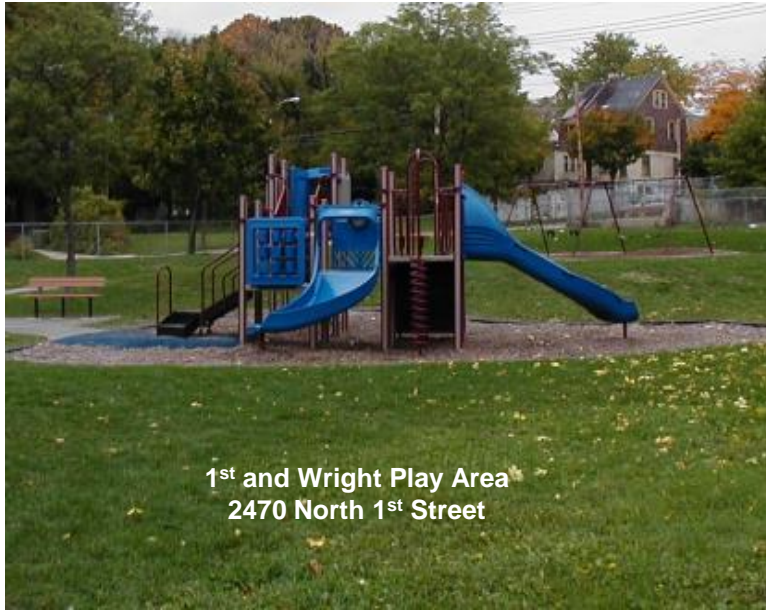




# City of Milwaukee Facilities Development And Management : FCAP

## Recreational Facilities: Statistics



### DPW Play Areas

Sites.....	62
Current Replacement Value.....	\$19,720,068
Area.....	77 acres
Comfort Station.....	1
Play Structures.....	46
Basketball Courts.....	21
Tennis Courts.....	4

### MPS Play Fields

Sites.....	36
Current Replacement Value.....	\$74,356,227
Area.....	259 acres
Field Houses/Comfort Stations.....	30 (Average age – 66 years)
Play Structures.....	28
Basketball Courts.....	49
Tennis Courts.....	69
Wading Pools.....	7



## Recreational Facilities: Background

- DPW operates and maintains 62 Play Areas.
- MPS operates and maintains 36 Play Fields.
- DPW is responsible for reconstructing all 98 Play Areas and Fields.
- DPW has completed Facility Condition Assessments of our 62 Play Areas, but has not done FCAP inspections of any MPS sites.
- ADA compliance together with Facilities Conditions Assessments are the criteria for prioritizing the need for reconstruction.



**52** PLAY AREAS



**10** PASSIVE AREAS



**36** PLAY FIELDS



# Recreational Facilities: Condition Assessment

## Condition Assessment Process:

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

## ...Field Form

City of Milwaukee  
Department of Public Works  
Recreational Facilities

2011 Recreation Facilities  
Condition Assessment Program

### 51st and Stack Play Area 5201 West Stack Drive



Current Replacement Value *	\$400,136
Rating Number *	6
Total Area	55,780 SF
Facility Constructed	1955
Last Reconstruction	1996
ADA Accessible	Yes

- A large site with a play structure and a swing set. The backstop was removed in 2004 because of vandalism, a rarity at this site.  
- The woodchips are in need of replenishment.

Item	Type	Quantity	Unit	Condition *	Remarks
<b>Grounds</b>					
Pervious Surface	Grass	49,984	SF	7	
Impervious Surface	Asphalt	2,966	SF	4	
Benches/Picnic Tables	Plastic Bench	3	EA	7	
Fencing	4' Chain Link	164	LF	6	
	Guard Rail	78	LF	6	
	Bollards	5	EA	3	
Lighting	Light Pole	1	EA	7	
Plumbing/Drainage	N/A				
Plumbing/Drink., Spigot	N/A				
Monuments	N/A				
<b>Structures</b>					
Play Equipment	Burke	1	EA	7	
Swing Set	Infant/Belt	4	EA	7	1 Unit
Resilient Surfacing	Poured in Place	139	SF	6	
Play Surfacing	EWF **	2,691	SF	6	
Edging	Plastic-6' Section	46	EA	6	
<b>Tennis Courts</b>					
Surface	N/A				
Post/Nets	N/A				
<b>Basketball Courts</b>					
Surface	N/A				
Post/Backboard	N/A				
<b>Baseball Diamonds</b>					
Surface	N/A				
Bleachers / Benches	N/A				
Back Stops	N/A				

