



TO THE HONORABLE MAYOR AND COUNCIL:

DATE: May 5, 2015

SUBJECT: REPORT ON FINDINGS OF THE PARK CONDITIONS ASSESSMENT PROJECT

Report in Brief

On August 29, 2014 the City issued a formal Request for Proposals (RFP) to perform a parks facilities condition assessment and maintenance analysis. Five firms responded to the RFP and were subsequently interviewed by a team of City staff. The City Council selected Verde Design as the best qualified firm to complete this project for the City and authorized the City Manager to execute a contract with Verde in the not-to-exceed amount of \$149,966.

Staff recommends that the City Council receive a report on the findings of the Park Condition Assessment Project, review and consider the information and provide direction to staff.

Background

In 2014 staff presented a report to the City Council which identified costs associated with the City's infrastructure backlog, not including park facilities. This was because a comprehensive assessment of the park infrastructure backlog was necessary before any conclusions could be made on the funding and priority needs for backlogged repair and maintenance of the City's park system.

Council then directed staff to obtain an accurate assessment on the level of deferred maintenance in the Park System and authorized a budget of \$150,000. The City issued a Request for Proposal notice on August 29, 2014 to perform the parks facilities condition assessment and maintenance analysis authorized by Council. Verde Design was selected as the best qualified firm to complete the project and a contract was executed with the firm in the not-to-exceed amount of \$149,966.

Discussion

The Scope of Services for this project included all the necessary studies and documentation to perform a comprehensive review and evaluation of the City's park system. Park assets such as landscaping, asphalt paving, walkways, fences, exterior lighting, irrigation system components, play structures and other park amenities were included in the study.

REPORT ON FINDINGS OF THE PARK CONDITIONS ASSESSMENT PROJECT

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The review utilized a rating based on overall integrity, probable useful life, and cost of periodic system maintenance or replacement. The report concluded that the City's parks have an overall rating of "good." That said, the team identified a total of \$16.7 million in the City's parks and an additional \$3 million in the City's medians of what has been characterized as "immediate needs" projects. These immediate needs projects range from code violation and safety issues to irrigation system repairs and pest control. Approximately \$280,000 of the parks immediate needs account for code and safety issues.

The majority of the identified parks and medians immediate needs projects are to bring the parks up to a standard or level of care where they can then be placed into a maintenance mode. It is important to note that the \$19.7 million dollar figure does not include any additional enhancements to City parks and medians such as the addition of restroom facilities or playgrounds; the amount only addresses the needs of existing infrastructure.

Fiscal Impact

Funding for this parks condition assessment project was allocated during the FY 2013-14 mid-year budget adjustments and rolled into the FY 2014-15 adopted budget.

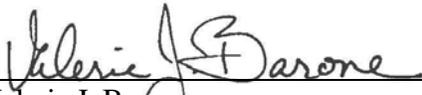
Public Contact

None.

Recommendation for Action

Staff recommends that the City Council receive a report on the findings of the Park Condition Assessment Project, review and consider the information and provide direction to staff.

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- Attachment A: Draft Executive Summary – Median Islands Condition Assessment and Maintenance Analysis
- Attachment B: Draft Executive Summary – Parks Condition Assessment and Maintenance Analysis

CITY OF CONCORD

MEDIAN ISLANDS CONDITION ASSESSMENT AND MAINTENANCE ANALYSIS



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EXECUTIVE SUMMARY – MEDIANS AND ISLANDS

BACKGROUND

The City of Concord is a general law city of the State of California located in Contra Costa County and has a population of about 125,000. Earlier this year staff presented a report to the City Council which identified costs associated with the City's infrastructure backlog. The report did not account for deferred maintenance within the City's park and landscaped median/streetscape system. Information from this study will be used to update the City Council on the full magnitude of the City's Infrastructure Backlog.

Purpose

The City of Concord retained Verde Design to conduct a Facilities Condition Assessment and Maintenance Analysis of the City's park and landscaped median/streetscape system assets. This assessment and maintenance analysis report has been prepared to determine the necessary funding to complete the improvement of the city's parks and medians island/streetscape properties to a level only requiring maintenance. Also included are costs that must be set aside each year in order to properly maintain the City's existing parks as well as median and islands. The report outlines a plan for ongoing and major facility improvements over the next 20 years, in 4 year increments, and establishes a lifespan and replacement analysis each park and landscaped median/streetscape system assets.

Methodology

Verde Design, Inc., Cagwin & Dorward Landscape Contractors and AllWest Environmental, Inc. (Consultant Team) inspected the City's identified parks, public facilities, Special Districts as well as the median islands and streetscapes in order to evaluate their current condition, report any existing physical or operational deficiencies, and provide cost estimates for repair work, replacement and annual maintenance.

The approach was to divide the list of facilities into two main categories; Buildings and Landscaping. AllWest Environmental provided the assessment of the Site Improvements and Buildings. AllWest Environmental specializes in the assessment and evaluation of a variety of commercial structures as support to a client's due diligence analysis. They have provided the cost and effort associated with repairing, renovation, replacing and managing the City's specific facilities at a specified level of quality.

Cagwin & Dorward landscape contractors assessed and evaluated the landscape portion of this study for the parks, median islands and streetscapes. They provide contract landscape contractor and maintenance services to a number public municipalities in the Bay Area and have a hands on level of work experience when evaluating specific landscape improvements. They are familiar with a current landscape maintenance contracting trend of value based management.

With the assistance of City staff, Verde Design prepared base maps using Google Earth Pro as well as as-built project documents to provide maps of the sites within the city limits of the City of Concord. The result is an inventory of each park and facilities that is maintained by the City of Concord.

With a listing of all sites, the Consultant Team prepared a Park Facilities Condition Assessment template which was used by the in-field teams to review, assess and identify overall site conditions as well as specific attention that is needed for each site.

The Scope of Services involves all necessary analyses and documentation to perform a comprehensive study and evaluation of the City's park system. In general, the scope of this report includes the following:

Facility Inspection and Evaluation

Cagwin & Dorward completed a city wide assessment of all Public landscape areas from January 10, 2015 through March 16, 2015. During their data collecting site visits, Cagwin & Dorward visited each park, median, and open space area observing existing conditions and assessing them based on a rating system. The landscape conditions of existing turf, shrubs/groundcover, and much layer were evaluated. The water source and backflow were reviewed where applicable.

The irrigation controllers were noted with manufacturer, model number, stations used/available. The valves were reviewed for manufacturer, age, and suitability. The type of irrigation system was observed (Rotors, rotators, spray, drip, none) and their condition rated. Visible issues with drainage and pests/diseases were noted on the assessment sheets and remediation costs provided where possible.

Cagwin & Dorward corresponded with Justin Ezell, Director of Public Works for the City of Concord; Steve Voorhies, Parks Manager with the City of Concord Public Works Department, and Tyce Dekker and Mike Alley, the Senior Maintenance Team Leaders with the City of Concord. Cagwin & Dorward surveyed forty-two parks and one hundred and fifty-eight medians/streetscapes and planter boxes. In general, the City of Concord landscape areas are in good condition and well maintained.

A four level set of criteria was used to evaluate the median island/streetscapes and potted plant systems and other considerations that impact maintenance and/or replacement. The analysis includes recommendations for short and long term improvements. ADA compliance has previously been evaluated through a separate report by the City, and directed the Consultant Team that an additional study was not necessary.

Major median island/streetscape systems in the analysis include but are not be limited to:

- Landscaping (turf shrubs/groundcover and other living material);
- Irrigation systems.

Report and Assessments

The Consultant Team, with input from City staff, developed a four levels of renovation and costs that are applied to each rated category. If items were rated a #1, they were generally in good to new condition. The renovation cost for these items would typically be lower than the same item if it were rated a #3 or #4. When the cost of

renovation was applied to each item the result is the estimated capital improvement replacement cost for that facility.

The following chart describes the Landscape and Facilities Assessment Evaluation Criteria used in this report.

Ranking		Description
1	Not Critical (New or Good)	Items are in new or good condition now. With proper maintenance, they will provide good service to the City for their lifetime.
2	Somewhat Critical (Adequate)	Items should be dealt with, but they are mainly aesthetic or use related and as such do not pose a health and/or safety risk to users. Reconstruction and renovation would not be necessary to reduce long-term maintenance costs. Reconstruction and renovation of item <u>MAY</u> reduce maintenance costs. Ignoring these items now may lead to future maintenance and user issues. Items may include design issues which make play or use difficult or unpleasant.
3	Critical (Poor)	Replacement or renovation of item will reduce long term maintenance costs. If not reconstructed or renovated now, these items may become health and safety issues in the near future. If not reconstructed or renovated now, inefficient items will continue to drain City maintenance resources. Items include design issues, which make competitive play or use impractical.
4	Most Critical (Must be Replaced)	Item must be replaced or renovated for the health and safety of users. Items do not meet current health and safety codes. Current condition of items pose a threat to the safety of the users. Current conditions of items will potentially expose the City to litigation. Items include design issues, which make competitive play or use dangerous.

The Facilities Condition Assessment and Maintenance Analysis provides recommendations on current deferred maintenance, ongoing maintenance policies, procedures, and specifications that identify the best practices, at three quality/frequency levels with differing costs that will help the City to avoid or reduce future capital costs, and a proposed schedule, at four year increments up to 20 years, for all recommended site improvements. The report includes a similar replacement schedule for all large cost items such as irrigation controllers. The maintenance specifications have been provided as a basis of establishing each of the three levels.

The trend for today's maintenance is sustainability. What sustainability means for a natural grass turf sports field, will be for the grass to grow faster than it would be worn out. That simply means that natural grass fields will need to be managed at a sustainable use level and provided with a maintenance program that will achieve that goal.

A current trend in contract landscape maintenance is termed "performance based maintenance". The purpose is to require the maintaining entity in this case a landscape maintenance contractor, would be required to maintain the service at a predetermined level or suffer percentage discounting of the fees paid for those services. Once an invoice has been presented by the contractor to the City for services rendered, City staff will periodically inspect the area maintained, apply the level of service anticipated by the contract to determine

compliance. If the area complies, then the invoice will be processed. If the area is out of compliance, the contractor is given a limited time to mitigate the deficiencies or suffer a predetermined discount to that invoice.

Irrigation Controller Replacement Program

Updating the current irrigation systems is seen as a high priority given the current lack of rain and therefore inadequate water resources. There are several options that can be created for providing a program to aggressively replace the existing irrigation controllers in the parks and medians. A program can be created to meet the City's available funding. The average number of irrigation controllers to be replaced annually is approximately eight (8) for the combined total of Parks and Medians & Islands.

The city has 72 existing irrigation controllers in its parks and 91 in the medians & islands. There is already a heavy commitment by the City to the use of RainMaster as the preferred vendor with 106 of the 163 controllers being of that manufacturer. Overall 79 of the existing RainMaster units are rated a "1" with replacement required well into the next 20 years. Priority should be given to updating older controllers in the parks first with the belief that parks typically will use more water than the islands & medians.

With the example 20 year program, all controllers rated POOR a "3" were replaced at a higher priority. By year 5 in the program, assuming it is fully funded, all poor condition controllers are replaced. By year 10 all controllers rated as ADEQUATE or "2" would be replaced with all controllers replaced by the 20th year.

City staff should review the condition of the various controllers, replacing the older more problematic units first and make edits as needed to the program. The following chart reflects the annual commitment to the Median and Islands portion of the 20 year Irrigation Controller Replacement program.

MEDIANS & ISLANDS

Controller	Rating	Quantity	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
RainMaster	1	51											3	5	4	5	4	5	4	6	6	9
	2	3									1	2										
	3	1					1															
Irritrol	1	2											2									
	2	23						1	8	8	6											
Rainbird	1	1										1										
	2	1						1														
	3	3	3																			
Hydropoint	1	2											2									
Hunter	2	2						2														
	3	1	1																			
DIG	3	1	1																			
Totals		91	5	0	0	0	1	4	8	8	8	2	7	5	4	5	4	5	4	6	6	9

Condition Rating - For rating criteria refer to Appendix no. 2 RATING CRITERIA

1	GOOD condition
2	ADEQUATE condition
3	POOR condition and must be replaced

The cost for a complete DX 2 RainMaster, installed in a stainless steel cabinet is estimated to be \$14,500 per unit for the purpose of this report. Costs will vary depending on the vendor, the quantity purchased, product

availability as well as the condition and the controller to be replaced. In some cases, the controller may only require a simple reconfiguration, installed as a wall mount unit or into an existing cabinet. In these cases, there should be a cost savings to the program. The annual cost for replacing 8 controllers with RainMaster DX 2 units will be \$116,000 plus an annual cost of inflation.

An option would be to use the RainMaster Eagle PLUS ET based controller with satellite control. These Eagle PLUS units cost about \$8,000 each installed in addition to a monthly charge of \$15. The total package including 20 years of service at the current rate would be approximately \$11,600 each. The Eagle does not require the infrastructure needed for the DX 2 including connecting to a city weather station. The Eagle is a fairly quick installation that can be made operational in a relatively short time. The annual cost for replacing 8 controllers with RainMaster Eagle PLUS units will be \$92,000 plus an annual cost of inflation.

