



CITY OF ARVADA

PARKS FUND 2009-2018 CAPITAL MAINTENANCE AND REPLACEMENT PLAN

Arvada's farsighted pioneers gave Arvada its first park in 1919, at a time when Arvada had less than 1,000 residents. For most of the past century, McIlvoy Park served as Arvada's civic heart and as a playground for its children. Arvada's modern park system began in 1974 when voters agreed to tax themselves \$3.4 million to construct 32 parks. At this time, there are 65 neighborhood parks, 5 community and regional parks, a multitude of sport complexes and miles and miles of off street trails connecting these amenities.

Since the time our modern park system was established, Arvada has grown to a city of 105,000, with a park system that includes over 600 acres of developed parks, many sports complexes, open spaces, plazas, medians and facility landscaping, 128 locations that have computerized, centrally controlled irrigation systems, 49 playgrounds and 40 tennis courts. Taken together, these improvements have greatly contributed towards the city's park and recreation goal of being a community where everyone will benefit from a well-planned, exciting, and diverse system of parks, open space, and recreational opportunities.

At this time, however, there are no general fund monies budgeted for park system capital maintenance and replacement. The parks fund budgets \$190,000 annually from conservation fund (lottery) monies to fund capital maintenance needs in the city's parks system. There is a great need to create and fund a Parks Fund Capital Maintenance and Replacement Plan for park irrigation system, computerized irrigation systems, playground replacement, and tennis court resurfacing and trail replacement.

This 2009-2018 Parks Fund Capital Maintenance and Replacement Plan outlines a well-designed approach for the planned replacement of the city's aging major parks infrastructure. The underlying premise of the plan is to fully resource and implement a *"Taking Lasting Care"* philosophy, to insure that once constructed and maintained, resources are also available for the eventual replacement of the City's park system amenities.

As proposed, a new fund of the city would be created to account for maintenance and replacement of five major park system areas: irrigation systems, the computerized irrigation system (hardware), tennis court resurfacing, playground replacements; and, trail replacement.

As proposed, funding for the plan would come from four sources: an increase in the amount currently funded from conservation trust fund (lottery) dollars, a newly created transfer from the general fund, maintaining the existing 3 cents per 1,000 monies funding for computerized irrigation equipment; and, a \$10,000,000 bond dedicated for funding park system capital maintenance and replacement fund needs.

The components of the 2009-2018 Parks Fund Capital Maintenance and Replacement Plan are as follows:

Revenues:



- **Transfer from Water Fund (3 cent/1,000 monies) to the Newly-created Parks Fund Capital Maintenance and Replacement Plan**

The water fund currently allocates 3 cents per 1,000 gallons of water sold to fund park system computerized irrigation needs. The plan is premised on maintaining this current practice.

- **Transfer from Conservation Trust Fund (Lottery) to the Newly-created Parks Fund Capital Maintenance and Replacement Plan**

These funds are distributed to the City of Arvada in proportion to our population with the State of Colorado's population. The City of Arvada receives approximately \$540,000 annually. Of that total, \$190,000 is budgeted annually for funding the entirety of park system capital maintenance and replacement needs. The plan presented is based in increasing the amount of conservation trust fund (lottery) dollars from \$190,000 to \$200,000 annually, increasing by 3% a year.

- **Transfer from City of Arvada General Fund**

Unlike other city program areas such as streets and traffic, the general fund does not fund park system capital maintenance and replacement needs. This plan is premised on a \$250,000 annual transfer, increasing by 3% a year, in recognition of the need for a broad-based, source of funding for capital maintenance and replacement needs.

- **Seeding the Parks Fund Capital Maintenance and Replacement Plan with \$10,000,000 dollar bond**

Similar in approach to that the City of Denver has taken for its park system maintenance and replacement needs; this plan is premised on passage of a parks maintenance bond.

Expenses:

- **Parks System Irrigation System**

The Arvada park system includes 600 irrigated acres of developed parks, sports complexes, medians and facility landscaping. The standard lifespan of automatic irrigation systems is 25 years. The lifespan is based on manufacturer recommendations for the use of the plastic, metal and electronic material and parts of a system, as well as the constant exposure to the elements, water friction and soil conditions.

