



City of Milwaukee  
**Facilities Development And  
 Management : FCAP**

**Recreational Facilities: Statistics**



**DPW Play Areas**

**FCAP & ADA**

Sites	62	•DPW Operates and maintains all 62 sites.
CRV	\$19,720,068	•FCAP has been completed on all recreational facilities.
Acres	77	•The FCAP rating and ADA compliance are the determining factor in prioritizing reconstruction projects.
Play Structures	46	
Basketball Courts	21	
Tennis Courts	4	•Long term considerations for maintenance & part compatibility.



# Recreational Facilities: Condition Assessment

## Condition Assessment Process:

1. Field Inspection to evaluate each site and complete the Evaluation Form.

### ...Field Form

Reservoir Park 801 East Meinecke Avenue					
	Current Replacement Value *	\$408,959			
	Rating Number *	7			
	Total Area	110,670 SF			
	Facility Constructed	1973			
	Last Reconstruction	2006			
	ADA Accessible	Yes			
<p>- A large site with a play structure, swing set and benches. This area was maintained by MPS until 2000. This is the only DPW site with a structure on it.</p> <p>- The building is not used and in very poor condition and needs to be removed. The woodchips are in need of replenishment.</p>					
Item	Type	Quantity	Unit	Condition *	Remarks
<b>Grounds</b>					
Pervious Surface	Grass	78,314	SF	7	
Impervious Surface	Asphalt	3,349	SF	7	
Benches/Picnic Tables	Metal Bench	4	EA	8	
Fencing	6' Chain Link	208	LF	6	
	12' Chain Link	150	LF	6	
Lighting	N/A				
Plumbing/Drainage	Drain Tile	452	LF	N/A	
Plumbing/Drink., Spigot	N/A				
Monuments	N/A				
<b>Structures</b>					
Play Equipment	Burke	1	EA	7	3 Play Panels
Swing Set	Infant/Belt	6	EA	7	1 Unit
Resilient Surfacing	Poured In Place	157	SF	7	
Play Surfacing	EWF**	2,790	SF	6	
Edging	Plastic - 6'	47	EA	7	
<b>Tennis Courts</b>					
Surface	N/A				
Post/Nets	N/A				
<b>Basketball Courts</b>					
Surface	Asphalt	2,100	SF	7	
Post/Backboard	Steel	1	EA	7	(1) Half Court
<b>Baseball Diamonds</b>					
Surface	Infield Area	5,230	SF	4	
	Outfield Grass	18,730	SF	6	
Bleachers / Benches	Metal Bench	2	EA	7	
	Metal Bleachers	1	EA	7	
Back Stops	Chain Link	1	EA	7	

**Current Replacement Value (CRV)**  
\$409,959

**Rating Number:**  
10 = Excellent,  
9-7 = Good  
6-4 = Fair,  
1-3 = Poor

**Last reconstruction (total or substantial upgrade)**

**ADA compliant: Is the equipment accessible, useable and sized properly.**

**Impervious Surface: As part of our Storm Water Management program, we eliminate as much impervious surface as possible during reconstructions.**

### Estimated Useful Life

Paved sports surface	15-20 years
Playground equipment	15 years
Fencing	25 years



# Recreational Facilities: Condition Assessment

## Condition Assessment Process:

2. Quantify Deferred Maintenance and calculate FCI
3. Establish 6 year Capital Funding Plan according to Condition Assessment.

