

Demographic Profile

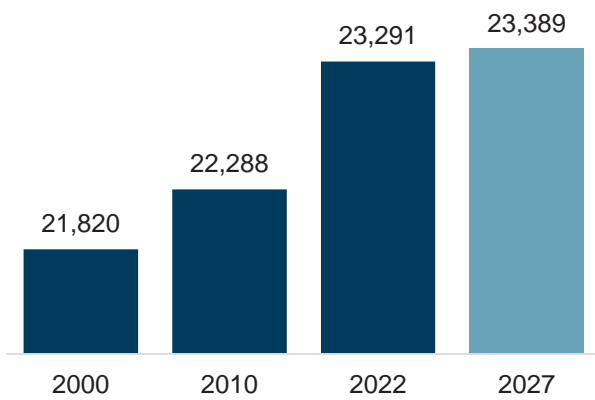
Evergreen Park & Recreation District is a thriving mountain community west of Denver.

The **population** in Evergreen is estimated at 23,291 in 2022 and is expected to grow slowly (less than one percent) over the next five years.



Areas in blue are anticipated to see growth (0-1.25%) in the next five years.

Figure 1: Population Change Overtime (2000 - 2027)



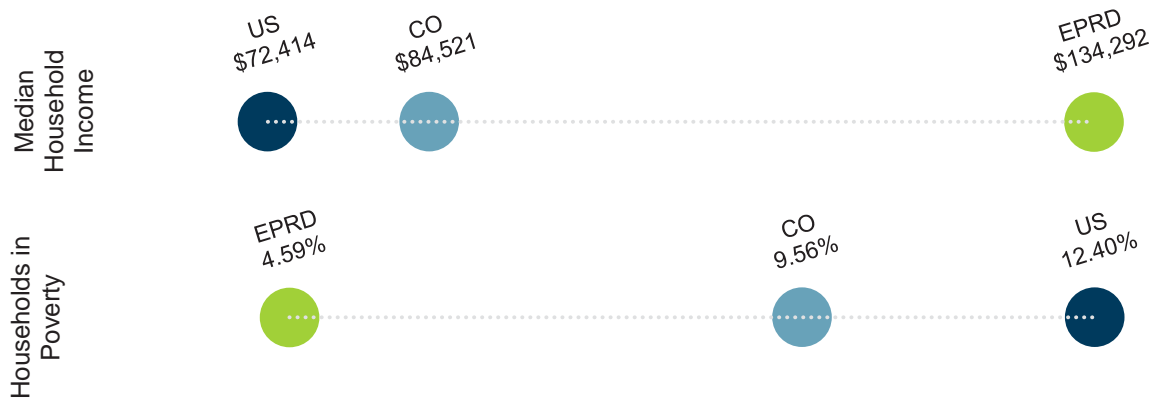
When a community isn't expected to grow significantly, **a greater focus should be on maintaining current parks and facilities** to ensure they remain safe and functional, up-to-date and relevant.



2.46
Average Household Size

The **household characteristics** in Evergreen indicate that the community has a higher income and home value than the State of Colorado and the United States. A higher median income in the community may indicate a **greater willingness to support the district in generating revenue**. Residents with a higher income may also have **higher expectations for the quality** of facilities and programs offered.

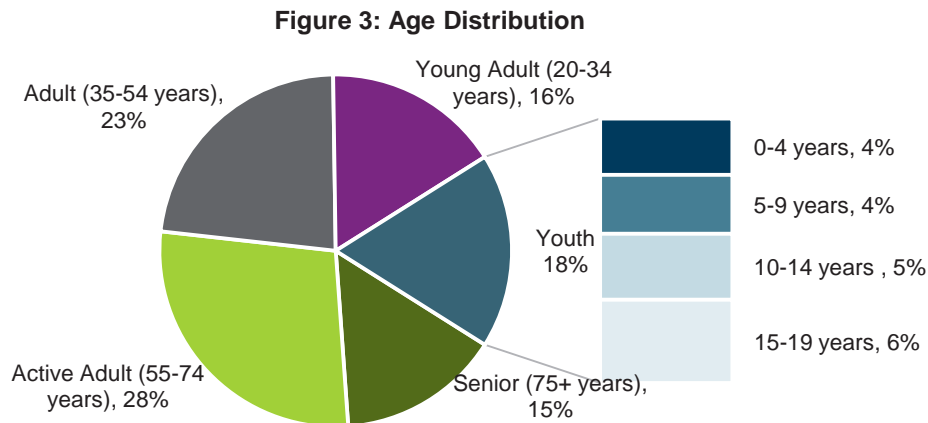
Figure 2: Household Characteristics



Data in this report, unless otherwise noted, was sourced from Esri Business Analyst which generated estimates from the 2020 US Census in July of 2022.

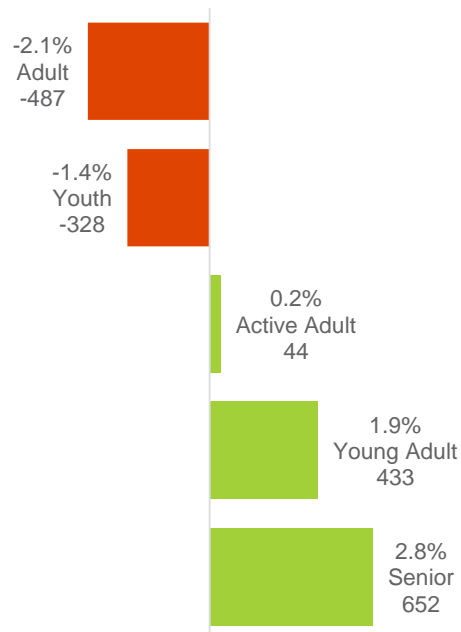
Age Distribution

The **median age** in Evergreen is 50.6 years old in 2022 and is only expected to increase into 2027. For context, the median age in Colorado is 37.9 years old and United States is 38.9 years old. Between active adults and seniors, **those over 55 years old make up over 43% of the population.**



Over the next five years, **seniors and young adults are anticipated to grow**, while youth and adults are anticipated to slightly decline. Active adults are expected to remain stable into 2027.

Figure 3.3: Age Growth Expected by 2027



With a large percentage of seniors, **EPRD may see increased demand for senior-focused programs** and the needs for age-friendly, accessible facilities in addition to transportation services.

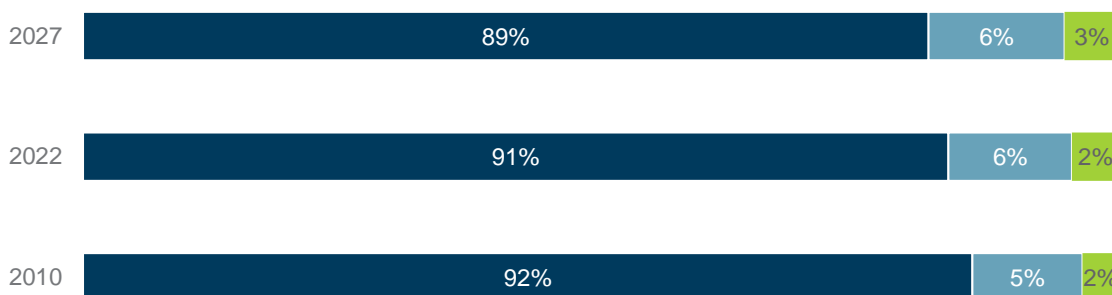
With more young adults in EPRD over the next five years, the **district should expect to see demand for more active recreation, digital connectivity and environmental sustainability.** As this age groups starts having children, childcare and youth-related programs will also be needed.

Data in this report, unless otherwise noted, was sourced from Esri Business Analyst which generated estimates from the 2020 US Census in July of 2022.

Diversity

In the district, **race and ethnicity** does not reflect as much diversity as found in other Colorado communities. Approximately 91% of the district is white. Only 2% of the population is Hispanic (irrespective of race) but will make up close to 5% of the population in 2027. Races making up more than two percent of the population are represented in the figure below.

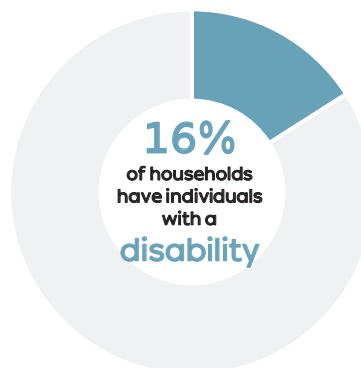
Figure 5: Race Distribution Overtime



White | Asian | Two or More Races

Health & Disabilities

Approximately 16% (over 1,500) households have individuals that live with a disability, **the district should prioritize access and inclusion efforts.** Additional accommodations such as transportation should be considered.



The density of senior populations with a disability are mapped in dark purple.

In EPRD, seniors with a disability are primarily located in the eastern part of the district.



Community Engagement Summary

In-Person and Virtual Discovery Sessions

Long Term Improvements:

- Expand lake house parking or shuttle options to accommodate for greater demand of lake activities
- Offer variety of aquatic amenities such as splash pads, play elements, therapeutic pools, etc.
- Accommodate indoor activities through the use of an indoor fieldhouse, gym, etc.
- Increase trail connectivity
- Explore potential of indoor track
- Update Wulf pool, locker rooms, etc.
- Consider acquiring Bergen Meadows Elementary School

New Facilities/Amenities:

- Indoor tennis and/or pickleball courts, or longer hours to accommodate more play
- Indoor space/gym/turf for sport activities in the winter
- Dog park
- Inclusive playground equipment
- Kids bike park

Key Feedback Related to Programs:

- More affordable aftercare, summer camp, preschool age/toddler programs
- More senior programs, including gardening, yoga, and outdoor programs
- Outdoor recreation programs (climbing, biking, hiking, camping) and education
- Greater coordination and/or transportation from schools to aftercare

Top considerations related to prioritizing additional facilities or programs:

- Consider equity and inclusion for current and new offerings
- Make intentional and long-term decisions related to environmental impact
- Ensure there are ample free, low-cost, and/or passive recreation experiences
- Consider staff capacity and turnover when planning new facilities and programs
- Prioritize projects that would impact the greatest number of people
- Better utilize current facilities to maximize facility and program numbers.
- Focus on areas that could improve DEI within the Evergreen community. Evaluate demographics and prioritize areas that would increase accessibility.
- Look at unoccupied structures and not always building new in order to improve programming offerings

Three Themes Around the Role of EPRD:

- Act as focal point of the community, offering a safe and enjoyable activities for all
- Help facilitate partnerships with other districts, government agencies, and local organizations.
- Build community through placemaking and bringing play to more people

Three Ideas to Improve Communication:

- Continue mixed methods of communicating through email, social media, website, schools, etc.
- Use text alerts or email communication to effectively communicate program changes or facility closures. Ensure facility schedules are posted in advance.
- Update website for usability to ensure patrons can easily find programs based on ages, interests, and seasonal availability.

Three ideas to enhance partnerships in the community:

- Work with schools to potentially offer more facility space, programming opportunities, or marketing/promotional channels
- Collaborate with organizations related to conservation, environment, etc – ex: Partner with WildAware to offer environmentally focused programs; ex: Communicate with Fire District for land planning;
- Partner more closely with interest-based user groups, such as Mountain Lacrosse, Pickleball, Swim Clubs, etc. to accommodate needs over time

Three Ideas to Promote Accessibility & Inclusion:

- Ensure all facilities are ADA Compliant (ex. Elevator at Wulf in need of updates)
- Offer payment plans, scholarship programs, or low-cost equipment rental for low to median income families to experience EPRD activities
- Continue promotion of INSPIRE program

Five Strengths of the District:

- Variety of programs and activities for all ages and abilities; INSPIRE program is appreciated and valued
- Athletic fields such as Stagecoach and Marshdale provide exceptional sporting opportunities for youth and teens
- Evergreen Lake offers variety of lake-centered activities along with beautiful rental opportunities inside Lake House
- Natural scenic beauty and environment for outdoor recreation
- Recreation Centers are community hubs for Evergreen

Evergreen Park & Recreation District Community Survey Report



RRC



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Introduction

- The purpose of this study was to gather community feedback on the EPRD parks, recreation facilities, amenities, future planning, communication, and more.
- This survey research effort and subsequent analysis were designed to assist the EPRD in developing a plan to reflect the community's needs and desires.



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Research Methods

1 = Statistically Valid (Invitation Survey)

Postcards were mailed to every residential address in EPRD, with instructions to complete online through a password-protected website (1 response per household). Paper surveys and postage-paid return envelopes were also available upon request at recreation centers in EPRD.



580 Invitation surveys completed
+/- 4.02% Margin of Error

2 = Open Link Survey (557 responses)

Later, the online survey was made available to all EPRD stakeholders, including non-district residents (e.g., commuters, family members, residents of nearby communities). The results from the Open link survey are included in the Appendix as a separate PDF.

11,214 Postcards Mailed

580

Total Invite
Surveys
Completed

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Key Findings



Respondents show higher levels of familiarity and satisfaction of the overall quality of EPRD parks, recreation facilities and services. The average rating for familiarity of services was 4 out of 5 with 5 being “very familiar,” and the average rating for agreement with high-quality recreation opportunities within ERPD was 4 out of 5 with 5 being “strongly agree.”



The recreation centers are the most frequently used facilities followed by other EPRD parks and playgrounds. The least visited facilities are outdoor courts (64% never use) and athletic fields (66% never use). Improved communication about offerings and changes to program schedules would most help to increase use of EPRD parks and recreation facilities.



Overall, ratings of importance of current facilities are higher than the satisfaction ratings. The top categories with the largest difference between importance and satisfaction include Wulf Recreation Center (both aquatics and non-aquatics), and youth activities and sports.

Key Findings – Future Priorities



For facilities and amenities, over half of respondents (55%) said they “strongly support” improving trail access and connectivity. Improving maintenance of existing parks and recreation facilities was the second most supported lower-cost initiative with an average rating of 4.0 out of 5. **There is a sentiment of neutrality towards the lower cost future programs and services for EPRD.** Respondents are most supportive of programming for older adults and least supportive for more childcare options during visits.



There are varying levels of support on many of the medium- to high-cost future projects, particularly for an outdoor swimming pool and an outdoor roller/ice skating rink. **The most supported project is to purchase additional land for EPRD with an average rating of 3.6 out of 5 with 5 being “strongly support.”**



When given a limited budget, respondents most frequently selected smaller and medium budget projects. **The project selected by the largest share of respondents was building a community gathering area (selected by 40% of all respondents), followed by purchasing additional land (36%) and building indoor pickleball/tennis courts (36%).** Of the largest budget projects, a major renovation/expansion of the indoor aquatics facility was selected by the most respondents (28%).

Key Findings



Respondents were split as to their top-ranking priority for a large-scale initiative for EPRD. At least 20% of the sample responded that their first rank was to build a new gym, a major renovation of an indoor aquatics facility, build an outdoor pool or none of the above. **The top two initiatives that received the most support are to build a new gymnasium with courts and indoor track (59% overall) and a major renovation/expansion of an indoor aquatics facility (56% Overall).**



The top priority for a new dog park is a large off-leash dog park with registration fees and restricted access (37%). Nearly one-third of respondents do not want a dog park, and 19% would prefer a small off-leash dog area. A total of 42% of households without a dog would prefer no dog park.



Overall, the effectiveness of communication was rated as neutral to somewhat effective. The average rating for effectiveness of communication by ERPD is a 3.8 out of 5, with 5 being “very effective.” Email is the preferred method of communication (78%) followed by the EPRD website (46%) and direct mail (39%).

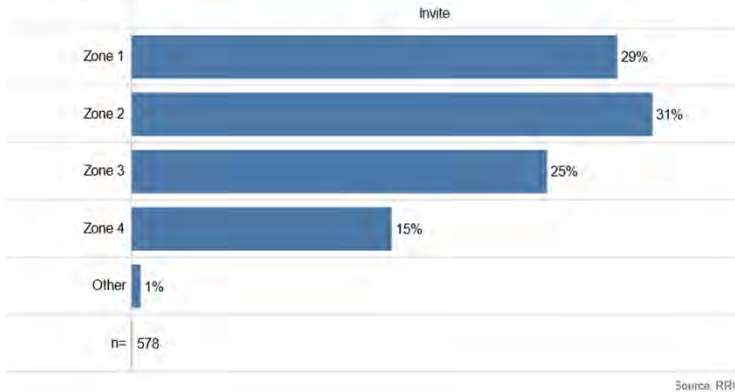
Living in EPRD



Location in EPRD

Responses were received throughout the District with a smaller portion from Zone 4.

According to the map below, in which area do you live?



Familiarity with EPRD Parks, Recreation Facilities & Services

Respondents are relatively familiar with EPRD parks, recreation facilities and services with 72% rating a 4 or a 5 on a scale of 1-5 with 5 being "very familiar." Only 2% report being not at all familiar. Most Zones had similar levels of familiarity with Zone 1 being slightly more familiar with EPRD parks, recreation facilities and services.

How familiar are you with parks, recreation facilities, and services provided by EPRD?