**Current Replacement Value (CRV)  
\$400,136**

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

**Last reconstruction. Could indicate a  
total reconstruction or major  
equipment replacement.**

**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

\* Condition as of 12-1-2011  
\*\* Engineered Wood Fiber





# 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

51st and Stack Play Area 5201 West Stack Drive									
Item	Type	Quantity	Unit	2012 Unit Cost	2013 Cost	2014 Cost	2015 Cost	2016 Cost	2017 Cost
<b>Grounds</b>									
<b>Permeous Surface</b>									
sod		5,564	sy	\$ 12.00				\$ 3,300.00	
engineered wood fiber safety surfacing			sy	\$ 7.00					
replenishment (3" depth)									
engineered wood fiber safety surfacing		209	sy	\$ 28.00					
replacement							\$ 8,674.32		
engineered wood fiber safety surfacing									
installation									
<b>Impervious Surface</b>									
asphalt (3/8" stone)		330	sy	\$ 25.00		\$ 8,680.00			
poured in place rubber surfacing		139	sf	\$ 20.00			\$ 2,780.00		
<b>Fencing</b>									
3' - 8" - 8' chain link		164	lf	\$ 55.00			\$ 2,000.00		
10' - 12' chain link			lf	\$ 60.00					
guardrail		78	lf	\$ 40.00			\$ 1,000.00		
bolters		5	ea	\$ 100.00		\$ 100.00			
ornamental			lf	\$ 62.00					
<b>Lighting</b>									
light pole		1	ea	\$ 5,000.00					
electric cable									
<b>Plumbing/Drainage</b>									
drain tile			lf	\$ 20.00					
sewer pipe			lf	\$ 50.00					
catch basin			ea	\$ 13,000.00					
rain garden			ls	\$ 5,000.00					
<b>Plumbing/Drink, Spigot</b>									
water service			lf	\$ 60.00					
meter pit			ea	\$ 15,000.00					
water pipe			lf	\$ 60.00					
drinking fountain			ea						
<b>Structures</b>									
<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 4 swings		1	ea	\$ 4,000.00					
play panel			ea	\$ 5,000.00				\$ 4,320.00	
6' long plastic edging		46	ea	\$ 100.00		\$ 4,876.00			
6' plastic bench		3	ea	\$ 1,000.00				\$ 3,240.00	
6' metal bench			ea	\$ 1,100.00					
picnic table (wood)			ea	\$ 600.00					
replacement parts			year	\$ 7,000.00					
<b>Sports Areas</b>									
<b>Tennis Court</b>									
asphalt (1 1/4" stone)			sy	\$ 28.00					
crack filling/seal coating			sy	\$ 15.00					
color coating			sf	\$ 3.00					
post/sheet			pair/ft	\$ 3,000.00					
<b>Basketball Court</b>									
asphalt (1 1/4" stone)			sy	\$ 28.00					
crack filling/seal coating			sy	\$ 15.00					
color coating			sf	\$ 3.00					
paint lines			court	\$ 600.00					
post/backboard/goal			ea	\$ 2,800.00					
goal			ea	\$ 200.00					
<b>Baseball Diamonds</b>									
sod			sy	\$ 12.00					
ball diamond mix			sy	\$ 10.00					
backstop			ea						
bleachers, 3 row			ea	\$ 3,000.00					
<b>Deferred Maintenance</b>									
Administration/Inspector/AR's					\$ 1,500.00	\$ 1,530.00	\$ 560.60	\$ 1,591.61	\$ 1,623.65
DM				\$ 1,500.00	\$ 10,210.00	\$ 21,287.72	\$ 13,991.61	\$ 1,623.65	\$ 1,656.12
CRV				\$ 400,135.00	\$ 408,138.72	\$ 416,141.44	\$ 424,144.16	\$ 432,146.88	\$ 440,149.60
FCI					0.00	0.02	0.05	0.03	0.00

#### Estimated Useful Life

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

First year funding is required to maintain acceptable 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 a Dynamic, and changes yearly according to funding availability.