The replacement cost for irrigation systems is approximately \$50,000 per acre. Based on the expected lifespan, the capital replacement value suggests that \$1,200,000 million should be annually budgeted. Due to fiscal constraints, the *“Taking Lasting Care*



(TLC):” The 2009–2018 Parks Fund Capital Maintenance and Replacement Plan, is premised on funding \$250,000 per year, increasing 3% annually instead of \$1,200,000 per year, the amount need to replace systems every 25 years. Available funds would be used to replace the highest priority needs for park irrigation system replacement.

Parks System Computerized Irrigation System

A master plan for implementing a computerized centrally controlled, irrigation system throughout the City's park, median, and facility inventory was developed in 1998. The primary function of the system is to save water utility resources

The Motorola system, identified primarily as a source of water resource savings, has also proven to be a useful tool in resource management and labor savings. With communication to each location from a central computer at a single location, virtually all daily, weekly or monthly program changes can be accomplished in moments. The reduction of travel time to each individual location represents a considerable savings in labor and equipment hours. The ability to provide daily water use status reports and the immediate identification of system failures help keep operating expenses in check.

However, funding for replacement of current controllers has not been identified. The estimated life expectancy for the city’s computerized irrigation system is ten years. This plan provides a 10 year replacement plan for its computerized irrigation system, to insure its future viability, the plan is premised on how the provides for the replacement of its other technology infrastructure.

• **Playgrounds**

There are 49 playgrounds in Arvada’s parks system, the majority of which were constructed in the 1990’s. The estimated life expectancy for a playground is 20 years, highlighting the importance of having a plan in place for their eventual replacement. The following chart illustrates the decade in which Arvada’s playgrounds were installed:

City of Arvada Playground Installation by the Decade		
<i>Decade</i>	<i>Number of Playgrounds</i>	<i>Percent of Total</i>
1960’s	1	2%
1970’s	0	0%
1980’s	5	10%
1990’s	30	63%
2000’s	12	25%
Total	48	100%

In 1992, the Americans with Disabilities Act (ADA) of 1990 became effective. This federal law prohibits disability-based discrimination by states, local governments and private entities (such as restaurants or child-care centers) that provide public accommodation. The law expands and helps clarify Section 504 of the Rehabilitation Act



CITY OF ARVADA

PARKS FUND 2009-2018 CAPITAL MAINTENANCE AND REPLACEMENT PLAN

of 1973. It applies to new and existing play areas – meaning that all playgrounds must eventually be brought into ADA compliance.

The Americans with Disabilities Act offers no specific definition of what makes a playground “accessible.” However, a nationally recognized industrial standards organization, the American Society for Testing and Materials, has written guidelines in response to the ADA, originally published in 1993, and revised several times since. The ASTM F1487 Standard is a document that provides specific guidance on designing playgrounds and play equipment for accessibility and safety.

An accessible playground is one that offers a range of play experiences to children of varying abilities. This does not mean that each and every feature or event must be usable by every child. For example, a playground that offers swinging, sliding, climbing and manipulative or interactive experiences must provide comparable experiences for all. But, if it has several slides and two or more swings, it is considered accessible if children with disabilities can use one of the slides and one of the swings.

At this time, 16 of the 49 playgrounds are not ADA accessible. Fully funding the “*Taking Lasting Care (TLC):*” The 2009–2018 Parks Fund Capital Maintenance and Replacement Plan will result in every playground in Arvada being ADA accessible by 2011; further, it will provide funds for the eventual replacement of all playgrounds when its life expectancy is reached.