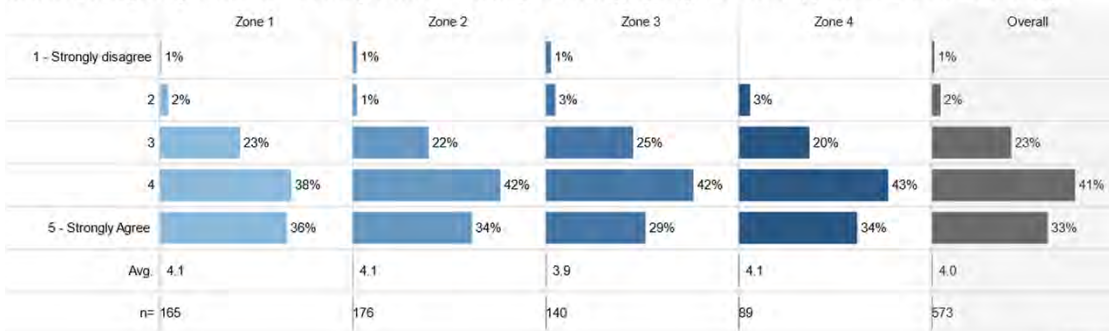
	Zone 1	Zone 2	Zone 3	Zone 4	Overall
1 - Not at all familiar	1%	1%	2%	4%	2%
2	4%	6%	5%	3%	5%
3	17%	21%	24%	22%	21%
4	34%	34%	37%	37%	35%
5 - Very Familiar	45%	38%	32%	33%	37%
Avg.	4.2	4.0	3.9	3.9	4.0
n=	166	178	142	89	580

Source: RRC

Agreement with High-Quality Recreation Opportunities

There is a high level of satisfaction with the quality of recreation opportunities offered by EPRD. Three-quarters of respondents rated their level of agreement with the statement a 4 or a 5, with 5 being “strongly agree.” Responses were similar across areas of the District with the lowest agreement from Zone 3 with an average of 3.9.

How much do you agree with the following statement: EPRD provides high-quality recreation opportunities for the community?



Source: RRC

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Current Usage

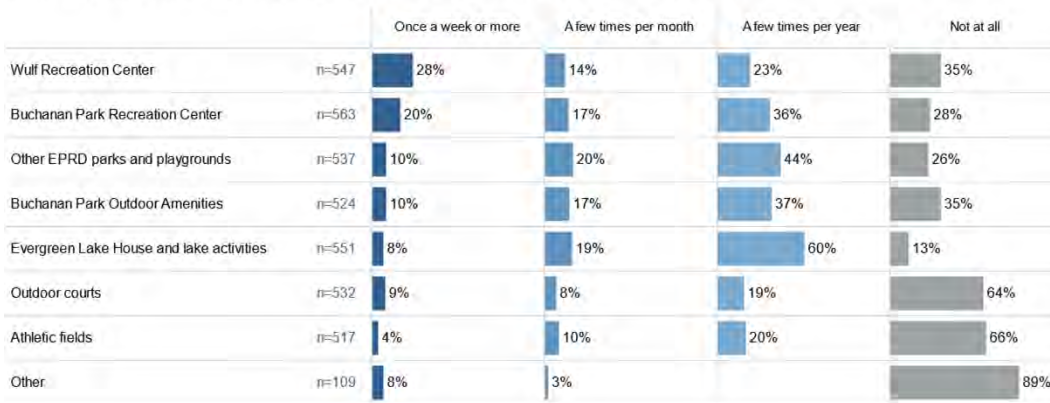


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Frequency of Use

The recreation centers are the most frequently used facilities followed by other EPRD parks and playgrounds. The least visited facilities are outdoor courts (64% never use) and athletic fields (66% never use).

Which of the following options do you feel best describes how often any member of your household visits the following EPRD facilities? Please choose the option that best describes the visitation for your entire household.



Source: RRC

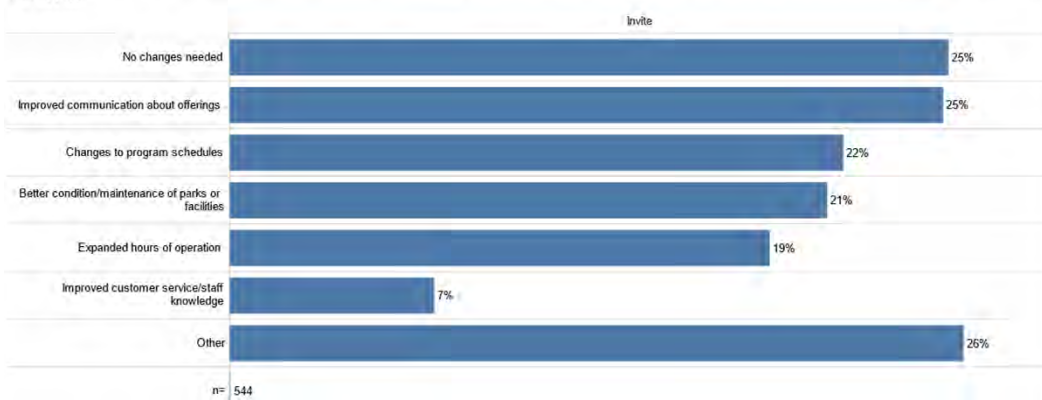


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Increasing use of EPRD Parks and Recreation Facilities

A total of 25% of respondents said that there were no changes needed to make it easier for themselves or members of their household to use EPRD parks and recreation facilities. Another 25% responded that improved communication about offerings would help increase their use. The "other" category includes more tennis and pickleball courts, an indoor pool, more affordable pricing, Evergreen Lake improvements and more dog parks.

What changes, if any, would make it easier for you or members of your household to use the parks and recreation facilities provided by EPRD? (Check all that apply)



Source: RRC



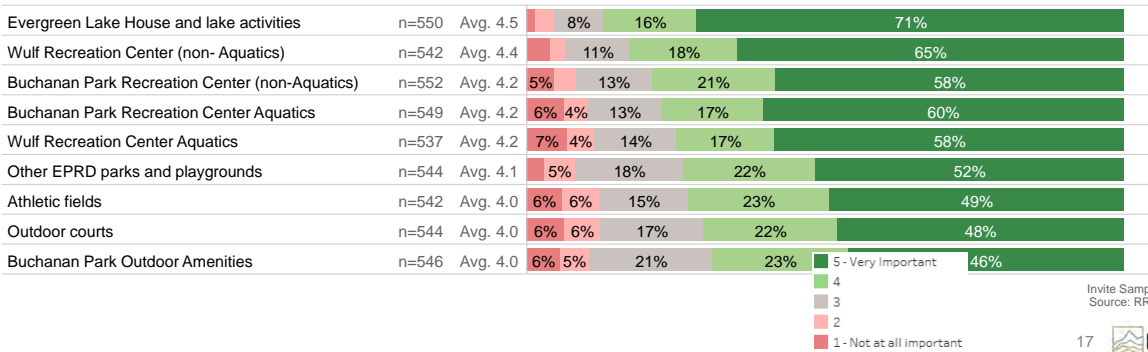
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Facilities - Importance

Overall, all facilities show higher levels of importance with an average rating of 4.0 out of 5 or higher. The most important facility to respondents was the Evergreen Lake House and lake activities with 71% of respondents rating it a 5 or “very important.”

Please rate how important is it that EPRD provides the following facilities to the community. Please provide an answer even if you have not used the facility or service.

Facilities and Amenities



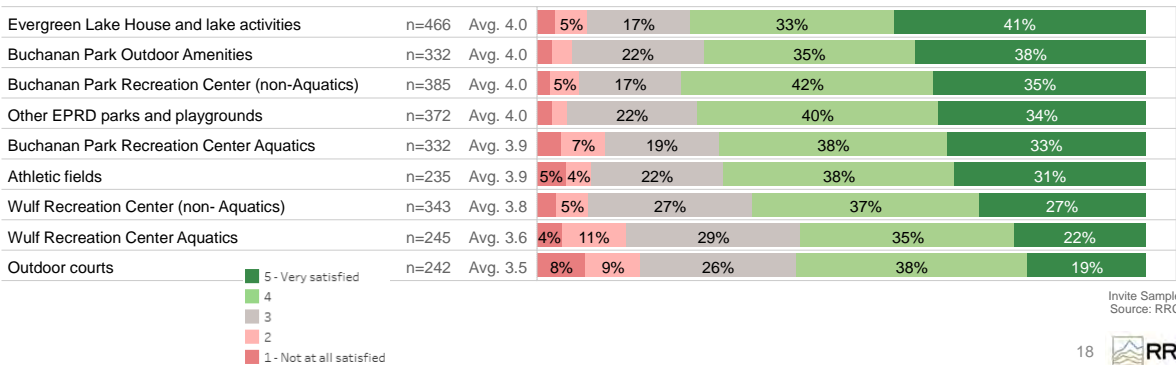
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Facilities – Satisfaction

There were also strong ratings of satisfaction, although each category is lower than the importance rating. The lowest rated facility, in terms of satisfaction, was outdoor courts, with an average rating of 3.5 on a scale of 1-5 with 5 being “very important.”

Please rate how satisfied your household is with the facilities and services provided. Please provide an answer even if you have not used the facility or service.

Facilities and Amenities



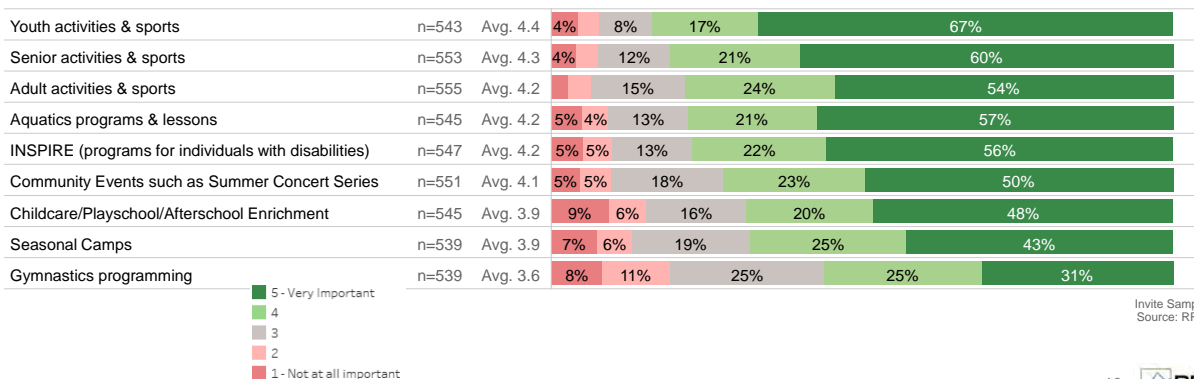
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Programs & Services – Importance

Most programs and services also received high levels of importance with most receiving an average rating of 4.0 out of 5 and above. Childcare, seasonal camps, and gymnastics were the only programs to receive average ratings under 4. The most important program to respondents was the youth activities & sports with 67% of respondents rating it a 5 or “very important.”

Please rate how important it is that EPRD provides the following facilities to the community. Please provide an answer even if you have not used the facility or service.

Programs and Services

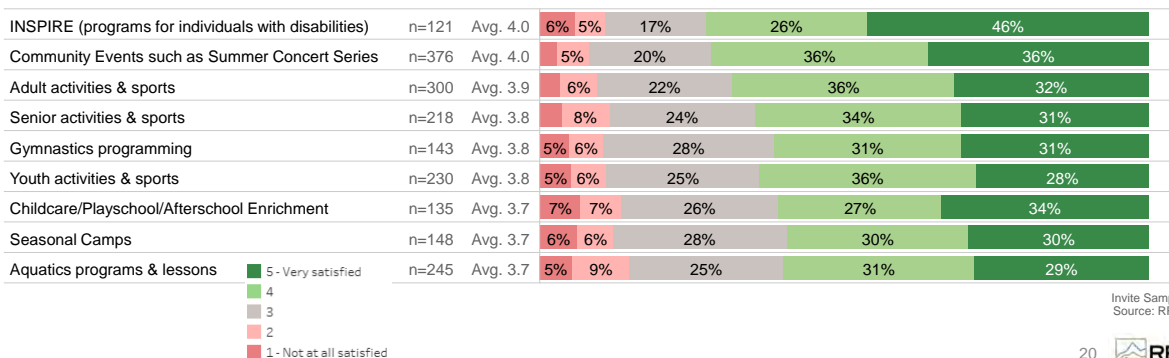


Programs & Services – Satisfaction

Satisfaction with programs and services rated lower on the 5-point scale than they did on importance for all categories except gymnastics. The programs with the highest level of satisfaction was INSPIRE (46% “very satisfied”), followed by community events (36% “very satisfied”), both with an average rating of 4.0 out of 5.

Please rate how satisfied your household is with the facilities and services provided. Please provide an answer even if you have not used the facility or service.

Programs and Services



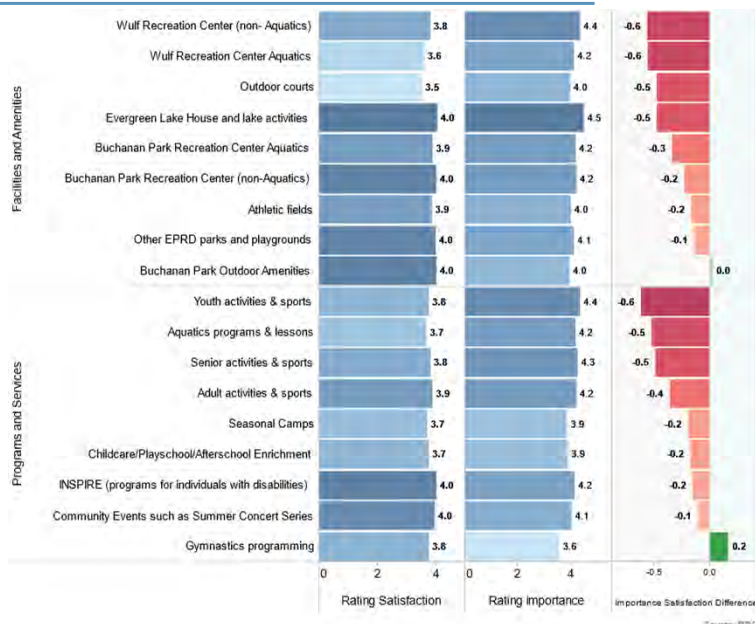
Q9: If you indicated any ratings of “1” or “2,” what can we do better serve the community?

Respondents were offered an opportunity to comment on their rating if they rated a 1 or a 2 to their satisfaction of facilities and programs. A total of 188 comments were received. Common themes are outlined below, and a list of full responses is included in the Appendix.

Aquatics	Updates	Sports and Recreation	Communication
 <p>“Evergreen is in dire need of a real aquatics facility. Wulf pool and locker rooms are woefully outdated and inadequate to support multiple swim teams and the community. Buchanan has more updated facilities, but the 2-lane pool is sad.”</p> <p>“In dire need of a new aquatic facility for multi use, swim teams, lessons, therapy pool, diving, water aerobics, child play, etc. Optimal to have aquatics all under one roof.”</p> <p>“Wulf recreation center aquatics and non-aquatics needs serious updating.”</p>	 <p>“Update weight equipment at Wulf. Expand indoor gymnasium space. Offer new opportunities like archery, sailing, badminton, sledging, golf, and wally-ball.”</p> <p>“Cleaner and updated; tennis courts not cracking; new indoor athletic facility for soccer, hockey, tennis, lacrosse, indoor track”</p> <p>“Add more basketball open gym (less volleyball). Build new basketball gym at Buchanan. Improve baseball fields - add real dugouts, grow real grass, put up outfield fences.”</p>	 <p>“More outdoor pickleball courts, dedicated pickleball facilities to host regional events. More indoor pickleball courts Greater variety Senior exercise classes.”</p> <p>“Choices/options/availability of kids camps, sports, etc is very limited. More home ec- cooking, sewing, baking, woodworking, etc needed.”</p> <p>“The athletic fields are not cleared of snow promptly enough for spring sports. It is like they don't even matter.”</p>	 <p>“Ramps for handicapped accessibility, warmer pool, more senior activities, better communication but not by computer”</p> <p>“Would love more communication about childcare options - drop off so parents can work out”</p> <p>“Better communication with community”</p>

Importance/Satisfaction Evaluation

- The graph on the right shows the difference between the average importance ratings and the average satisfaction ratings for both EPRD facilities and amenities and programs and services.
- Overall, satisfaction tends to be lower than importance, indicating areas for improvement.
- The top categories with the largest difference between importance and satisfaction include:
 - Wulf Recreation Center (both aquatics and non-aquatics)
 - And youth activities and sports.



Future Facilities, Amenities, and Services



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Future Facilities and Amenities Lower-Cost Initiatives

Over half of respondents (55%) said they “strongly support” improving trail access and connectivity. Improving maintenance of existing parks and recreation facilities was the second most supported lower-cost initiative with an average rating of 4.0 out of 5. Building a new boat storage for private boats at Evergreen Lake was the lowest rating initiative in terms of support.

Below is a list of lower-cost initiatives the EPRD could undertake over the next 1 to 3 years. Please indicate your household’s degree of support for each initiative.

