE OF STAIR TREAD WITH A STRIPE PROVIDING CLEAR VISUAL CONTRAST, PER CURRENT CBC SEC. 11B-504
655	ACCESSIBLE RAMP REQUIRED, W/ ACCESSIBLE SEATING IN FIRST AISLE REQUIRED, PER CURRENT CBC SEC 11B-403 & 11B-505
656	ANNOUNCER BOOTHS DO NOT REQUIRE FULL ACCESSIBILITY (SPECIFICALLY INCLUDED UNDER GENERAL EXCEPTIONS), SEE 2010 ADAAG & CURRENT CBC SEC. 11B-203.

ANNOUNCER BOOTH 1 AND BLEACHERS

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REVISION SCHEDULE

DELTA	DATE	DESCRIPTION

EXISTING UPPER FLOOR PLAN - ANNOUNCER BOOTH 1 / BLEACHERS

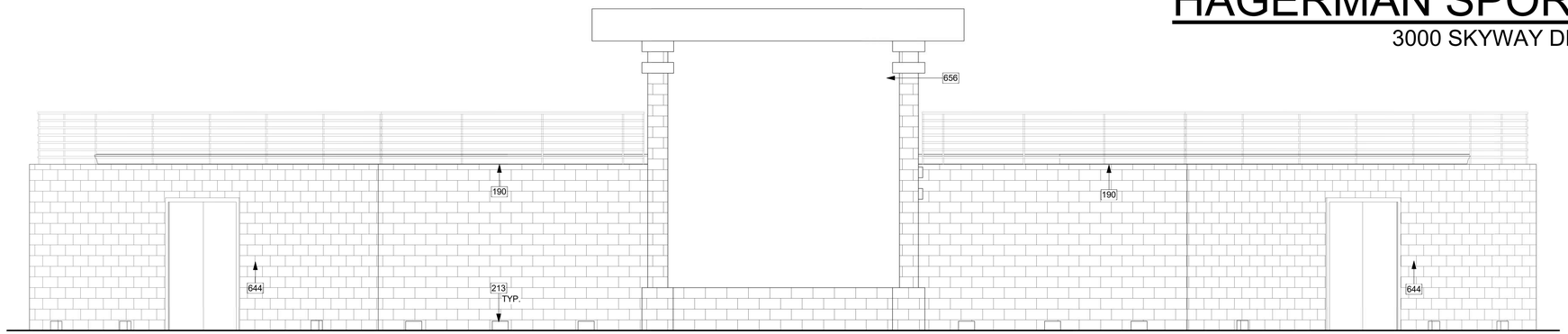
HAGERMAN SPORTS COMPLEX
3000 SKYWAY DR., SANTA MARIA, CA 93458
19-002

LICENSED ARCHITECT
MICAH D. SMITH
C33179
7/31/23
REN. DATE
STATE OF CALIFORNIA

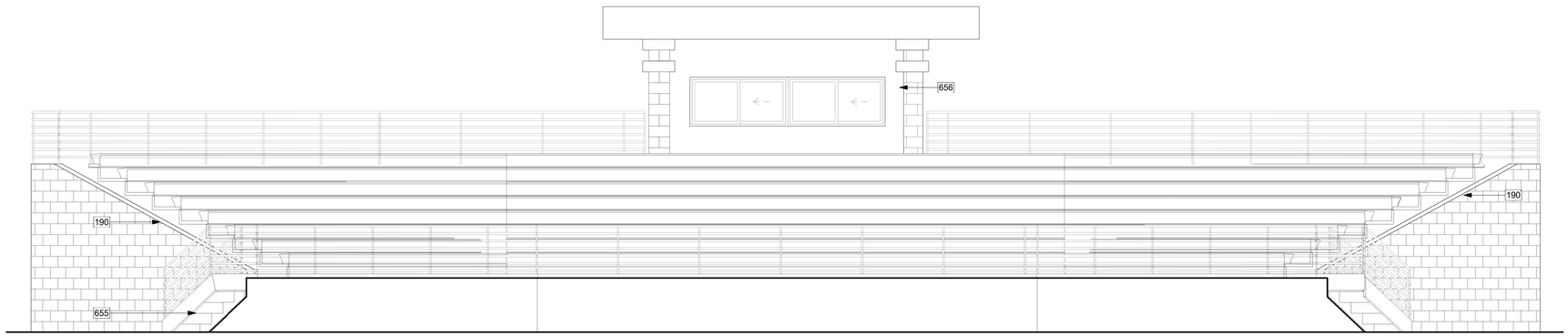
Sheet: A23.1
Scale: 1/4" = 1'-0"
Date: JANUARY 19, 2023

HAGERMAN SPORTS COMPLEX

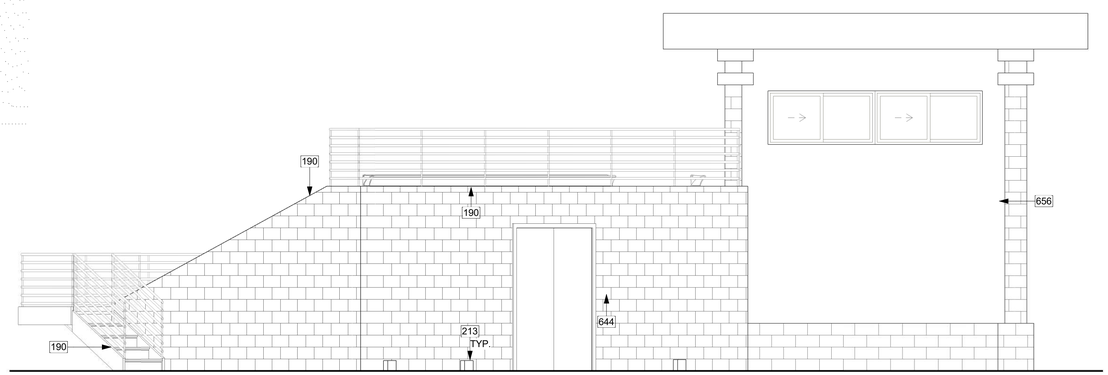
3000 SKYWAY DR., SANTA MARIA, CA 93458



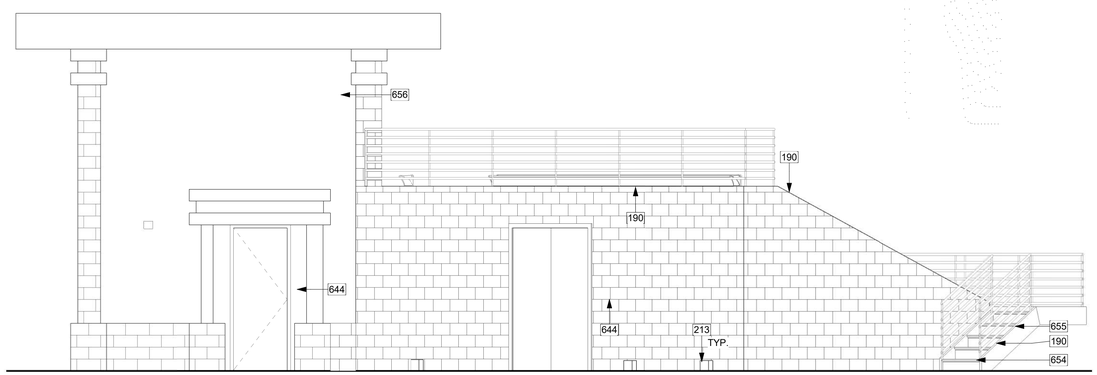
1 WEST ELEVATION - ANNOUNCER BOOTH 1 / BLEACHERS
1/4" = 1'-0"



2 EAST ELEVATION - ANNOUNCER BOOTH 1 / BLEACHERS
1/4" = 1'-0"



3 NORTH ELEVATION - ANNOUNCER BOOTH 1 / BLEACHERS
1/4" = 1'-0"



4 SOUTH ELEVATION - ANNOUNCER BOOTH 1 / BLEACHERS
1/4" = 1'-0"

ANNOUNCER BOOTH 1 AND BLEACHERS

KEYNOTES

190	METAL WALL CAP FLASHING DAMAGED DUE TO RUST, REPAIR OR REPLACE AS NEEDED
213	PROVIDE MIN. 1/8" WIRE MESH SCREEN AT DRAINAGE OUTLETS TO PREVENT RODENT ACCESS BELOW BLEACHERS
644	"EMPLOYEE ONLY" SIGNAGE WITH BRAILLE REQUIRED ON WALL NEXT TO DOOR (LATCH SIDE), PER CURRENT CBC SEC. 11B-703
654	PAINT EACH LEADING EDGE OF STAIR TREAD WITH A STRIPE PROVIDING CLEAR VISUAL CONTRAST, PER CURRENT CBC SEC. 11B-504
655	ACCESSIBLE RAMP REQUIRED, W/ ACCESSIBLE SEATING IN FIRST AISLE REQUIRED, PER CURRENT CBC SEC 11B-403 & 11B-505
656	ANNOUNCER BOOTHS DO NOT REQUIRE FULL ACCESSIBILITY (SPECIFICALLY INCLUDED UNDER GENERAL EXCEPTIONS), SEE 2010 ADAAG & CURRENT CBC SEC. 11B-203.