RECOMMENDATION

Most Medians will continue to be of use with regular maintenance and improvements. Areas needing the most attention include Port Chicago Highway, Todos Santos, and Colfax. In general the issues include pressure problems, aged valves, battery operated valves, controllers, and minor lateral breaks. It appeared none of these issues pose an immediate health or safety concern. Please refer to assessment sheets and photos for more detail.

- Controller replacement program, to modernize equipment and create a uniform water management platform, providing ease of field use and long term service. Refer to the phased approach and associated costs in pricing spreadsheet. Suggested ET/satellite based Smart controller platform. Controllers/landscape areas currently without such modern technology could yield a 20-30% reduction in water use after conversion.
- Flow sensing and master valve technology added to controllers/water source to manage use and breaks/leaks.
- Install and maintain an adequate mulch layer in all planting areas. Such a program would improve aesthetic appearance, reduce water use, discourage weed growth, and build soil ecology.
- Replace missing, declining, high water, and high maintenance plant material with drought tolerant and California native plants where applicable.
- Develop pest program to address gopher issues that cause mounding/trip hazards, detract from appearance, and damage planting/turf areas.
- Some areas have water pressure problems, point of connection and backflow prevention issues. These should be addressed for long term management of irrigation system and efficient use of water.
- Some valves are aged and should be replaced at failure, or addressed during larger undertakings as part of modernization.
- Some spray heads should be updated to high efficiency low precipitation rate nozzles. Or converted to drip in non-turf areas, such as many medians.

- Many rotor zones in park turf situations lack sufficient pressure to provide distribution uniformity/even coverage. The visible color patterns in park aerial maps display this issue.
- Maintenance should be performed using best management practices outlined in the maintenance specification section of the report.

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MEDIAN ISLAND AND STREETScape ASSESSMENTS

1. Cost Analysis Summary

2. Site Aerials

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MEDIAN ISLANDS - COST ANALYSIS SUMMARY



Ref. No.	Photo No.	Street Medians		Immediate Needs	Capital Replacement Reserves						Annual Maintenance Cost			
					Irrigation and Planting Repairs - 20 Year Total	2015-18	2019-22	2023-26	2027-30	2031-34	Years 1-20 Cumulative	Low	Medium	High
						Year 1-4	Year 5-8	Year 9-12	Year 13-16	Year 17-20		Irrigated: \$0.20/sf Nonirrigated: \$0.01/sf	Irrigated: \$0.24/sf Nonirrigated: \$0.01/sf	Irrigated: \$0.28/sf Nonirrigated: \$0.01/sf
1	1 - 8	Treat Blvd	Clayton Rd & Bel Air Dr	\$3,882	\$4,832	\$966	\$966	\$966	\$966	\$966	\$4,832	\$483	\$580	\$676
2		Treat Blvd	Belair Dr & Turtle Creek Rd	\$11,546	\$12,154	\$2,431	\$2,431	\$2,431	\$2,431	\$2,431	\$12,154	\$1,215	\$1,458	\$1,702
3		Treat Blvd	Turtle Creek Rd & Gladstone Dr	\$16,570	\$17,442	\$3,488	\$3,488	\$3,488	\$3,488	\$3,488	\$17,442	\$1,744	\$2,093	\$2,442
4		Treat Blvd	Gladstone Dr & Cowell Rd	\$15,426	\$16,238	\$3,248	\$3,248	\$3,248	\$3,248	\$3,248	\$16,238	\$1,624	\$1,949	\$2,273
5		Treat Blvd	Rose Ln & Thompson Dr	\$9,327	NA	NA	NA	NA	NA	NA	\$0	\$104	\$104	\$104
6		Treat Blvd	Thompson Dr & Lime Ridge Trail Run	\$9,484	NA	NA	NA	NA	NA	NA	\$0	\$105	\$105	\$105
7		Treat Blvd	Lime Ridge Trail Run & Navaronne Wy	\$18,266	NA	NA	NA	NA	NA	NA	\$0	\$203	\$203	\$203
8		Treat Blvd	Navaronne Way & Citrus Ave	\$3,245	\$3,416	\$683	\$683	\$683	\$683	\$683	\$3,416	\$386	\$454	\$522
9		Treat Blvd	Citrus Ave & San Simeon Dr	\$6,506	\$9,294	\$1,859	\$1,859	\$1,859	\$1,859	\$1,859	\$9,294	\$929	\$1,115	\$1,301
10		Treat Blvd	San Simeon Dr & Blarney Ave	\$16,547	\$14,260	\$2,852	\$2,852	\$2,852	\$2,852	\$2,852	\$14,260	\$1,426	\$1,711	\$1,996
11		Treat Blvd	Blarney Ave & Oak Grove Rd	\$13,415	\$18,450	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$18,450	\$1,845	\$2,214	\$2,583
12		Treat Blvd	Oak Grove Rd & the Fire Station	\$3,080	\$3,242	\$648	\$648	\$648	\$648	\$648	\$3,242	\$324	\$389	\$454
13		Treat Blvd	the Fire Station & Bethany Ln	\$13,805	\$14,532	\$2,906	\$2,906	\$2,906	\$2,906	\$2,906	\$14,532	\$1,453	\$1,744	\$2,034
14		Treat Blvd	Bethany Ln & Walnut Creek boarder	\$17,362	\$18,276	\$3,655	\$3,655	\$3,655	\$3,655	\$3,655	\$18,276	\$1,828	\$2,193	\$2,559
15	9-16	Galindo St	Oak St & Cowell Rd	\$21,700	\$22,842	\$4,568	\$4,568	\$4,568	\$4,568	\$4,568	\$22,842	\$2,284	\$2,741	\$3,198
16	17-24	Concord Ave	I680 overpass & Diamond Blvd	\$8,917	NA	NA	NA	NA	NA	NA	\$0	\$99	\$99	\$99
17		Concord Ave	Diamond Blvd & Meridian Park Blvd	\$11,516	\$12,122	\$2,424	\$2,424	\$2,424	\$2,424	\$2,424	\$12,122	\$1,212	\$1,455	\$1,697
18		Concord Ave	Meridian Park Blvd & John Glenn Dr	\$12,198	\$12,840	\$2,568	\$2,568	\$2,568	\$2,568	\$2,568	\$12,840	\$1,284	\$1,541	\$1,798
19		Concord Ave	New Dr & the Bridge	\$3,616	NA	NA	NA	NA	NA	NA	\$0	\$40	\$40	\$40
20		Concord Ave	At Stanwell Dr	\$1,670	\$1,758	\$352	\$352	\$352	\$352	\$352	\$1,758	\$176	\$211	\$246
21		Concord Ave	Bisso Ln & Commerce Ave	\$5,894	\$6,204	\$1,241	\$1,241	\$1,241	\$1,241	\$1,241	\$6,204	\$620	\$744	\$869
22		Concord Ave	Market St & Bonifacio St	\$28,749	\$30,262	\$6,052	\$6,052	\$6,052	\$6,052	\$6,052	\$30,262	\$3,026	\$3,631	\$4,237
23		Concord Ave	Bonifacio St & Salvio St	\$28,565	\$30,068	\$6,014	\$6,014	\$6,014	\$6,014	\$6,014	\$30,068	\$3,007	\$3,608	\$4,210
24	25-28	Pacheco St	Concord Ave & Salvio St	\$5,031	\$5,296	\$1,059	\$1,059	\$1,059	\$1,059	\$1,059	\$5,296	\$530	\$636	\$741
25	29-32	Fry Wy	Clayton Rd & Willow Pass Rd	\$2,193	\$2,308	\$462	\$462	\$462	\$462	\$462	\$2,308	\$231	\$277	\$323
26	33-39	Monument Blvd	Cowell Rd & Systron Dr	\$23,837	\$25,092	\$5,018	\$5,018	\$5,018	\$5,018	\$5,018	\$25,092	\$2,509	\$3,011	\$3,513
27		Monument Blvd	Systron Dr & Monument Ct	\$14,881	\$15,664	\$3,133	\$3,133	\$3,133	\$3,133	\$3,133	\$15,664	\$1,566	\$1,880	\$2,193
28		Monument Blvd	Monument Ct & Caven Way	\$11,442	\$12,044	\$2,409	\$2,409	\$2,409	\$2,409	\$2,409	\$12,044	\$1,204	\$1,445	\$1,686
29		Monument Blvd	Caven Wy & Erickson Rd	\$6,975	\$7,342	\$1,468	\$1,468	\$1,468	\$1,468	\$1,468	\$7,342	\$734	\$881	\$1,028
30		Monument Blvd	Erickson Rd & Meadow Ln	\$5,020	\$4,758	\$952	\$952	\$952	\$952	\$952	\$4,758	\$476	\$571	\$666
31		Monument Blvd	Meadow Ln & Virginia Ln	\$9,293	\$9,782	\$1,956	\$1,956	\$1,956	\$1,956	\$1,956	\$9,782	\$978	\$1,174	\$1,369
32	Monument Blvd	At Mohr Ln	\$29,442	\$30,992	\$6,198	\$6,198	\$6,198	\$6,198	\$6,198	\$30,992	\$3,099	\$3,719	\$4,339	
33	40-47	Oak Grove Rd & Meadow	At Monument Blvd	\$9,929	\$8,274	\$1,655	\$1,655	\$1,655	\$1,655	\$1,655	\$8,274	\$827	\$993	\$1,158
34	48-55	Diamond Blvd	Willow Pass Rd & Willow Way	\$9,653	\$13,790	\$2,758	\$2,758	\$2,758	\$2,758	\$2,758	\$13,790	\$1,379	\$1,655	\$1,931
35		Diamond Blvd	Willow Wy & Galaxy Way	\$15,168	\$21,668	\$4,334	\$4,334	\$4,334	\$4,334	\$4,334	\$21,668	\$2,167	\$2,600	\$3,034
36		Diamond Blvd	Galaxy Wy & Concord Ave	\$9,915	\$14,164	\$2,833	\$2,833	\$2,833	\$2,833	\$2,833	\$14,164	\$1,416	\$1,700	\$1,983
37	56-63	Burnett Ave	Diamond Blvd & Meridian Park Blvd	\$11,567	\$12,176	\$2,435	\$2,435	\$2,435	\$2,435	\$2,435	\$12,176	\$1,218	\$1,461	\$1,705
38	64-71	Galaxy Wy	Meridian Park Blvd & Diamond Blvd	\$13,443	\$14,150	\$2,830	\$2,830	\$2,830	\$2,830	\$2,830	\$14,150	\$1,415	\$1,698	\$1,981
39	72-79	Meridian Park Bl.	Concord Ave & Galaxy Way	\$22,891	\$19,076	\$3,815	\$3,815	\$3,815	\$3,815	\$3,815	\$19,076	\$1,908	\$2,289	\$2,671
40		Meridian Park Bl.	Galaxy Wy & Willow Way	\$9,044	\$9,520	\$1,904	\$1,904	\$1,904	\$1,904	\$1,904	\$9,520	\$952	\$1,142	\$1,333
41	80-87	Willow Wy	Diamond Blvd & Meridian Park Blvd	\$6,521	\$6,864	\$1,373	\$1,373	\$1,373	\$1,373	\$1,373	\$6,864	\$686	\$824	\$961