Facilities and Amenities	n	Avg.	5-Strongly Support	4-Somewhat Support	3-Neutral	2-Somewhat Oppose	1-Strongly Oppose	
Improve trail access and connectivity	n=543	Avg. 4.3	16%	24%			55%	
Improve maintenance of existing park & rec facilities	n=540	Avg. 4.0		25%	33%		38%	
Update and expand indoor fitness equipment	n=543	Avg. 3.8	4%	4%	32%	31%	29%	
Build dedicated outdoor pickleball courts	n=543	Avg. 3.5	11%	10%	30%	20%	29%	
Expand mountain bike skills trails	n=537	Avg. 3.4	11%	8%	31%	24%	25%	
Build outdoor basketball/multi-use courts	n=543	Avg. 3.4	7%	9%	39%	26%	19%	
Expand outdoor fitness stations	n=538	Avg. 3.2	7%	12%	42%	27%	12%	
Purchase outdoor movie screen for movies in the park	n=540	Avg. 3.2	14%	11%	32%	24%	19%	
Build an outdoor volleyball court	n=539	Avg. 3.2	8%	11%	47%	24%	9%	
Build a small off-leash dog park	n=545	Avg. 3.1		23%	12%	21%	16%	28%
Purchase new snow removal equipment to support earlier field access	n=541	Avg. 3.1	10%	11%	46%	23%	10%	
Expand disc golf course	n=538	Avg. 3.1	12%	8%	48%	23%	9%	
Build additional outdoor tennis courts	n=540	Avg. 3.0	14%	12%	46%	13%	14%	
Purchase sailboat to support lessons	n=542	Avg. 3.0	17%	11%	37%	23%	11%	
Build archery range	n=537	Avg. 3.0	15%	12%	44%	20%	10%	
Build new boat storage for private boats at Evergreen Lake	n=544	Avg. 2.3		38%	20%	27%	10%	6%

Insite Sample
Source: RRC

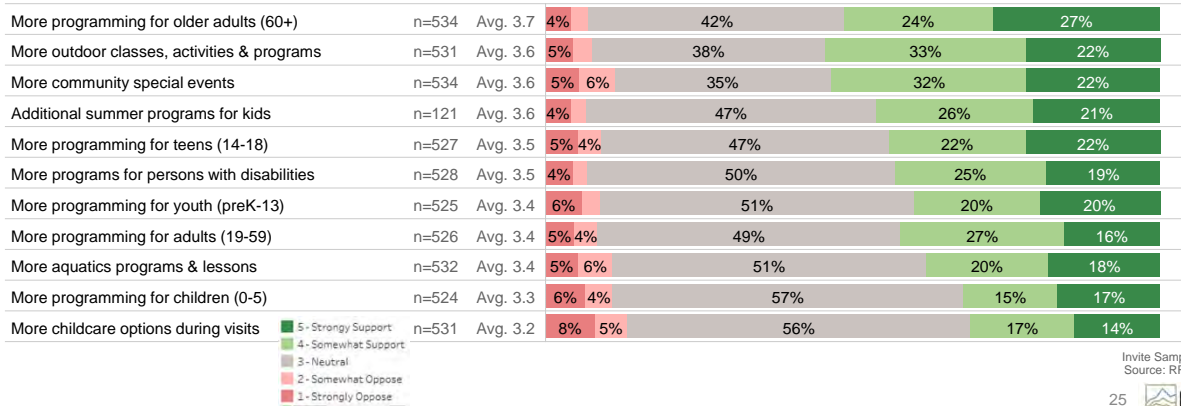
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Future Programs and Services Lower-Cost Initiatives

There is a sentiment of neutrality towards the lower-cost future programs and services for EPRD. Respondents are most supportive of programming for older adults and least supportive for more childcare options during visits.

Below is a list of lower-cost initiatives the EPRD could undertake over the next 1 to 3 years. Please indicate your household's degree of support for each initiative.

Programs and Services



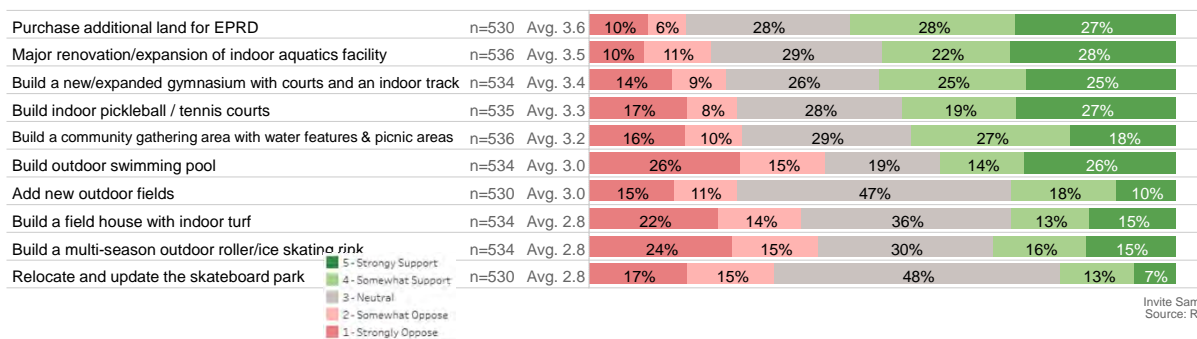
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Medium- to High-Cost Projects

There are varying levels of support on many of the medium- to high-cost future projects, particularly for an outdoor swimming pool, and an outdoor roller/ice skating rink. The most supported project is to purchase additional land for EPRD with an average rating of 3.6 out of 5 with 5 being "strongly support."

Below is a list of medium- to high-cost projects that EPRD could undertake over the next 3 to 5 years. Please indicate your household's degree of support for each project.



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Medium to Large Projects - Budgeting

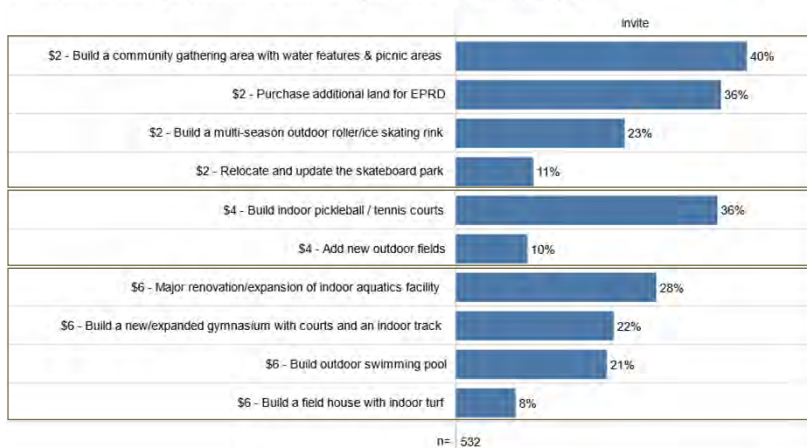
When given a limited budget, respondents most frequently selected smaller and medium budget projects.

The project selected by the largest share of respondents was **building a community gathering area (selected by 40% of all respondents)**, followed by **purchasing additional land (36%)** and **building indoor pickleball/tennis courts (36%)**.

Of the largest budget projects, a major renovation/expansion of the indoor aquatics facility was selected by the most respondents (28%).

Building a field house with indoor turf was the least selected project overall (8%).

Below is the list of medium- and large-sized projects that you just rated. Because our financial resources are limited, we cannot undertake all of them. Assuming that you have \$10 to spend, please select one or more projects to indicate how you would like that \$10 spent.



Source: RRC

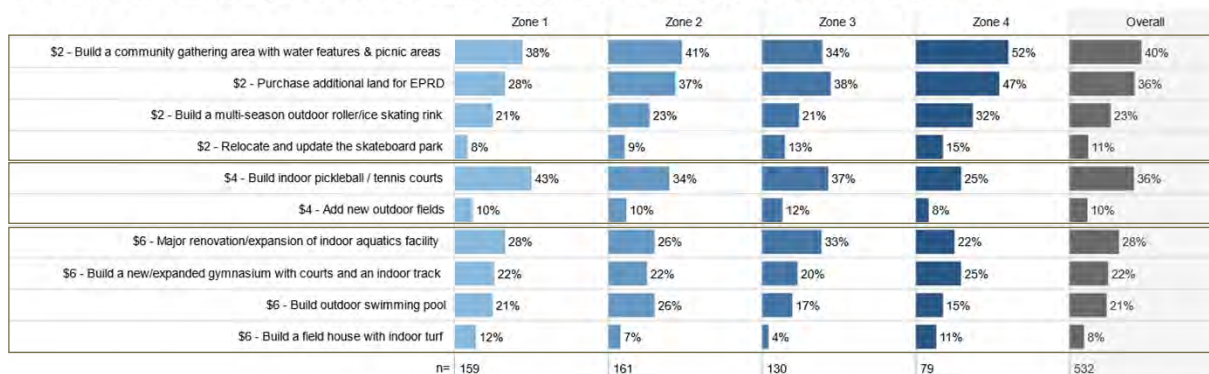
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Medium to Large Projects – Budgeting By Area

When analyzed by the area respondents live within the district, a few differences stand out.

- Respondents in Zone 1 selected indoor pickleball/tennis courts more than the overall (43% vs. 36% overall)
- Respondents in Zone 4 selected a community gathering area (52% vs. 40% overall)
- Respondent in Zones 2 and 3 were generally similar to the overall community

Below is the list of medium- and large-sized projects that you just rated. Because our financial resources are limited, we cannot undertake all of them. Assuming that you have \$10 to spend, please select one or more projects to indicate how you would like that \$10 spent.



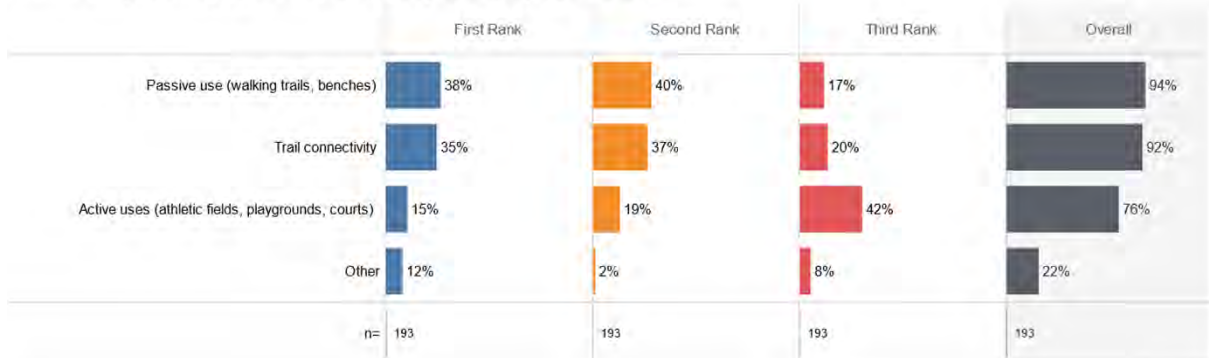
Source: RRC

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Additional Land Priorities

Respondents who indicated that they would prefer to purchase land were asked to rank their priorities for how purchased land would be used. Overall, there is more support for passive use and trail connectivity as priorities for the use of purchased land compared to active uses.

Please rank up to three projects in order of priority for use of purchased land.



Note: each rank column indicates percent of respondents who select the category within that rank. The overall column indicates the percent of all respondents who selected the category for any of their top 3 priorities and do not sum to 100%.

Source: RRC

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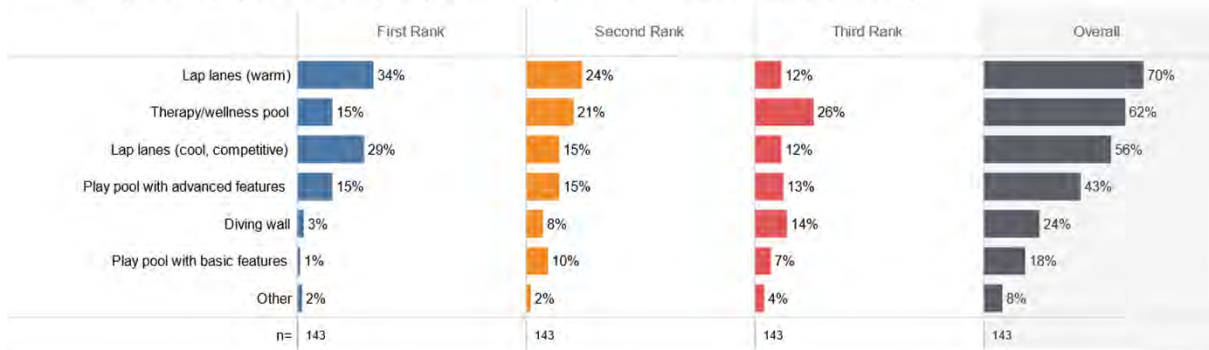
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Renovation/Expansion of Indoor Aquatics Facility Priorities

Respondents who indicated that they would prefer to renovate or expand the indoor aquatics facility were asked to rank their priorities for amenities at an aquatics facility.

- Warm lap lanes were the most supported amenity overall, followed by a therapy/wellness pool and cool, competitive lap lanes.
- Notably, a therapy/wellness pool was supported by more respondents overall but was prioritized as a second or third priority more than a first priority.

Please rank up to three projects in order of priority for amenities you would like to have at an aquatics facility.



Note: each rank column indicates percent of respondents who select the category within that rank. The overall column indicates the percent of all respondents who selected the category for any of their top 3 priorities and do not sum to 100%.

Source: RRC

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New Outdoor Fields Priorities

Respondents who indicated that they would prefer to add new outdoor fields were asked to rank their priorities for types of outdoor fields.

- Overall, there is slightly more support for natural grass fields than artificial fields, and a sizeable share of respondents with interest in additional baseball fields.

Please rank up to three projects in order of priority for outdoor fields you would like EPRD to provide.



Note: each rank column indicates percent of respondents who select the category within that rank. The overall column indicates the percent of all respondents who selected the category for any of their top 3 priorities and do not sum to 100%.

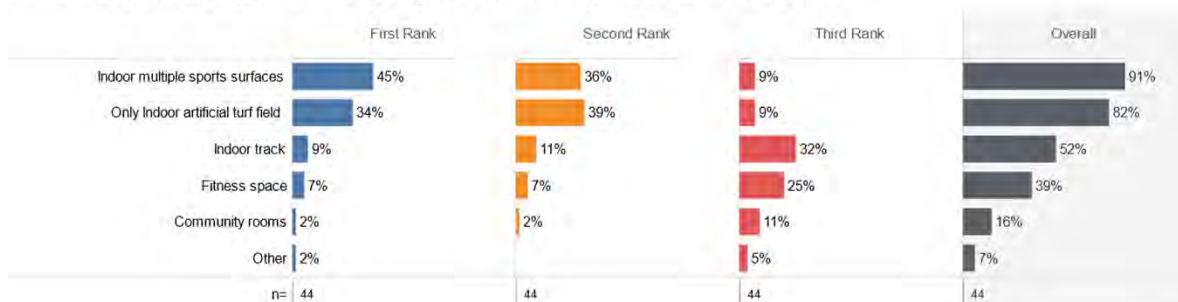
Source: RRC

Field House with Indoor Turf Priorities

Respondents who indicated that they would prefer to build a field house with indoor turf were asked to rank their priorities for facilities provided in the field house.

- Overall, most respondents prioritized multi-sport surfaces and only indoor artificial turf. Support for an indoor track, fitness space, or community rooms was lower overall and generally prioritized third.

Please rank up to three projects in order of priority for indoor facilities you would like EPRD to provide.



Note: each rank column indicates percent of respondents who select the category within that rank. The overall column indicates the percent of all respondents who selected the category for any of their top 3 priorities and do not sum to 100%.

Source: RRC

Large-Size Projects Priorities

Respondents were split as to their top-ranking priority for a large-scale initiative for EPRD. At least 20% of the sample responded that their first rank was to build a new gym, a major renovation of an indoor aquatics facility, build an outdoor pool or none of the above. The top two initiative that received the most support are to build a new gymnasium with courts and indoor track (59% overall) and a major renovation/expansion of an indoor aquatics facility (56% overall).

As discussed previously, because financial resources are limited, EPRD cannot undertake all of the projects under consideration. If EPRD could obtain funding for ONE major initiative, how would you prioritize the following?



Note: each rank column indicates percent of respondents who select the category within that rank. The overall column indicates the percent of all respondents who selected the category for any of their top 3 priorities and do not sum to 100%.

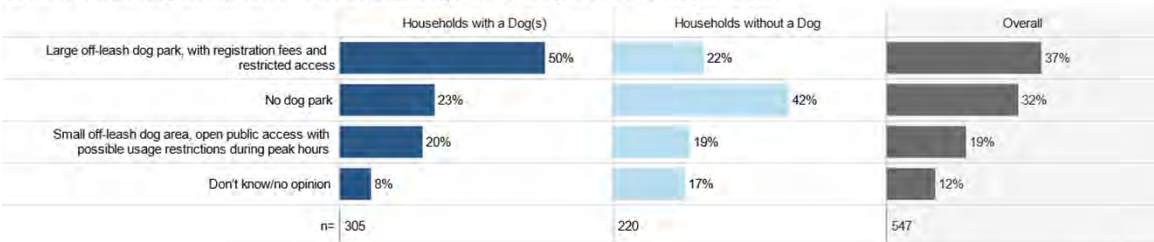
Invite Sample
Source: RRC

Dog Parks

The top priority for a new dog park is a large off-leash dog park with registration fees and restricted access (37%). Nearly one-third of respondents do not want a dog park, and 19% would prefer a small off-leash dog area. In total, 12% of respondents have no opinion.