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REVISION SCHEDULE

DELTA	DATE	DESCRIPTION

ELEVATIONS - ANNOUNCER BOOTH 1 / BLEACHERS

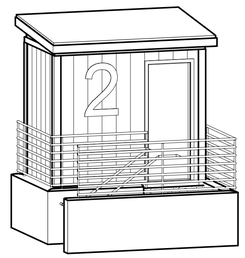
HAGERMAN SPORTS COMPLEX
3000 SKYWAY DR., SANTA MARIA, CA 93458
19-002

MICAH D. SMITH
C33179
7/31/23
REN. DATE
STATE OF CALIFORNIA

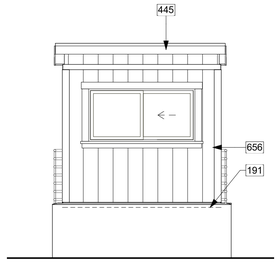
Sheet: A23.2
Scale: 1/4" = 1'-0"
Date: JANUARY 19, 2023

HAGERMAN SPORTS COMPLEX

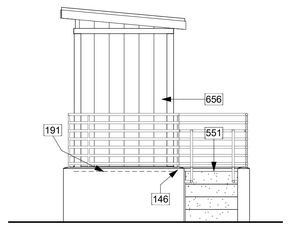
3000 SKYWAY DR., SANTA MARIA, CA 93458



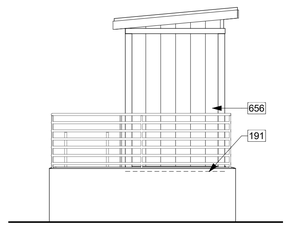
4 ANNOUNCER BOOTH 2



D BOX 2 - REAR ELEVATION (NORTH)
1/4" = 1'-0"



C BOX 2 - LEFT ELEVATION (WEST)
1/4" = 1'-0"



B BOX 2 - RIGHT ELEVATION (EAST)
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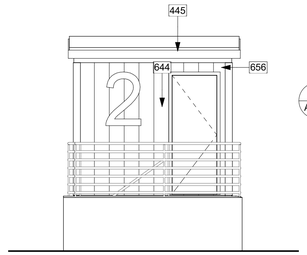
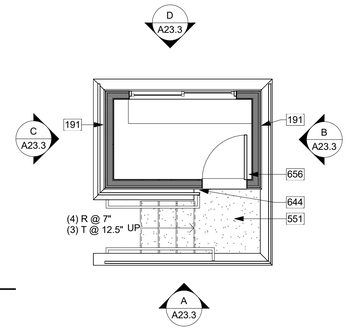


A BOX 2 - FRONT ELEVATION (SOUTH)
1/4" = 1'-0"

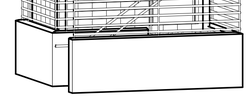


1 EXISTING ANNOUNCER BOOTH 2 FLOOR PLAN
1/4" = 1'-0"

KEYNOTES

146	(E) CMU PLATFORM WALL WITH CONCRETE CROWN IS SPALLING, AND WILL NEED TO BE REPAIRED
191	BOTTOM OF WOOD WALL FRAMING AND FINISHES DAMAGED DUE TO IMPROPER DETAILING OF STRUCTURAL CONNECTION, FLASHING AND DRAINAGE. WOOD WALL FRAMING SITS WITHIN A RAISED CONCRETE CURB THAT PREVENTS PROPER WEATHERPROOFING OF THE BASE OF THE WALL. PROVIDE FLASHING
445	WOOD FASCIA DAMAGED FROM WATER, REPAIR AS NEEDED
503	WATER DAMAGE TO WALL FRAMING & INTERIOR FINISHES. REPAIR & PROVIDE FLASHING FOR IMPROVED WATERPROOFING.
551	CONCRETE BUILDING PLATFORM FINISH SURFACE LACKS SUFFICIENT SLOPE TO PROMOTE PROPER DRAINAGE
644	"EMPLOYEE ONLY" SIGNAGE WITH BRAILLE REQUIRED ON WALL NEXT TO DOOR (LATCH SIDE), PER CURRENT CBC SEC. 11B-703
656	ANNOUNCER BOOTHS DO NOT REQUIRE FULL ACCESSIBILITY (SPECIFICALLY INCLUDED UNDER GENERAL EXCEPTIONS), SEE 2010 ADAAG & CURRENT CBC SEC. 11B-203.

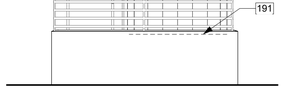
ANNOUNCER BOOTH 2



5 ANNOUNCER BOOTH 3

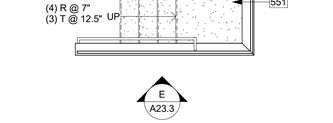
H BOX 3 - REAR ELEVATION (EAST)
1/4" = 1'-0"

G BOX 3 - LEFT ELEVATION (NORTH)
1/4" = 1'-0"



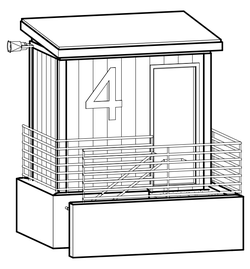
F BOX 3 - RIGHT ELEVATION (SOUTH)
1/4" = 1'-0"

E BOX 3 - FRONT ELEVATION (WEST)
1/4" = 1'-0"

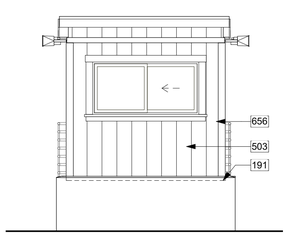


2 EXISTING ANNOUNCER BOOTH 3 FLOOR PLAN
1/4" = 1'-0"

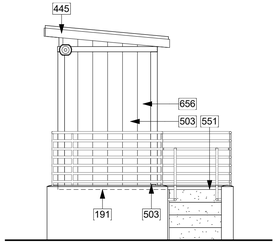
ANNOUNCER BOOTH 3



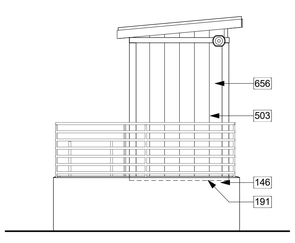
6 ANNOUNCER BOOTH 4



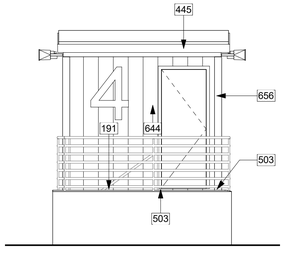
L BOX 4 - REAR ELEVATION (WEST)
1/4" = 1'-0"



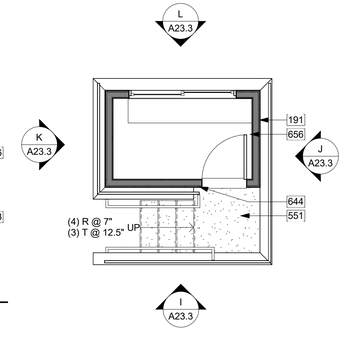
K BOX 4 - LEFT ELEVATION (SOUTH)
1/4" = 1'-0"



J BOX 4 - RIGHT ELEVATION (NORTH)
1/4" = 1'-0"



I BOX 4 - FRONT ELEVATION (EAST)
1/4" = 1'-0"



3 EXISTING ANNOUNCER BOOTH 4 FLOOR PLAN
1/4" = 1'-0"

ANNOUNCER BOOTH 4

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REVISION SCHEDULE

DELTA	DATE	DESCRIPTION

EXISTING FLOOR PLANS & ELEVATIONS - ANNOUNCER BOOTHS 2,3 & 4

HAGERMAN SPORTS COMPLEX
3000 SKYWAY DR., SANTA MARIA, CA 93458
19-002

MICAH D. SMITH
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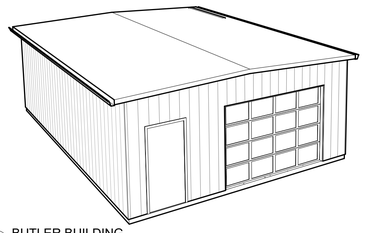
7/31/23
REN. DATE
STATE OF CALIFORNIA

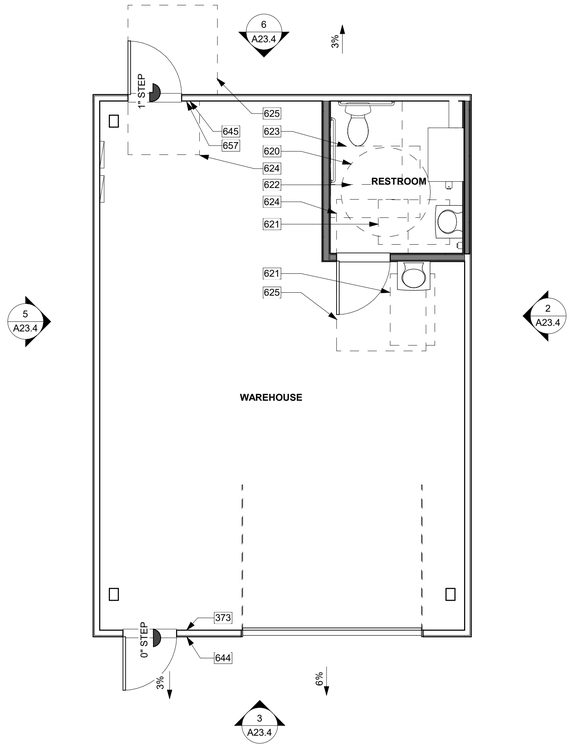
Sheet: A23.3
Scale: 1/4" = 1'-0"
Date: JANUARY 19, 2023