Ref. No.	Photo No.	Street Medians		Immediate Needs	Capital Replacement Reserves							Annual Maintenance Cost		
					Irrigation and Planting Repairs - 20 Year Total	2015-18	2019-22	2023-26	2027-30	2031-34	Years 1-20 Cumulative	Low	Medium	High
						Year 1-4	Year 5-8	Year 9-12	Year 13-16	Year 17-20		Irrigated: \$0.20/sf Nonirrigated: \$0.01/sf	Irrigated: \$0.24/sf Nonirrigated: \$0.01/sf	Irrigated: \$0.28/sf Nonirrigated: \$0.01/sf
LANDSCAPING: turf, shrubs, mulch, etc.														
42	88-95	Willow Pass Rd	Contra Costa Blvd & BOA	\$10,910	\$11,484	\$2,297	\$2,297	\$2,297	\$2,297	\$2,297	\$11,484	\$1,148	\$1,378	\$1,608
43		Willow Pass Rd	BOA & the Bridge	\$8,181	\$8,612	\$1,722	\$1,722	\$1,722	\$1,722	\$1,722	\$8,612	\$861	\$1,033	\$1,206
44		Willow Pass Rd	the bridge & Waterworld Pkwy	\$10,718	\$11,282	\$2,256	\$2,256	\$2,256	\$2,256	\$2,256	\$11,282	\$1,128	\$1,354	\$1,579
45		Willow Pass Rd	Waterworld Pkwy & Hwy 242 overpass	\$15,827	\$16,660	\$3,332	\$3,332	\$3,332	\$3,332	\$3,332	\$16,660	\$1,666	\$1,999	\$2,332
46		Willow Pass Rd	Hwy 242 overpass & Gateway Blvd	\$6,143	\$7,752	\$1,550	\$1,550	\$1,550	\$1,550	\$1,550	\$7,752	\$775	\$930	\$1,085
47		Willow Pass Rd	Gateway Blvd & Fry Way	\$2,552	\$2,686	\$537	\$537	\$537	\$537	\$537	\$2,686	\$269	\$322	\$376
48		Willow Pass Rd	Fry Wy & Sutter St	\$7,762	\$8,170	\$1,634	\$1,634	\$1,634	\$1,634	\$1,634	\$8,170	\$817	\$980	\$1,144
49		Willow Pass Rd	Mira Vista Terrace & Mt Diablo St	\$12,077	\$11,660	\$2,332	\$2,332	\$2,332	\$2,332	\$2,332	\$11,660	\$1,366	\$1,899	\$2,632
50		Willow Pass Rd	Mt Diablo St & Easy St	\$10,991	\$8,938	\$1,788	\$1,788	\$1,788	\$1,788	\$1,788	\$8,938	\$1,394	\$2,323	\$3,751
51		Willow Pass Rd	East St & 2nd St	\$4,134	\$4,352	\$870	\$870	\$870	\$870	\$870	\$4,352	\$935	\$522	\$609
52		Willow Pass Rd	At Lynwood Dr	\$21,603	\$22,740	\$4,548	\$4,548	\$4,548	\$4,548	\$4,548	\$22,740	\$2,274	\$2,729	\$3,184
53		96-103	Gateway Blvd	Clayton Rd & Willow Pass Rd	\$16,546	\$10,182	\$2,036	\$2,036	\$2,036	\$2,036	\$2,036	\$10,182	\$1,018	\$1,222
54	104-111	Waterworld Pkwy	Willow Pass Rd & Enea Cr	\$5,406	\$5,690	\$1,138	\$1,138	\$1,138	\$1,138	\$1,138	\$5,690	\$569	\$683	\$797
55	112-119	High School Island	At Grant St & Ann St	\$29,855	\$18,372	\$3,674	\$3,674	\$3,674	\$3,674	\$3,674	\$18,372	\$1,837	\$2,205	\$2,572
56	120-127	East St	Bonifacio St & Willow Pass Road	\$3,188	\$3,356	\$671	\$671	\$671	\$671	\$671	\$3,356	\$336	\$403	\$470
57		East St	Willow Pass Rd & Point Chicago Hwy	\$18,755	\$19,742	\$3,948	\$3,948	\$3,948	\$3,948	\$3,948	\$19,742	\$1,986	\$2,381	\$2,776
58	128-135	Concord Blvd	First St & East St	\$7,849	\$8,262	\$1,652	\$1,652	\$1,652	\$1,652	\$1,652	\$8,262	\$826	\$991	\$1,157
59		Concord Blvd	Kirker Pass Rd & Alicante Ct	\$21,597	\$22,734	\$4,547	\$4,547	\$4,547	\$4,547	\$4,547	\$22,734	\$2,273	\$2,728	\$3,183
60		Concord Blvd	Alicante Ct & City of Clayton border	\$31,703	\$33,372	\$6,674	\$6,674	\$6,674	\$6,674	\$6,674	\$33,372	\$3,337	\$4,005	\$4,672
61	136-151	Clayton Rd	At Market St	\$58,162	\$80,106	\$16,021	\$16,021	\$16,021	\$16,021	\$16,021	\$80,106	\$8,011	\$9,613	\$11,215
62		Clayton Rd	Market St & Detroit Ave	\$5,291	\$10,582	\$2,116	\$2,116	\$2,116	\$2,116	\$2,116	\$10,582	\$1,058	\$1,270	\$1,481
63		Clayton Rd	Detroit Ave & Fry Way	\$1,884	\$3,768	\$754	\$754	\$754	\$754	\$754	\$3,768	\$377	\$452	\$528
64		Clayton Rd	Fry Wy & Sutter St	\$6,783	\$7,140	\$1,428	\$1,428	\$1,428	\$1,428	\$1,428	\$7,140	\$714	\$857	\$1,000
65		Clayton Rd	Ashburdy Dr & Galindo St	\$37,321	NA	NA	NA	NA	NA	NA	\$0	\$415	\$415	\$415
66		Clayton Rd	Park St & Santa Clara Ave	\$21,601	\$22,738	\$4,548	\$4,548	\$4,548	\$4,548	\$4,548	\$22,738	\$2,274	\$2,729	\$3,183
67		Clayton Rd	Santa Clara Ave & 5th St	\$3,874	\$4,078	\$816	\$816	\$816	\$816	\$816	\$4,078	\$408	\$489	\$571
68		Clayton Rd	5th St & The Alameda	\$9,709	\$10,220	\$2,044	\$2,044	\$2,044	\$2,044	\$2,044	\$10,220	\$1,022	\$1,226	\$1,431
69		Clayton Rd	The Alameda & Chestnut Ave	\$2,090	\$2,200	\$440	\$440	\$440	\$440	\$440	\$2,200	\$220	\$264	\$308
70		Clayton Rd	Chestnut Ave & Barbis Way	\$1,495	NA	NA	NA	NA	NA	NA	\$0	\$17	\$17	\$17
71		Clayton Rd	Barbis Wy & Fox Hollow Ct	\$18,193	\$19,150	\$3,830	\$3,830	\$3,830	\$3,830	\$3,830	\$19,150	\$1,915	\$2,298	\$2,681
72		Clayton Rd	Fox Hollow Ct & West St	\$14,332	\$15,086	\$3,017	\$3,017	\$3,017	\$3,017	\$3,017	\$15,086	\$1,509	\$1,810	\$2,112
73		Clayton Rd	West St & Menocino Dr	\$24,385	\$25,668	\$5,134	\$5,134	\$5,134	\$5,134	\$5,134	\$25,668	\$2,567	\$3,080	\$3,594
74		Clayton Rd	Menocino Dr & Denkinger Ct	\$15,652	\$16,476	\$3,295	\$3,295	\$3,295	\$3,295	\$3,295	\$16,476	\$1,648	\$1,977	\$2,307
75		Clayton Rd	Denkinger Ct & Glazier Dr	\$8,013	\$3,478	\$696	\$696	\$696	\$696	\$696	\$3,478	\$400	\$470	\$539
76		Clayton Rd	Bel Air Dr & Marclair Dr	\$3,948	\$4,156	\$831	\$831	\$831	\$831	\$831	\$4,156	\$416	\$499	\$582
77		Clayton Rd	Thornwood Dr & Rishell Dr	\$6,916	\$7,280	\$1,456	\$1,456	\$1,456	\$1,456	\$1,456	\$7,280	\$728	\$874	\$1,019
78		Clayton Rd	Rishell Dr & Matheson Rd	\$7,167	\$7,544	\$1,509	\$1,509	\$1,509	\$1,509	\$1,509	\$7,544	\$754	\$905	\$1,056
79		Clayton Rd	Matheson Rd & Bassett Dr	\$17,375	\$24,822	\$4,964	\$4,964	\$4,964	\$4,964	\$4,964	\$24,822	\$2,482	\$2,979	\$3,475
80		Clayton Rd	Claycord Ave & Newhall Parkway	\$12,764	\$13,436	\$2,687	\$2,687	\$2,687	\$2,687	\$2,687	\$13,436	\$1,344	\$1,612	\$1,881
81	Clayton Rd	Heather Dr & Ayers Rd	\$30,119	\$31,704	\$6,341	\$6,341	\$6,341	\$6,341	\$6,341	\$31,704	\$3,170	\$3,804	\$4,439	
82	Clayton Rd	Ayers Rd & Talisman Way	\$5,663	NA	NA	NA	NA	NA	NA	\$0	\$63	\$63	\$63	
83	Clayton Rd	At Alberta Wy & Balhan Dr	\$1,855	\$2,968	\$594	\$594	\$594	\$594	\$594	\$2,968	\$351	\$411	\$470	
84	Clayton Rd	Balhan Dr & Allegro Ave	\$8,091	\$8,422	\$1,684	\$1,684	\$1,684	\$1,684	\$1,684	\$8,422	\$843	\$1,012	\$1,180	
85	Clayton Rd	Allegro Ave & Ygnacio Valley Blvd	\$4,587	\$4,828	\$966	\$966	\$966	\$966	\$966	\$4,828	\$483	\$579	\$676	
86	152-159	Sunset Ave	Clayton Rd & First St	\$14,482	\$15,244	\$3,049	\$3,049	\$3,049	\$3,049	\$3,049	\$15,244	\$1,524	\$1,829	\$2,134