- Among household with dogs, 50% prefer a large off-leash dog park with registration fees and restricted access, 23% prefer no dog park, and 20% prefer a small off-leash dog area with open access.
- 42% percent of households without dogs prefer no dog park, and 43% prefer either a large or small dog park.

EPRD is considering three options for an off-leash dog park in Evergreen. Which do you prefer:



Invite Sample
Source: RRC

Communication



35

Effectiveness of Communication

Overall, the effectiveness of communication was rated as neutral to somewhat effective. The average rating for effectiveness of communication by ERPD is a 3.8 out of 5, with 5 being "very effective."

How effective is ERPD at communicating with you about parks, recreation facilities, and services?

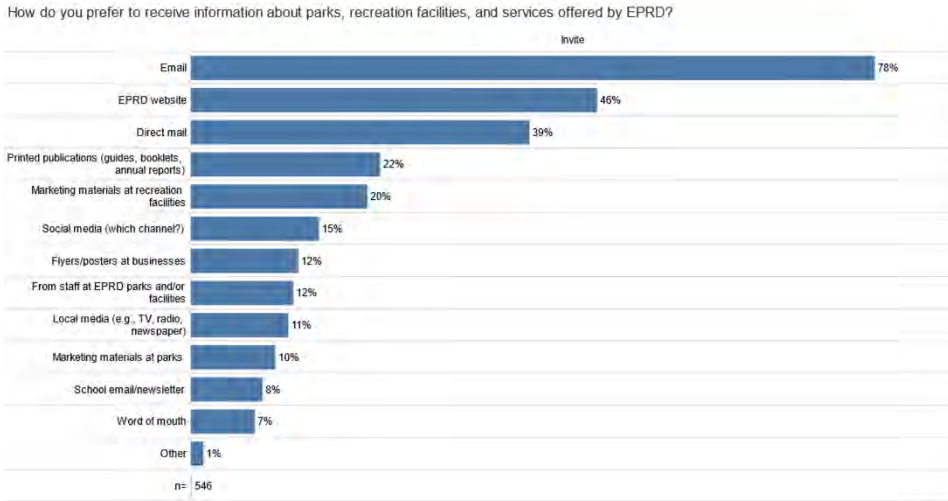


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36

Preferred Communication

Email is the preferred method of communication (78%) followed by the EPRD website (46%) and direct mail (39%). A total of 15% of respondent prefer social media with the most requested channel being Facebook. "Other" suggestions include the Canyon Courier email newsletters and Nextdoor.



Additional Comments/Suggestions

Respondents were offered an opportunity at the end of the survey to provide any additional comments about parks, facilities and services in EPRD. A total of 338 additional comments were received. Common themes are outlined below, and a list of full responses is included in the Appendix.

Parks and Trails	Dogs	Sports and Recreation	Costs	Thank you
<p>"More outdoor activities and events like hiking days, dog walking days, movie in the parks. Do mobile recreation trails to bring recreation to location of the district underserved"</p> <p>"Keep some park space for hiking/quiet use only. Trails that do not allow bikes, etc."</p>	<p>"A dog park is not needed for this community. It would be used more by folks from down the hill and would be a tremendous environmental liability for EPRD."</p> <p>"We need a safe place for dogs to be dogs."</p> <p>"Hugely support off leash dog trails."</p>	<p>"Put money behind buying more fields and improving those you have. The access to fields for sports, especially baseball, is horrible"</p> <p>"Too many people using Pickleball courts and too few pickleball courts to play... Especially in winter indoor pickleball courts have long wait times which is not an option for those who pay to play"</p>	<p>"Cost of individual fitness classes and access to fitness gym is prohibitive"</p> <p>"Good with things as is but maintained, no more taxes. Also put taxpayers first in cost and service."</p> <p>"Keep taxes low so all can enjoy"</p>	<p>"We love you guys! Thank you for making our community such a special place to live...and always asking for our ideas and input. It is greatly appreciated!"</p> <p>"You provide a great service to the community! Thank you for all you do!"</p> <p>"You guys are doing a great job and all of this feedback passion is so appreciated. :)"</p>

Demographics

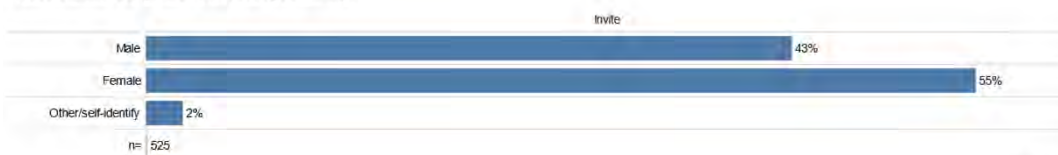


39

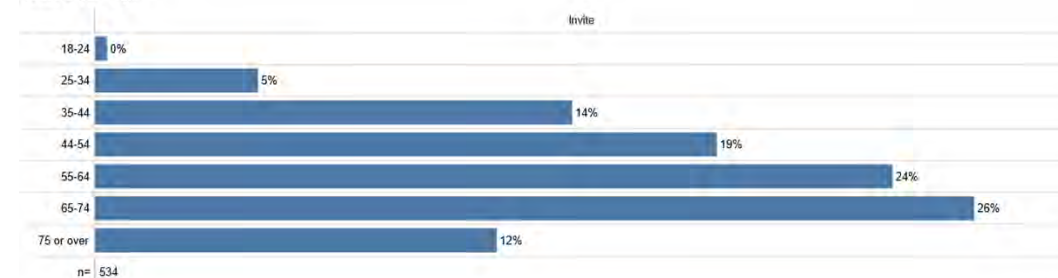
Gender & Age

A greater share of females responded to the survey, and the sample skews slightly older.

Please indicate the gender with which you identify:



What is your age?

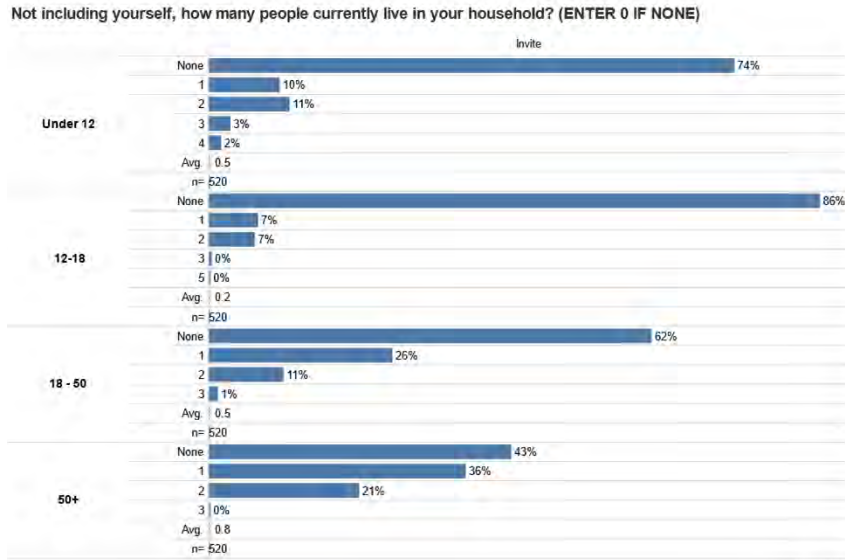


Source: RRC 40 RRC

40

Household Makeup

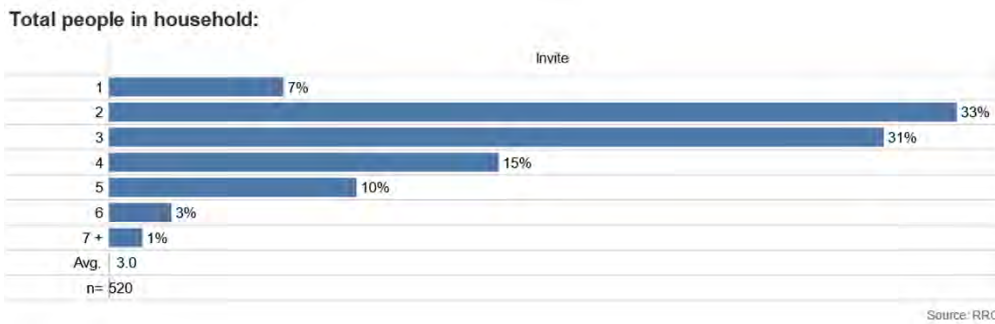
- 21% of the sample has one or two children at home under the age of 12.
- 14% of respondents have one or two children aged 12-18.
- 36% have one or two adults in the household aged 18-50.
- The greatest share is of older adults 50+ with 57% of respondent household with at least one adult over the age of 50.



41

Household Makeup

A third of respondents are a household of two, and the average number of people per household is three.



42

Voter Registration Status, Dog Ownership & Residence Ownership

Over half of respondents do own a dog (58%) and 8% of the sample responded that they or someone in their household has a disability.

Do you or a member of your household own a dog?



Do you or someone in your household have a disability?



43

Voter Registration Status, Dog Ownership & Residence Ownership

Almost all respondents are registered voters (99%) and own their own residence (96%).

Are you a registered voter?



Do you rent or own your residence?



44

Ethnicity & Race

Majority of the sample are not Spanish, Hispanic or Latino and consider themselves White.

Are you of Spanish, Hispanic, or Latino origin?



What race do you consider yourself to be? (CHECK ALL THAT APPLY)

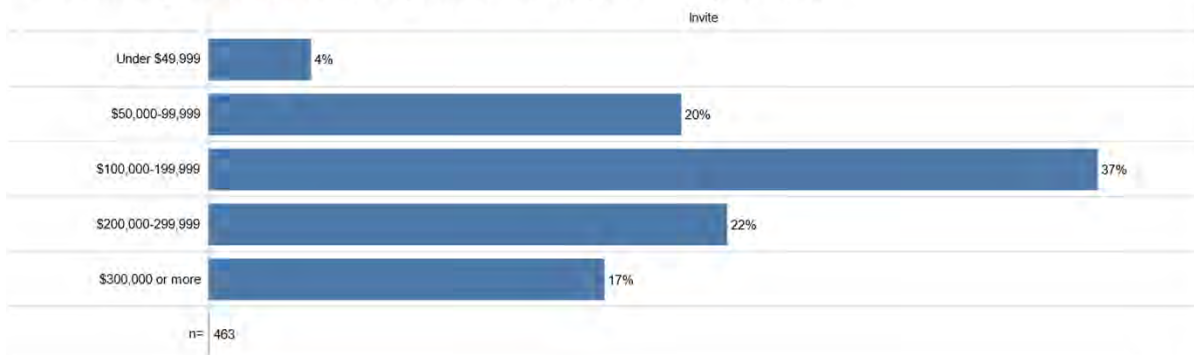


45

Income

The sample reports relatively high income with 76% earning at least \$100,000 per year.

Which of these categories best describes the total gross annual income of your household (before taxes)?



46



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Boulder, CO 80303

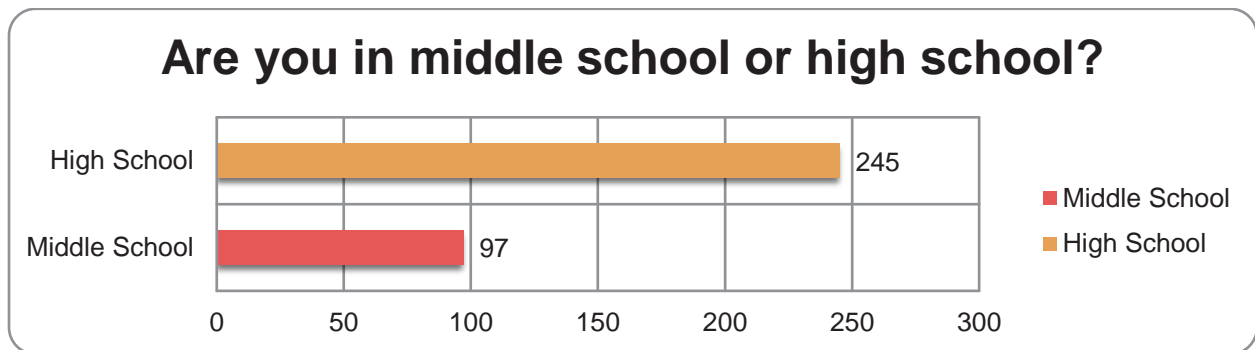


Youth Engagement Report

The youth engagement survey was designed to understand feedback from middle and high school students in Evergreen, Colorado, specific to youth activities, programs, and community spaces. A total of 342 students participated, with 245 high school and 97 middle school students responding. Participants were also asked about challenges faced by middle and high schoolers in Evergreen and how EPRD could address them. In addition, the survey explored factors that may discourage students from using EPRD's rec centers, parks, and programs. Finally, participants were asked about their preferred methods for receiving information about activities and events that interest them.

The questions below were asked to both middle and high school students:

1. What kind of activities, programs or spaces do you wish we had in Evergreen?
2. What do you think EPRD can add to help provide those activities, programs or spaces?
3. What are some challenges for middle/high schoolers in Evergreen or things you think could be better?
4. What do you think EPRD can add to help address those youth challenges?
5. What are some things that hold middle/high schoolers back from using EPRD's rec centers, parks or programs?
6. How would you like to get information about activities or events that interest you?



1. What kind of activities, programs or spaces do you wish we had in Evergreen?

Middle School Desired Activities:	Middle School Desired Facilities:
<p>Top Five:</p> <ol style="list-style-type: none"> 1. Basketball: 8 2. Soccer: 6 3. Hockey: 4 4. Volleyball: 4 5. Dance: 3 <ul style="list-style-type: none"> ▪ Swimming: 3 ▪ Ultimate Frisbee: 3 ▪ Skate park: 3 ▪ Rock climbing: 2 ▪ Football: 2 ▪ Archery: 2 ▪ Skiing/snowboarding program: 2 ▪ Let us lift without shoes: 3 ▪ Art classes: 2 ▪ Music: 2 	<p>Top Five:</p> <ol style="list-style-type: none"> 1. More workout equipment/facilities: 5 2. More parks/outdoor activities: 3 3. Trampoline park: 3 4. Movie theater: 3 5. Better field management/maintenance: 3 <ul style="list-style-type: none"> ▪ Hang Out Spots/Community Centers: ▪ Dog park: 3 ▪ Mall: 2
<p><i>Ideas mentioned once:</i></p> <ul style="list-style-type: none"> ▪ Sports and Physical Activities: fly fishing, sand volleyball pit, tennis classes, camping skill learning, axe throwing, better snow removal on fields, water polo, roller skating, lower age restriction for the rec center gym ▪ Food and Entertainment: bowling alley, chick-fil-a, escape room, improving the quality of the local orchestra ▪ Education and Learning: astronomy elective, mechanics/remote-controlled cars, mental game programs ▪ Outdoor Water Activities: water park, public outdoor swimming pool ▪ Family-Friendly Activities: petting zoo, playground ▪ Improving Local Facilities: better pool 	

High School Desired Activities:	High School Desired Facilities:
<p>Top Five:</p> <ol style="list-style-type: none"> 1. Basketball: 17 2. Swimming: 14 3. Pickleball: 10 4. Soccer: 9 5. Volleyball: 9 <ul style="list-style-type: none"> ▪ Mountain biking: 6 ▪ Skateboarding/Skating: 6 ▪ Tennis: 5 ▪ Art classes: 4 ▪ Skiing/Snowboarding: 4 ▪ Mini golf: 3 ▪ Movie theater: 3 ▪ Rocket building club: 3 ▪ Ping pong: 3 ▪ Roller skating: 3 ▪ Badminton: 3 ▪ Beach volleyball: 2 ▪ Football: 2 ▪ Creative writing: 2 ▪ Hiking groups: 2 ▪ Teenager goat yoga: 2 ▪ Street racing: 2 ▪ Dog park: 2 ▪ Baseball/Softball: 3 ▪ Breakdance groups: 3 ▪ Chipotle: 2 ▪ Youth groups: 1 	<p>Top Five:</p> <ol style="list-style-type: none"> 1. Pools: 11 2. Gym space/equipment: 6 3. Movie theater: 8 4. Skate park: 6 5. Tennis courts: 4 <ul style="list-style-type: none"> ▪ Basketball court: 3 ▪ Outdoor public pool: 3 ▪ Pickleball courts: 3 ▪ Teen hangout spots: 3 ▪ Track: 2 ▪ Crossbow range: 2 ▪ Lunch seating: 1
<p><i>Ideas mentioned once:</i></p> <ul style="list-style-type: none"> ▪ Creative Art Programs: drawing/painting, film making, language courses. Hang Out Spots/Community Centers: community center, Cougar Cafe, outdoor movie nights, ice cream socials, more community service, more lunch seating outside. ▪ Physical Activities/Sports: athletic field space for rugby, crossfit, curling, downhill ice skating course, fencing, go-karting, horseback riding, kung fu, water polo, youth pickleball club. ▪ Other Activities: enduro racing nights, helicopter practice, jazz, nature walks, pick-up sports, running club, self-defense, skating rink, stay open late, sustainability activities, volunteering opportunities, weight lifting team. 	