HAGERMAN SPORTS COMPLEX

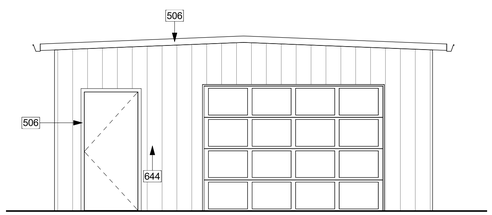
3000 SKYWAY DR., SANTA MARIA, CA 93458



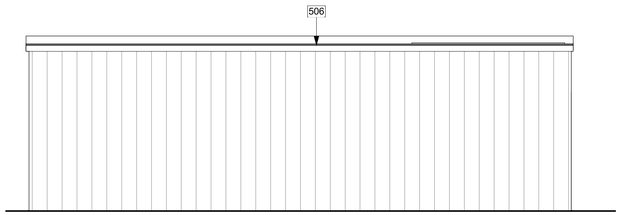
A BUTLER BUILDING



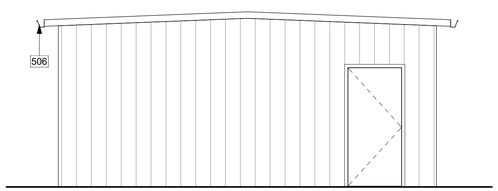
1 EXISTING FLOOR PLAN - BUTLER BUILDING
1/4" = 1'-0"



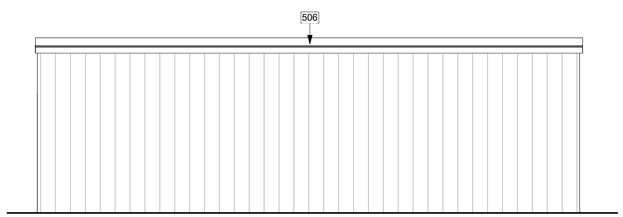
3 LEFT ELEVATION (SOUTH)
1/4" = 1'-0"



2 FRONT ELEVATION (EAST)
1/4" = 1'-0"



6 RIGHT ELEVATION (NORTH)
1/4" = 1'-0"



5 REAR ELEVATION (WEST)
1/4" = 1'-0"

NORTH

KEYNOTES

373	EXIT SIGNAGE WITH BRAILLE REQUIRED, PER CURRENT CBC SEC. 11B-703
506	DOWNSPOUTS, GUTTERS. FASCIA'S AND TRIM PAINT CHIPPING. REPAIR, PRIME & PAINT AS NEEDED.
620	60" DIA. CLEAR AND LEVEL WHEELCHAIR TURNING SPACE, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-305
621	30" X 48" CLEAR FLOOR SPACE, PER 2010 ADAAG, CURRENT CBC SEC. 11B-305
622	48" X 56" CLEAR FLOOR SPACE AROUND TOILET, SEE 2010 ADAAG (IF CONSTRUCTED PRIOR TO 2010). IF CONSTRUCTED IN 2010 OR LATER, 56" X 60" CLEAR FLOOR SPACE REQUIRED AROUND TOILET, PER CURRENT CBC SEC. 11B-305
623	48" X 60" MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET, PER CURRENT CBC SEC. 11B-604
624	48" X 48" PUSH SIDE LEVEL AND CLEAR MANEUVERING SPACE AT DOOR (IF DOOR HAS CLOSER AND LATCH), PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
625	60" X 60" PULL SIDE LEVEL AND CLEAR MANEUVERING SPACE AT DOOR, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
644	"EMPLOYEE ONLY" SIGNAGE WITH BRAILLE REQUIRED ON WALL NEXT TO DOOR (LATCH SIDE), PER CURRENT CBC SEC. 11B-703
645	SIGNAGE WITH BRAILLE REQUIRED ON WALL NEXT TO DOOR (LATCH SIDE) INDICATING NAME OF ROOM BEYOND, PER CURRENT CBC SEC. 11B-703
657	"NOT AN EXIT" SIGNAGE WITH BRAILLE REQUIRED ON WALL NEXT TO DOOR (LATCH SIDE), PER CURRENT CBC SEC. 11B-703

WALL LEGEND

(E) INTERIOR - WOOD FRAMED WALL w/ GYP BOARD & F.R.P. FINISH @ RESTROOM SIDE

(E) EXTERIOR - WOOD FRAMED WALL w/ GYP BOARD & F.R.P. INTERIOR FINISH & FIBER-CEMENT WALL PANEL EXTERIOR FINISH

BUTLER BUILDING

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REVISION SCHEDULE

DELTA	DATE	DESCRIPTION

EXISTING FLOOR PLAN & EXTERIOR ELEVATIONS - MAINTENANCE BUTLER BUILDING

HAGERMAN SPORTS COMPLEX
3000 SKYWAY DR., SANTA MARIA, CA 93458
19-002

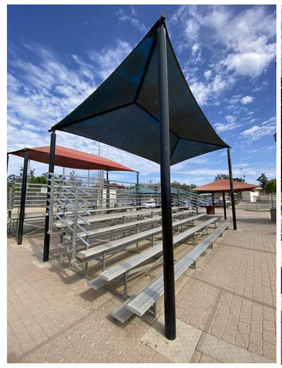
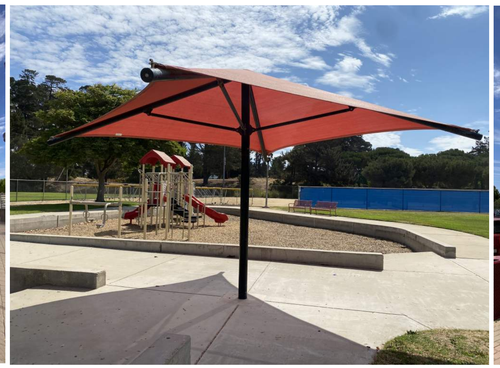
Sheet: A23.4

Scale: 1/4" = 1'-0"

Date: JANUARY 19, 2023

HAGERMAN SPORTS COMPLEX

3000 SKYWAY DR., SANTA MARIA, CA 93458

SHADE STRUCTURES - UMBRELLAS

City of Santa Maria Citywide Recreation and Park District Formation										
Park Check List										
Date June 6, 2022										
Park Number - 29										
Park Name - Hagerman Sports Complex	Age of Park: Prior to 1992									
Park Address: 3300 Skyway Dr.	Size of Park: 20-acres	Public entity facilities are covered by Title II of the Americans with Disabilities Act. 1991 (https://www.ada.gov/taman2.html#II-1.1000)								
	This architectural assessment is limited to the structures identified within this architectural assessment package.									
General Condition of Building:	Shade Structures - Umbrellas: Metal posts with fabric awning, generally in good to fair condition. Touch up paint posts as needed, and replace or repair fabric as needed.									
	Bleacher/Announcer Booth-1: Mix wood and CMU framing structure with stucco siding and metal roofing, generally in good condition. Non-accessible physical barriers are noted. Announcer booths are specifically excluded under general exceptions, per 2010 ADAAG & current CBC Sec. 11B-203.									
	Announcer Booths 2,3,& 4: Wood framing with T1-11 siding and standing seam metal roofing generally in poor condition. Framing is deteriorating due to water damage. Non-accessible physical barriers are noted. Announcer booths are specifically excluded under general exceptions, per 2010 ADAAG & current CBC Sec. 11B-203.									
	Maintenance Butler Building: Steel framing structure with standing seam metal siding and roofing, generally in good condition. Light maintenance required.									
Discipline	Park Element	Condition and Year Installed (if known)	Repair or Replace	Cost to Repair or Replace	Type of Maintenance Required	Frequency of Maintenance	Annual Cost of Maintenance	Life Expectancy	Brief Description	Comments/Concerns - (Refer to plans and keynotes for additional information.)
Architectural										
	Shade Structures - Umbrellas - Number - (7)	Good							2 (1 red, 1 blue) at North Fields, 5 (1 red, 2 green, 2 blue) at South Fields.	All shade structures need to be cleaned.
	Shade Structures - Umbrellas - Posts - Steel	Good			Paint or stain				Touch-up paint as needed.	
	Shade Structures - Umbrellas -Sails	Fair							Tears in fabric awning - repair or replace as needed.	
	Bleacher/Announcer Booth-1	Good								Announcer booths do not require full accessibility (specifically included under general exceptions), see 2010 ADAAG & current CBC Sec. 11B-203.
	Announcer Booth - Structure	Good								Accessible ramp required, with accessible seating in the front aisle required. Railings required for steps per current CBC Sec. 11B-505.3, continuity and paint each leading edge of stair treads. Per current CDC.
	Announcer Booth - Roof	Good								
	Announcer Booth - Fixtures	Good								
	Announcer Booth - Finishes (interior)	Good	Repair		Patching of walls, and paint				Damage to interior wall and baseboards on first floor.	Repair, paint as required.
	Announcer Booth - Finishes (exterior)	Good	Repair		Paint				Metal wall cap flashing damaged, repair, prime and paint as needed.	
	Announcer Booth - Lighting	Good								
	Announcer Booth - Storage	Good								
	Announcer Booths - Structure 2	Poor	Repair		Drainage, Accessibility				Concrete stair landing, no slope.	Announcer booths do not require full accessibility (specifically included under general exceptions), see 2010 ADAAG & current CBC Sec. 11B-203.
	Announcer Booths - Exterior	Fair	Repair		Repair CMU				Concrete masonry damage.	
	Announcer Booths									
	Announcer Booths - Roof	Poor	Replace		Replace fascia				Fascia, water damage.	
	Announcer Booths - Finishes	Poor			Paint				Touch-up paint as needed.	
	Announcer Booths - Windows	Good								
	Announcer Booths - Sound System									
	Announcer Booths - Structure 3, 4	Poor	Repair		Drainage; Accessibility				Concrete stair landing, no slope.	Announcer booths do not require full accessibility (specifically included under general exceptions), see 2010 ADAAG & current CBC Sec. 11B-203.
					Repair or replace CMU as needed				Concrete masonry damage.	
	Announcer Booths	Poor							Structure and exterior finishes.	Finishes and wood framing in close contact with grade or concrete flatwork may be susceptible to early deterioration. Min. 2" clearance concrete (flatwork) to Wood (framing, siding, trim, etc.) and min. 8" earth to wood.
	Announcer Booths - Roof	Poor	Replace		Fascia to be replaced				Fascia, water damage.	
	Announcer Booths - Finishes	Poor	Repair		Rebuild structure over CMU wall					
					Rebuild structure over CMU wall				Siding deteriorating.	
	Announcer Booths - Windows	Good								
	Announcer Booths - Sound System									
	Maintenance Building - Roof	Poor	Repair		Paint				Gutters and fascia.	Touch up paint as required.
	Maintenance Building - Finishes	Poor								
	Maintenance Building - Lighting	Good	Replace		Replace lights				Lights inoperable.	
	Maintenance Building - Other Utilities	Good	Repair		Clean					
			Repair		Paint				Down spouts need painting.	
	Maintenance Building & Enclosed CL Yard	Good								