Ref. No.	Photo No.	Street Medians	Immediate Needs	Capital Replacement Reserves							Annual Maintenance Cost			
				Irrigation and Planting Repairs - 20 Year Total	2015-18	2019-22	2023-26	2027-30	2031-34	Years 1-20 Cumulative	Low	Medium	High	
					Year 1-4	Year 5-8	Year 9-12	Year 13-16	Year 17-20		Irrigated: \$0.20/sf Nonirrigated: \$0.01/sf	Irrigated: \$0.24/sf Nonirrigated: \$0.01/sf	Irrigated: \$0.28/sf Nonirrigated: \$0.01/sf	
LANDSCAPING: turf, shrubs, mulch, etc.														
87	160-163	Mendocino Dr Wilson Ln & Rosewood Dr	\$5,076	NA	NA	NA	NA	NA	NA	NA	\$0	\$56	\$56	\$56
88		Mendocino Dr Rosewood Dr & Concord Blvd	\$2,639	NA	NA	NA	NA	NA	NA	NA	NA	\$0	\$29	\$29
89	164-167	Cowell Rd Ygnacio Valley Rd & Lime Ridge Dr	\$6,678	NA	NA	NA	NA	NA	NA	NA	\$0	\$74	\$74	\$74
90		Cowell Rd Lime Ridge Dr & N Larwin Ave	\$4,617	NA	NA	NA	NA	NA	NA	NA	\$0	\$51	\$51	\$51
91		Cowell Rd N Larwin Ave & Plumleigh Ln	\$1,684	NA	NA	NA	NA	NA	NA	NA	\$0	\$19	\$19	\$19
92		Cowell Rd At Treat Blvd	\$59	NA	NA	NA	NA	NA	NA	NA	\$0	\$1	\$1	\$1
93		Cowell Rd Sheridan Dr & Quail Ct	\$6,899	NA	NA	NA	NA	NA	NA	NA	\$0	\$77	\$77	\$77
94	168-175	Ygnacio Valley Rd Clayton Rd & Park Highlands Blvd	\$22,278	\$23,450	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$4,690	\$23,450	\$2,345	\$2,814	\$3,283
95		Ygnacio Valley Rd Park Highlands Blvd & Michigan Blvd	\$11,609	NA	NA	NA	NA	NA	NA	NA	\$0	\$129	\$129	\$129
96	176-183	Kirker Pass Rd At Clayton Rd	\$6,105	\$6,426	\$1,285	\$1,285	\$1,285	\$1,285	\$1,285	\$1,285	\$6,426	\$643	\$771	\$900
97		Kirker Pass Rd Olive Dr & Concord Blvd	\$8,304	NA	NA	NA	NA	NA	NA	NA	\$0	\$92	\$92	\$92
98		Kirker Pass Rd Concord Blvd & Kirkwood Dr	\$12,145	NA	NA	NA	NA	NA	NA	NA	\$0	\$135	\$135	\$135
99		Kirker Pass Rd Kirkwood Dr & Myrtle Dr	\$6,395	\$3,672	\$734	\$734	\$734	\$734	\$734	\$734	\$3,672	\$420	\$493	\$567
100	184-191	Barrymore Dr At Oak Grove Rd	\$1,996	\$4,436	\$887	\$887	\$887	\$887	\$887	\$887	\$4,436	\$444	\$532	\$621
101	192-199	Via Montanas At San Miguel Rd	\$41,766	\$27,844	\$5,569	\$5,569	\$5,569	\$5,569	\$5,569	\$5,569	\$27,844	\$2,784	\$3,341	\$3,898
102	200-203	Navaronne Wy Treat Blvd & Torino Way	\$0	NA	NA	NA	NA	NA	NA	NA	\$0	\$95	\$95	\$95
103	204-211	Ygnacio Woods At Treat Blvd	\$33,486	\$35,248	\$7,050	\$7,050	\$7,050	\$7,050	\$7,050	\$7,050	\$35,248	\$3,525	\$4,230	\$4,935
104	212-215	Bishop Dr At Concord Blvd	\$3,312	\$2,208	\$442	\$442	\$442	\$442	\$442	\$442	\$2,208	\$11	\$11	\$11
105	216-231	Ayers Rd Clayton Rd & Murchio Dr	\$7,152	\$7,528	\$1,506	\$1,506	\$1,506	\$1,506	\$1,506	\$1,506	\$7,528	\$753	\$903	\$1,054
106		Ayers Rd Murchio Dr & Murchio Dr	\$15,875	\$16,710	\$3,342	\$3,342	\$3,342	\$3,342	\$3,342	\$3,342	\$16,710	\$1,671	\$2,005	\$2,339
107		Ayers Rd Murchio Dr & Turtle Creek Rd	\$11,734	\$9,778	\$1,956	\$1,956	\$1,956	\$1,956	\$1,956	\$1,956	\$9,778	\$978	\$1,173	\$1,369
108		Ayers Rd Turtle Creek Rd & Ygnacio Valley Rd	\$28,330	\$23,608	\$4,722	\$4,722	\$4,722	\$4,722	\$4,722	\$4,722	\$23,608	\$2,361	\$2,833	\$3,305
109	232-237	Turtle Creek Dr Sussex Wy & Big Pine Ln	\$11,607	NA	NA	NA	NA	NA	NA	NA	\$0	\$129	\$129	\$129
110		Turtle Creek Dr Big Pine Ln & Rising Dawn Ln	\$10,814	NA	NA	NA	NA	NA	NA	NA	\$0	\$120	\$120	\$120
111		Turtle Creek Dr Rising Dawn Ln & Morning Glory Dr	\$1,132	NA	NA	NA	NA	NA	NA	NA	\$0	\$13	\$13	\$13
112	238-245	San Simeon Dr St Joseph Dr & Minert Rd	\$6,098	NA	NA	NA	NA	NA	NA	NA	\$0	\$68	\$68	\$68
113		San Simeon Dr Minert Rd & Ryan Rd	\$24,264	NA	NA	NA	NA	NA	NA	NA	\$0	\$270	\$270	\$270
114		San Simeon Dr Ryan Rd & Treat Blvd	\$1,132	NA	NA	NA	NA	NA	NA	NA	\$0	\$13	\$13	\$13
115	246-249	Landana Dr At Mulberry Dr - Traffic Circle	\$1,497	NA	NA	NA	NA	NA	NA	NA	\$0	\$17	\$17	\$17
116	250-253	Washington Blvd Kelrose Ct & Clayton Rd	\$116	NA	NA	NA	NA	NA	NA	NA	\$0	\$1	\$1	\$1
117	254-257	Park Highlands Bl. Ygnacio Valley Rd & Kenwal Rd	\$1,067	NA	NA	NA	NA	NA	NA	NA	\$0	\$12	\$12	\$12
118	258-265	Hospital Island Grant St & High School Ave	\$16,002	\$8,206	\$1,641	\$1,641	\$1,641	\$1,641	\$1,641	\$1,641	\$8,206	\$821	\$985	\$1,149
119	266-281	Pt Chicago Hwy Oakland Ave & Concord Blvd	\$15,002	\$15,792	\$3,158	\$3,158	\$3,158	\$3,158	\$3,158	\$3,158	\$15,792	\$1,579	\$1,895	\$2,211
120		Pt Chicago Hwy Salvio St & Concord Blvd	\$20,302	\$21,370	\$4,274	\$4,274	\$4,274	\$4,274	\$4,274	\$4,274	\$21,370	\$2,137	\$2,564	\$2,992
121		Pt Chicago Hwy Salvio St & Almond Ave	\$32,900	\$34,632	\$6,926	\$6,926	\$6,926	\$6,926	\$6,926	\$6,926	\$34,632	\$3,463	\$4,156	\$4,848
122		Pt Chicago Hwy Almond Ave & High School Ave	\$87,766	\$45,008	\$9,002	\$9,002	\$9,002	\$9,002	\$9,002	\$9,002	\$45,008	\$4,501	\$5,401	\$6,301
123		Pt Chicago Hwy High School Ave & N Sixth St	\$157,747	\$80,896	\$16,179	\$16,179	\$16,179	\$16,179	\$16,179	\$16,179	\$80,896	\$8,090	\$9,708	\$11,325
124		Pt Chicago Hwy N Sixth St & Geheringer Dr	\$101,739	\$52,174	\$10,435	\$10,435	\$10,435	\$10,435	\$10,435	\$10,435	\$52,174	\$5,217	\$6,261	\$7,304
125		Pt Chicago Hwy Gehringer Dr & Olivera Rd	\$82,122	\$42,114	\$8,423	\$8,423	\$8,423	\$8,423	\$8,423	\$8,423	\$42,114	\$4,211	\$5,054	\$5,896
126		Pt Chicago Hwy Olivera Rd & Floyd Dr	\$249,479	\$127,938	\$25,588	\$25,588	\$25,588	\$25,588	\$25,588	\$25,588	\$127,938	\$12,794	\$15,353	\$17,911
127		Pt Chicago Hwy Floyd Dr & Sun View Terrace	\$142,128	\$72,886	\$14,577	\$14,577	\$14,577	\$14,577	\$14,577	\$14,577	\$72,886	\$7,289	\$8,746	\$10,204
128		Pt Chicago Hwy Sun View Terrace & Panoramic Dr	\$169,342	\$86,842	\$17,368	\$17,368	\$17,368	\$17,368	\$17,368	\$17,368	\$86,842	\$8,684	\$10,421	\$12,158
129		Pt Chicago Hwy Panoramic Dr & Hwy 4 ramp	\$31,771	NA	NA	NA	NA	NA	NA	NA	\$0	\$353	\$353	\$353
130		Pt Chicago Hwy Hwy 4 ramp & Arnold Industrial Way	\$3,067	\$3,228	\$646	\$646	\$646	\$646	\$646	\$646	\$3,228	\$477	\$542	\$606
131		Pt Chicago Hwy Arnold Industrial Wy & Bates Ave	\$0	NA	NA	NA	NA	NA	NA	NA	\$0	\$24	\$24	\$24

Ref. No.	Photo No.	Street Medians	Immediate Needs	Capital Replacement Reserves						Annual Maintenance Cost					
				Irrigation and Planting Repairs - 20 Year Total	2015-18 Year 1-4	2019-22 Year 5-8	2023-26 Year 9-12	2027-30 Year 13-16	2031-34 Year 17-20	Years 1-20 Cumulative	Low Irrigated: \$0.20/sf Nonirrigated: \$0.01/sf	Medium Irrigated: \$0.24/sf Nonirrigated: \$0.01/sf	High Irrigated: \$0.28/sf Nonirrigated: \$0.01/sf		
LANDSCAPING: turf, shrubs, mulch, etc.															
132	282-289	Panoramic Dr	Pt Chicago Hwy & the end of the street	\$23,894	\$25,152	\$5,030	\$5,030	\$5,030	\$5,030	\$5,030	\$25,152	\$2,515	\$3,018	\$3,521	
133	290-297	Laura Alice Wy	Arnold Industrial Wy & Nelson Ave	\$20,452	\$21,528	\$4,306	\$4,306	\$4,306	\$4,306	\$4,306	\$21,528	\$2,153	\$2,583	\$3,014	
134	298-305	Dorner Ave	At end of street	\$173,725	\$78,966	\$15,793	\$15,793	\$15,793	\$15,793	\$15,793	\$78,966	\$7,897	\$9,476	\$11,055	
TODOS SANTOS ZONE - Landscape only/ planter boxes/parking garages (2)															
135	306-309	Harrison Street	Broadway St & Concord Ave	\$24,899	\$5,030	\$1,006	\$1,006	\$1,006	\$1,006	\$1,006	\$5,030	\$503	\$604	\$704	
136	310-313	Bonifacio Street	Concord Ave & Galindo St	\$44,154	\$8,920	\$1,784	\$1,784	\$1,784	\$1,784	\$1,784	\$8,920	\$892	\$1,070	\$1,249	
137	314-317	Galindo Street	Bonifacio St & Pacheco St	\$7,484	NA	NA	NA	NA	NA	NA	\$0	\$83	\$83	\$83	
138	318-325	Adobe Street	Salvio Street & Concord Ave	\$2,265	\$3,236	\$647	\$647	\$647	\$647	\$647	\$3,236	\$324	\$388	\$453	
139	326-329	Pacheco Street	Concord Ave & Grant St	\$1,224	\$2,448	\$490	\$490	\$490	\$490	\$490	\$2,448	\$245	\$294	\$343	
140		Pacheco Street	Grant St & Port Chicago Hwy	\$0	NA	NA	NA	NA	NA	NA	\$0	\$0	\$0	\$0	
141	330-335	Salvio Street	Broadway St & Concord Ave	\$0	\$1,024	\$205	\$205	\$205	\$205	\$205	\$1,024	\$102	\$123	\$143	
142		Salvio Street	Concord Ave & Colfax St	\$34,886	NA	NA	NA	NA	NA	NA	\$0	\$1,347	\$3,297	\$6,547	
143		Salvio Street	Colfax St & Port Chicago Hwy	\$8,540	\$2,680	\$536	\$536	\$536	\$536	\$536	\$2,680	\$379	\$583	\$886	
144	336-339	Concord Blvd	Galindo St & Grant St	\$0	NA	NA	NA	NA	NA	NA	\$0	\$0	\$0	\$0	
145		Concord Blvd	Grant St & East St	\$6,496	NA	NA	NA	NA	NA	NA	\$0	\$883	\$2,100	\$4,116	
146		Clayton Road	Galindo St & East St	\$0	NA	NA	NA	NA	NA	NA	\$0	\$0	\$0	\$0	
147	340-347	Park Street	Grant St & Clayton Rd	\$8,290	\$2,430	\$486	\$486	\$486	\$486	\$486	\$2,430	\$443	\$792	\$1,340	
148	348-353	Oak Street	Galindo St & Grant St	\$5,308	\$4,492	\$898	\$898	\$898	\$898	\$898	\$4,492	\$449	\$539	\$629	
149		Galindo Ave	Salvio St & Clayton Rd	\$0	NA	NA	NA	NA	NA	NA	\$0	\$0	\$0	\$0	
150		Galindo Ave	Clayton Rd & Oak St	\$0	NA	NA	NA	NA	NA	NA	\$0	\$0	\$0	\$0	
151	354-361	Mt Diablo Street	130 If NW from Pacheco & Salvio St	\$12,187	\$3,942	\$788	\$788	\$788	\$788	\$788	\$3,942	\$1,294	\$2,723	\$5,052	
152		Mt Diablo Street	Salvio St & Concord Blvd	\$0	\$914	\$183	\$183	\$183	\$183	\$183	\$914	\$91	\$110	\$128	
153	362-369	Grant Street	130 If NW from Pacheco & Salvio St	\$8,743	\$2,176	\$435	\$435	\$435	\$435	\$435	\$2,176	\$1,118	\$2,511	\$4,805	
154		Grant Street	Salvio St & Concord Blvd	\$10,184	\$5,456	\$1,091	\$1,091	\$1,091	\$1,091	\$1,091	\$5,456	\$946	\$1,655	\$2,764	
155		Grant Street	Concord Blvd & Oak St	\$48,883	NA	NA	NA	NA	NA	NA	\$0	\$588	\$1,188	\$2,188	
156	370-377	Colfax Street	130 If NW from Pacheco & Willow Pass Rd	\$6,480	\$320	\$64	\$64	\$64	\$64	\$64	\$320	\$1,286	\$3,092	\$6,099	
157		Colfax Street	Willow Pass Rd & Clayton Rd	\$5,796	\$864	\$173	\$173	\$173	\$173	\$173	\$864	\$986	\$2,354	\$4,621	
KIRKWOOD BENEFIT ZONE															
158	378-385	Kirkwood Dr streetscape	Kirkwood Oaks & Yardley Ct	\$34,472	\$36,286	\$7,257	\$7,257	\$7,257	\$7,257	\$7,257	\$36,286	\$181	\$181	\$181	
TOTAL IMMEDIATE NEEDS				\$2,978,669											
Subtotal					\$403,238	\$403,238	\$403,238	\$403,238	\$403,238	\$403,238	\$2,011,358				
CONTROLLER REPLACEMENT PROGRAM															
Year					1 - 4	5 - 8	9 - 12	13 - 16	17 - 20						
Number of Controllers					5	21	22	18	25						
Controller Unite Price					\$14,500	\$14,500	\$14,500	\$14,500	\$14,500						
Subtotal Replacement Cost					\$72,500	\$304,500	\$319,000	\$261,000	\$362,500						
TOTAL CONTROLLER REPLACEMENT PROGRAM											\$1,319,500				
4 Year Total Reserves					\$475,738	\$707,738	\$722,238	\$664,238	\$765,738						
2.5% Annum Mean Inflation Factor per Year					0.06	0.175	0.297	0.431	0.580						
nflation Amount					\$30,447	\$123,854	\$214,505	\$286,287	\$444,128						
4 Year Total Reserves with Inflation					\$506,185	\$831,592	\$936,743	\$950,525	\$1,209,866						
TOTAL 20 YEAR RESERVES											\$4,434,911				
ANNUAL MAINTENANCE COST FOR ALL MEDIAN ISLANDS											\$209,922	\$260,692	\$319,763		

CITY OF CONCORD

PARKS CONDITION ASSESSMENT AND MAINTENANCE ANALYSIS



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MAY 5, 2015

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EXECUTIVE SUMMARY - PARKS

BACKGROUND

The City of Concord is a general law city of the State of California located in Contra Costa County and has a population of about 125,000. Earlier this year staff presented a report to the City Council which identified costs associated with the City's infrastructure backlog. The report did not account for deferred maintenance within the City's park and landscaped median/streetscape system. Information from this study will be used to update the City Council on the full magnitude of the City's Infrastructure Backlog.