2. What do you think EPRD can add to help provide those activities, programs or spaces?

Middle Schooler's Ideas to help provide more of these activities, programs, or spaces:

Top Five

1. **Fundraisers: 11**
2. **More funding/money: 9**
3. **Sports facilities (hockey rink, basketball courts, etc.): 8**
4. **Grass fields/facilities: 7**
5. **Equipment (basketballs, dodgeball balls, etc.): 5**

- Space/more facilities: 5
- Coaches/teacher staff: 4
- Better maintenance/care of fields: 4
- Dog park: 4
- Recreation center/activities: 4
- Better food options: 2

Ideas mentioned once:

- **Sports and Recreation:** clearing space for sports, learning correct form for ski/snowboard, lower basketball prices, more diverse offering of sports and levels, semi indoor sports facility, traveling to games, 8u swimming lessons.
- **Food and Entertainment:** better fast food restaurants, movie theater, vending machine
- **Education and Learning:** art materials, more technology, online program, own writing space at school
- **Environmental Impact:** destroy unused stuff, no more apartments to avoid environmental impact
- **Business and Job Opportunities:** higher level chefs and more business openings
- **Other Topics:** brighter colors, club/meetups, more fish, more workout items, positivity, positive atmosphere, sauna temperature

High Schooler's Ideas to help provide more of these activities, programs, or spaces:

Top Five:

1. **More sports/athletic fields and equipment: 35**
2. **Fundraising: 25**
3. **Better facilities: 22**
4. **More after school activities: 17**
5. **More recreational spaces/parks: 16**

- More funding for programs: 14
- Better sidewalks and bike lanes: 11

- More swimming pools: 9
- More advertisement: 8
- More volunteer opportunities: 8
- Better food options: 7
- More community events: 7
- More access to outdoor activities: 7
- More creative and diverse programs: 6
- More jobs for high schoolers: 6
- More music/art programs: 6
- More courts for different sports: 5
- More awareness and communication about available activities: 5
- More opportunities for homeless/LGBTQ+ individuals: 5
- More study spaces: 4

Ideas mentioned once:

- **Awareness:** Not knowing about programs, lack of advertising
- **Access:** Lack of transportation, limited parking, limited open gym hours, specific equipment/facilities not available
- **Space:** Limited space/crowded
- **Maintenance/Quality:** Lack of equipment/maintenance, poor quality
- **Social:** Fear of embarrassment/social anxiety, peer pressure, lack of community, lack of inclusion/diversity, toxic/cliqey environment, body image issues
- **Other:** Weather, lack of industry, limited food options, lack of park hours, dog poop, limited supply of equipment.

3. What are some challenges for middle schoolers in Evergreen or things you think could be better?

Challenges for Middle Schoolers in Evergreen:

Top Five:

1. **Homework:** 15
2. **Sports:** 7
3. **Bullying:** 5
4. **Mental health:** 3
5. **Grass fields/facilities:** 3

- Time management: 3
- School events: 2
- Screen addiction/screen time: 2
- Nothing: 2
- Grades: 2
- Letting students lift without shoes: 2
- More places to hang out: 2
- Staff/teacher attitudes: 2
- Bleachers at high school: 2
- No soccer programs: 2
- Better school lunches: 2
- Swimming: 2
- Getting outside/being active: 2
- Managing workload: 2
- IDK/Not sure: 12

Ideas mentioned once:

- **Sports:** swim team, biking trails, fitness
- **Social issues:** harassment, toxic friends, struggles at home, peer pressure/drama, attitudes of staff, socializing/making friends
- **Accessibility and distance:** rec centers being far from neighborhoods, needing free activities for low-income students, lack of space, technology
- **Safety and supervision:** lack of adult supervision
- **Nutrition:** bad lunches
- **Community events:** festivals, water park
- **Miscellaneous:** better jerseys, no nap time.

Challenges for High Schoolers in Evergreen:

Top Five:

1. **Activities/Things to Do: 22**
 2. **Transportation/Commute: 16**
 3. **School/Workload: 15**
 4. **Mental Health: 9**
 5. **Traffic: 9**
- Homework: 8
 - Facilities/Infrastructure: 7
 - Socializing/Hangout spaces: 6
 - Sports: 5
 - Food: 4

- Teachers/Staff: 3
- Bullying/Judgmental people: 3
- Outdoor spaces: 3
- Drugs: 3
- Time management: 3
- Lack of community: 2
- Funding: 2
- Sleep: 2
- Walking/Biking paths: 2
- Pressure/Expectations: 2
- Age/Grade differences: 1

Ideas mentioned once:

- **Outdoor activities:** wilderness training, mountain biking trails, rocket-building opportunities, cornhole games, outdoor climbing opportunities, pump tracks, accessible biking paths, playgrounds
- **Fitness:** weight lifting equipment, accessible fitness classes, cheer athletics, tennis courts
- **Food:** more food variety, affordable food options, investment in food
- **Community spaces:** hangout spaces, shaded areas, larger band rooms, creative activities, improved bathrooms, open spaces
- **Events:** public events, cool community events
- **Jobs:** job opportunities, accessible jobs
- **Pool access:** pool access, more swimming pool access
- **Support:** supportive adults, coping opportunities, professional therapy, community support
- **Awareness:** awareness of programs, improved communication
- **Regulation:** regulation of social media and screens
- **Transportation:** active transportation
- **Fundraising:** fun-raising opportunities, funding for EPRD locations.

4. What do you think EPRD can add to help address those youth challenges?

Middle Schooler's Ideas to help address youth challenges:

Top Five:

1. **More activities/programs: 9**
 2. **Increase funding/fundraisers: 7**
 3. **Better equipment/facilities: 6**
 4. **Free things/offers: 5**
 5. **Advertise/promote more: 4**
- Lower prices: 2
 - More staff/support: 2
 - Address mental health: 2
 - Address bullying: 2
 - More sports programs/teams: 2
 - Make homework more manageable: 2
 - Improve grass/fields: 2
 - Make school start/end times later: 2
 - Provide more information: 2

High School:

Ideas

Top Five:

1. **More activities for teens: 34**
 2. **Less homework/school: 23**
 3. **Better facilities for sports/outdoor activities: 19**
 4. **Fixing roads/potholes: 15**
 5. **More job opportunities for teens: 9**
- More programs/counseling/therapy: 8
 - More community-building events/opportunities: 7
 - Better food options: 4
 - Social media regulation: 2
 - More space for teens to hang out: 2
 - Better traffic control: 2
 - More educational programs: 2
 - More funding for facilities: 2
 - More mentorship opportunities: 2
 - More road access to high schools: 2
 - More study areas: 2
 - More bike paths/trails: 2
 - More music programs: 2
 - More safe spaces for struggling teens: 2
 - Other suggestions: 40

5. What are some things that hold middle schoolers back from using EPRD's rec centers, parks or programs?

Things that hold middle schoolers back from using EPRD services:

Top Five:

1. **Money/cost: 17**
 2. **Time/busy schedules/homework: 16**
 3. **Lack of interest: 8**
 4. **Transportation: 7**
 5. **Not knowing anyone/no friends: 5**
- Age requirements: 4
 - Lack of open gym time/equipment: 3
 - Mean staff/people/bullying/harassment: 3
 - Bad grass/fields: 3
 - Distance: 3
 - Not as good as others/centered around beginners: 3
 - Not being able to drive yet: 1
 - No club teams: 1
 - Laziness: 1
 - Hanging out with family: 1
 - Stray dogs: 1
 - Not enough kids in the area: 1
 - Not enough options for non-sports or reading activities: 1
 - Not fun: 1
 - Parents not letting them: 1
 - Poor state of outdoor space/grass/fields: 1
 - Ugly jerseys: 1
 - Not good sports: 1
 - Vending machine: 1
 - Not inclusive to their brand: 1
 - Not being told about programs: 1
 - Wanting to play video games instead: 1
 - School/grades: 2

Things that hold high schoolers back from using EPRD services:

Top Five:

1. **Money/cost: 17**
 2. **Time/busy schedules/homework: 16**
 3. **Lack of interest: 8**
 4. **Transportation: 7**
 5. **Not knowing anyone/no friends: 5**
- Cost/Money: 40
 - Lack of programming for HS-aged: 7
 - Time constraints/busy schedules: 27

- Distance/transportation: 17
- Lack of interest: 9
- Perception/image: 4
- Lack of awareness/advertisement: 8
- Limited facilities/equipment: 8
- Age restrictions: 4
- Crowded spaces: 8
- Homework/school work: 15
- Accessibility: 3

6. How would you like to get information about activities or events that interest you?

Ways middle schoolers would prefer to get information about activities or events:

Top Five:

1. **Email: 53**
2. **I don't know: 25**
3. **Posters/Flyers/Banners: 24**
4. **Text message: 7**
5. **Website/Online resources: 5**

- Advertisements: 4
- No preference: 4
- Word of mouth: 4
- Mail: 4
- Social media: 1
- Phone call: 2
- Newsletters: 2

Ways high schoolers would prefer to get information about activities or events:

Top Five:

1. **Email: 70**
2. **Social media: 56**
3. **Posters/flyers: 43**
4. **Text messages: 21**
5. **School announcements: 15**

- Mail: 12
- Website: 10
- ETV news: 6
- Messenger pigeons: 4
- Bulletin boards: 4
- Phone notifications: 3
- Newsletters: 3
- Handwritten letters: 2

- Local TV: 2
- Carrier pigeon: 2
- Telegram: 1
- Skywriting: 2
- Fax: 1
- Call: 1

EPRD Strategic Plan 2023

Make the Youth Voice Heard

In March 2023, Elementary School Feedback was provided by students at Wilmot Elementary School. Hundreds of responses were provided in the form of pictures, lists, and/or essays.

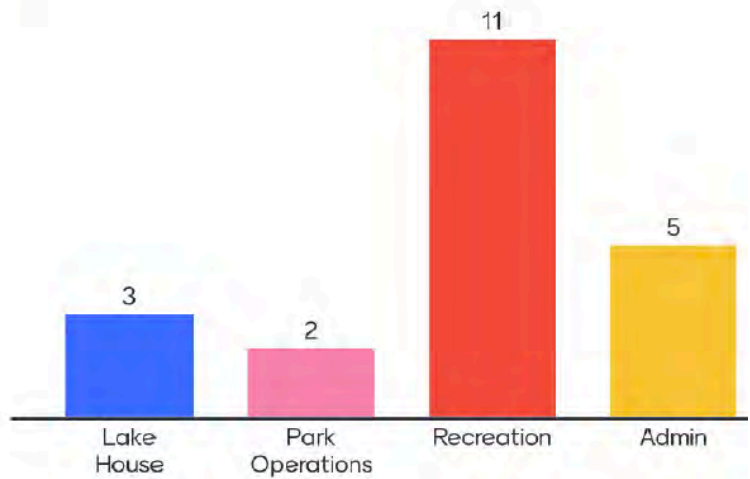
Some of the main themes heard included adventure spaces such as Adventure Courses with ropes courses, zip lining and other active components. This idea was presented indoors and outdoors and had many imaginative ideas. Another primary theme was for a Dog Park as this came up many times. An Indoor Skating Rink was a repetitive theme that many children were very engaged in. Another area with many ideas was enhancing Programs as a whole with horse riding programs, advanced Art Courses, Meditation/Yoga classes for kids and an Environmentally Friendly group for planting, recycling and cleaning up Evergreen.

All the overall themes can be found below, and the actual feedback papers can be utilized as a resource. More feedback will be provided by Bergen Meadow Elementary School in the coming week.

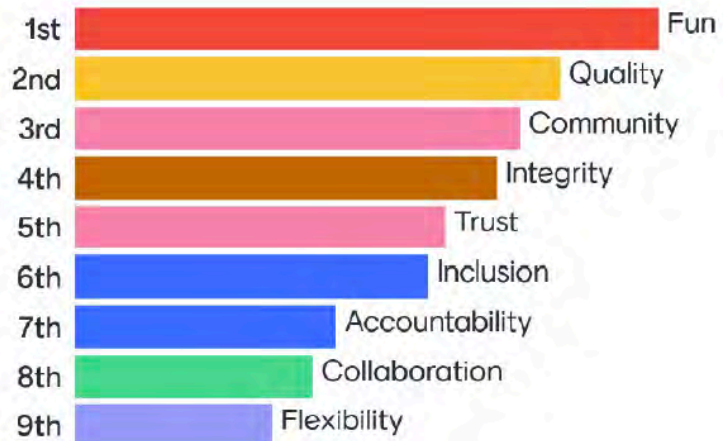
EPRD Youth Feedback - Themes				
Sports	Programs	Spaces	Quick Wins	Big Asks
Ping Pong	Horse riding lessons	Outdoor/Indoor Adventure Course with Ropes	Board Games	iFly
Hockey	Animal Training	Course and/or Zip Line	More Art Supplies	Bungee Jumping
Golf	STEM/Science Lab	Dog Park		Animal Shelter
Lacrosse	STEM/Science Lab	Indoor Skating Rink		Candy Store
Indoor Skiing/ECHO Skiing Team	Art Courses (partner with CAE?)	Indoor Paint Ball/Laser Tag		Arcade
Dirt Biking	Mediation/Yoga	Indoor/Outdoor Hot Tub for KIDS		More Parking
Road Biking Team	Flower/Gardening/Planting Classes	Planetarium		Outdoor Pool
Bocce Ball	Fishing, Ice Fishing, Fly Fishing	Virtual Reality Room		Skydiving
Dirt Biking	GeoCache/Treasure Hunts	Indoor/Outdoor Mini Golf Course		Chicken Farm
Road Biking Team	Art Contests	Sensory Rooms		Zoo
Spin Class	Music Classes	Adventure Bike Park		Rehab Center
Rugby	Overnight Summer Camp	Sledding Park		Amusement Park
	Escape Rooms	Trampoline Park		
Track & Field		Playground broken up by areas for Toddler, PreK, School Age, Teen		
Tackle Football	Hiking Groups	School Age, Teen		
Flag Football	Quilting Classes	More Turf Fields		
Tennis/Pickball Team	Canoe Lessons	Outdoor Basketball Courts		
	Taekwonko	Mini Movie Theaters for Rent Out		
	YouTube Classes	More Slides		
	Language Lessons	Dino Digging Space @ playground		
	Film Class	Indoor Soccer		
	Pokemon Classes	Ninja Warrior Space		
	Cooking Classes	Indoor Skateboard Park		
	Green Team	Art Room (multiple medias)		
	Rocks/Gems Class	Diving Board/Slides (Pool enhancement)		
	More Sports Camps			
	Pottery Classes			
	Lego Programs			



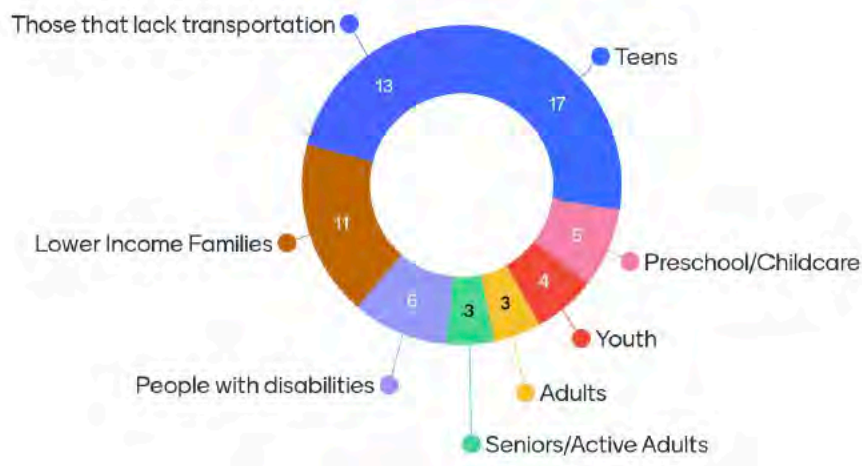
Where do you work?