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REVISION SCHEDULE

DELTA	DATE	DESCRIPTION

AS-BUILT PARK CHECK LIST

HAGERMAN SPORTS COMPLEX
3000 SKYWAY DR., SANTA MARIA, CA 93458
19-002

MICAH D. SMITH
LICENSED ARCHITECT
C 33179
7/31/23
REN. DATE
STATE OF CALIFORNIA

Sheet: A23.5

Scale:

Date: JANUARY 19, 2023

City of Santa Maria Citywide Recreation and Park District Formation

Park Check List
Date June 6, 2022
Park Number - 29
Park Name - Hagerman Sports Complex
Park Address: 3300 Skyway Dr.

Age of Park: Prior to 1992
Size of Park: 20-acres

Discipline	Park Element	Condition and Year Installed (if known)	Repair or Replace	Cost to Repair or Replace	Type of Maintenance Required	Frequency of Maintenance	Annual Cost of Maintenance	Life Expectancy	Brief Description	Comments/Concerns
Civil										
	Utilities - Storm Drain Inlets								Storm Drain inlet on east side of building needs larger outlet pipe, open bottom inlet but does not infiltration, need to clean/remove sediment	
	Utilities - Stormdrain Lines									
	Utilities - Water Lines & Backflow								Present. Appear in good condition.	
	Utilities - Sewer Lines & Cleanouts								Present. Appear in good condition.	
	Utilities - Dry Utility Boxes									
	Parking - Surface								Asphalt is in fair to poor condition, alligator cracking, potholes, asphalt separating from concrete at valley gutters	
	Parking - Striping								needs to be re-striped	
	Parking - Stall Count (is it adequate?)								189 standard stalls	
	Parking - ADA Stalls								5 ADA stalls, north ADA stalls grades out of compliance - bump in AC, Center ADA stall grades out of compliance, South ADA stalls grades out of compliance	
	Parking - ADA Ramps and Domes								North ADA ramp needs DWS, Center parking does not have ADA ramp or a Path of Travel, South ADA ramp out of compliance and needs DWS, ADA ramps near building are out of compliance	
	Parking - ADA Signs (at stalls & entrance)									
	Parking - Wheel Stops									
	Gate - Metal - Access to Well - 2									
	Gate - Wrought Iron Access Gates - Motorized - 1								Black WI, Roll back	
	Gate Key Pad - 1								Post needs to be straightened	
	Trash Enclosure - Walls - CMU - 2 stalls								Utility Area near tank	
	Trash Enclosure - Gates Wood								9.5' x 7.0'	
	Trash Enclosure - Walls - Wood - 2 stalls									
	Trash Enclosure - Gates CL w/ Vinyl slats									
	Trash Enclosure - Surface									
	Trash Enclosure - Containers									
	Concrete Sidewalks Within Park								Concrete walk north and south of parking lot have cross slopes that exceed ADA, tree roots are lifting concrete panels, elevation drop between surfaces has occurred. Outdoor eating area has 2.5%-3% cross slope which exceeds ADA.	
	Concrete Sidewalks - ADA Ramps at Street									
	Concrete Steps/CMU Walls, Metal Railing to Annoucer Box									
	Pavers with Concrete Borders/Banding								Adjacent to fields, some elevation changes due to root lifting concrete	
	Decomposed Granite Access Road - Perimeter Ball Field								Rutted from Tire Tracks	
	Decomposed Granite Walks in Park								DG path to Pickleball courts is sand, need to re-install DG and stablized, not accessible	
	DG Walk Edging -Material									
	Chain Link Fence- Parking lot Perimeter									

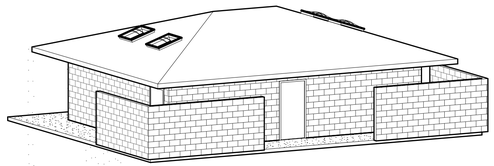
	CL w/Net Fence along Perimeter of Softball Field								Adjacent to Parking	
	WI Fencing at Picnic Area									
	Split Rail Fence - Parking	Good							Newer posts	
	ADA Accessibility								(2) ramps to playground- grades non compliant	
	Signs - Park Monument Signs - Number - 2								Concrete Pilasters, Concrete wall w/ Recessed Lettering, Wood City Park Sign Attached to Concrete Slab Backing	
	Signs - Park Placque - Number - 2									
	Signs - Park Informations Signs - Number -1									
	Sculpture - Utility Cover								Metal-Adjacent to picnic area	
	Recommended New Amenities									
	Bollards - Removable - 1								1 - missing at field access gates	
	Boulders - To Keep Vehicles Out								Adjacent to entrance gates and edge of DG parking lot	
	Walls								Wall at playground needs to be replaced, tree roots displaced wall from adjacent concrete walk	
Landscape										
	Plantings - Grass	Poor							Large dead patch near BB courts	Re-sod.
	Plantings - Trees	Poor							Liquidambars planted adjacent to parking - create excessive tree litter. Parking lot - 1 -Bauhinia poor health, 2 parking island have no trees. Redwoods - (at least 3) , Araucaria, Italian Pines all struggling.	Check tree bubblers/add supplemental as needed as several trees throughout park look stressed. Parking Lot - Fertilize and check irrigation for Bauhinia. Plant new trees in parking islands to provide shade.
	Plantings - Shrubs/Groundcovers	Failing							Ivy taking over Cypress (SW planting area)	Remove ivy from trees and ground beneath trees. Add a 3" layer of mulch to all shrub plantings.
	Irrigation - Backflow - not caged									Cage backflow device
	Irrigation - Pipes									
	Irrigation - Valves	Failing							Valve boxes - many too low, covered by grass. Some valve box lids broken	Re-grade, replace lids as needed.
	Irrigation - Heads - spray and rotor	Failing							Overspray onto ball field, DG perimeter access road. Leak near grandstand, runoff near access gate of NW softball field	Replace/adjust spray heads & nozzles.
	Irrigation - Drip emission devices								Tree bubblers in parking area leaking, Drip used for Cypress tree grove	Replace/adjust nozzles.
	Irrigation - Controller -1									
	Irrigation - Weather Station									
	Softball Field - Number of Fields - 4									
	Softball Field - Infield Surface - DG									
	Softball Field - Elements (Bases, etc.)	Good							Bases	
	Softball Field - Fencing - CL	Failing							2-3 posts/panels at 300 ft mark need repairs	
	Softball Field - Benches - Metal w/Back - 32								4 each dugout	
	Softball Field - Bat Rack - Metal - 8								1 each dugout	
	Softball Field - Pitching Cage - 8								DG, CL - no gate, Home Base	Install gate to keep balls in
	Softball Field - Bleachers - Metal 3 Tier - 2								portable	
	Softball Field - Bleachers - Metal w/Railings & Back - 6 Tiers - 6									
	Softball Field - Bleachers - Built in Metal w/Formed Plastic Seats - red	Failing							Metal benches, treads, railings & back. 18 seats broken, balance in fair condition	Remove all plastic seats
	Softball Field - Bleachers - Shade Structure - 6								Steel posts - painted, shade sail	See architectural report.
	Softball Field - Backstop - Wood - painted								Paint chipping	
	Pickleball Court - Number of Courts - 6	Installed after 1/2019								
	Pickleball Court - Striping/Surface Paint	Satisfactory								
	Pickleball Court - Posts and Nets	Good								
	Pickleball Court - Surface - Concrete	Good								
	Pickleball Court - Fencing - Low CL w/Wind break	Good								
	Decomposed Granite Field/Warm-up Area	Poor							Large DG areas at ends of courts - used as viewing/staging area. DG very loose.	Consider adding concrete walkway to courts, benches for people watching/waiting for court