Purpose

The City of Concord retained Verde Design to conduct a Facilities Condition Assessment and Maintenance Analysis of the City's park and landscaped median/streetscape system assets. This assessment and maintenance analysis report has been prepared to determine how much funding must be set aside each year in order to properly maintain the City's existing park system facilities to meet desired service levels. The report outlines a plan for ongoing and major facility improvements over the next 20 years, in 4 year increments, and establishes a lifespan and replacement analysis of each park and landscaped median/streetscape system assets.

Methodology

Verde Design, Inc., Cagwin & Dorward Landscape Contractors and AllWest Environmental, Inc. (Consultant Team) inspected the City's identified parks, public facilities, Special Districts as well as the median islands and streetscapes in order to evaluate their current condition, report any existing physical or operational deficiencies, and provide cost estimates for repair work, replacement and annual maintenance.

The approach was to divide the list of facilities into two main categories. Buildings and Landscaping. AllWest Environmental provided the assessment of the Site Improvements and Buildings. AllWest Environmental specializes in the assessment and evaluation of a variety of commercial structures as support to a client's due diligence analysis. They provide their clients with the cost and effort associated with repairing, renovation, replacing and managing a specific facility at a specified level of quality.

With the assistance of City staff, Verde Design prepared base maps using Google Earth Pro as well as as-built project documents to provide maps of the sites within the city limits of the City of Concord. The result is an inventory of each park and facilities that is maintained by the City of Concord.

With a listing of all sites, the Consultant Team prepared a Park Facilities Condition Assessment template which was used by the in-field teams to review, assess and identify overall site conditions as well as specific attention that is needed for each site.

Facility Inspection and Evaluation

The assessment of the park built facilities includes an analysis of the existing construction, structural integrity, mechanical and electrical systems, building management systems, code compliance issues and potential hazards.

The evaluation included meetings with staff and the collection of available data and maintenance history from designated Public Works maintenance staff. All major buildings and park systems were reviewed based on a rating system for overall integrity, probable useful life, and the need for periodic system maintenance or replacement. The evaluations include a recommended budget for annual routine/preventive maintenance needs and a capital budget for short and long term improvements.

The criteria that was used to evaluate building, park systems and equipment included current overall condition, age, effectiveness, efficiency, safety, and other considerations that impact maintenance and/or replacement. The analysis includes recommendations on scheduling short and long term improvements. The review includes conformance with sprinkler requirements and fire and safety regulations. ADA compliance has previously been evaluated through a separate report by the City, and directed the Consultant Team that an additional study was not necessary.

Major building and park systems in the analysis include but are not be limited to:

- Site (paving, walkways, walls, fences, exterior lighting, parking lots); roofing and drainage systems;
- Building exterior (doors, walls, windows, stairs, fire escapes, structural/foundation, masonry, entrances/exits, and woodwork);
- Building interior (flooring, stairs, lighting doors, bleachers, finishes);
- HVAC (boilers/furnaces, air conditioning systems/units);
- Plumbing (water distribution, drainage and sewer/septic, fixtures);
- Electrical (distribution, technical infrastructure/cabling, elevators, emergency generators);
- Fire & security (alarms, fire detection, fire protection);
- Irrigation systems (controllers, valves and heads);
- Park amenities (barbeques, play structures, furniture, tennis, bocce and basketball courts, trash enclosures, information boards, scoreboards, gazebos);
- Sports fields (rigid structures, lighting systems, batting cages, etc.);
- Landscaping (turf shrubs/groundcover and other living material);

As directed by the City, the consultant team did not assess the irrigation/ornamental ponds within parks, their operation, depth and other factors, and did not making recommendations or provide cost estimates for sediment removal and/or any other special need for the health and overall operation of the pond.

The consultant team identified energy conservation opportunities within all facilities inspected. Also as per the City's direction, cost estimates and/or payback schedules for energy conservation projects are not provided.

Lifespan and Replacement

The consultant team has estimated the average remaining useable life of assets located at each facility. Useable life is the estimated time period the asset will be in use before it must be replaced. Consultant team has estimated the replacement cost for each asset located at each facility. Replacement costs include buildings and all infrastructure and systems. Cost estimates are based on the current costs for design, construction, and other pertinent factors.

Report and Assessment

This Facilities Condition Assessment and Maintenance Analysis has been prepared with the evaluation and recommendations listed for each facility. The report includes a summary table/matrix of the City's facilities and includes all facility/building elements/assets with a rating for each facility. The study includes photographs, with descriptions, of each park and facility assessed. The summary matrix/table also lists recommended improvement projects, a schedule and estimated budget for these projects.

The Consultant Team, with input from City staff developed a four levels of renovation and costs that are applied to each rated category. Each action item listed in the spreadsheet for each park is given a rating between 1 and 4, with 1 being the least critical and 4 being the most critical. The most critical items, given a risk category number 4 on the spreadsheets, are those required by code or present a life-safety concern and need to be resolved.

The following chart describes the Landscape and Facilities Assessment Evaluation criteria used in this report.

Ranking		Description
1	Not Critical (New or Good)	Items are in new or good condition now. With proper maintenance, they will provide good service to the City for their lifetime.
2	Somewhat Critical (Adequate)	Items should be dealt with, but they are mainly aesthetic or use related and as such do not pose a health and/or safety risk to users.
		Reconstruction and renovation would not be necessary to reduce long-term maintenance costs.
		Reconstruction and renovation of item <u>MAY</u> reduce maintenance costs.
		Ignoring these items now may lead to future maintenance and user issues.
		Items may include design issues which make play or use difficult or unpleasant.
3	Critical (Poor)	Replacement or renovation of item will reduce long term maintenance costs.
		If not reconstructed or renovated now, these items may become health and safety issues in the near future.
		If not reconstructed or renovated now, inefficient items will continue to drain City maintenance resources.
		Items include design issues, which make competitive play or use impractical.
4	Most Critical (Must be Replaced)	Item must be replaced or renovated for the health and safety of users.
		Items do not meet current health and safety codes.
		Current condition of items pose a threat to the safety of the users.
		Current conditions of items will potentially expose the City to litigation.
		Items include design issues, which make competitive play or use dangerous.

The Facilities Condition Assessment and Maintenance Analysis provides a proposed schedule, at four year increments up to 20 years, for all recommended site improvements, and recommendations on current deferred maintenance, ongoing maintenance policies, procedures, and specifications that identify the best practices, at three frequency/quality levels with differing costs that will help the City to avoid or reduce future capital costs.

SUMMARY OF FINDINGS

Park Facilities

AllWest has completed a Property Condition Assessment of the City of Concord park properties in accordance with ASTM E 2018-08 and industry standards. Over many visits to the City of Concord on January 27, 28 and February 2, 3 and 27, 2015, AllWest visited the parks and observed the condition of the walkways, asphalt concrete paving, parking, fencing, exterior lighting, site furniture, signs and identification, building structures, interior and exterior finishes and building systems.

AllWest corresponded with Justin Ezell, Director of Public Works for the City of Concord; Steve Voorhies, Parks Manager with the City of Concord Public Works Department and Tyce Dekker, the Senior Maintenance Team Leader with the City of Concord. Playgrounds were excluded from this report and landscaping is addressed in other sections of this report including irrigation and site drainage. Not all parks were reviewed due to not having parking structures or lighting. In addition as noted below, not all buildings in each park were reviewed.

AllWest's surveyed twenty-three parks including Todos Santos Plaza, along with three city leased playfields at Boatwright Sports Complex, El Dorado Middle School Park and Krueger Fields within in the City of Concord. In addition to the 23 parks and 3 playfields, 3 other properties or portions of a property were reviewed including:

- The maintenance building at the Civic Center
- The Pine Hollow District maintained facilities and structures
- The Monument Corridor Trail Sign (not found)

In general, the City of Concord facilities are in good condition and well maintained. Facilities observed include restrooms; parking lots; lighting; walkways; tennis, basketball, volleyball and bocce courts; picnic areas; signage, lighting; and related maintenance and storage buildings along with snack shacks and scorekeeper's booths.

Park Facilities Maintenance

Many of the buildings surveyed are pre-fabricated structures of very similar construction. The restrooms in particular are made by Romtec and parts should be readily available. The Romtec restrooms are constructed with concrete masonry units (CMU) walls, concrete slabs and metal roofs. Windows are built under each of the gables of the roof and secured with metal grates. Weaknesses in the Romtec design are non-code compliance with Accessibility signage, poor ventilation, and rusting of vents and hinges. Vandalism is an ongoing issue with the restrooms to the extent that perforated metal enclosures are necessary for sensors and lighting. The restroom windows are already protected and the fixtures are highly-resistant stainless steel. Drinking fountains on the

outside of the restroom commonly are single-head units instead of the high-low units required by ADA code. The metal roofs provide a much longer life than the asphalt shingle models and should be considered for future purchases.

Some issues in the restrooms include plastic toilet seats over the metal toilets. The odors in the restrooms linger long after they should. In some cases the addition of roof ventilation is recommended.

Maintenance sheds are commonly pre-fabricated metal sheds with metal roofs. No issues were found with these buildings, and often as these buildings are fenced off they do not have the vandalism issues that the restrooms have.

The Nature Center at Markham Park has numerous accessibility violations as well as needing retrofits on the exterior and interior. The Willow Pass Community Park is presumed to be one of the most heavily used parks due to all the playing fields and tennis courts. Many areas of this park need upgrading, however the most serious is the Scorekeeper's booth which rises over the spectator stands and is on very questionable deteriorated wood posts, most likely termite damage and should immediately be investigated by a structural engineer. The recently built stair case to the booth does not comply with building codes regarding stair construction by having open risers and incorrect handrail designs.

Ellis Lake Park has an aesthetic issue in that it is in general an unpleasant non-inviting park. The lake is murky, and the paths are damaged. The drainage from the neighboring apartment complex floods the adjacent park path requiring visitors to climb the hill which leads to erosion. All though the costs to improve the entire aesthetic of the park were not included in this study, the City of Concord should consider finding ways to improve the experience at Ellis Lake Park.

Asphalt concrete (AC) parking last 20 years without slurry sealing. Typically slurry sealing the AC paving every five years extends the life beyond twenty years expected life. Once the paving expresses "alligatoring" or large cracking in multiple directions the AC paving should be removed and replaced. The cost difference is significant. Slurry sealing every five years can delay the eventual alligatoring and costs of approximately \$0.22/SF instead of \$6.00/SF for new asphalt.

To be ADA code compliant, drinking fountains must be high-low units with two bowls. Frequently only one bowl is provided especially by Romtec, or equivalent manufacturer, as mentioned above. Newer drinking fountains have high – low features plus a third area to refill water bottles. Refilling water bottles is becoming more frequent which helps reduce landfill waste and possibly waste in the City of Concord receptacles.

The restroom signs are confusing. Each door is provided with the same Accessible restroom unisex door sign. A restroom may have 4 or 5 doors with the same signage. The actual Accessible restroom stall should be clearly marked per code with an Accessible symbol on the jamb. If the existing symbols are desired to be kept, add another sign saying that the stall is not Accessible, or replace all the signage so only the Accessible stall(s) use the signage.

Accessible parking signage is typically incomplete. Each stall must have an international symbol of accessibility sign, and a \$250 minimum fine sign. Van stalls also need signage. There also has to be a sign that designates the towing of unauthorized vehicles in Accessible stalls. These signs must be either at each Accessible stall or at each entry to the parking lot, typically whichever is less. Other issues include a lack of Accessible parking at

some of the parks (1/25 standard stalls), a lack of an Accessible path-of-travel from the parking spaces to the park, improper striping, an improperly width for the Access aisle.

Filling cracks in any walk surface (asphalt or concrete) can lengthen the life of a material and negate the cost of a replacement. Budgets have been provided accordingly.

MODERNIZATION

Modernization is highly subjective if based on what is desired, however our recommendation is that guidelines be established with the first modernization item being based on what is necessary or mandated to conform to state and local codes, or upgrades needed for safety reasons. These issues have been added not to the Modernization section of the spreadsheets but to the Immediate Needs column of each spreadsheet. The City may desire to comply with the most recent codes even when a code violation is "grandfathered" in and not required by the authorities having jurisdiction. Other considerations include life-cycle costs, which while not addressed specifically in this report, some such as energy reduction is a worthy goal.

Irrigation Controller Replacement Program

An irrigation controller replacement program for the Park sites reflects the need to update and replace existing Irrigation Controllers. The following chart reflects the annual commitment to the Parks portion of the 20 year Irrigation Controller Replacement program. The combined total of controllers to be replaced annually for the combined Parks and Medians & Islands would be 8 units. The exception would be years 18 through 20 where 9 controller would be replaced.