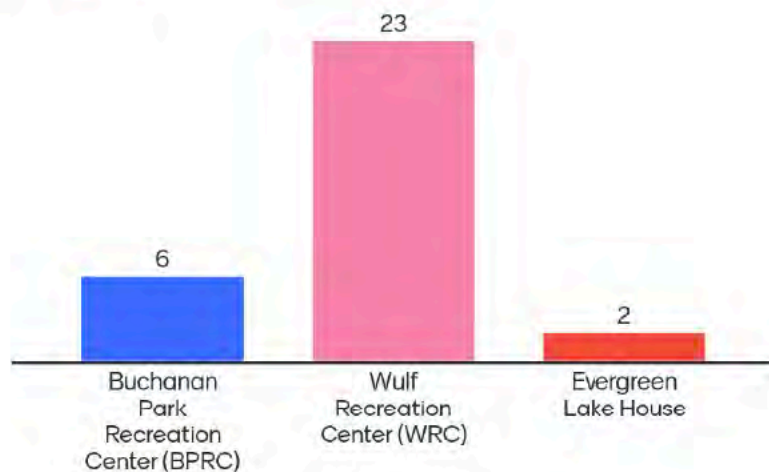
Values



Gaps In Service



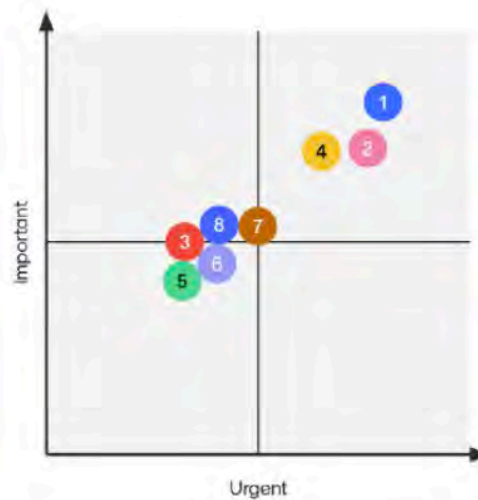
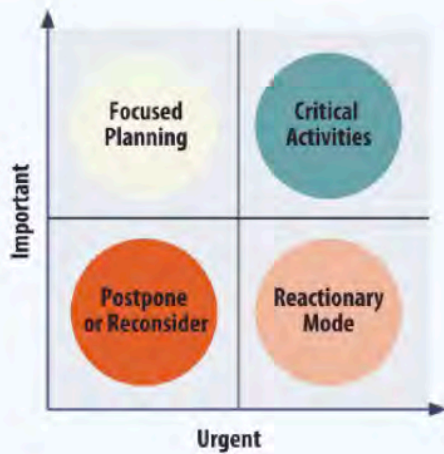
Gaps In Service



Strengths



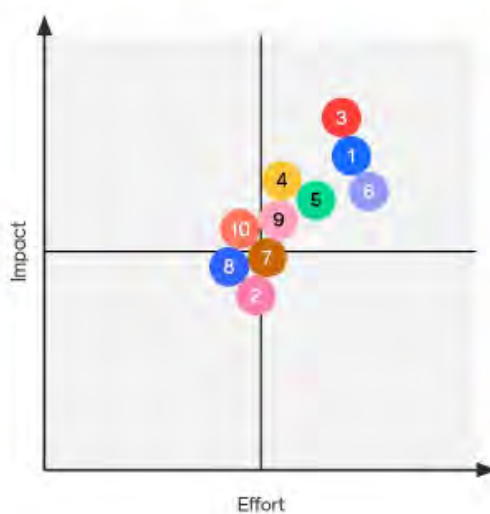
Weaknesses



- 1 Lack of competitive pay/benefits for staff
- 2 Staffing Shortages/Recruitment
- 3 Lack of parking at rec centers, lake house
- 4 Outdated/Aging facilities
- 5 Lack of space - aquatics, fitness, fields
- 6 Perception of being unaffordable
- 7 Lack of Community Awareness, Communication
- 8 Programs aren't serving all community members

Opportunities

Mentimeter



- 1 Renovate aging facilities, beautification
- 2 Add parking, access
- 3 Reconsider staff Pay, work life benefits
- 4 Improve onboarding, training
- 5 Offer more outdoor programmed activities
- 6 More space, new facilities, new land
- 7 Partnerships with other entities
- 8 New programs for underserved groups
- 9 Improved team building, transparency, trust among staff
- 10 Increase advertising, communication about EPRD services



Threats

Mentimeter



- 1 Overall economy/recession/inflation
- 2 Staff Turnover and Recruitment Challenges
- 3 "Competition" from other providers in the area
- 4 Fire danger
- 5 Lack of public trust
- 6 Overuse of trails, lake, etc.
- 7 Lack of staff teamwork/accountability
- 8 Lack of funding/support for band measure

General Component Standards and Life Span

It is important to note that the following rough order of magnitude (ROM) analysis is for general reference only. This ROM Analysis has been prepared in good faith but by its very nature is only able to contain indicative information and estimates (including without limitation those of time, resource, and cost) based on the circumstances known at the time of its preparation. Throughout, it does not include design and other soft costs*, nor does it typically include support elements° (e.g., parking lot), utilities, or rough grading.

A - ATHLETIC FIELDS

A.1, A.2, A.3 Diamond Field – Tiers A, B, & C

Definition:

Ballfields are categorized into three different levels. Classification, location, and extents of each field are identified in the GIS. Consider each field as a complete unit.

Standards:

Each level of field has a set of required elements. Items listed below for each field must be present for the field to meet the standard:

Tier A Diamond Field

- Skinned infield
- Dugouts with benches
- Outfield fence
- Scoreboard
- Bleachers
- Pressbox
- Irrigation
- Subdrainage
- Lighting

Tier B Diamond Field

- Skinned infield
- Dugouts with benches
- Outfield fence
- Bleachers
- Irrigation

Tier C Diamond Field

- Backstop

Diamond Field Subcomponents:

Note: All subcomponents may not be present at every field. Assess deficiencies only for the ones that are present.

Backstop – Consider all backstops at each field as a single subcomponent. **Bleachers** – Consider all bleachers at one field as a single subcomponent. **Dugouts** – Consider all dugouts at each field as a single subcomponent.

Fence – Consider all fencing at each field as a complete unit. Gates are to be included as part of the fence. Foul poles, distance marker signs, and flagpoles, if present, are to be included within this subcomponent.

Infield Mix – Consider all of the area within the infield as a complete subcomponent.

Outfield Surface – Consider the entire area within the outfield of a single component as a complete unit.

Scoreboard – Consider all scoreboards and all related accessories associated with a single field as a subcomponent.

Irrigation – Consider all irrigation and all related accessories associated with a single field as a subcomponent.

Subdrainage – Consider all subdrainage all related accessories associated with a single field as a subcomponent.

Lighting – All lighting is LED. Consider all lighting and all related accessories associated with a single field as a subcomponent.

Diamond Field Replacement Costs and Life Span

	Tier A	Tier B	Tier C
Backstop	5%	5%	5%
Bleachers	7%	5%	2%
Dugouts	5%	6%	NA
Fencing	5%	6%	NA
Infield Mix	5%	5%	5%
Outfield Turf	15%	15%	15%
Scoreboard	2%	2%	NA
Irrigation	8%	8%	NA
Subdrainage	10%	NA	NA
Lighting	10%	NA	NA
Total Replacement Cost* ⁰	\$1,400,000	\$750,000	\$400,000
Life Span	10 – 20 years	10 – 20 years	10 – 20 years

A.4, A.5 Multiuse Rectangular Fields – Natural or Synthetic

Definition:

Classification, location, and extents of each field is as identified in the GIS. The auditor is to consider each field as a complete unit. Items in this category include those assets identified as soccer, mixed-use, football, rugby, lacrosse, cricket, or other possible designations. Units can vary in size and shape and may be capable of being configured in a variety of ways to accommodate multiple fields or different activities.

Standards:

All soccer goals shall be portable. Goal sizes will vary in respect to field dimension variance.

Surface should be level from endline to endline with a 15-inch crowned centerline.

- Additional standards for synthetic fields:
- Line for soccer or only one other sport
- Proper edging (concrete mow strip, etc.)
- Quick couple system for washing

Multiuse fields have no subcomponents. Deficiency is scored as a percentage of the entire field needing replacement.

Rectangular Field Replacement Costs and Life Span

	Synthetic Turf	Multiuse Field Turf
Total Replacement Cost* ^o	\$1,400,000	\$400,000
Life Span	10 – 15 years	10 – 20 years

B - BIKE PARK

B - Bike Park

Definition:

Consider each facility for bike skills activity (including surfacing, signage, special features, and fencing, if applicable) as a single component.

Standards:

The general standard is that the course must be suitable for its intended purpose in terms of size, configuration, and other attributes. Exact shape may vary, and features within the bike park may be constructed in place or prefabricated.

A.1 Neighborhood Bike Park

- 5,000 to 10,000 square feet
- Beginner users
- Small pump track and skills course

A.2 Community Bike Park

- 10,000 to 20,000 square feet
- Beginner to intermediate users
- Medium pump track and skills course
- Progressive jump lines

A.1 Destination Bike Park

- 20,000 to 40,000+ square feet
- Beginner to advanced users
- Large pump track and skills course
- Progressive jump lines
- Red Bull and professional event qualification

Bike Park Subcomponents:

Note: All subcomponents may not be present at every course. Assess deficiencies only for the ones that are present.

Site Furnishings – All railings, benches, signs, racks, or other equipment and furnishings within the polygon in the GIS identified as Bike Skills Course is to be considered as a single subcomponent.

Special Feature – Special features, such as art or sculpture, within a single Bike Skills Course should be considered as a single subcomponent, even when there are multiple or different Special Features within a single course.

Surface – All surfacing within the component is to be considered a single subcomponent.

Bike Park Replacement Costs and Life Span

	Neighborhood	Community	Destination
Site Furnishings	15%	15%	15%
Special Features	5%	5%	5%
Surface	50%	50%	50%
Total Replacement Cost* ^o	\$200K – \$300K	\$300K – \$600K	\$600K – \$1M+
Life Span (w/ regular maintenance)	15 – 25 years	15 – 25 years	15 – 25 years

C - BUILDINGS

C.1, C.2, C.3, C.4 Pavilions, Large Shelters, Small Shelters, and Shade Structures

Definition:

Shelters are identified in the GIS. Consider each shelter as a single component.

Standards:

- Size and shape shall be suitable for the intended purpose at that location
- Materials and workmanship to be durable and suitable for the intended use

Shelter Subcomponents:

Fixtures – All cabinets, counters, and other features that are within the shelter are to be considered as a single subcomponent.

Foundation – The base on which the structure is placed – may also serve as the flooring.

Roof – All roofing materials, soffits, and other parts of the overhead covering, whether open (trellis) or solid are to be considered as a single subcomponent.

Site Furnishings – All tables, railings, benches, signs, racks, or other equipment and furnishings directly associated with the component being audited is to be considered as a single subcomponent.

Structural – All walls, columns, doors, windows, and other vertical components of the pavilion are to be considered as a single component.

Shelter Replacement Costs and Life Span

	Pavilion (C.1)	Large Shelter (C.2)	Small Shelter (C.3)	Shade Structure (C.4)
Fixtures	5%	NA	NA	NA
Foundation	10%	20%	20%	10%
Roof	15%	20%	20%	30%
Site Furnishings	5%	10%	10%	5%
Structural	20%	20%	20%	20%
Total Replacement Cost* ⁰	\$400,000	\$200,000	\$80,000	\$25,000
Life Span	40 – 50 years	20 – 30 years	20 – 30 years	10 – 20 years

C. 5, C.6 Restroom Building and Toilet Enclosure

Definition:

Restrooms are identified in the GIS. Consider each restroom building as a single component.

Standards for Restroom:

- Minimum size:
 - Women's: two toilets and one lavatory
 - Men's: one toilet, one urinal, one lavatory
- ADA compliant (General assessment only – not intended to be a complete ADA audit)
- Drinking Fountain
- Minimum 8-foot-wide service road with turnaround for pickup truck

Standards for Toilet Enclosure:

- Approved design (shape, materials, colors)
- Meets ADA (size and access) (general assessment only – not intended to be a complete ADA audit)
- Hardscape access for trucks

Restroom Subcomponents:

Fixtures – All plumbing, cabinets, counters, and other features that are within the restroom are to be considered as a single subcomponent.

Foundation – The base on which the structure is placed; may also serve as the flooring.

Roof – All roofing materials, soffits, and other parts of the overhead covering, whether open (trellis) or solid are to be considered as a single subcomponent.

Structural – All walls, columns, doors, windows, and other vertical components of the restroom building are to be considered as a single component.

Restroom Replacement Costs and Life Span

	Restroom Building (C.5)	Toilet Enclosure (C.6)
Fixtures	10%	NA
Foundation	20%	30%
Roof	15%	30%
Structural	20%	30%
Total Replacement Cost* ^o	\$500,000	\$30,000
Life Span	40 – 50 years	10 – 20 years

D – SPORT COURTS

D. 1, D.2 Basketball – Full or Half

Definition:

Courts are identified as full or half in the GIS. The auditor is to consider each court as a single component.

Standards:

- Court base to be asphalt or concrete
- Goals to be double rim with nylon net
- Court striping required

Court Subcomponents:

Note: All subcomponents may not be present at every court. Assess deficiencies only for the ones that are present.

Site Furnishings – All railings, benches, signs, racks, or other equipment and furnishings directly associated with the component being audited is to be considered as a single subcomponent.

Nets and Posts – All nets and posts within the component are to be considered a single subcomponent.

Surface – All surfacing within the component is to be considered a single subcomponent.

Basketball Court Replacement Costs and Life Span

	Full Court (D.1)	Half Court (D.2)
Site Furnishings	10%	10%
Nets and Posts	5%	5%
Surface	75%	75%
Total Replacement Cost* ⁰	\$120,000	\$65,000
Life Span	15 – 25 years	15 – 25 years

D.3, D.4 Tennis Courts, Pickleball Courts

Definition:

Tennis courts may exist singly or in groups. Consider each individual court identified in the GIS as a single component. Pickleball courts are typically found in multiple quantities and, when associated with tennis courts, occur as quantity of two.

Standards:

- Post-tensioned concrete preferred
- Athletic court surfacing – blue or green
- Square box powder-coated posts with brass winder
- Vinyl coated black chain link fence (tennis requires 10 feet)
- Size and shape shall be suitable for play at the level for which the court is intended

Tennis/Pickleball Subcomponents:

Note: All subcomponents may not be present at every court. Assess deficiencies only for the ones that are present.

Fence – Auditor is to consider all the fencing at one court as a single subcomponent. Gates are to be included as part of the fence. Where fencing serves multiple courts, fencing shall be rated as to how it affects each court that is being evaluated. Height and shape shall be suitable for its function at the court. If more than one court is contained within a single fenced enclosure and conditions of the fence affect play on the courts, all courts affected by the fence shall receive a lower score.

Nets/Posts – All nets and posts within the component are to be considered a single subcomponent.

Site Furnish – All railings, benches, signs, racks, or other equipment and furnishings directly associated with the component being audited is to be considered as a single subcomponent.

Surface – Auditor is to consider the entire surface area associated with a single court as a single subcomponent. Where a single surface serves multiple courts, the surface should be assessed for its role and functionality for each court. The surface shall be assessed on its suitability for the level of play intended for the court it is part of. The standard is athletic cushion surfacing over a post-tension concrete base.

Tennis/Pickleball Court Replacement Costs and Life Span

	Tennis (D.3)	Pickleball (D.4)
Fence	20%	20%
Nets and Posts	10%	10%
Surface	60%	60%
Site Furnishings	5%	5%
Total Replacement Cost* ⁰	\$110,000	\$65,000
Life Span	15 – 25 years	15 – 25 years

D.5 Disc Golf

Definition:

Consider each course, including multiple tee boxes and goals, and other features directly related to the disc golf course, if applicable, as a single component. Lawns, vegetation, structures, and other features that may not be directly related to the game, but which impact it can be considered in assessing the condition of the course.

Standards:

- Where it is necessary for a disc golf fairway to cross a trail, the course should be designed so the disc golf player has excellent site distance in both directions on the trail and can see oncoming trail users.
- Individual fairways within the course should never cross each other.
- Tees should be concrete, minimum 6 feet wide and 12 feet long, oriented in the direction of the hole. The concrete should have a rough broom finish.
- In general, provide three sleeves for every hole so that the baskets can be regularly moved around.
- Rules and regulations, as well as signage for holes, shall be posted at disc golf courses.

Disc Golf Subcomponents:

Note: All subcomponents may not be present at every disc golf course. Assess deficiencies only for the ones that are present.

Baskets and Tee Boxes – All nets and posts (including goals) within the component are to be considered a single subcomponent.

Site Furnishings – All railings, benches, signs, racks, or other equipment and furnishings directly associated with the component being audited is to be considered as a single subcomponent.

Surface – Consider the entire surface area associated with a single course as a single subcomponent.

Disc Golf Replacement Costs and Life Span

Site Furnishings	10%
Baskets and Tee Boxes	30%
Surface	50%
Total Replacement Cost* ^o	\$100,000
Life Span	15 – 25 years

D.6 Sand Volleyball

Definition:

Consider each court identified in the GIS, including net, surfacing, and fencing, if applicable, as a single component.

Standards:

- Size and shape shall be suitable for play at the level for which the court is intended
- Materials and workmanship to be durable and suitable for the intended use
- Sand surface is to be level and contained with appropriate edge material

Sand Volleyball Subcomponents:

Note: All subcomponents may not be present at every court. Assess deficiencies only for the ones that are present.

Border – This classification includes borders for the control and containment of sand surfacing at sand volleyball courts. Auditor is to consider the entire border at a single volleyball court as a single subcomponent. If the border serves multiple courts, it shall be evaluated for each court according to its functionality in serving that court.

Nets/Posts/Goals – All nets and posts within the component are to be considered a single subcomponent.

Site Furnishings – All railings, benches, signs, racks, or other equipment and furnishings directly associated with the component being audited are to be considered as a single subcomponent.

Surface – The entire surfacing for each component is to be considered as a single subcomponent.

Sand Volleyball Court Replacement Costs and Life Span

Border	30%
Nets/Posts/Goals	10%
Site Furnishings	10%
Surface	60%
Total Replacement Cost*0	\$50,000
Life Span	15 – 25 years

D.7 Horseshoe

Definition:

Consider each full court identified in the GIS as a complete component with no subcomponents. This includes stakes, pits, surfacing materials, edging, backstops, paving, fencing, and any other elements directly associated with the court.