	Picnic Area - Number of Group Areas - 1									
	Picnic Area - Tables - Metal-Round w/4 benches- 7, ADA (3 benches) - 2	Satisfactory								
	Picnic Area - Tables - Metal-Rect - 1	Satisfactory								
	Picnic Area - BBQ Counter	Poor							Covered BBQ, Tile Counter, Stucco, Cabinet doors, Refrigerator - poor condition, shade structure, BBQ showing wear	BBQ & refrigerator showing wear. Will need replacement 1-5 years
	Picnic Area - BBQ Shade Structure								Steel posts and beams, raised seam roof	
	Picnic Area - Surfacing- Concrete - Painted								Paint in good condition	Paint requires more maintenance than natural or colored concrete
	Playground - Number of Playgrounds-2	Poor, Approx. 15+ years								Replacement within 1-5 years due to age.
	Playground - Designed to what age? 2-5, 5-12+									
	Playground - Surfacing - EWF	Failing							EWF levels low	Refurbish EWF. Add fill lines to equipment to indicate required EWF levels.
	Benches -Metal - Red - 2	Good								
	Trash Receptacles - Metal-Round Red - 14	Good							At playground	
	Trash Receptacles - Metal-Rectangle - 2	Good								
	Trash Receptacles - Plastic - 2									
	Drinking Fountains -Number - 11	Fair							1 in each dugout	
	Dog Water - Number-0									
	Dog Bag Dispenser - Number - 2	Fair								
	Bike Racks - Number of Bike Stalls - 0									
Electrical										
	Lighting - Poles - Parking - 10	Fair	Replace	$25,000	Replace Bulbs Touch up paint	3-5 years			Dual Head Parking Lot Lights	Fixture heads should be replaced with LED equivalents as part of any energy efficiency upgrades at the park. Poles could be reused.
	Lighting - Poles - Pathway - 14	Good	Repair	$25,000	Replace Bulbs	3-5 years			Decorative Concrete Pathway Lights	Fixture heads should be replaced with LED equivalents or LED driver retrofit as part of any energy efficiency upgrades at the park. Poles could be reused. Some poles are tilting which may need to be stabilized.
	Lighting - Buildings	Fair	Replace	$35,000	Replace Bulbs	3-5 years			Building interior and exterior lights	All the building interior lights are fluorescent lights that are in okay condition. Bulbs should be upgraded to LEDs when existing bulbs are burnt out. New LED equivalents should be installed as part of any energy efficiency upgrades or building upgrades.
	Lighting - Sports Lights	Good	Replace							Substantial energy reduction expected from retrofitting 240 heads for sports lighting to LED. Additional information in sports lighting assessment previously conducted.
	Lighting - Controls - Buildings	Fair	Replace	$15,000					Building lighting controls	Most building lighting controls are manual switches. Building lighting controls should be upgraded to occupancy sensor or timer based controls to reduce energy consumption. Lighting controls would need to be upgraded to comply with Title 24 if buildings and lighting was upgraded.
	Electrical - Service	Good							800A Switchgear	Electrical service to the site is from a switchboard located in the concession/restroom building. The existing 800A, 480/277V service is in good condition with no immediate maintenance recommendations.

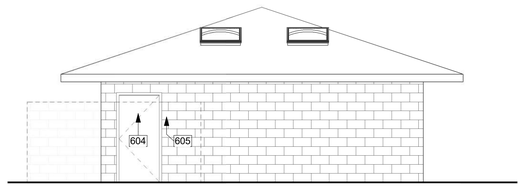
	Electrical - Panelboards	Good							Panelboards near fields	Several panels are located near sports fields to distribute branch circuits to each sport lighting pole. These panels are in good condition, but could be cleaned out. It is likely that the existing panelboards could be reused as part of sports lighting LED retrofit.
Architectural										
	Shade Structures - Umbrellas - Number - (7)	Good							2 (1 red, 1 blue) at North Fields, 5 (1 red, 2 green, 2	All shade structures need to be cleaned.
	Shade Structures - Umbrellas - Posts - Steel	Good			Paint or stain				Touch-up paint as needed.	
	Shade Structures - Umbrellas -Sails	Fair							Tears in fabric awning - repair or replace as needed.	
	Bleacher/Announcer Booth-1	Good								Announcer booths do not require full accessibility (specifically included under general exceptions), see 2010 ADAAG & current CBC Sec. 11B-203.
	Announcer Booth - Structure	Good								Accessible ramp required, with accessible seating in the front aisle required. Railings required for steps per current CBC Sec. 11B-505.3, continuity and paint each leading edge of stair treads. Per current CDC.
	Announcer Booth - Roof	Good								
	Announcer Booth - Fixtures	Good								
	Announcer Booth - Finishes (interior)	Good	Repair		Patching of walls, and paint				Damage to interior wall and baseboards on first floor.	Repair, paint as required.
	Announcer Booth - Finishes (exterior)	Good	Repair		Paint				Metal wall cap flashing damaged, repair, prime and paint as needed.	
	Announcer Booth - Lighting	Good								
	Announcer Booth - Storage	Good								
	Announcer Booths - Structure 2	Poor	Repair		Drainage, Accessibility				Concrete stair landing, no slope.	Announcer booths do not require full accessibility (specifically included under general exceptions), see 2010 ADAAG & current CBC Sec. 11B-203.
	Announcer Booths - Exterior	Fair	Repair		Repair CMU				Concrete masonry damage.	
	Announcer Booths									
	Announcer Booths - Roof	Poor	Replace		Replace fascia				Fascia, water damage.	
	Announcer Booths - Finishes	Poor			Paint				Touch-up paint as needed.	
	Announcer Booths - Roof	Poor	Replace		Fascia to be replaced				Fascia, water damage.	
	Announcer Booths - Finishes	Poor	Repair		Rebuild structure over CMU wall					
					Rebuild structure over CMU wall				Siding deteriorating.	
	Announcer Booths - Windows	Good								
	Announcer Booths - Sound System									
	Maintenance Building - Roof	Poor	Repair		Paint				Gutters and fascia.	Touch up paint as required.
	Maintenance Building - Finishes	Poor								
	Maintenance Building - Lighting	Good	Replace		Replace lights				Lights inoperable.	
	Maintenance Building - Other Utilities	Good	Repair		Clean					
			Repair		Paint				Down spouts need painting.	
	Maintenance Building & Enclosed CL Yard								Tall CL fencing w/vinyl slats, 2 tall vehicular gates	

PIONEER PARK & PICNIC GROUNDS

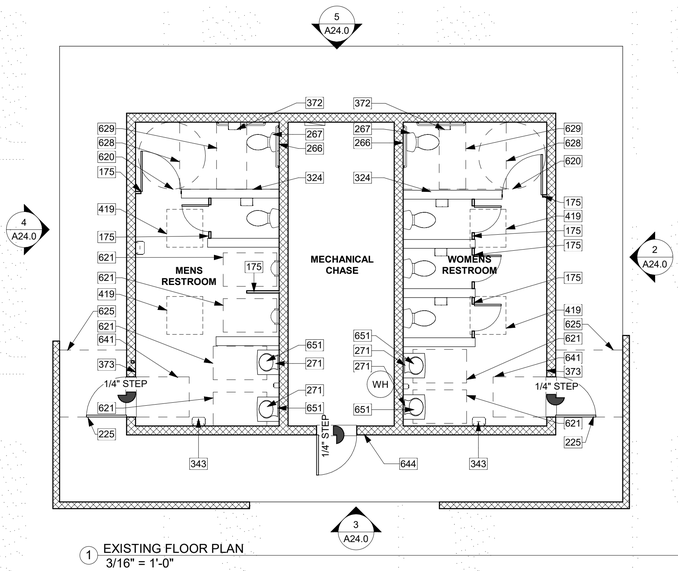
1150 WEST FOSTER ROAD., SANTA MARIA, CA 93433



A 3D PERSPECTIVE - RESTROOMS



2 FRONT ELEVATION (EAST)
3/16" = 1'-0"



1 EXISTING FLOOR PLAN
3/16" = 1'-0"

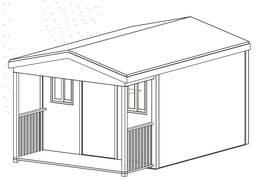
NORTH

3 LEFT ELEVATION (SOUTH)
3/16" = 1'-0"

4 REAR ELEVATION (WEST)
3/16" = 1'-0"

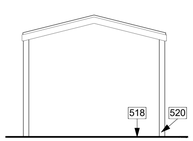
5 RIGHT ELEVATION (NORTH)
3/16" = 1'-0"

RESTROOMS

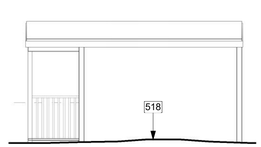


B 3D PERSPECTIVE - MAINTENANCE SHED

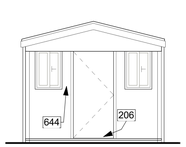
8 RIGHT ELEVATION
3/16" = 1'-0"



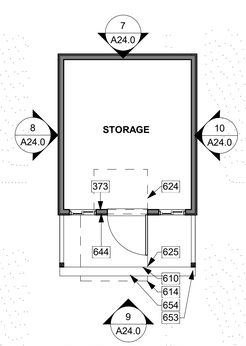
7 REAR ELEVATION
3/16" = 1'-0"



10 LEFT ELEVATION
3/16" = 1'-0"



9 FRONT ELEVATION
3/16" = 1'-0"



6 EXISTING FLOOR PLAN- SHED
3/16" = 1'-0"

MAINTENANCE SHED

GENERAL DESCRIPTION OF PARK BUILDINGS AND SHADE STRUCTURES

This architectural assessment is limited to the structures identified within this architectural assessment package.
Restroom: CMU structure with Concrete tile roofing, generally in good condition. Little maintenance required, provide rust inhibitor, prime and paint as needed to doors.
Shade Structure - BBQ Pit : Metal framing with standing seam metal roofing, generally in good condition. Rusting at connections, provide rust inhibitor, prime and paint as needed.
Shade Structure - Albert Novo Pavilion: CMU pilasters with wood framed roof gable structure and concrete tile roofing, generally in good condition. Possible water damage to plywood wall siding at roof gable.
Shade Structure - Wood Pergola: Wood framed pergola structure built straight into the ground. Wood framing in close contact with grade may be susceptible to early deterioration. Min. 8" clearance earth to wood.
Shade Structure - Picnic Pavilion: Metal posts with metal framing and concrete shingle roof over corrugated roof decking, generally in good condition.
Maintenance Shed: Wood framed building with composition shingle roofing, generally in fair condition. Finishes and wood framing in close contact with grade may be susceptible to early deterioration. Min. 2" clearance concrete (flatwork) to wood (framing, siding, trim, etc.) and min. 8" earth to wood.

