



CITY OF SAINT PAUL

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Capital Maintenance Follow Up Questions

What capital maintenance projects are planned in 2018 and did the asset management study factor into the plan?

The proposed 2018-2019 capital maintenance plan includes high priority items using the \$57M deferred maintenance backlog list contained in the recently completed Parks Asset Management Study by Ameresco, as well as updates or additions to the priority list based on recent unexpected critical equipment and/or infrastructure failures.

Below is a snapshot of the critical and high priority projects, sorted for location, that depending on available funding, will be proposed as part of the final 2018 capital maintenance plan:

2018-2019 CIB Capital Maintenance Proposals				
<u>Location</u>	<u>Ward</u>	<u>PROPOSAL</u>	<u>ESTIMATE</u>	<u>Description</u>
Battle Creek Recreation Center	7	Air Handling Unit	\$72,950	Replace Condensing unit and coil
Carty Park	1	Carty Park Tables, Benches, Grills	\$35,000	Replace amenities
Como Park (Conservatory)	4	Como Conservatory Greenhouse Shades	\$88,500	Replace deteriorated Shade Clothes
Como Park (Conservatory)	4	Como Conservatory Priva Upgrade	\$26,000	Software Replacement
Como Park (Conservatory)	4	Como Conservatory Frog Pond	\$30,500	Repair deteriorating exterior wall of pond
Como Golf Course Parking Lot	4	Parking Lot replacement	\$347,654.00	Reclaim and pave
Como Park (Lakeside Pavilion)	5	Air Handling Unit	\$175,000	Replace condensing unit and air handler
Como Park (Cafesiajn Carousel)	4	Fire Sprinkler	\$42,343.00	Repair air leaks in existing piping
Como Park (Central Services)	4	Exhaust Fans	\$15,939.00	Replace (8) exhaust fans)
Como Park (Conservatory)	4	Heat Exchanger	\$15,000.00	Replace (3) steam heat exchangers
Como Park (Conservatory)	4	In-floor Heat	\$3,272.00	Replace in floor heating system
Como Park (Conservatory)	4	Radiation Heat	\$73,125.00	Replace fin tube water radiators
Como Park (Conservatory)	4	Air Handling units	\$203,112.00	Replace Air Handling Units hydronic heat and cooled by chilled water
Como Park (Conservatory)	4	Chimney	\$100,000.00	Repair boiler house chimney
Como Park (Conservatory)	4	Elevator	\$250,000.00	Modernize Conservatory Elevators
Como Park (Lakeside Pavilion)	5	Stairs	\$38,941.00	Repair/ Replace stairs rubber tread

Como Park (Lakeside Pavilion)	5	Windows	\$89,809.00	Replace wood framed windows lower half of building
Como Park (Vehicle storage)	4	Fire Sprinkler	\$87,353.00	Repair air leaks in existing piping
Como Park (Visitor Center)	4	Entry Doors	\$66,325.00	Replace exterior metal framed, glazed slider entry doors
Como Park (Yellow Shed)	4	Stairs	\$34,031.00	Pour Concrete Stairs
Como Pool	4	Como Pool Fence	60,000	Move fence and add concrete for larger patron area
Como Pool (Lazy River)	5	Self-draining system	\$5,000.00	Repair freeze break in return line from main bottom drain
Como Reg Park	4 and 5	Trail Replacement	\$28,338.87	Reclaim and pave
Como Zoo Hoof Stock	4	Como Zoo Steam Line Replacement	\$200,000	Replace deteriorated line from Mammal bldg. to Hoof Stock
Como Zoo Hoof Stock	4	Como Zoo Hoof Stock Mechanical Tower	\$71,000	Wood siding falling off towers
Como Zoo Large Cat	4	Como Zoo Large Cat Boardwalk	\$161,000	Bridge to east entry to the building is deteriorated
Como Zoo Large Cat Building	4	Heat Reclaim System	\$40,000	Replace heat reclaim coils for energy conservation
Como Zoo Polar Bear Filtration	4	Filtration Ozone	\$30,000	Upgrade system to remove ozone hazard to staff
Conway	7	Interior/ Exterior Doors	\$56,000.00	Replace obsolete exterior doors and interior doors that do not meet fire code
Crosby Farm Reg Park	3	Trail Replacement	\$17,180.01	Reclaim and pave
Dunning Athletic	1	Dunning Athletic Irrigation Replacement	\$39,350	Old pneumatic system is in poor condition for 2 softball fields
Dunning Athletic	1	Softball Field Lighting Replacement	\$200,000	Lighting from 1969 is inadequate and deteriorated
Ecolab Plaza	2	Ecolab Plaza Door Replacement	\$7,000	Doors are rusting apart
Edgcumbe	3	Air handling Unit	\$135,000.00	Replaces condenser and air handling units to ensure proper facility cooling.
Edgcumbe Recreation Center	3	Edgcumbe Camera System	\$31,500	Safety Improvement
Edgcumbe Recreation Center	3	Edgcumbe Gym Floor	\$78,040	Old vinyl floor is cracked and missing tile
Edgcumbe Recreation Center	3	Edgcumbe Field Lights	\$160,000	Old lights need replacement with LED type
Groveland Recreation Center	4	Groveland Recreation Center Field Lights	\$200,000	Old lights need replacement with LED type
Hamline Recreation Center	4	Roof	\$80,000	Replace built up roof
Harriet Island	2	Harriet Island Riverwalk Concrete	200,000	Trip hazards and unsightly
Harriet Island	2	Harriet Island Public Dock Deck Replacement	\$172,000	Trip hazards and unsightly
Harriet Island	2	Harriet Island Site Repairs	\$14,000	Path in need of replacement
Hazel Park	6	Air handling Unit	\$88,461.00	Replaces condenser and air handling units to ensure proper facility cooling.
Hidden Falls	3	Hidden Falls Door Replacements	\$13,900	Rusted and ill-fitting doors
Highland National	3	Highland National Kitchen	\$100,000	Does not meet health dept. codes.