Standards:

- Size and shape shall be suitable for play at the level for which the court is intended
- Materials and workmanship to be durable and suitable for the intended use

Horseshoe Subcomponents:

Note: All subcomponents may not be present at every court. Assess deficiencies only for the ones that are present.

Nets/Posts/Goals – All nets and posts within the component are to be considered a single subcomponent.

Site Furnishings – All railings, benches, signs, racks, or other equipment and furnishings directly associated with the component being audited is to be considered as a single subcomponent.

Surface – All surfacing within the component is to be considered a single subcomponent.

Horseshoe Replacement Costs and Life Span

Nets/Posts/Goals	10%
Site Furnishings	20%
Surface	60%
Total Replacement Cost* ⁰	\$7,500
Life Span	10 – 20 years

E – Dog Park

E.1 Dog Park

Definition:

Consider each dog park location, including dog parks with multiple paddocks, as a complete unit. Everything within the dog park that is part of its function is included in evaluating the complete unit, such as fences, gates, benches, shade shelters, drinking fountains, etc.

Standards:

- ADA entrance path
- Crusher fines surfacing around entrance minimum 30' x 30'
- Cleanup stations with bag dispenser and trash receptacles
- Community bulletin board
- Shade trees or shade structure
- Attractive visual buffer from surrounding areas (vegetation/fence)
- Rules and regulation signage

Dog Park Subcomponents:

Note: All subcomponents may not be present at every dog park. Assess deficiencies only for the ones that are present.

Fence – Consider all fencing at a dog park as a single subcomponent. Gates are to be included as part of the fence. Type and locations of fences, gates, and other hardware shall be suitable for ease of use by dog owners and appropriate for security of dogs.

Site Furnishings – All railings, benches, signs, racks, or other equipment and furnishings directly associated with the component being audited is to be considered as a single subcomponent.

Surface – Consider all surfacing at a dog park as a complete unit, even when it consists of different types of materials. The standard is for crusher fines around entrance, minimum of one acre of alternative surface (balance can be native vegetation – no turf).

Dog Park Replacement Costs and Life Span

Site Furnishings	10%
Fence	30%
Surface	50%
Total Replacement Cost* ⁰	\$165,000 per acre
Life Span	15 – 25 years

F – Playgrounds and Fitness Equipment

Playgrounds – Pocket (F.1), Local (F.2), Community (F.3), and Destination (F.4)

Definition:

Playgrounds are defined as either Large or Small Playground. This section applies to all types. Consider each collection of play features associated with a single playground identified in the GIS as a single component. Features do not have to be attached or connected but should exist in a proximity to one another so that they constitute a single play space, and should fall within the polygon for the component shown in the GIS. Everything within the play space that is directly associated with play is to be included in evaluating the component, such as climbing structures, swings, sandboxes, etc. Benches, paving, drinking fountains, landscaping, and other features located within the play space but not directly associated with play activity are to be counted separately under the appropriate component definition.

Standards:

General Parameters

- Nearby seating for adults
- Contained by curbs or adjacent walks
- ADA ramp
- Positive drainage
- Approved surface (EWF or rubberized)

F.1 Pocket Playground

- 1,200 to 2,200 square feet
- Two age groups (individual 2 – 5-year-old [YO] pieces of equipment; small 5 – 12 YO structure)
- No swings

F.2 Local Playground

- 2,200 to 3,500 square feet
- Two age groups (individual structures for 2 – 5 YO and 5 – 12 YO)
- Swings (optional)

F.3 Community Playground

- 3,500 to 6,000 square feet
- Two age groups (individual larger structures for 2 – 5 YO and 5 – 12 YO)
- Swings
- Ground pieces, as needed

F.4 Destination Playground

- 6,000 to 18,000 square feet
- Multiple structures
- Swings
- Ground pieces
- Zip lines
- Shade structures

Playground Subcomponents:

Note: All subcomponents may not be present at every playground. Assess deficiencies only for the ones that are present.

Border – This classification includes borders for the control and containment of safety surfacing and other materials at playgrounds. Consider the entire border at a single playground as a single subcomponent.

Equipment – Consider all play equipment at a single playground as a single subcomponent.

Site Furnishings – All railings, benches, signs, racks, or other equipment and furnishings directly associated with the component being audited is to be considered as a single subcomponent.

Special Feature – Special features, such as art or sculpture, within a single playground should be considered as a single subcomponent, even when there are multiple or different special features within a single playground. These are to be considered separately from site furnishings.

Surface – Consider all the play surfacing at a single playground as a single subcomponent. Multiple types of surfacing may exist at a single playground, but should all be considered part of one complete unit.

Playground Replacement Costs and Life Span

	Pocket	Local	Community	Destination
Border	10%	10%	10%	10%
Equipment	50%	50%	50%	50%
Special Features	5%	5%	5%	5%
Site Furnishings	20%	10%	20%	10%
Surface	10%	15%	10%	15%
Total Replacement Cost (Equipment)* ^o	\$60K – \$85K	\$125K – \$175K	\$250K – \$500K	\$500K – \$1M+
Total Replacement Cost (Surface)* ^o	\$25 per sq. ft.	\$25 per sq. ft.	\$25 per sq. ft.	\$25 per sq. ft.
Life Span	10 – 20 years	10 – 20 years	10 – 20 years	10 – 20 years

F.3 Fitness Equipment

Definition:

Generally, fitness equipment consists of individual stations that may or may not be part of a larger group of stations or spread along a trail.

Standards:

- Materials and workmanship to be durable and suitable for the intended use
- Stations to be located on level surfaces that will not become muddy when wet
- Stations to be located where they can be reasonably accessed by users

Fitness Equipment Subcomponents:

Note: All subcomponents may not be present at every Fitness Equipment and Fitness Zone location. Assess deficiencies only for the ones that are present.

Equipment – All equipment and signs associated with a single fitness course are to be considered as a single subcomponent.

Surface – All surfacing associated specifically with the component is to be considered a single subcomponent. Adjacent walks, paving, or other surfaces are not to be included unless they are an integral part of the fitness equipment and are critical to its use and function.

Fitness Equipment Replacement Costs and Life Span

Equipment	70%
Surface	20%
Total Replacement Cost* ^o	\$85,000
Life Span in Years	10 – 20 years

G – SKATE PARK

Skate Parks – Neighborhood (G.1), Regional (G.2), and Destination (G.3)

Definition:

Consider one facility for skateboards (may also serve other wheel sports, but primary purpose is for skateboards) including surfacing, signage, special features, and fencing, if applicable, as a single component.

Standards:

General Parameters

- The spectator area shall include all areas that are 30 feet less from the outer edge of the skate activities area.
- The skate park shall be designed to be maintainable and discourage standing water.
- Irrigation shall not overspray into the skate park.
- Rules and regulations shall be posted at all skate parks.
- Any park furnishings should be graffiti-proof, vandal-proof and skate-proof to the greatest extent possible, even when located outside the activities area.

G.1 / G.1a Neighborhood Skate Park

- 2,000 to 3,000 square feet in-ground (OR 60' x 100' modular above-ground)
- Street style or bowl style
- Beginner users

G.2 / G.2a Regional Skate Park

- 3,000 to 6,000 square feet in-ground (OR 100' x 120' modular above-ground)
- Street style and bowl style
- Beginner to intermediate users

G.3 / G.3a Destination Skate Park

- 6,000+ square feet in-ground (OR 200' x 500' modular above-ground)
- Street style and bowl style
- Beginner to advanced users
- Olympic-level design

Skate Park Subcomponents:

Note: All subcomponents may not be present at every skate park. Assess deficiencies only for the ones that are present.

Site Furnishings – All railings, benches, signs, racks, or other equipment and furnishings within the polygon in the GIS identified as skate park are to be considered as a single subcomponent.

Surface – All surfacing within the polygon in the GIS identified as skate park is to be considered as a single subcomponent.

Skate Park Replacement Costs and Life Span

In-Ground	Neighborhood (G.1)	Regional (G.2)	Destination (G.2)
Site Furnishings	5%	5%	5%
Surface	75%	75%	75%
Total Replacement Cost* ^o	\$200K – \$300K	\$300K – \$600K	\$600K – \$1M
Life Span in Years	15 – 25 years	15 – 25 years	15 – 25 years
Modular Above-Ground	Neighborhood (G.1a)	Regional (G.2a)	Destination (G.3a)
Site Furnishings	5%	5%	5%
Surface	75%	75%	75%
Total Replacement Cost* ^o	\$50K – \$100K	\$100K – \$200K	\$200K – \$500K
Life Span	20 – 30 years	20 – 30 years	20 – 30 years

H – Parking and Walks/Trails

H.1 Parking Surface

Definition:

Consider the area within a polygon labeled in the GIS as a parking surface as a single component. Multiple parking surfaces connected with a driveway and can be accessed without leaving the site and reentering at a different location may be counted as one parking surface if identified as such in the GIS. Multiple parking surfaces that are not connected in this way should be counted as separate parking surfaces.

Standards:

- Size and shape shall be suitable for the intended purpose at that location
- Materials and workmanship to be durable and suitable for the intended use
- Surface should be within normal expectations for smoothness and slope (but does not have to be hard surface) and should not pond water or become muddy when wet.

Parking Subcomponents:

Note: All subcomponents may not be present at every parking surface. Assess deficiencies only for the ones that are present.

Surface – All paving within a polygon identified as a parking surface in the GIS is to be considered as a single subcomponent.

Drainage Elements (curbs, gutters, pans, culverts, inlets, etc.) – Consider all such features associated with one parking area as a single subcomponent. Curbs and gutters should be made of concrete and not asphalt.

Traffic Control Elements (parking signage, striping, wheel stops, bollards, etc.) –

Consider all such features associated with one parking area as a single subcomponent.

Parking Replacement Costs and Life Span

	20 spaces		40 spaces		80 spaces	
	Asphalt	Gravel (12")	Asphalt	Gravel (12")	Asphalt	Gravel (12")
Drainage Elements	30%	30%	30%	30%	30%	30%
Surface	55%	55%	55%	55%	55%	55%
Traffic Control Elements	5%	5%	5%	5%	5%	5%
Total Replacement Cost* ^o	\$1,750 per space	\$600 per space	\$1,700 per space	\$600 per space	\$1,675 per space	\$600 per space
Life Span	20 – 30 years	5 – 10 years	20 – 30 years	5 – 10 years	20 – 30 years	5 – 10 years

H.2 WALKS AND TRAILS

Definition:

Consider each designated segment of walks/trail and associated features as a complete unit and rated based only on the need for replacement.

- For segments under 1,000 feet long, damage or disrepair along half or more of the entire length would result in a rating of full repair. A segment that is not traversable from end to end by all populations is to be considered in need of full replacement, even if the damaged area is a relatively small portion of the total length. (This is not, however, intended to be a formal ADA assessment of the segment, but rather reflects the auditor's opinion that a person with a disability would not be able to get from one end of the segment to the other without leaving the path or taking an alternate route.)
- For segments longer than 1,000 feet, a percentage of the segment that is damaged or in disrepair and needs to be replaced based is to be entered on the form.

Standards:

General Parameters

- Surface should be within normal expectations for smoothness and slope (but does not have to be hard surface) and should not pond water or become muddy when wet.
- Segment should be traversable from end to end without leaving the path.

Regional Trails

- 8 – 12' wide
- Asphalt (with shoulder)

Connector Trails

- 6 – 8' wide
- Asphalt or concrete

Local Trails

- 4 – 6' wide
- Asphalt, concrete, or gravel

Walks and Trails Subcomponents:

Walks and trails have no subcomponents. Deficiency is scored based on whether the entire segment should be replaced or not (i.e., 0% or 100%).

Walk/Trail Replacement Costs and Life Span

	Regional	Connector		Local		
	Asphalt	Asphalt	Concrete	Asphalt	Concrete	Gravel
Total Replacement Cost** ^o	\$75 per linear foot	\$45 per linear foot	\$65 per linear foot	\$35 per linear foot	\$50 per linear foot	\$10 per linear foot
Life Span in Years	20 – 30 years	20 – 30 years	25 – 35 years	20 – 30 years	25 – 35 years	5 – 10 years

| - FURNISHINGS

I.1 Drinking Fountain

Definition:

Consider each drinking fountain identified in the GIS as a single component. This includes mechanical system, plumbing, and decorative features.

Standards:

- Materials and workmanship to be durable and suitable for the intended use
- Fountain should be located on a paved surface or one which will not become muddy when wet
- Fountain should be in a location where it is readily available to users

Subcomponents:

Drinking fountains have no subcomponents. Deficiency is scored as a percentage of the entire component needing replacement.

Drinking Fountain Replacement Costs and Life Span

Total Replacement Cost*0	\$10,000
Life Span in Years	10 years

1.2 Trash and Recycle Containers

Definition:

Consider each trash or recycle container identified in the GIS as a single component.

Standards:

- Materials and workmanship to be durable and suitable for the intended use
- Trash or recycle container should be located on a paved surface or one which will not become muddy when wet
- Trash or recycle container should be in a location where it is readily available to users

Subcomponents:

Trash and recycle containers have no subcomponents. Deficiency is scored as a percentage of the entire component needing replacement.

Total Replacement Cost*	\$3,500
Life Span in Years	10 years

1.3 Park ID Signs

Definition:

Consider each individual Park ID sign and, if applicable, attachments and/or accessories, as a complete component.

Standards:

- Materials and workmanship to be durable and suitable for the intended use
- ID sign should be standard EPRD Park design

Subcomponents:

Park ID signs have no subcomponents. Deficiency is scored as a percentage of the entire component needing replacement.

Park ID Signs Replacement Costs and Life Span

Total Replacement Cost*	\$10,000
Life Span in Years	20 years

1.4 Park Benches

Definition:

Consider each park bench identified in the GIS as a single component.

Standards:

- Materials and workmanship to be durable and suitable for the intended use
- Park bench should be located on a paved surface or one which will not become muddy when wet
- Park bench should be in a location where it is readily available to users

Subcomponents:

Park benches have no subcomponents. Deficiency is scored as a percentage of the entire component needing replacement.

Park Benches Replacement Costs and Life Span

Total Replacement Cost*	\$3,500
Life Span in Years	10 years

1.5 Bike Racks

Definition:

Consider each bike rack identified in the GIS as a single component.

Standards:

- Materials and workmanship to be durable and suitable for the intended use
- Fountain should be located on a paved surface or one which will not become muddy when wet
- Fountain should be in a location where it is readily available to users

Subcomponents:

Bike racks have no subcomponents. Deficiency is scored as a percentage of the entire component needing replacement.

Bike Rack Replacement Costs and Life Span

Total Replacement Cost*	\$500
Life Span in Years	10 years

1.6 Picnic Tables

Definition:

Consider each picnic table identified in the GIS as a single component. This includes mechanical system, plumbing, and decorative features.

Standards:

- Materials and workmanship to be durable and suitable for the intended use
- Fountain should be located on a paved surface or one which will not become muddy when wet
- Fountain should be in a location where it is readily available to users

Subcomponents:

Picnic Tables have no subcomponents. Deficiency is scored as a percentage of the entire component needing replacement.

Picnic Tables Replacement Costs and Life Span

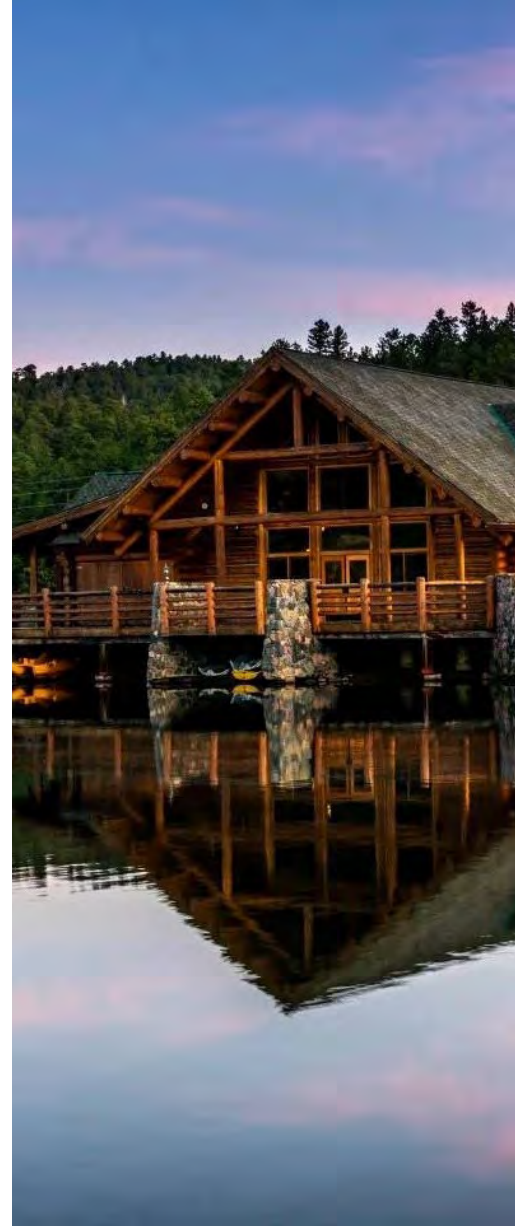
Total Replacement Cost*	\$1,800
Life Span in Years	10 years



WULF RECREATION CENTER



BUCHANAN PARK RECREATION CENTER



EVERGREEN LAKE HOUSE

EVERGREEN PARK & RECREATION DISTRICT

FACILITIES INVENTORY & ASSESSMENT | MARCH 24, 2023



**EVERGREEN
PARK & RECREATION
DISTRICT**



**BARKER
RINKER
SEAGAT
ARCHITECTURE**

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Aging Recreation Centers **Repair, Renovate, or Replace**

EXECUTIVE SUMMARY

FACILITIES INVENTORY & ASSESSMENT

As part of the Evergreen Park and Recreation District (EPRD) Strategic Plan, Barker Rinker Seacat Architecture (BRS) was hired by BerryDunn (BD) to provide an overview inventory and assessment of EPRD's three existing recreation facilities. BD is also performing market analysis, research and public outreach to assist in developing a Strategic Plan for EPRD over the next 3-5 years. The Plan will guide EPRD's operations, programming and capital investments through recommendations consistent with EPRD's mission based on thorough research and public outreach. The planning process should help identify the needs and interests of the community, facility needs and capacity, maintenance and capital investment needs of the District.