BUILDING INFORMATION

BUILDING AREA CALCULATION (GROSS SQUARE FEET):

EXISTING BUILDINGS & SHADE STRUCTURES SURVEYED FOR THIS PARK: 2904

RESTROOMS:	768
SHADE STRUCTURE - BBQ PIT:	1053
SHADE STRUCTURE - ALBERT NOVO PAVILION:	480
SHADE STRUCTURE - WOOD PERGOLA:	160
SHADE STRUCTURE - PICNIC PAVILION:	324
MAINTENANCE SHED:	119

KEYNOTES

175	RESTROOM PARTITIONS ARE RUSTING, REPAIR OR REPLACE
206	WATER DAMAGE TO BOTTOM OF DOOR
225	ACCESSIBLE DOOR HARDWARE REQUIRED, PER CURRENT CBC SEC. 11B-404
266	TOILET SEAT COVERS NON-COMPLIANT. RELOCATE & MAINTAIN REQUIRED GRAB BAR CLEARANCE, PER CURRENT CBC SEC. 11B-604
267	NON-COMPLIANT FLUSH VALVE LEVER (HEIGHT & LOCATION), REPLACE & MAINTAIN REQUIRED GRAB BAR CLEARANCE, PER CURRENT CBC SEC. 11B-604.
271	HAND SINK FAUCET PUSH VALUE SHOULD FLOW FOR A MINIMUM 10 SECONDS & SHOULD TAKE NO MORE THAN 5 LBS OF FORCE TO OPERATE, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-606 & 309
324	CONTINUOUS TOE CLEARANCE REQUIRED ON BOTTOM OF PARTITION WALL, PER 2010 ADAAG
343	PAPER TOWEL DISPENSER NON-COMPLIANT, RELOCATE PER CURRENT CBC SEC. 11B-604. CAN NOT BE PLACED ABOVE THE GRAB BAR, PER 2010 ADAAG & CURRENT CBC SEC. 11B-604
372	TOILET PAPER DISPENSER NON-COMPLIANT, RELOCATE PER CURRENT CBC SEC. 11B-604. MAINTAIN MIN. 1.5" CLEARANCE TO BOTTOM OF GRAB BAR & 12" CLEAR ABOVE GRAB BAR, PER 2010 ADAAG & CURRENT CBC SEC. 11B-604
373	EXIT SIGNAGE WITH BRAILLE REQUIRED, PER CURRENT CBC SEC. 11B-703
419	(E) SKYLIGHT ABOVE
518	FINISHES & WOOD FRAMING IN CLOSE CONTACT WITH GRADE MAY BE SUSCEPTIBLE TO EARLY DETERIORATION. MIN. 2" CLEARANCE CONCRETE (FLATWORK) TO WOOD (FRAMING, SIDING, TRIM, ETC.) AND MIN. 8" EARTH TO WOOD
520	1x4 WOOD TRIM WATER DAMAGE
604	UNISEX ADA RESTROOM DOOR-MOUNTED SIGN, REMOVED FROM DOOR. REPLACE PER CURRENT CBC SEC. 11B-703
605	INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) - WALL SIGNAGE MISSING. REPLACE PER CURRENT CBC SEC. 11B-703
610	ACCESSIBLE ENTRANCE REQUIRED, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
614	ACCESSIBLE PATH OF TRAVEL REQUIRED
620	60" DIA. CLEAR AND LEVEL WHEELCHAIR TURNING SPACE, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-305
621	30" X 48" CLEAR FLOOR SPACE, PER 2010 ADAAG, CURRENT CBC SEC. 11B-305
624	48" X 48" PUSH SIDE LEVEL AND CLEAR MANEUVERING SPACE AT DOOR (IF DOOR HAS CLOSER AND LATCH), PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
625	60" X 60" PULL SIDE LEVEL AND CLEAR MANEUVERING SPACE AT DOOR, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
628	60" X 60" MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-604 (FOR COMPARTMENT RESTROOM w/ SIDE PARTITION DOOR)
629	60" X 56" CLEAR FLOOR SPACE AROUND TOILET, PER 2010 ADAAG, & CURRENT CBC SEC. 11B-604 (FOR COMPARTMENT STALLS w/ SIDE PARTITION DOOR)
641	36" X 48" PUSH SIDE LEVEL AND CLEAR MANEUVERING SPACE AT DOOR (WITHOUT CLOSER AND LATCH), PER 2010 ADAAG, & CURRENT CBC SEC. 11B-404
644	"EMPLOYEE ONLY" SIGNAGE WITH BRAILLE REQUIRED ON WALL NEXT TO DOOR (LATCH SIDE), PER CURRENT CBC SEC. 11B-703
651	SINK SET TOO LOW FOR KNEE CLEARANCE, PER CURRENT CBC SEC. 11B-305
653	RAILING / HANDRAIL REQUIRED FOR STEPS, PER CURRENT CBC SEC. 11B-505.3 CONTINUITY, & CURRENT CBC SEC. 11B-403
654	PAINT EACH LEADING EDGE OF STAIR TREAD WITH A STRIPE PROVIDING CLEAR VISUAL CONTRAST, PER CURRENT CBC SEC. 11B-504

WALL LEGEND

(E) INTERIOR - WOOD STUD w/ PAINTED F.R.P., ONE LAYER GYPSUM WALL BOARD AND/OR F.R.P. INTERIOR.

(E) INTERIOR - WOOD STUD w/ PAINTED F.R.P., ONE LAYER GYPSUM WALL BOARD AND/OR F.R.P. INTERIOR.

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REVISION SCHEDULE

DELTA	DATE	DESCRIPTION

EXISTING FLOOR PLAN & ELEVATIONS - RESTROOMS & MAINTENANCE SHED

PIONEER PARK & PICNIC GROUNDS
1150 WEST FOSTER ROAD., SANTA MARIA, CA 93433
19-002

MICAH D. SMITH
33179
7/31/23
REN. DATE
STATE OF CALIFORNIA

Sheet: A24.0

Scale: As indicated

Date: JANUARY 19, 2023

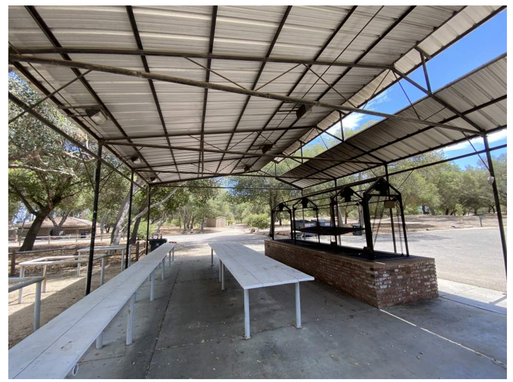
PIONEER PARK & PICNIC GROUNDS

1150 WEST FOSTER ROAD., SANTA MARIA, CA 93433

WOOD PERGOLA

ALBERT NOVO PAVILION

PICNIC PAVILION



BBQ PIT

City of Santa Maria Citywide Recreation and Park District Formation		
Park Check List		
Date June 7, 2022		
Park Number - 30		
Park Name - Pioneer Park & Picnic Ground	Age of Park:	
Park Address: 1150 W. Foster Rd.	Size of Park: 15 acres	Public entity facilities are covered by Title II of the Americans with Disabilities Act. 1991 (https://www.ada.gov/taman2.html#II-1.1000)

	This architectural assessment is limited to the structures identified within this architectural assessment package.
General Condition of Building:	Restroom: CMU structure with Concrete tile roofing, generally in good condition. Little maintenance required, provide rust inhibitor, prime and paint as needed to doors.
	Shade Structure - BBQ Pit : Metal framing with standing seam metal roofing, generally in good condition. Rusting at connections, provide rust inhibitor, prime and paint as needed.
	Shade Structure - Albert Novo Pavilion: CMU pilasters with wood framed roof gable structure and concrete tile roofing, generally in good condition. Possible water damage to plywood wall siding at roof gable.
	Shade Structure - Wood Pergola: Wood framed pergola structure built straight into the ground. Wood framing in close contact with grade may be susceptible to early deterioration. Min. 8" clearance earth to wood.
	Shade Structure - Picnic Pavilion: Metal posts with metal framing and concrete shingle roof over corrugated roof decking, generally in good condition.
	Maintenance Shed: Wood framed building with composition shingle roofing, generally in fair condition. Finishes and wood framing in close contact with grade may be susceptible to early deterioration. Min. 2" clearance concrete (flatwork) to wood (framing, siding, trim, etc.) and min. 8" earth to wood.