### 2. Condition Assessment Form

#### Reservoir Park 801 East Meinecke Avenue

Item	Type	Quantity	Unit	2013 Unit Cost	2014 Cost	2015 Cost	2016 Cost	2017 Cost	2018 Cost	2019 Cost
water service			lf	\$ 60.00						
meter pit			ea	\$ 15,000.00						
water pipe			lf	\$ 60.00						
drinking fountain			ea	\$ 3,000.00						
<b>Structures</b>										
Comfort Station										
	demolition	1	ea	\$ 15,000.00	\$ 15,000.00					
<b>Signage</b>										
	park sign		ea	\$ 2,000.00						
	historic marker		ea	\$ 5,000.00						
<b>Equipment</b>										
	play structure	1	ea	\$ 20,000.00				\$ 1,500.00		
	swing unit ( 6 swings )	1	ea	\$ 6,000.00					\$ 6,600.00	
	play panel	2	ea	\$ 5,000.00						\$ 10,000.00
	6' long plastic edging	47	ea	\$ 100.00					\$ 5,170.00	
	6' wood bench		ea	\$ 1,000.00						
	6' metal bench	4	ea	\$ 1,100.00						
	picnic table (wood)		ea	\$ 500.00						
	replacement parts		year	\$ 7,000.00						
<b>Sports Areas</b>										
Tennis Court										
	asphalt (1/4" stone)		sy	\$ 28.00						
	crack filling/seal coating		sy	\$ 15.00						
	color coating		sf	\$ 3.00						
	posts/net		pair/1	\$ 3,000.00						
Basketball Court										
	asphalt (1/4" stone)		sy	\$ 28.00						
	crack filling/seal coating	233	sy	\$ 15.00					\$ 3,845.00	
	color coating	2,100	sf	\$ 3.00					\$ 6,930.00	
	paint lines	1	court	\$ 600.00					\$ 660.00	
	post/backboard/goal	1	ea	\$ 2,800.00						
	goal		ea	\$ 200.00						
Baseball Diamonds										
	sod	2,081	sy	\$ 12.00						3,300.00
	ball diamond mix	581	sy	\$ 10.00						
	backstop	1	ea	\$ 4,000.00						
	10' metal bench	2	ea	\$ 650.00						1,456.00
	bleachers, 3 row	1	ea	\$ 3,000.00						3,360.00
Deferred Maintenance					\$ 15,000.00	\$ -	\$ -	\$ 10,874.00	\$ 28,205.00	\$ 24,933.00
Admin/Insp/AR's					\$ 3,060.00	\$ 3,121.20	\$ 3,183.62	\$ 3,247.30	\$ 3,312.24	\$ 3,378.49
Deferred Maintenance Total					\$ 18,060.00	\$ 3,121.20	\$ 3,183.62	\$ 14,121.30	\$ 31,517.24	\$ 28,311.49
CRV					\$ 408,959.00	\$ 417,138.18	\$ 425,317.36	\$ 433,496.54	\$ 441,675.72	\$ 449,854.90
FCI						0.04	0.01	0.01	0.03	0.07
									0.06	

#### Estimated Useful Life

Paved sports surface	20 years
Playground equipment	15 years
Fencing	25 years

Funding based on maintaining a 'Good' FCI

Total amount of deferred maintenance per year. Will be adjusted annually according to funding granted in previous years and major vandalism events.

FCI is dynamic.

#### FCI Scale

0.05	Good
0.05-0.10	Fair
0.11	Poor



# Recreational Facilities: Condition Assessment

## Summary: 6 Year Plan

### Facility Condition Assessment Program Summary for Recreational Facilities 100% of Play Areas (Based on conditions as of 12.01.2013)