#### FCI Scale:

0.05.....	Good
0.05-0.10.....	Fair
0.10.....	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 12.01.2012)

#### Backlog of Maintenance/Repair

Site	ADA	2014	2015	2016	2017	2018	2019
1st and Hadley Passive Area			\$ 17,500.00	\$ 5,500.00			
Keefe and Palmer Play Area	*			\$ 95,000.00			
1st and Wright Play Area				\$ 20,534.40	\$ 12,102.00		
4th and Mineral Play Area				\$ 3,560.00		\$ 6,727.60	\$ 6,702.40
5th and Randolph Play Area	*				\$ 78,000.00		
12th and Wright Play Area			\$ 8,706.88	\$ 28,734.80	\$ 78,117.08		
13th and Lapham Play Area			\$ 39,650.00	\$ 1,500.00	\$ 9,364.00	\$ 12,443.20	\$ 6,854.40
16th and Edgerton Play Area	*		\$ 105,000.00				
16th and Hopkins Play Area				\$ 17,371.36	\$ 29,997.60		
17th and Vine Play Area	*			\$ 75,000.00			
18th and Washington Play Area					\$ 12,434.24	\$ 7,621.50	
20th and Olive Play Area				\$ 46,906.72	\$ 14,060.00		
21st and Keefe Play Area	*					\$ 95,000.00	
21st and Rogers Play Area			\$ 19,562.40	\$ 15,225.00	\$ 9,741.44	\$ 1,980.00	
26th and Medford Play Area	*						
29th and Meinecke Play Area				\$ 2,500.00	\$ 2,376.00	\$ 3,300.00	\$ 9,464.20
29th and Melvina Play Area				\$ 15,724.00	\$ 106,648.88	\$ 12,377.20	
30th and Cawker Play Area				\$ 61,340.10	\$ 10,374.00		
30th and Fardale Passive Area		\$ 185,000.00					
30th and Galena Play Area				\$ 15,580.72	\$ 14,283.00	\$ 2,332.00	
31st and Lloyd Play Area	*						
34th and Mt. Vernon Play Area	*						\$ 95,000.00
35th and Lincoln Passive Area			\$ 8,528.00	\$ 5,130.44	\$ 3,300.00		
36th and Rogers Play Area				\$ 13,844.64	\$ 15,666.00	\$ 13,838.00	
Foundation Park			\$ 1,955.20	\$ 10,720.00	\$ 29,606.00		
40th and Douglas Play Area				\$ 5,000.00	\$ 3,300.00	\$ 38,890.50	
45th and Keefe Play Area				\$ 9,500.00	\$ 24,052.20	\$ 7,194.00	
49th and Juneau Play Area			\$ 4,888.00		\$ 31,047.36		
51st and Stack Play Area			\$ 8,680.00	\$ 19,697.12	\$ 12,360.00		
62nd and Kaul Play Area			\$ 1,500.00	\$ 30,375.00	\$ 4,320.00		
63rd and Cleveland Passive Area						\$ 3,300.00	
64th and Adler Play Area			\$ 1,040.00	\$ 3,657.00	\$ 18,019.44		
65th and Medford Passive Area						\$ 3,300.00	
65th and Stevenson Passive Area			\$ 27,040.00	\$ 15,900.00		\$ 3,300.00	
66th and Port Play Area				\$ 6,960.00	\$ 38,259.00	\$ 30,787.00	