The city has 72 existing irrigation controllers in its parks and 91 in the medians & islands. There is already a heavy commitment by the City to the use of RainMaster as the preferred vendor with 106 of the 163 controllers being of that manufacturer. Overall 79 of the existing RainMaster units are rated a "1" with replacement required well into the later years. Priority should be given to updating older controllers in the parks first with the belief that parks typically will use more water than the islands & medians.

With the example 20 year program, all controllers rated POOR a "3" were replaced at a higher priority. By year 5 in the program, assuming it is fully funded, all poor condition controllers are replaced. By year 10 all controllers rated as ADEQUATE or "2" would be replaced with all controllers replaced by the 20th year.

City staff should review the condition of the various controllers, replacing the older more problematic units first and make edits as needed to the program. The following chart reflects the annual commitment to the Median and Islands portion of the 20 year Irrigation Controller Replacement program.

PARKS																						
Controller	Rating	Quantity	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
RainMaster	1	28											1	3	4	3	4	3	4	3	3	
	2	3																				
	3	20			3	8	8	1														
Irritrol	2	4					3	1														
Rainbird	1	4											4									
	3	5			5																	
Hydropoint	1	1											1									
Hunter	1	1											1									
	3	2		2																		
Superior	2	3						3														
DIG	3	1		1																		
Totals		72	3	8	8	8	7	4	0	0	0	6	1	3	4	3	4	3	4	3	3	0

Condition Rating	
1	GOOD condition
2	ADEQUATE condition
3	POOR condition and must be replaced

The cost for a complete DX 2 RainMaster, installed in a stainless steel cabinet is estimated to be \$14,500 per unit for the purpose of this report. Costs will vary depending on the vendor, the quantity purchased, product availability as well as the condition and the controller to be replaced. In some cases, the controller may only require a simple reconfiguration, installed as a wall mount unit or into an existing cabinet. In these cases, there should be a cost savings to the program. The annual cost for replacing 8 controllers with RainMaster DX 2 units will be \$116,000 plus an annual cost of inflation.

An option would be to use the RainMaster Eagle PLUS ET based controller with satellite control. These Eagle PLUS units cost about \$8,000 each installed in addition to a monthly charge of \$15. The total package including 20 years of service at the current rate would be approximately \$11,600 each. The Eagle does not require the infrastructure needed for the DX 2 including connecting to a city weather station. The Eagle is a fairly quick installation that can be made operational in a relatively short time. The annual cost for replacing 8 controllers with RainMaster Eagle PLUS units will be \$92,000 plus an annual cost of inflation.

Controllers/landscape areas currently without such modern technology provided with an ET Irrigation Controller could yield a 20-30% reduction in water use after conversion. The use of flow sensing technology added to controllers/water source would provide a positive method to manage use and breaks/leaks.

Playground Equipment Replacement Program

The City has provided a playground equipment list for 27 park locations. The following chart represents an 18 year replacement cycle starting in 2018. To complete the replacement cycle would require an average of 1.5 playgrounds updating each year for the 18 year cycle. Fine tuning of the program depending on funding availability, may provide some measurement of economies. Combining the renovation or replacement of an existing playground structure when renovating an entire park is always a good practice.

	Playground Location	Age Range	Brand	Play Surface	Playground Size (SF)	Age (YRS)	Replacement Year	Replacement Cost*
1	Baldwin Park	2-5	Gametime	EWF	3,877	0	2035	\$271,390
2	Bay View Circle	2-5	Gametime	EWF	1,977	15	2020	\$138,390
3	Boatwright Park	2-5	Gametime	EWF	3,753	11	2024	\$262,710
4	Boatwright Park	5-12	Gametime	EWF	3,636	11	2024	\$254,520
5	Brazil Qurry	5-12	Gametime	EWF/PIP	3,367	15	2020	\$235,690
6	Cambridge Park	2-5	Gametime	EWF/PIP	1,936	5	2030	\$135,520
7	Cambridge Park	5-12	Gametime	EWF/PIP	7,945	5	2030	\$556,150
8	Civic Center	2-5	Kampan	EWF/PIP	7,163	17	2018	\$501,410
9	Concord Community Park	2-5	Gametime	EWF/PIP	4,556	10	2025	\$318,920
10	Concord Community Park	5-12	Gametime	EWF/PIP	3,636	10	2025	\$254,520
11	Dave Bruebeck	2-5	Gametime	EWF	958	15	2020	\$67,060
12	Dave Bruebeck	5-12	Gametime	EWF	4,214	15	2020	\$294,980
13	Ellis Lake Park	2-5	Miracle/Gametime	EWF	2,434	13	2022	\$170,380
14	Ellis Lake Park	5-12	Miracle/Gametime	EWF	2,837	13	2022	\$198,590
15	Highlands Park	2-5	Gametime/Kampon	EWF	2,601	10	2025	\$182,070
16	Highlands Park	5-12	Gametime/Kampon	EWF	4,130	15	2020	\$289,100
17	Hillcrest Matteo's Dream Park	2-5	Leathers & Ass.	PIP	2,911	11	2024	\$203,770
18	Hillcrest Matteo's Dream Park	5-12	Leathers & Ass.	PIP	10,238	11	2024	\$716,660
19	Newhall Park	2-5, 5-12	Gametime	EWF	5,558	3	2032	\$389,060
20	Pine Hollow Park	2-5	Gametime	EWF	2,697	10	2025	\$188,790
21	Rick Sears Park	2-5	Gametime	EWF	3,698	15	2020	\$258,860
22	Sun Terrace Park	5-12	Landscape Structure	EWF	3,985	11	2024	\$278,950
23	Todos Santos Park	5-12	Landscape Structure	EWF	1,748	15	2020	\$122,360
24	Westwood Elementary School	5-12	Gametime	PIP	3,450	11	2024	\$241,500
25	Willow Pass Park	5-12	Kampon	EWF/PIP	1,957	15	2020	\$136,990
26	Ygnacio Valley Park	2-5	Miracle/Gametime	EWF/PIP	2,577	7	2028	\$180,390
27	Ygnacio Valley Park	5-12	Miracle/Gametime	EWF/PIP	3,797	7	2028	\$265,790

*Uses a \$70 sf as replacement cost which includes equipment, surfacing, design and installation.

EWF- Engineered Wood Fiber

PIP- Pour in Place

Park Renovation Priority

The following priority chart was determined by using the combined "Immediate Needs" from the Cost Analysis Summary for Landscape and Facilities. The total for the 10 parks listed in the following chart represent approximately 69% of the total immediate needs identified for Parks. City staff will need to evaluate the overall list of Parks as well as Median Islands and Streetscapes to develop a master list of prioritized projects. Using the total immediate needs is one of many ways that can be used to develop the project priority list. **The following list does not take into consideration the cost for updating the existing irrigation controller or replacing the existing playground equipment.**

Priority	Park	Ref No.	Total Acreage	Immediate Needs		
				Landscape	Facilities	TOTAL
1	Willow Pass Community Park	23/25	40.11	\$3,029,000	\$43,000	\$3,072,000
2	Newhall Community Park	19	45.92	\$1,943,000	\$10,000	\$1,953,000
3	Concord Community Park	7	30.74	\$1,289,000	\$14,000	\$1,303,000
4	Hillcrest Park	12	33.51	\$1,286,000	\$8,000	\$1,294,000
5	Markham Nature Park	17	14.63	\$677,000	\$82,000	\$759,000
6	John F. Baldwin Park	1	18.23	\$734,000	\$16,000	\$750,000
7	Boatwright Sports Complex	29	16.90	\$683,000	\$21,000	\$704,000
8	Ayres Elementary School	27	2.68	\$647,000	\$0	\$647,000
9	Pine Hollow District	40	7.93	\$530,000	\$7,000	\$537,000
10	Len Hester Park	10	3.67	\$516,000	\$12,000	\$528,000
Total Immediate Needs				\$11,547,000		

RECOMMENDATIONS

Park Facilities and Landscaping

Most facilities in the park system will continue to be of use with regular maintenance and improvements. Areas needing the most attention include the Nature Center at Markham Park, Ellis Lake Park and the Willow Pass Community Park scorekeeper's booth. Some areas are in very good condition and simply need continued maintenance and replacement or refinishing of materials at the end of their useful lives.

Park Facilities Maintenance

- Install and maintain an adequate mulch layer in all planting areas. Such a program would improve aesthetic appearance, reduce water use, discourage weed growth, and build soil ecology.
- Replace missing, declining, high water, and high maintenance plant material where applicable.
- Develop pest program to address gopher issues that cause mounding/trip hazards, detract from appearance, and damage planting/turf areas.
- Some areas have water pressure problems, point of connection and backflow prevention issues. These should be addressed for long term management of irrigation system and efficient use of water.
- Some valves are aged and should be replaced at failure, or addressed during larger undertakings as part of modernization.
- Some spray heads should be updated to high efficiency, low precipitation nozzles. Or converted to drip in non-turf areas, such as many medians.
- Many rotor zones in park turf areas lack sufficient water pressure to provide distribution uniformity/even coverage. The visible turf color patterns in park aerial maps display this issue.

- Maintenance should be performed using best management practices outlined in the maintenance specification section of the report.
- Future purchases from Romtec should comply with the California Building Code requirements and have roof ventilation and not wall ventilation. Drinking fountains connected to restrooms should be high-low units.
- Have a study completed on how to improve the usability and desirability of Ellis Park.
- Provide an immediate and complete finish to the Accessibility improvements at the Nature Center of Markham Park.
- Have an immediate structural study done for the Willow Pass Scorekeepers booth prior to the beginning of the 2015 baseball season.
- Slurry seal and restripe asphalt paving spaces every five years.
- Tennis court resurfacing should be on a similar schedule with renovation every 4 to 5 years.
- Parking lots should be programmed to be repaved every 20 years.
- The City should develop a list of facility maintenance programs that will require staff to evaluate the city facilities on an annual basis including an annual lamp replacement program.
 - Playground replacement program described above.
- Continue with regular repainting of interior and exterior of buildings per recommended intervals
 - Repainting the exterior of each building on a 10 – 15 year cycle with older facilities repainted first.
 - Interior paint touch up should be performed annually with repainting on a 10 year cycle.
- At each restroom building, the actual Accessible restroom stall should be clearly marked per code with an Accessible symbol on the jamb. If the existing symbols are desired to be kept, add another sign saying that the stall is not Accessible, or replace all the signage so only the Accessible stall(s) use the signage.
- Upgrade all Accessible parking to comply with code.
- The following parks do not have an annual maintenance budget because they have very little in terms of maintenance needs. For example #2 BART Park is a sidewalk and there is a budget to maintain it, #3 Bayview Circle Park, #14 Kirkwood Park, #32 Krueger Fields. As a reminder these budgets are not for standard maintenance that the city already provides, not for playgrounds, landscaping or athletic fields.

Modernization

- Fund the 20 year Irrigation Controller Replacement Program.
- Renovate at least one existing Park per fiscal year depending upon funding.
- Consider adding a restroom facility and/or drinking fountain facilities at: Brazil Quarry Park, Concord Skate Park, Highlands Park, Lime Ridge Open Space at Montecito, Markham Nature Park and Todos Santos Plaza. All of these parks do not have restrooms.

- Provide restrooms at Highlands and Markham Nature Park. Todos Santos Plaza has a lot of visitors and could certainly use one; however it is not known how this issue is resolved during events.
- Lime Ridge Open Space is isolated and a restroom along Montecito Road would be desirable. Highlands Park and the Concord Skate Park currently have portable toilets.
- The following parks also do not have restrooms but may be too small to consider installing one: Ellis Lake Park, Len Hester Park, Iron Horse Park, Rick Seers Park, Sun Terrace Park and Pine Hollow Tennis Courts and playground.
- Retrofit all pole mounted fixtures to LED fixtures. The City of Concord is using many induction lighting units which are efficient. LED's reduce energy cost further and have a longer life reducing the labor costs of replacing the lamps. If the support poles are to be replaced then a budget of \$3,000 per pole should be accounted for. Retrofitting fixtures mounted on walls of buildings and within spaces is also recommended but not addressed here. These fixture replacements can be completed during repairs and are a case-by-case situation.
- The circular pads for picnic tables are constantly cracking. Replacement costs have been provided, however switching to gravel may be desirable. Also these circles do not have an Accessible path-of-travel, or usually any path to them. A level path should be provided to tables upon replacement.
- The park bulletin boards are typically kiosks supported by pressure treated wood where the only damage is typically done by grass cutting; however the bulletin boards themselves are typically unusable or unreadable. These should either be replaced or changed. The difficulty of vandalism marring, being able to read the items on the glass covered bulletin board is a difficult problem to resolve. Although a price is typically given in each spreadsheet for replacement, it doesn't solve the cause of why they need to be replaced.
- Air conditioning or hot water heaters are far exceeding their useful lives. Regular replacement is necessary. Old hot water heaters tend to leak and cause damage. Most of the air conditioning is minor wall mounted units in employee areas or evaporative coolers on the roofs of snack shacks.