Backlog of Maintenance/Repair							
Site	ADA	2015	2016	2017	2018	2019	2020
1st and Hadley Passive Area			\$17,500	\$5,500			
Keefe and Palmer Play Area	*			\$95,000			
1st and Wright Play Area				\$20,534	\$12,102		
4th and Mineral Play Area				\$3,560		\$6,728	\$6,702
5th and Randolph Play Area	*				\$78,000		
12th and Wright Play Area			\$8,707	\$28,735	\$78,117		
13th and Lapham Play Area			\$39,650	\$1,500	\$9,364	\$12,443	\$6,854
16th and Edgerton Play Area	*						
16th and Hopkins Play Area				\$17,371	\$29,998		
17th and Vine Play Area	*	\$75,000					
18th and Washington Play Area					\$12,434	\$7,622	
20th and Olive Play Area				\$46,907	\$14,060		
21st and Keefe Play Area	*					\$95,000	
21st and Rogers Play Area			\$19,562	\$15,225	\$9,741	\$1,980	
26th and Medford Play Area	*						
29th and Meinecke Play Area				\$2,500	\$2,376	\$3,300	\$9,464
29th and Melvina Play Area				\$15,724	\$106,649	\$12,377	
30th and Cawker Play Area							\$95,000
30th and Fardale Passive Area							\$185,000
30th and Galena Play Area				\$15,581	\$14,283	\$2,332	
31st and Lloyd Play Area	*						
34th and Mt. Vernon Play Area	*		\$95,000				
35th and Lincoln Passive Area			\$8,528	\$5,130	\$3,300		
36th and Rogers Play Area				\$13,845	\$15,666	\$13,838	
Foundation Park			\$75,000				
40th and Douglas Play Area				\$5,000	\$3,300	\$38,891	
45th and Keefe Play Area				\$9,500	\$24,052	\$7,194	
49th and Juneau Play Area			\$4,888		\$31,047		
51st and Stack Play Area			\$8,680	\$19,697	\$12,360		
62nd and Kaul Play Area			\$95,000				
63rd and Cleveland Passive Area						\$3,300	
64th and Adler Play Area			\$1,040	\$3,657	\$18,019		
65th and Medford Passive Area						\$3,300	
65th and Stevenson Passive Area			\$27,040	\$15,900		\$3,300	
66th and Port Play Area				\$6,960	\$38,259	\$30,787	



# Recreational Facilities: Condition Assessment

## Summary: 6 Year Plan

### Facility Condition Assessment Program Summary for Recreational Facilities 100% of Play Areas (Based on conditions as of 12.01.2013)

Backlog of Maintenance/Repair							
Site	ADA	2015	2016	2017	2018	2019	2020
67th and Spokane Play Area	*	90,000					
78th and Fiebrantz Play Area			5,000	25,953	14,424		
84th and Burbank Play Area				18,974	11,091		
84th and Florist Play Area				15,722	9,348		
90th and Bender Play Area	*						
97th and Thurston Play Area			7,280	15,662	15,794		
Allis and Lincoln Play Area	*						
Arlington Heights Park	*					90,000	
Arrow and Comstock Play Area					21,772	13,620	
Bay and Lincoln Play Area			15,600	12,932	2,500	3,300	
Buffum and Center Play Area	*				95,000		
Butterfly Park				80,000			
Darien and Kiley Play Area							95,000
DeBack Park	*			110,000			
Ellen Park		6,120	58,375	40,367	12,942	21,035	5,540
Hartung Park							
Kaszube Park					2,160	6,820	3,860
Long Island and Custer Play Area	*	75,000					
Paliafito Park			2,881			14,080	16,090
Reiske Park		9,436			9,336	9,100	18,749
Reservoir Park		15,000			10,874	28,205	24,933
Riverbend Park		3,060			6,500	20,923	26,114
Snails Crossing Park	*					95,000	
Teutonia and Fairmount Passive Area		7,050					
Trow bridge Square	*				90,000		
Witkow iak Park							1,100,000
Zillman Park						23,733	
<b>Deferred Maintenance</b>		<b>282,681</b>	<b>491,747</b>	<b>669,453</b>	<b>816,887</b>	<b>570,226</b>	<b>605,327</b>
<b>Admin. / Insp. / AR's</b>		<b>45,900</b>	<b>46,818</b>	<b>47,700</b>	<b>48,600</b>	<b>49,572</b>	<b>50,400</b>
<b>Deferred Maintenance / Deficiencies</b>		<b>328,581</b>	<b>538,565</b>	<b>717,153</b>	<b>865,487</b>	<b>619,798</b>	<b>655,727</b>

Facility Condition Index Calculation = Deferred Maintenance / Current Replacement Value							
Total Deferred Maintenance of Play Area:		328,581	538,565	717,153	865,487	619,798	655,727
Current Replacement Value of Play Area:		19,201,656	19,585,689	19,977,403	20,376,951	20,784,490	21,200,180

<b>Facility Condition Index of Play Areas</b>	<b>0.02</b>	<b>0.03</b>	<b>0.04</b>	<b>0.04</b>	<b>0.03</b>	<b>0.03</b>
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