# 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 12.01.2012)

#### Backlog of Maintenance/Repair

Site	ADA	2014	2015	2016	2017	2018	2019
67th and Spokane Play Area	*			\$ 90,000.00			
78th and Fiebrantz Play Area			\$ 7,912.00	\$ 25,953.00	\$ 14,424.00		
84th and Burbank Play Area				\$ 18,974.00	\$ 11,091.00		
84th and Florist Play Area		\$ 3,407.00	\$ 8,736.00	\$ 15,722.00	\$ 9,348.00		
90th and Bender Play Area	*	\$ 85,000.00					
97th and Thurston Play Area			\$ 7,280.00	\$ 15,662.00	\$ 15,794.00		
Allis and Lincoln Play Area	*						
Arlington Heights Park	*					\$ 90,000.00	
Arrow and Comstock Play Area					\$ 21,772.00	\$ 13,620.00	
Bay and Lincoln Play Area			\$ 15,600.00	\$ 12,932.00	\$ 2,500.00	\$ 3,300.00	
Buffum and Center Play Area	*				\$ 95,000.00		
Butterfly Park			\$ 7,051.00	\$ 13,674.00	\$ 9,288.00	\$ 17,928.00	\$ 2,240.00
Darien and Kiley Play Area			\$ 10,903.00	\$ 8,876.00	\$ 13,362.00	\$ 13,778.00	\$ 3,300.00
DeBack Park	*			\$ 110,000.00			
Ellen Park		\$ 6,120.00	\$ 58,375.00	\$ 40,367.00	\$ 12,942.00	\$ 21,035.00	\$ 5,540.00
Hartung Park							
Kaszube Park					\$ 2,160.00	\$ 6,820.00	\$ 3,860.00
Long Island and Custer Play Area	*	\$ 75,000.00					
Paliafito Park			\$ 2,881.00			\$ 14,080.00	\$ 16,090.00
Reiske Park		\$ 23,741.00			\$ 9,336.00	\$ 9,100.00	\$ 18,749.00
Reservoir Park		\$ 15,000.00			\$ 10,874.00	\$ 28,205.00	\$ 24,933.00
Riverbend Park		\$ 3,060.00			\$ 6,500.00	\$ 20,923.00	\$ 26,114.00
Snails Crossing Park	*					\$ 95,000.00	
Teutonia and Fairmount Passive Area		\$ 7,050.00					
Trow bridge Square	*				\$ 90,000.00		
Witkow iak Park		\$ 23,684.00	\$ 10,418.00		\$ 6,804.00	\$ 14,900.00	\$ 40,914.00
Zillman Park						\$ 23,733.00	
<b>Deferred Maintenance</b>		<b>\$ 429,076.00</b>	<b>\$ 375,221.48</b>	<b>\$ 879,437.30</b>	<b>\$ 890,640.24</b>	<b>\$ 616,831.00</b>	<b>\$ 261,780.00</b>
<b>Admin. / Insp. / AR's</b>		<b>\$ 45,900.00</b>	<b>\$ 46,818.00</b>	<b>\$ 47,700.00</b>	<b>\$ 48,600.00</b>	<b>\$ 49,572.00</b>	<b>\$ 50,400.00</b>
<b>Deferred Maintenance / Deficiencies</b>		<b>\$ 474,976.00</b>	<b>\$ 422,039.48</b>	<b>\$ 927,137.30</b>	<b>\$ 939,240.24</b>	<b>\$ 666,403.00</b>	<b>\$ 312,180.00</b>

#### Facility Condition Index Calculation = Deferred Maintenance / Current Replacement Value

Total Deferred Maintenance of Play Area	\$ 474,976.00	\$ 422,039.48	\$ 927,137.30	\$ 939,240.24	\$ 666,403.00	\$ 312,180.00
Current Replacement Value of Play Area	\$19,201,656.00	\$19,585,689.12	\$19,977,402.90	\$20,376,950.96	\$20,784,489.98	\$21,200,179.78

Facility Condition Index of Play Areas	0.02	0.02	0.05	0.05	0.03	0.01
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#### FCI Scale:

0.01 - 0.05.....Good  
0.05-0.10..... Fair  
0.10.....Poor



Indicates Non ADA Compliant