Discipline	Park Element	Condition and Year Installed (if known)	Repair or Replace	Cost to Repair or Replace	Type of Maintenance Required	Frequency of Maintenance	Annual Cost of Maintenance	Life Expectancy	Brief Description	Comments/Concerns (Refer to plans and keynotes for additional information.)
Architectural										
	Restroom									
	C - CMU - 1									
	Restroom - Roof - Red Tile	Good								
	Restroom - Fixtures	Fair	Repair		Repair, prime & paint				Partition walls rusting at bottoms.	Provide rust inhibitor, prime and paint as needed.
	Restroom - Finishes	Good	Repair		Paint				Touch-up paint as required.	
	Restroom - Doors	Good	Repair		Repair, prime & paint				Partition doors rusting at bottoms.	Provide rust inhibitor, prime and paint as needed.
									Signage missing.	To be replaced, add exit signage and permanent room identification with braille for all doors per current CBC Sec. 11B-703. Federal disabilities standards do not provide for a maximum pressure for opening exterior doors.
	Restroom - Lighting	Good								
	Shade Structure - BBQ Pit	Good								
	Shade Structures - Posts - Steel	Fair	Repair		Repair, prime & paint				Metal posts and bases rusting at top and bottom.	Provide rust inhibitor, prime and paint as needed.
	Shade Structures - Roof - Corrugated Metal	Good								
	Shade Structure - Albert Novo Pavilion	Good								
	Shade Structures - Posts - CMU	Good							Steps non-compliant.	Paint each landing edge of stair treads, add railing with handrail required for steps, per CBC 11B-505 & 403.
	Shade Structures - Roof - Red Tile	Good								
	Shade Structure - Finish (paint/stain)	Good	Repair		Repair siding				Water damage.	Siding coming off due to water damage on south side.
	Shade Structure - Wood Pergola	Good							Touch-up paint as required.	
	Shade Structures - Posts - Wood	Good							Structure and exterior finishes.	In close contact with grade or concrete flatwork may be susceptible to early deterioration. Min. 2" clearance concrete (flatwork) to Wood (framing, siding, trim, etc.) and min. 8" earth to wood. Slope earth away from structure 5% for 10'. Slope flatwork away from structure 2%.
	Shade Structures - Roof - Wood Rafters & Beams	Good								
	Shade Structure - Picnic Pavilion - Post - Steel	Good								
	Shade Structure - Picnic Pavilion - Roof - Red Tile	Good	Repair		Repair, prime & paint				Metal posts and bases rusting at top and bottom.	Provide rust inhibitor, prime and paint as needed.
	Maintenance Shed - Wood w Composite Roof	Fair	Repair		Repair trim / fascia				Structure & finishes require maintenance.	Repair, prime & paint as needed
	Maintenance Shed - Door	Fair	Repair		Repair, prime & paint				Door edge - water damaged.	Replace door.
	Maintenance Shed - Finishes	Fair	Repair		Raise on to a slab				Water damage to bottom.	Maintenance required. Resetting structure on raised platform suggested. Structure & finishes susceptible to early deterioration due to close contact with earth. (add back in the clearance to wood) Slope earth away from structure 5% for 10'.
	Maintenance Shed - Structure	Fair	Repair		Raise on to a slab				Structure & finishes require maintenance.	Maintenance required. Resetting structure on raised platform suggested. Structure & finishes susceptible to early deterioration due to close contact with earth. (add back in the clearance to wood) Slope earth away from structure 5% for 10'.

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REVISION SCHEDULE

DELTA	DATE	DESCRIPTION

AS-BUILT OBSERVATION NOTES

PIONEER PARK & PICNIC GROUNDS
1150 WEST FOSTER ROAD., SANTA MARIA, CA 93433
19-002

LICENSED ARCHITECT MICAH D. SMITH 33179 7/31/23 REN. DATE STATE OF CALIFORNIA

Sheet: A24.1

Scale:

Date: JANUARY 19, 2023

City of Santa Maria Citywide Recreation and Park District Formation

Park Check List
Date June 7, 2022
Park Number - 30
Park Name - Pioneer Park & Picnic Ground
Park Address: 1150 W. Foster Rd.

Age of Park:
Size of Park: 15 acres

Discipline	Park Element	Condition and Year Installed (if known)	Repair or Replace	Cost to Repair or Replace	Type of Maintenance Required	Frequency of Maintenance	Annual Cost of Maintenance	Life Expectancy	Brief Description	Comments/Concerns
Civil										
	Utilities - Storm Drain Inlets									None on site. Drains to field
	Utilities - Stormdrain Lines									
	Utilities - Water Lines & Backflow									Present. Appear in good condition
	Utilities - Sewer Lines & Cleanouts									Present. Appear in good condition
	Utilities - Dry Utility Boxes									
	Parking - Surface								fair condition overall, some areas in poor condition, potholes, power poles in parking lot - recommend protecting them with bollards/curbs	
	Parking - Striping								parking needs to be re-striped	
	Parking - Stall Count (is it adequate?)								134 standard stalls	
	Parking - ADA Stalls								3 ADA (east ADA stall grades out of compliance), ADA stalls are not in main parking lot, they are beyond the locked gate and available if rented	confirm if gate is normally open, if not, then additional ADA stalls will be needed in main parking lot
	Parking - ADA Ramps and Domes									
	Parking - ADA Signs (at stalls & entrance)									
	Parking - Bollards									
	Parking - Gates - Number									
	Parking - Gates - Material									
	Trash Enclosure - Walls - CMU									
	Trash Enclosure - Gates									
	Trash Enclosure - Surface									
	Trash - Dumpsters - 4								2 - Near BBQ pit, 2 - near Clarence Donatis picnic	
	Trash Enclosure - Containers									
	Concrete Sidewalks Within Park								sidewalk around restrooms cross slope non compliant	
	Concrete Sidewalks - ADA Ramps									
	Asphalt Trail								Trail to Horseshoes Severely Cracked - no edging - Needs replacement	
	Concrete Curbs @ Playgrounds									
	Decomposed Granite Walks in Park									
	Decomposed Granite Walks Edging - Split Log								Partially retaining in some areas. Some logs decomposing	Replace as needed
	Stone Walls @ Entrance with Metal Gate									
	CMU Raised Planter/Garden Walls								minor repair to tiered wall at amphitheater	
	CMU Perimeter Walls									
	CMU Wall - Surrounding Restroom								with decorative block	
	Donor Plaque Wall								CMU Retaining Wall with Donor Placques	
	Fencing - 2 Rail Wood								Parking lot Perimeter, adjacent to picnic pavilion, around horse shoe pits	
	Fencing - T&G Wood								Missing several boards	Replace wood fencing around small picnic area, entryway wood structure not stable and needs to be replaced
	Fencing- Welded wire w/ Pressurized Timber Posts								Park perimeter	
	ADA Accessibility								no ADA POT from parking to group picnic, no accessible POT to playground, no ADA POT to amphitheater, ADA path on side of pavillion not accessible, POT from playground to adjacent picnic area not accessible.	

	Signs - Park Monument Signs - 1									
	Signs - Park Informations Signs - 1 - Wood Frames								Kiosk with bulletin board,	Paint chipped - repaint
	Signs - Plaques - Metal & Wood								Donors/Sponsors and James May recognition	
	Signs- Wood - Donor - Wood Frames - 3, Hanging - 1								Stone wall built by sign, by Albert Novo Pavilion, By BBQ Pavilion	
	Scouts - Stone Column									
	Recommended New Amenities									
	Flag Poles - 4									
	Bollard - metal - 1									
Landscape										
	Plantings - Grass	Poor							Large Grass Area - mostly weeds, large dry areas, uneven footing	Remove sod/weeds, rototill, amend soil, re-grade and install new sod.
	Plantings - Trees								Mature Trees	
	Plantings - Shrubs/Groundcovers	Fair								Mulch - 3" layer should be maintained.
	Irrigation - Backflow - Not caged									
	Irrigation - Pipes									
	Irrigation - Valves									
	Irrigation - Heads - spray and rotor									
	Irrigation - Drip emission devices									
	Irrigation - Controller									
	Irrigation - Weather Station									
	Irrigation - Hose Bib - 10	Fair							Restroom, BBQ Pit, Clarence Donatis, Horseshoe Pit, Campsite, 1 @ each Picnic Area by Scout Hut	
	Amphitheater - Benches - Wood w/Metal Base- 15	Failing							Long painted wood benches w/steel legs, paint peeling, several boards warped or broken	Replace broken/warped boards. Re-stain all benches.
	Amphitheater - Stage - Concrete Pad	Failing							Metal access door in center bent	Replace immediately
	Base Ball Field - Backstop - Chain Link	Poor							Baseball Field has been sodded over but backstop remains	Determine whether to keep backstop or remove
	Horseshoe Pits - 6									
	Horseshoe Pits - DG	Poor							Needs compaction and refurbishment	
	Horseshoe Pits - Backboards and Stakes	Poor							Wood needs replacement	
	Horseshoe Pits - Edging									
	Horseshoe Pits - Bleachers - 3 Tiers Metal									
	Picnic Area - Number of Individual Areas -7									
	Picnic Area - Number of Group Areas - 4								#1 Clarence Donatis - Wood Fencing, Concrete surface, CMU serving counter w/sink, 1 picnic table, 2 xtra long picnic tables, spigot on back wall #2 - BBQ Pit - 53 tables on DG , BBQ w/metal covering, 1 large serving table, 1 long narrow serving table w/concrete pad, line dividers, detached wash-up sink w/hot water heater and hose bib #3 Campsite Quail - 1 wood picnic table, 1 xtra long, 1 picnic table, BBQ and fire pit #4 Covered Picnic Area - 1 BBQ, 5 Tables, Concrete Pad	
	Picnic Area #1 - Surface - Concrete									
	Picnic Area - Tables - Wood Slat w/Metal Frames - 67	Poor							Wood Painted - chipped - wood rot	Paint/Replace Wood as needed
	Picnic Area - Tables - Wood Slat w/Metal Frames - Xtra Long - 4	Poor							Wood showing some wear - maintain as needed.	Paint/Replace Wood as needed
	Picnic Area - Table - Wood - 1	Poor							Wood showing some wear - maintain as needed.	Paint/Replace Wood as needed
	Picnic Area - Barbecue - Single - 8	Satisfactory								
	Picnic Area - Brick Santa Maria BBQ Pits - 1	Satisfactory								
	Picnic Area - Serving Tables - Wood w/ Metal Frames - 2	Fair							Painted Wood slat counter - 1 Large, 1 Long/Narrow, Rusted and some corrosion	
	Picnic Area - Sink - Freestanding Metal								With hot water heater	
	Picnic Area #2 - Surface - Concrete & DG								Concrete pad under BBQ pavilion, DG under picnic tables	