CITY OF CONCORD PARKS AND FACILITIES INVENTORY

Ref. No. Park Name and Address

1	John F. Baldwin Park - 2790 Parkside Circle Softball field (1) Free play area Play Equipment (1), Assessed by Others Park Sign Parking: Parkside Cir 87 spaces East Lot 74 spaces West Lot 70 spaces Pathways Picnic Area Basketball courts (2) Bocceball courts (4) Dance Studio Restroom
2	Bart Park - 1451 Oakland Ave Park Sign Pathways
3	Bayview Circle Park - Bayview Circle Free play area Play Equipment (1), Assessed by Others Park Sign
4	Brazil Quarry Park - Kent Way Free play area Play Equipment (2), Assessed by Others Pathway Restroom
5	Cambridge Park - 1118 Victory Ln Free play area Field Sports Play Equipment (2), Assessed by Others Park Sign Restroom Picnic Area
6	Dave Brubeck Park - 4363 Concord Blvd Free play area Play Equipment (2), Assessed by Others Park Sign Picnic Area Restroom/ Storage

Ref. No. Park Name and Address

7	Concord Comm. Park - 3501 Cowell Rd Free play area Field Sports Play Equipment (3), Assessed by Others Park Sign Storage Shed Maintenance Bldg Snack Shack Iron Mtn Forge/ Castle Horseshoe Pit (1) Restroom
8	Concord Skate Park - Cowell Rd at Monument Park Sign Pathways Skate Park
9	Ellis Lake Park - 1336 Clayton Rd Free play area Play Equipment (2), Assessed by Others Park Sign Parking 24 spaces Pathways
10	Len Hester Park - 1011 Hampton Dr Free play area Play Equipment (1), Assessed by Others Park Sign Pathways Picnic Area
11	Highlands Park - 1336 Pennsylvania Blvd Free play area Baseball (2) Field Sports Play Equipment (2), Assessed by Others Park Sign Pathways Picnic Area

Ref. No. Park Name and Address

12	Hillcrest Park - 2050 Olivera Rd Baseball (1) Softball (1) Pond Free play area Play Equipment (2), Assessed by Others Park Sign Maintenance Bldg Restrm/ Storage Shade Structure
13	Iron Horse Park - Solano Way Park Sign Picnic Area Bocce Ball (1)
14	Kirkwood Park - Concord Blvd Park Sign
15 16	Lime Ridge (City only) - 5108 Montecito Way Free play area Park Sign Multi- Purpose/Garage
17	Markham Nature Park - 1202 La Vista Ave Free play area Park Sign Storage Building Science Bldg
18	Meadow Homes Park - 1351 Detroit Ave Free play area Field Sports Play Equipment (2), Assessed by Others Park Sign Parking 26 spaces Maintenance Bldg Restroom Spray Park Picnic Area Basketball Volleyball Tennis

CITY OF CONCORD PARKS AND FACILITIES INVENTORY

Ref. No. Park Name and Address

19	Newhall Comm. Park - 1351 Newhall Pkwy Ponds (2) Free play area Field Sports Play Equipment (2), Assessed by Others Park Sign Parking: General 87 spaces Near restroom 48 spaces Maintenance Bldg Storage Building Restroom Pathways Access roads Picnic Area Bocceball (8) Dog Park
20	Rick Seers Neighborhood Pk - 2273 Fox Way Free play area Play Equipment (1), Assessed by Others Park Sign Pathways Picnic Area Hardsurface
21	Sun Terrace Park - 3601 Montreal Circle Free play area Play Equipment (1), Assessed by Others Park Sign Pathways Picnic Area Horseshoe Pit (1)
22	Todos Santos Plaza - 2175 Willow Pass Rd Free play area Play Equipment (1), Assessed by Others Park Sign Stage Picnic Area

Ref. No. Park Name and Address

23	Willow Pass Comm. Park - 2748 E Olivera Rd
24	Pond
25	Free play area Field Sports Baseball (1) Softball (5) Entry Monument Parking: Tennis Court 136 spaces Baseball Lot 60 spaces Softball Lot 94 spaces Pixieland Lot 78 spaces Maintenance Bldg #1 Maintenance Bldg #2 Restroom Maintenance Office Snack Shack/Restroom Score Keepers Bldg Pathways Picnic Area Volleyball (1) Tennis (8)
26	Ygnacio Valley Park - 900 Oak Grove Rd Free play area Field Sports Park Sign Parking 25 spaces Storage/ Restroom Bldg Picnic Area Storage/ Restrm Bldg
27	Lovell Court Park - 1138 Lovell Ct Free play area
28	Stanford Street Park - 1590 Stanford St Free play area

Ref. No. Park Name and Address

CITY LEASED PLAYFIELDS	
29	Ayers School (sports fields only) 5210 Myrtle Dr. Free play area Field Sports
30	El Dorado Middle School Park - Concord Blvd Free play area Baseball (1) Softball (1) Field Sports Volleyball (2) Play Equipment (1), Assessed by Others Parking Volleyball
31	Boatwright Sports Complex - 800 Alberta Way Free play area Softball (1) Field Sports Play Equipment (2), Assessed by Others Park Sign Parking: South Lot 80 spaces Middle Lot 48 spaces North Lot 47 spaces
32	Krueger Fields - Cowell Road Parking Volleyball Free play area Field Sports

CITY OF CONCORD PARKS AND FACILITIES INVENTORY

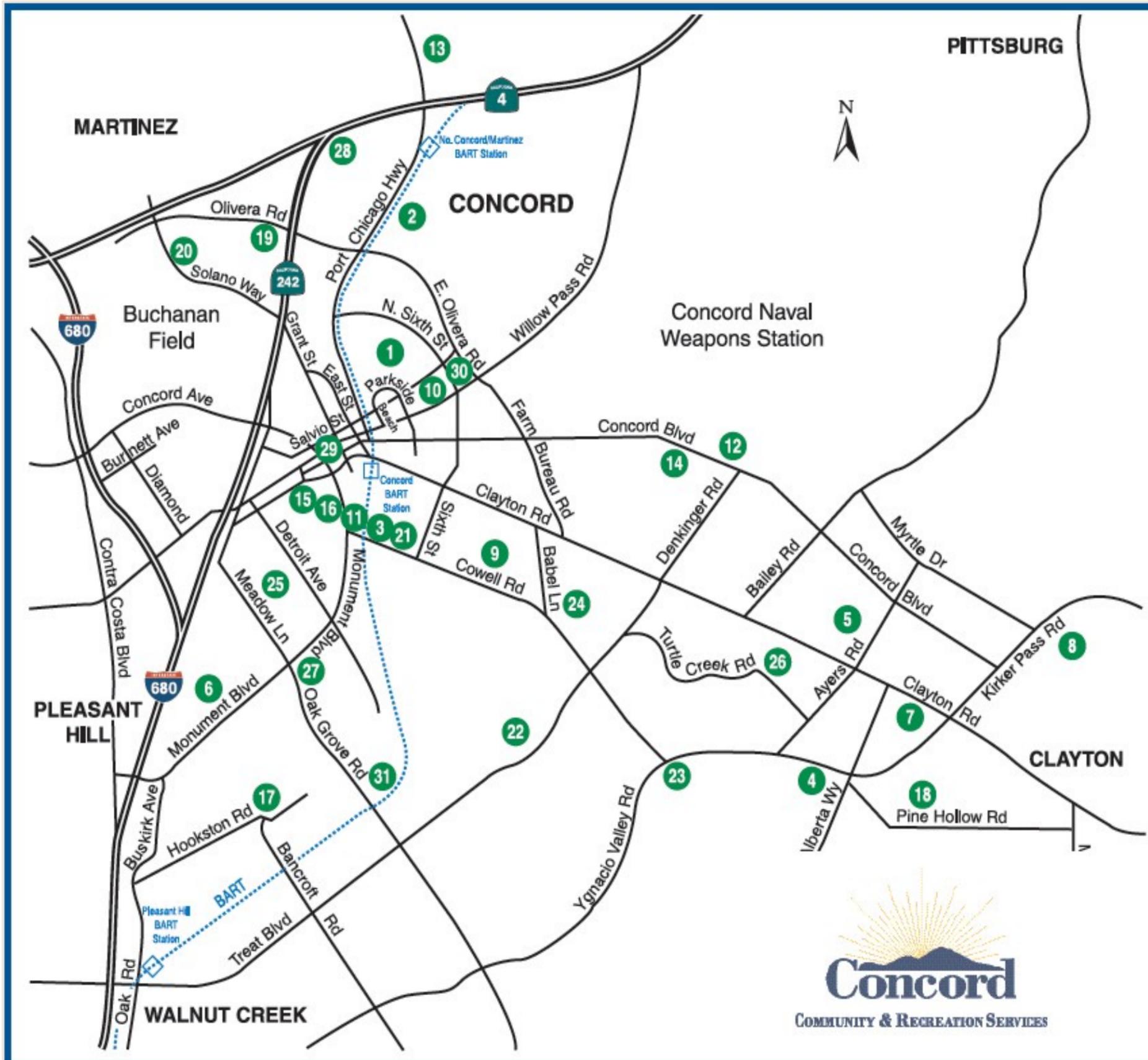
Ref. No. Park Name and Address

CITY FACILITIES - landscaped areas only	
33	Civic Center and Library - 1950 Parkside Drive Landscaped area
34	Police Department - 1350 Galindo Street Landscaped area
35	Centre Concord - 5298 Clayton Road Landscaped area
36	Corporation Yard - 1455 Gasoline Alley Landscaped area only Entry Monument
SPECIAL AMENITY AREAS	
37	Baily Road Pathway - Baily Road Pathway Landscaped Area
38	Monument Corridor Trail - Monu. Bl. to Mkt St. Trail Pathway
39	Pine Hollow Tennis Courts Park Sign Parking 7 spaces Landscaped Area Tennis Courts (2)

Ref. No. Park Name and Address

SPECIAL DISTRICTS	
40	Parking Garage - Pacheco St at Concord St Landscaped Area
41	Parking Garage - Colfax St and Salvio St Landscaped Area
42	Pine Hollow District Landscaping and natural turf areas Tot lot playground at tennis courts, by Others Cement path near tennis courts (from parking lot to Paseo Del Rio) Asphalt parking lot at tennis courts Wood retaining wall along Paseo del Rio Wy across Wood retaining wall next to at back (NE corner of 5341 Paseo del Rio Way) Sound wall along Pine Hollow (from PG&E yard to CCWD easement) Sm AC parking lot on Grasswood Cir Small AC parking lot on Grasswood Ct Redwd retain'g wall on Grasswood Ct Conc retaining wall above Grasswood Asphalt path betw Discovery Way & Rolling Woods

PARK LOCATION MAP



1. John F. Baldwin Park
2. BART Linear Park
3. BART Park
4. Boatwright Sports Complex
5. Brazil Quarry Park
6. Cambridge Park
7. Centre Concord
8. Concord Pavilion
9. Concord Community Park
10. Parks & Recreation Offices
11. Concord Skate Park
12. Dave Brubeck Park
13. Diablo Creek Golf Course
14. El Dorado Middle School
15. Ellis Lake Park
16. Galindo House and Gardens
17. Len Hester Park
18. Highlands Park
19. Hillcrest Community Park
20. Iron Horse Park
21. Krueger Fields
22. Lime Ridge Open Space
23. Greater Lime Ridge Open Space
24. Markham Nature Park
25. Meadow Homes Park
26. Newhall Community Park
27. Rick Seers Park
28. Sun Terrace Park
29. Todos Santos Plaza
30. Willow Pass Community Park
31. Ygnacio Valley Park

PARK AND FACILITIES ASSESSMENTS

1. Cost Analysis Summary

2. Site Aerials

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PARKS - COST ANALYSIS SUMMARY