Playgrounds not currently ADA accessible are illustrated in the following chart:

Playgrounds Not Meeting American with Disability Act Access Standard Requirements			
<i>Park</i>	<i>Date Of Original Installation</i>	<i>Estimated Replacement Cost</i>	<i>If Playground Replacement Plan Fully Funded, Year Playground to be Replaced</i>
1. Club Crest North Park	1989	\$76,588	2009
2. Danny Kendrick East Park	1991	\$95,767	2011
3. Arvada Volunteer Fire Fighter’s Park	1991	\$83,796	2011
4. Homestead Park	1990	\$80,111	2010
5. Hoskinson Park	1965	\$87,697	2009
6. Lady Bug Park	1991	\$71,825	2011
7. Little Dry Creek Park	1991	\$71,825	2011
8. Leyden Creek Park	1994	\$82,200	2014
9. Memorial Park	1990	\$80,111	2010
10. Michael Northey Park	1990	\$103,000	2010
11. Quaker Acres Park	1985	\$65,772	2009
12. Rainbow Park	1989	\$65,647	2009



CITY OF ARVADA

PARKS FUND 2009-2018 CAPITAL MAINTENANCE AND REPLACEMENT PLAN

13. Sunrise Park	1991	\$71,825	2011
14. Thundercloud Park	1991	\$83,796	2011
15. Westree Park	1990	\$68,667	2010
16. Yankee Doodle Park	1989	\$76,588	2009

The following chart illustrates the number of playgrounds to be replaced annually and the estimate cost for each playground:

<i>Year</i>	<i>Number of Playgrounds to Be Replaced</i>	<i>Estimated Cost to Parks Capital Maintenance & Replacement Fund</i>
2009	6	\$437,939
2010	5	\$400,556
2011	9	\$742,196
2012	7	\$676,164
2013	1	\$91,683
2014	5	\$465,801
2015	1	\$100,312
2016	0	\$0
2017	0	\$0
2018	2	\$262,403
Total	36	\$3,177,054

- **Tennis Courts**

There are 40 tennis courts in Arvada’s park system; all but the 8 courts at the Arvada Tennis Center are located in city parks, as illustrated in the chart below:

<i>Location</i>	<i>Number of Courts</i>	<i>Date of Construction</i>	<i>Original</i>
Alice Sweet Thomas Park	4	1974	
Arvada Tennis Center	8	1975	
Club Crest North Park	2	1975	
Columbine Park	2	1972	
Danny Kendrick West Park	2	1978	
Davis Lane Park	2	1975	
Homestead Park	2	1975	
Lake Arbor Recreation Center	2	1978	
Majestic View Park	4	1975	
Meadowlake Park	2	1985	
Moon Gulch Park	2	1985	
Rainbow Park	2	1979	
Tennyson Knolls Park	2	1979	
Thundercloud Park	2	1975	
West Woods Park	2	1992	



Total	40
-------	----

The majority of courts were constructed in the 1970’s; and, assuming a 30 year life span, are in desperate need for additional capital maintenance funds for replacement and/or resurfacing. In addition, three sites (Homestead Park, Lake Arbor Recreation Center and Thundercloud Park) have tennis courts that are not ADA accessible and are in need of modification. The following chart illustrates tennis court construction by decade:

<i>Decade</i>	<i>Number of Tennis Courts</i>	<i>Percent of Total</i>
1960’s	0	0%
1970’s	34	85%
1980’s	4	10%
1990’s	2	5%
2000’s	0	0%
Total	40	100%

Fully funding the “*Taking Lasting Care (TLC):*” The 2009–2018 Parks Fund Capital Maintenance and Replacement Plan will result in every tennis court in Arvada being ADA accessible by 2009; further, it will provide funds for the eventual replacement of all tennis courts when their life expectancy is reached. For this analysis, it is assumed that, because the City of Arvada and North Jeffco have an intergovernmental agreement regarding the Arvada Tennis Center, North Jeffco will be responsible for its tennis courts.

- **Trail Replacement**

The Arvada parks system includes approximately 25 miles of improved hard surface trail. The lifespan for concrete trails is 25 years. The lifespan is based on use, exposure to elements, local construction and repair activities and soil conditions.

The city’s trail standard, in most cases, is for concrete trails with 6” thickness at an 8’ width. Current replacement costs are \$42.40 per lineal foot. Based on expected lifespan and costs, the yearly capital replacement value is \$224,000. Fully funding the “*Taking Lasting Care (TLC):*” The 2009–2018 Parks Fund Capital Maintenance and Replacement Plan will result in the planned replacement of trail segments so that all trails are replaced within their 25 year life expectancy.