	Picnic Area #3- DG									
	Picnic Area - Line Dividers- Metal Tubing - Painted	Fair							Rusted, Posts corroded at ground level	Check for corrosion, repair as
	Picnic Area - Fire Pit - Concrete	Good							Concrete Ring	
	Picnic Area - Fire Pit - Metal Drum - 5	Good							On Concrete Pad	
	Picnic Area #4 - Shade Structure - Metal Frame, Posts & Red Tile Roof									
	Outdoor Classroom - Owl's Nest	Fair							3 Small, 1 Long Wood Bench w/ Wood Legs in Circle	See Remarks Under Benches - Wood
	Playground - Designed to what age?									
	Playground - Number of Playgrounds - 1									
	Playground - Surfacing - EWF	Failing							EWF levels too low	Replenish EWF levels. Add fill lines to equipment to indicate required EWF levels.
	Playground - Equipment	Failing, Installed prior 2002								Replace immediately due to age of equipment.
	Camp sites - 5	Good							5 camp sites with BBQ pit, tables & hose bib	
	Benches - Metal - Blue - 1	Satisfactory								
	Benches - Metal - Custom -1	Satisfactory								
	Benches - Wood -5								1 - Built-in under Oak, 4 - Wood bench, wood legs - some cracked	Sand and re-stain as needed.
	Benches - Concrete - Custom - 2	Good							Memorial benches	
	Trash Receptacles - Roller - 10									
	Trash Receptacles - Concrete - 2	Good								
	Drinking Fountains - 3	Good								
	Dog Water - Number-none									
	Dog Bag Dispenser - Number - 2	Fair								
Electrical										
	Lighting - Pathway - 10	Good							Small LED pathway lights	Pathways lights only illuminate a small segment of the pathway.
	Lighting - Buildings and Structures	Fair	Replace	$15,000	Replace bulbs	3-5 years			Building and structure lights	All the buildings, shade structures, and pavilion lights in fair to okay condition. Some bulbs appeared to be upgraded to LEDs. New LED equivalents should be installed when other fixtures fail. Some energy savings would be expected from replacing all fixtures sooner.
	Lighting - Controls	Fair								Exterior restroom lighting controls appear to be photocell controlled. Interior lighting within the restrooms are controlled by a time clock.
	Electrical - Service - Panel	Fair	Repair		Cleaning Touch up paint	3-5 years			Post mount panelboard	Site electrical is from a small metered panelboard mounted to a metal post. The panel is in fair condition and in need of cleaning and new paint. The pedestal should be considered for replacement if any additional electrical loads or lighting is added to the park.
	Electrical - Plugs	Poor	Repair/Replace		New covers ad GFCIs					Many of the receptacles around the site are missing weather covers. These should be replaced and receptacles should be changed out to GFCI. Some electrical receptacles are located in planting area being covered with leaves and dirt. These receptacles should be removed or relocated higher up on a post.
Architectural										

	Restroom									
	C - CMU - 1									
	Restroom - Roof - Red Tile	Good								
	Restroom - Fixtures	Fair	Repair		Repair, prime & paint				Partition walls rusting at bottoms.	Provide rust inhibitor, prime and paint as needed.
	Restroom - Finishes	Good	Repair		Paint				Touch-up paint as required.	
	Restroom - Doors	Good	Repair		Repair, prime & paint				Partition doors rusting at bottoms.	Provide rust inhibitor, prime and paint as needed.
									Signage missing.	To be replaced, add exit signage and permanent room identification with braille for all doors per current CBC Sec. 11B-703. Federal disabilities standards do not provide for a maximum pressure for opening exterior doors.
	Restroom - Lighting	Good								
	Shade Structure - BBQ Pit	Good								
	Shade Structures - Posts - Steel	Fair	Repair		Repair, prime & paint				Metal posts and bases rusting at top and bottom.	Provide rust inhibitor, prime and paint as needed.
	Shade Structures - Roof - Corrugated Metal	Good								
	Shade Structure - Albert Novo Pavilion	Good								
	Shade Structures - Posts - CMU	Good							Steps non-compliant.	Paint each landing edge of stair treads, add railing with handrail required for steps, per CBC 11B-505 & 403.
	Shade Structures - Roof - Red Tile	Good								
	Shade Structure - Finish (paint/stain)	Good	Repair		Repair siding				Water damage.	Siding coming off due to water damage on south side.
	Shade Structure - Wood Pergola	Good							Touch-up paint as required.	
	Shade Structures - Posts - Wood	Good							Structure and exterior finishes.	In close contact with grade or concrete flatwork may be susceptible to early deterioration. Min. 2" clearance concrete (flatwork) to Wood (framing, siding, trim, etc.) and min. 8" earth to wood. Slope earth away from structure 5% for 10'. Slope flatwork away from structure 2%.
	Shade Structures - Roof - Wood Rafters & Beams	Good								
	Maintenance Shed - Door	Fair	Repair		Repair, prime & paint				Door edge - water damaged.	Replace door.
	Maintenance Shed - Finishes	Fair	Repair		Raise on to a slab				Water damage to bottom.	Maintenance required. Resetting structure on raised platform suggested. Structure & finishes susceptible to early deterioration due to close contact with earth. (add back in the clearance to wood) Slope earth away from structure 5% for 10'.
	Maintenance Shed - Structure	Fair	Repair		Raise on to a slab				Structure & finishes require maintenance.	Maintenance required. Resetting structure on raised platform suggested. Structure & finishes susceptible to early deterioration due to close contact with earth. (add back in the clearance to wood) Slope earth away from structure 5% for 10'.

Park Ammenity Schedule

1. RESTROOM
2. PARKING
3. PLAYGROUND
4. PICNIC AREA & SHADE STRUCTURE
5. PICNIC AREA
6. MAINTENANCE YARD AND BUILDING
7. HORSESHOE PITS
8. FITNESS STATION
9. TENNIS COURT
10. PICKLEBALL COURT
11. BASEBALL DIAMOND
12. BASKETBALL COURT
13. SOCCER FIELD
14. GAZEBO
15. BOAT HOUSE
16. BOAT DOCK
17. PIER
18. ART MURAL
19. BIOFILTER
20. CELL TOWER
21. SKATE PARK
22. COMMUNITY CENTER
23. CONCESSION STAND/ANNOUNCER BOX
24. ART INSTALLATION
25. DRY STREAMBED
26. VETERANS MEMORIAL
27. LAWN BOWLING
28. NATURAL HISTORY MUSEUM
29. LIBRARY
30. PERGOLA
31. ARBOR
32. COMMUNITY GARDEN
33. GREENHOUSE
34. SHED
35. PLAZA
36. SOFTBALL FIELD
37. BOCCE BALL COURT
38. SAND VOLLEYBALL COURT
39. LAKE/WATER FEATURE
40. SAND PIT WITH OLD SWING BAR
41. SNACK BAR
42. HISTORIC HOUSE
43. PAVILION
44. T-BALL FIELD
45. CLOCK
46. MONUMENT SIGN
47. CLIMBING BOULDER
48. BIKE PUMP TRACK
49. PORTA POTTY
50. SHADE STRUCTURE
51. CAMPGROUND
52. AMPHITHEATER
53. SANTA MARIA BBQ
54. DONOR PLAQUE WALL
55. 18-HOLE DISC GOLF
56. PIÑATA POLE
57. TICKET BOOTH
58. SCOUT HUT
59. PEDESTRIAN BRIDGE
60. CAMPFIRE CABIN

CITY OF SANTA MARIA PARKS & RECREATION

2024 City Wide Parks Assessment