Ref. No.	Parks		Total Acreage	LANDSCAPE		FACILITIES		TOTAL		LADNSCAPE - Capital Replacement Reserves							FACILITIES - Capital Replacement Reserves						TOTAL	LANDSCAPE - Annual Maintenance Cost			FACILITIES
				Immediate Needs	Immediate Needs	Immediate Needs	Irrigation and Planting Repairs - 20 Year Total	Sports Field Seasonal Turf Repair - 20 Year Total	2015-18	2019-22	2023-26	2027-30	2031-34	Years 1-20 Cumulative	2015-18	2019-22	2023-26	2027-30	2031-34	Years 1-20 Cumulative	Years 1-20 Cumulative	Low	Medium	High	Modernization Costs (Optional)		
																										Year 1-4	Year 5-8
1	John F. Baldwin Park	Parkside Circle	18.23	\$733,535	\$15,200	\$748,735	\$651,752	\$491,284	\$228,607	\$228,607	\$228,607	\$228,607	\$228,607	\$228,607	\$228,607	\$1,143,036	\$72,453	\$46,415	\$29,563	\$68,308	\$60,922	\$277,661	\$1,420,697	\$76,227	\$103,384	\$135,971	\$100,000
2	Bart Park	Oakland Ave.	1.59	\$69,717	\$0	\$69,717	\$66,805	N/A	\$13,361	\$13,361	\$13,361	\$13,361	\$13,361	\$13,361	\$13,361	\$66,805	\$400	\$400	\$400	\$400	\$400	\$2,000	\$68,805	\$7,794	\$10,577	\$13,918	\$0
3	Bayview Circle Park	Bayview Circle	0.41	\$16,024	\$200	\$16,224	N/A	N/A	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100	\$100	\$100	\$100	\$100	\$500	\$500	\$178	\$178	\$178	\$0
4	Brazil Quarry Park	Kent Way	2.79	\$254,776	\$15,410	\$270,186	\$75,941	\$43,475	\$23,883	\$23,883	\$23,883	\$23,883	\$23,883	\$23,883	\$23,883	\$119,416	\$4,640	\$5,160	\$3,400	\$5,160	\$2,800	\$21,160	\$140,576	\$9,249	\$12,413	\$16,210	\$11,536
5	Cambridge Park	Victory Lane	9.52	\$470,725	\$10,680	\$481,405	\$442,461	\$1,810,950	\$450,684	\$450,684	\$450,684	\$450,684	\$450,684	\$450,684	\$2,253,419	\$9,800	\$4,900	\$9,300	\$5,400	\$8,800	\$8,800	\$38,200	\$2,291,619	\$51,674	\$70,110	\$92,233	\$81,600
6	Dave Brubeck Park	Concord Blvd.	7.92	\$377,948	\$6,750	\$384,698	\$343,558	\$279,919	\$124,695	\$124,695	\$124,695	\$124,695	\$124,695	\$124,695	\$623,477	\$19,800	\$5,800	\$9,800	\$5,800	\$9,800	\$9,800	\$51,000	\$674,477	\$40,198	\$54,513	\$71,691	\$41,000
7	Concord Community Park	Cowell Road	30.74	\$1,294,789	\$13,150	\$1,307,939	\$1,179,209	\$948,718	\$425,585	\$425,585	\$425,585	\$425,585	\$425,585	\$425,585	\$2,127,927	\$169,598	\$126,711	\$108,348	\$122,948	\$26,800	\$554,405	\$2,682,332	\$137,963	\$187,097	\$246,057	\$44,000	
8	Concord Skate Park	Cowell Road	1.18	\$36,466	\$0	\$36,466	\$17,795	N/A	\$3,559	\$3,559	\$3,559	\$3,559	\$3,559	\$3,559	\$17,795	\$5,000	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$23,000	\$40,795	\$2,251	\$2,993	\$3,883	\$10,000
9	Ellis Lake Park	Clayton Road	9.41	\$271,547	\$6,500	\$278,047	\$204,154	N/A	\$40,831	\$40,831	\$40,831	\$40,831	\$40,831	\$40,831	\$204,154	\$4,892	\$7,192	\$2,000	\$5,392	\$4,892	\$4,892	\$94,368	\$298,522	\$24,366	\$32,872	\$43,080	\$45,000
10	Len Hester Park	Hampton Dr.	3.67	\$512,528	\$11,529	\$524,057	\$180,947	N/A	\$36,189	\$36,189	\$36,189	\$36,189	\$36,189	\$36,189	\$180,947	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$10,000	\$190,947	\$21,110	\$28,650	\$37,697	\$20,000
11	Highlands Park	Pennsylvania Blvd.	9.25	\$428,205	\$0	\$428,205	\$398,864	\$330,480	\$145,869	\$145,869	\$145,869	\$145,869	\$145,869	\$145,869	\$729,344	\$10,250	\$8,900	\$8,400	\$8,900	\$8,400	\$44,850	\$774,194	\$46,653	\$63,272	\$83,216	\$27,500	
12	Hillcrest Park	Olivera Road	33.51	\$1,299,710	\$7,680	\$1,307,390	\$1,073,461	\$877,904	\$390,273	\$390,273	\$390,273	\$390,273	\$390,273	\$390,273	\$1,951,365	\$37,600	\$32,450	\$27,350	\$27,950	\$12,600	\$12,600	\$137,950	\$2,089,315	\$126,917	\$171,645	\$225,318	\$92,320
13	Iron Horse Park	Solano Way	0.83	\$37,908	\$0	\$37,908	\$24,562	\$24,562	\$4,912	\$4,912	\$4,912	\$4,912	\$4,912	\$4,912	\$24,562	\$2,300	\$2,000	\$5,000	\$2,000	\$2,000	\$2,400	\$13,700	\$38,262	\$2,974	\$3,998	\$5,226	\$2,500
14	Kirkwood Park	Concord Blvd.	2.09	\$120,472	\$0	\$120,472	\$102,335	N/A	\$20,467	\$20,467	\$20,467	\$20,467	\$20,467	\$102,335	\$57,600	\$0	\$0	\$0	\$0	\$0	\$0	\$57,600	\$159,935	\$11,956	\$16,220	\$21,336	\$0
15	Lime Ridge Open Space	North	5.36	\$52,689	\$0	\$52,689	\$5,200	N/A	\$1,040	\$1,040	\$1,040	\$1,040	\$1,040	\$5,200	\$39,224	\$18,781	\$25,431	\$19,562	\$29,662	\$132,660	\$132,660	\$137,860	\$1,098	\$1,315	\$1,574	\$15,000	
16	Lime Ridge Open Space	South	2.13	\$102,800	\$2,550	\$105,350	\$64,926	N/A	\$12,985	\$12,985	\$12,985	\$12,985	\$12,985	\$64,926	\$42,439	\$1,800	\$36,289	\$8,650	\$5,489	\$94,667	\$94,667	\$231,066	\$19,983	\$25,666	\$32,486	\$5,000	
17	Markham Nature Park	La Vista Ave.	14.63	\$674,345	\$81,850	\$756,195	\$136,399	N/A	\$27,280	\$27,280	\$27,280	\$27,280	\$27,280	\$136,399	\$30,268	\$42,221	\$26,418	\$32,000	\$20,418	\$151,325	\$151,325	\$867,908	\$46,661	\$63,239	\$83,132	\$57,500	
18	Meadow Homes Park	Detroit Ave.	9.91	\$445,479	\$13,800	\$459,279	\$397,867	\$318,716	\$143,317	\$143,317	\$143,317	\$143,317	\$143,317	\$143,317	\$716,583	\$70,200	\$66,200	\$50,700	\$73,200	\$41,300	\$301,600	\$2,647,384	\$166,396	\$224,429	\$294,069	\$50,000	
19	Newhall Community Park	Newhall Pkwy.	45.92	\$1,965,611	\$10,000	\$1,975,611	\$1,392,796	\$952,988	\$469,157	\$469,157	\$469,157	\$469,157	\$469,157	\$2,345,784	\$10,750	\$1,600	\$2,100	\$1,600	\$1,600	\$17,650	\$17,650	\$47,838	\$3,709	\$4,967	\$6,476	\$0	
20	Rick Seers Neighborhood Park	Fox Way	1.15	\$30,188	\$1,500	\$31,688	\$30,188	N/A	\$6,038	\$6,038	\$6,038	\$6,038	\$6,038	\$30,188	\$700	\$200	\$200	\$200	\$200	\$200	\$1,500	\$183,872	\$12,179	\$16,442	\$21,557	\$0	
21	Sun Terrace Park	Montreal Circle	2.72	\$133,405	\$390	\$133,795	\$102,304	\$80,068	\$36,474	\$36,474	\$36,474	\$36,474	\$36,474	\$182,372	\$7,000	\$7,000	\$7,000	\$7,000	\$4,000	\$32,000	\$32,000	\$175,430	\$9,217	\$12,508	\$16,458	\$50,000	
22	Todos Santos Plaza	Willow Pass Road	2.09	\$34,881	\$5,500	\$40,381	\$79,000	\$64,430	\$28,686	\$28,686	\$28,686	\$28,686	\$28,686	\$143,430	\$237,799	\$134,686	\$152,824	\$130,761	\$38,538	\$694,608	\$694,608	\$2,484,992	\$117,129	\$158,350	\$207,816	\$30,000	
23, 24, 25	Willow Pass Community Park	E. Olivera Road	40.11	\$3,036,529	\$42,800	\$3,079,329	\$989,309	\$801,075	\$358,077	\$358,077	\$358,077	\$358,077	\$358,077	\$1,790,384	\$26,664	\$11,564	\$19,551	\$11,064	\$14,964	\$83,807	\$83,807	\$859,430	\$50,282	\$68,196	\$89,693	\$37,500	
26	Ygnacio Valley Park	Oak Grove Road	9.90	\$469,561	\$7,600	\$477,161	\$429,943	\$345,680	\$155,125	\$155,125	\$155,125	\$155,125	\$155,125	\$775,623	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$256,597	\$16,329	\$22,161	\$29,159	N/A	
27	Ayers Elementary School	Myrtle Dr.	2.68	\$642,564	N/A	\$642,564	\$139,962	\$116,635	\$51,319	\$51,319	\$51,319	\$51,319	\$51,319	\$256,597	\$36,096	\$6,796	\$26,096	\$6,796	\$25,096	\$100,880	\$100,880	\$979,717	\$55,939	\$75,917	\$99,891	\$0	
28	El Dorado Middle School Park	Concord Blvd.	11.29	\$501,137	\$250	\$501,387	\$479,477	\$399,360	\$175,767	\$175,767	\$175,767	\$175,767	\$175,767	\$878,837	\$73,914	\$61,314	\$62,314	\$61,314	\$16,200	\$275,056	\$275,056	\$1,235,694	\$63,738	\$86,108	\$112,951	\$2,500	
29	Boatwright Sports Complex	Alberta Way	16.90	\$678,968	\$20,100	\$699,068	\$536,873	\$423,765	\$192,128	\$192,128	\$192,128	\$192,128	\$192,128	\$960,638	\$600	\$600	\$600	\$600	\$600	\$3,000	\$3,000	\$669,235	\$42,397	\$57,538	\$75,709	\$0	
30	Krueger Fields	Cowell Road	7.85	\$381,323	\$1,100	\$382,423	\$363,401	\$302,834	\$133,247	\$133,247	\$133,247	\$133,247	\$133,247	\$666,235	\$1,400	\$6,830	\$400	\$3,280	\$1,150	\$13,060	\$13,060	\$201,009	\$21,936	\$29,767	\$39,165	\$0	
31	Civic Center and Library	Parkside Dr.	12.01	\$232,432	\$0	\$232,432	\$187,949	N/A	\$37,590	\$37,590	\$37,590	\$37,590	\$37,590	\$187,949	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$18,723	\$1,667	\$2,227	\$2,898	N/A	
32	Police Department	Galindo St.	4.93	\$26,836	N/A	\$26,836	\$13,435	\$5,288	\$3,745	\$3,745	\$3,745	\$3,745	\$3,745	\$18,723	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$4,854	\$591	\$793	\$1,036	N/A	
33	Center Concord	Clayton Road	1.40	\$7,859	N/A	\$7,859	\$4,854	N/A	\$971	\$971	\$971	\$971	\$971	\$4,854	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$19,529	\$2,303	\$3,116	\$4,093	N/A	
34	Corporation Yard	Gasoline Alley	6.24	\$33,119	N/A	\$33,119	\$19,529	N/A	\$3,906	\$3,906	\$3,906	\$3,906	\$3,906	\$19,529	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$16,378	\$3,936	\$4,618	\$5,437	N/A	
35	Bailey Road Pathway	Bailey Road	6.04	\$209,193	N/A	\$209,193	\$16,378	N/A	\$3,276	\$3,276	\$3,276	\$3,276	\$3,276	\$16,378	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$14,830	\$2,431	\$3,049	\$3,790	N/A	
36	Monument Corridor Trail	Monument Blvd. to Market St.	4.11	\$86,540	N/A	\$86,540	\$14,830	N/A	\$2,966	\$2,966	\$2,966	\$2,966	\$2,966	\$14,830	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$11,881	\$1,516	\$2,011	\$2,605	N/A	
37	Pine Hollow Tennis Courts	Pine Hollow Rd.	0.93	\$30,489	N/A	\$30,489	\$11,881	N/A	\$2,376	\$2,376	\$2,376	\$2,376	\$2,376	\$11,881	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$8,392	\$1,608	\$1,958	\$2,238	N/A	
38	Parking Garage	Pacheco St.	0.16	\$13,287	N/A	\$13,287	\$8,392	N/A	\$1,678	\$1,678	\$1,678	\$1,678	\$1,678	\$8,392	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$8,105	\$1,553	\$1,891	\$2,161	N/A	
39	Parking Garage	Colfax St.	0.16	\$26,341	N/A	\$26,341	\$8,105	N/A	\$1,621	\$1,621	\$1,621	\$1,621	\$1,621	\$8,105	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$27,258	\$20,408	\$20,408	\$20,408	\$3,908	\$92,390
40	Pine Hollow District	Rolling Wood Way	7.93	\$530,028	\$6,450	\$536,478	\$287,299	N/A	\$57,460	\$57,460	\$57,460	\$57,460	\$57,460	\$287,299	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$379,689	\$34,548	\$46,519	\$60,884	\$37,500	
41	1138 Lovell Ct.																										

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