Highland National Golf Course	3	Range Building Lighting Enhancements	\$24,000	Range building and surrounding areas are dark.
Highland Park	3	Picnic Tables Replacements	\$38,650	Replace 25 wood tables with Concrete
Highland Park Picnic Area	3	Highland Park Picnic Roof	\$119,950	Replace deteriorated shingles with standing seam metal
Highland Park Picnic Area	3	HP Picnic Kitchen Remodel	\$120,000	Old kitchen needs equipment upgrade
Jimmy Lee Recreation Center	1	Kitchen Upgrade	\$115,000	Concession stand to support new synthetic fields
Kellogg Park	2	Kellogg Park Amenity Upgrade	\$88,500	Railings, arbors, lighting, pavers and fountain upgrades
Landmark Plaza	2	Landmark Stone Replacement	\$99,752	Replace missing stones along stream bed
Lilydale Reg Park	2	Trail Replacement	\$19,322.58	Reclaim and pave
Linwood Recreation Center	2	Linwood Camera System	\$46,500	Safety improvement
Martin Luther King Center	1	MLK Site Restoration and Erosion Control	\$17,650	Add paths on interior of site to connect areas
Merriam Park	4	Roof	\$69,363.00	Repair built up flat roof sections
Merriam Park	4	Rooftop heating and cooling units	\$20,000	Replace non-working units
Mississippi River (City House)	2	Doors	\$4,500.00	Replace exterior metal doors
Mississippi River Blvd	4	Trail Replacement	\$23,971.23	Reclaim and pave
MRB Trail	4	Sealcoat	\$26,000	sealcoat path from Cretin to marshal
Municipal Athletics	5	Roof	\$196,988.00	Repair built up flat roof sections
Oxford Community Center	1	UV Filter	\$19,500	Repair/ replace UV filters
Phalen Lakeside Activity Center	6	Lakeside Interior Upgrade	\$121,000	Restrooms, kitchen, & classroom
Phalen Maintenance Building	6	Phalen Equipment Cleaning Station	\$55,000	Water conservation and best practices initiative
Phalen Park	6	Picnic Tables Replacements	\$48,500	Replace 35 rusted metal tables with wood
Phalen Picnic Pavilion	6	Phalen Kitchen Remodel	\$120,000	Upgrade kitchen equipment and space
Phalen Reg Park	6	Trail Replacement	\$11,871.96	Reclaim and pave
Phalen Regional Park	6	North parking lot	\$28,676	Reclaim and pave
Phalen Regional Park	6	Picnic Pavilion Parking Lot	\$121,974	Reclaim and pave
Rec Centers Sign Replacements	Various	Sign Replacements	\$31,000	Follow master plan to name facilities
Recreation Centers	Various	Various Recreation Centers Lighting Upgrades	\$50,000	Move to more LED lighting
Rice and Arlington Fields	5	R and A Building Door Replacements	\$33,000	Replace rotted wood doors and frames
Rice and Arlington Fields	5	R and A Parking Lot Replacement	\$183,492	Replace deteriorated parking lot
Swede Hollow Park	7	Trail Replacement	\$219.65	Reclaim and pave
Upper Hidden Falls Parking Lot 2	3	Parking Lot replacement	\$11,985.00	Reclaim and pave
Upper Hidden Falls Parking Lot 3	3	Parking Lot replacement	\$11,347.00	Reclaim and pave
Upper Hidden Falls Parking Lot 4	3	Parking Lot replacement	\$5,770.00	Reclaim and pave

Upper Hidden Falls Parking Lot 5	3	Parking Lot replacement	\$5,901.00	Reclaim and pave
Watergate Marina	3	Heating System	\$70,000.00	Replaces furnace and heaters with radiant heating system
West Minnehaha	1	West Minnie Additional Cameras	\$18,000	Add additional cameras for safety
West Minnehaha	1	West Minnie Gym HVAC System	\$113,400	Replace Gymnasium heating and cooling
West Minnehaha	1	West Minnie Gym Floor Replacement	\$72,044	Old vinyl floor is cracked and missing tile
West Minnehaha	1	West Minnie Restroom Remodel	\$28,800	New fixtures, partitions and floors.
Western Park	1	Sealcoat	\$8,000	Sealcoat all paths in park

How will the tot lot replacement schedule be aligned with the facilities assessment? Will tot lots now get grouped in with all other facilities and placed on a new replacement schedule?

Tot lots will continue to have their regular condition review and safety assessments that will inform the annual priority list. The current strategy is to have the tot lot priority list both be able to stand alone within its own category, as well as be folded into the overall priority list with other identified facility needs in the asset management study for the department. This will allow the department and city to prioritize investment according to need or category.

What facilities will be upgraded in 2018?

Parks will request funding for a number of facilities through the competitive Citywide Capital Maintenance program. Funding awards for that program will be finalized in January of 2018. The proposed 2018 capital budget also dedicates an additional \$640,000 in funding to Parks capital maintenance. See list above for potential Parks submissions for next year's capital maintenance programs.