EPRD is a Colorado Title 32 Special District with its own taxing authority and publicly elected five-member Board of Directors. EPRD's mission is "to improve the quality of life of the Evergreen community by providing a wide range of excellent, financially responsible park and recreation and amenities while maintaining and enhancing the mountain character of the area." The District was formed in 1969 for the purpose of providing park and recreation services to the community of approximately 23,000 residents encompassing 78 square miles.

The following report, prepared by BRS, assesses the three existing facilities. The three facilities are Wulf Recreation Center, Evergreen Lake House and Buchanan Park Recreation Center. The facilities have been assessed in terms of physical condition, age, building and facility deficiency. The facilities assessment is a physical assessment reviewing the physical characteristics and conditions of the facilities and their systems, as opposed to functional assessment, which would assess the facilities' spaces and ascertain their appropriateness for the activities and programs.

The facilities were constructed between 1970's - 2010's. Despite this span of years, they are all well maintained by a dedicated team at EPRD. Each location is showing its age but efforts to update and reconfigure spaces to better serve the people of Evergreen are evident.

On December 12, 2022, two members of BRS visited each facility and spoke with EPRD staff and administration members about the sites and inspected the buildings. To understand the existing physical conditions the consultant team did a visual inspection during the on-site walk-through and interviews with staff. The conditions were documented with photographs and notes. EPRD also provided past facility assessment information and projected maintenance costs. This report is partly based on the review of existing facilities with members of EPRD staff. While this overview is not exhaustive, it highlights the key observations and opportunities identified through our review.

EXECUTIVE SUMMARY

FACILITIES INVENTORY & ASSESSMENT

EPRD personnel provided high-level goals for each facility and outlined trouble areas that will need addressing regardless of the project scope being provided by BerryDunn. Staff also shared knowledge of recent modifications, upgrades, and on-going maintenance issues they manage within the buildings. The information gathered is summarized for each building with accompanying photographs.

BRS's site visit was intended to assess the conditions of the buildings alone. BerryDunn is providing a larger review of the EPRD's system as a whole which falls outside of the purview for these building reviews. However, BRS has listed items identified by EPRD staff that would impact the current buildings and their use for a fuller understanding of the three facilities as they continue to serve the community.

EPRD's previous Master Plan was completed in 2011. Other previously completed surveys and studies include:

- 2008 Buchanan Park Master Plan
- 2013 Community Survey
- 2015 Buchanan Park Rec Center Feasibility Study
- 2016 Buchanan Park Rec Center Expansion ballot survey
- 2018 Strategic Plan staff workshop & vision illustration
- 2019-2020 Aquatic advisory committee plans

EPRD FACILITIES

Wulf Recreation Center - Buchanan Park Recreation Center - Evergreen Lake House

EPRD PERSONNEL

Cory Vander Veen, EPRD Executive Director
Brian Tucker, Recreation Manager
Bob Schmitz, Facility Operations Manager

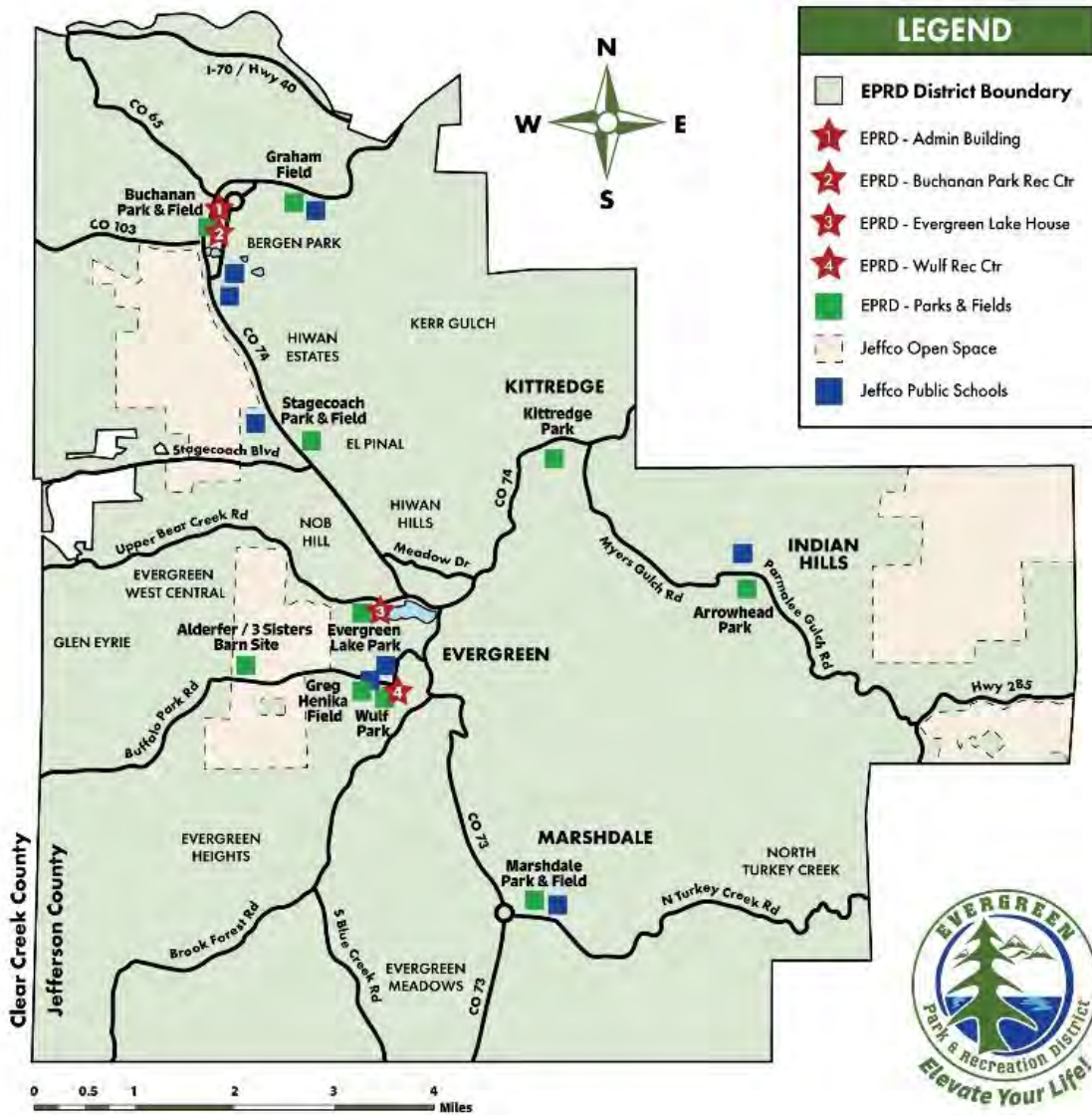
BRS PERSONNEL

Jason Ringdahl, Principal
Chris Nicholls, Designer

FACILITY LOCATIONS

The following map indicates the locations of the facilities observed:

- 1 Wulf Recreation Center
- 2 Buchanan Park Recreation Center
- 3 Evergreen Lake House



AREA TABULATION

	ADMIN		STORAGE		SUPPORT		COMMUNITY		RECREATION		TOTAL SF	
	SF	%	SF	%	SF	%	SF	%	SF	%	NET	GROSS
01 Wulf Recreation Center	2,091	5%	2,420	6%	5,284	14%	4,229	11%	25,043	64%	39,066	42,403
02 Buchanan Recreation Center	1,147	4%	2,902	10%	8,162	28%	4,575	16%	11,917	42%	28,703	31,918
03 Evergreen Lake House	358	6%	240	4%	1,024	17%	4,231	72%	0	0%	5,852	6,730
TOTAL SF	3,595	5%	5,563	8%	14,470	20%	13,034	18%	36,960	50%	73,621	81,050

Based on recent feasibility studies BRS has conducted across the US, cities, on average, provide about 1.0 sq. ft. per capita for recreation, community, aquatic, and senior centers. For cities experiencing high growth rates and trying to promote a higher quality of life and recreation, this ratio increases to 1.33 sq. ft. per capita. This factor should be considered when exploring future mid and long-term community and recreation center planning for Evergreen Park and Recreation District.

FACILITY ASSESSMENTS



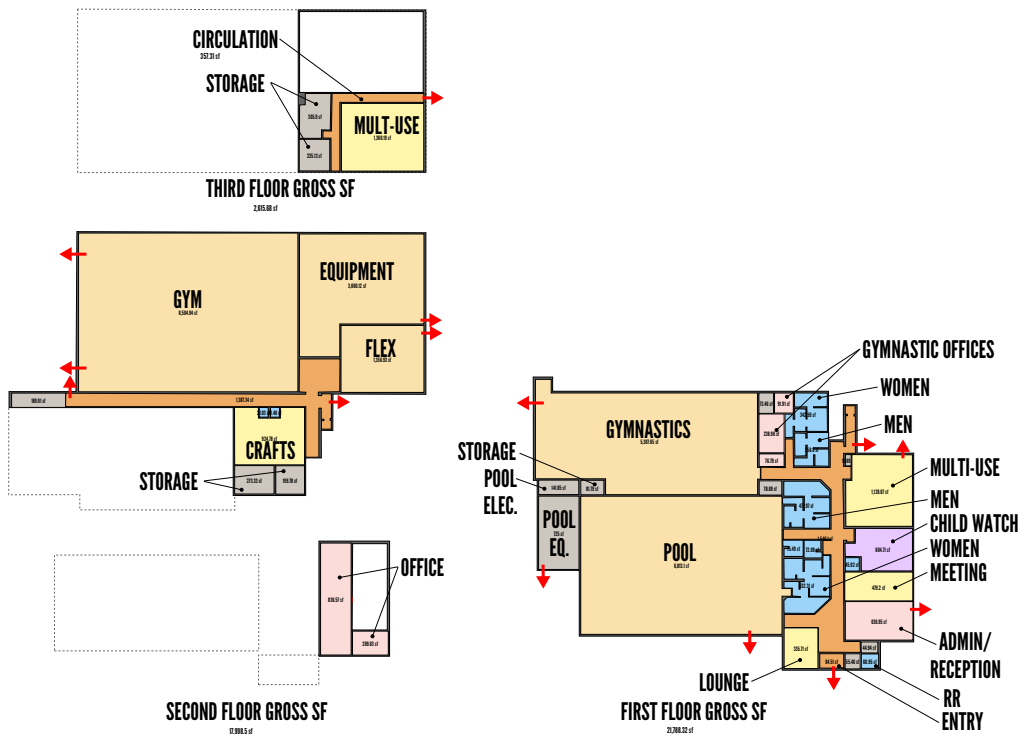
FACILITY 01 - WULF RECREATION CENTER

WULF RECREATION CENTER

5300 S. OLIVE RD, EVERGREEN, CO 80439

BUILT: 1973

The existing Wulf Recreation Center is approximately 40,000 square feet in south Evergreen with 730 members and over 2,000 daily visits. The user demographics primarily consist of adults during the day and heavy youth programming after school. Amenities include cardio and weight equipment, fitness rooms, a 25-yard six-lane lap pool, gymnastics gym, and a gym for basketball, volleyball, and pickle ball. The facility has 14 full-time staff plus a range of part-time employees based on the season. The facility is heavily programmed with less fitness use.



BUILDING PROGRAM:

Facility Assessment Square Footage Data		
Facility Location: Wulf Recreation Center		
Overall Gross SF:	Total SF Scaled from Drawings:	42403
Area by space:		
Third Floor	Multi-Use	1360
	Storage	541
	Circulation	357
Second Floor	Gym/Eq./ Flex	12922
	Circulation	1387
	Crafts	925
	Office	1046
	Storage	662
	Restrooms	43
First Floor	Pool	6813
	Gymnastics	5308
	Multi-Use/Meeting/Lounge	1944
	Circulation	1631
	Pool Eq./Pool Elec	867
	Lockers/Restrooms	1866
	Offices/Admin/Reception	1045
	Storage	350
Overall Net SF	TOTAL	39066



WULF RECREATION CENTER

FACILITY ASSESSMENT

USE

The Wulf Recreation Center is the original recreation center for the people of Evergreen. The facility has had numerous renovations and additions to date. During the site visit, there were a variety of users; swimming, special needs meeting, multiple exercise classes, child care, pickleball and drop in users. It has seen numerous renovations and expansions over the years, which gives the facility a disjointed experience. The current site is landlocked by roads, access roads, parks, and parking, limiting potential growth or expansion possibilities. There was a discussion on-site to consider expanding the facility to the west and adding a level above to expand and mitigate snow accumulation in this area.

ACCESSIBILITY

Based on the 2017 third-party ADA review, Meeting the Challenge, provided by EPRD to BRS there are a variety of non-compliant spaces both within and outside of the building. BRS team members witnessed these shortcomings during the site visit. Major areas of concern are the lift which acts as an elevator, with limited capacity and is capable of un-assisted entry and exit (picture 1); restroom/locker room accessibility; and accessible child watch restroom. The wet and dry locker rooms do not have accessible toilet stall, an accessible transfer bench, or an accessible shower. In addition, at least 5%, or a minimum of 1 of each type of exercise equipment, should be on an accessible route with clear floor space provided. There is currently no means of access to the third floor per ADA guidelines. A pool lift for access was added in 2022. The control desk must be re-designed to comply with ADA and include a self-checkout and merchandise display. The parking area and spaces were re-graded in 2020 to meet ADA guidelines. An accessible walkway ramp to the entry was installed in 2020.

BUILDING ENVELOPE, ROOF & STRUCTURE

There is a mix of finishes including; brick, CMU, wood siding, and metal panels. For the most part, these appear to be in good condition. The major issues with the envelope appear to be at the roof where windows, siding, and roofing are failing at multiple locations within the original portion of the building (picture 2 & 3.) In general, the detailing at the roofing is a concern where flashing is damaged, or extensive sealant application indicates gaps in the exterior (picture 4). Snow loading and effects further impact the roof condition. Overall, the roof has reached its lifespan and requires replacement. Additionally, there are missing flashing elements at many of the doors and windows (picture 5) that cause concern for the future integrity of the exterior envelope. EPRD did make BRS aware of damage (picture 6) to the northwest corner of the pool, where a truck hit the building. Further structural review may be required to assess the integrity of the existing wall and any corrective action required. There is also moisture migrating into the wall between the pool and gymnastics. Further investigation is needed to determine where the leaks are and a plan for repairing them. Roof insulation is missing and required above the Birch Room and the adjacent hallway.

WULF RECREATION CENTER

FACILITY ASSESSMENT

BUILDING INTERIOR

In general, the building's interior hides its age well. The maintenance regime is working. Where the roof leaks, as noted above, there is discoloration and staining on the walls in the Gymnastics room (picture 7). With the multiple updates made over the years you can see the wear and tear typical of the age of each phase of the update.

HEALTH & LIFE SAFETY

The health and life safety systems are old and out-dated. The fire alarm system needs to be updated and replaced. A fire sprinkler system needs to be considered, especially if considering an addition. Exiting and egressing is also a concern in terms of widths, clearances, and paths.

USER EXPERIENCE / LAYOUT / FUNCTIONALITY

There is a desire to expand the pool for more programming and swim lessons and consider the addition of therapy water. The diving board was replaced in 2020. Updated fitness equipment is desired. Staff and patrons would like to see the locker rooms updated and expanded. This effort would fix the accessibility. Staff feels rock climbing is missing and would be a good amenity in gymnastics. This would make a more multi-use space.

MECHANICAL SYSTEMS

With the various renovations over the years leave the mechanical systems scattered across the building, which are aging and will need replacement soon. In the CIP workplan, there is \$300k for RTU replacements and \$35k for an overall Building Automation system. The District may consider having an engineer review the system prior to and make recommendations (i.e., a dehumidification unit for the natatorium.) The \$300k also seems light in terms of budgeting to replace RTUs for roughly 15 units.

The entire heating and cooling system needs a full renovation. A newer mechanical system would be more energy efficient and provide better conditioning of spaces. There are two (2) heat recovery units for the natatorium. However, there is no dehumidification unit to remove the moisture and humidity in the natatorium. This is a top priority and necessity to maintain the building. The HVAC system for the gym and gymnastics spaces is good, but large fan(s) would help with air circulation and help cool the space. Photovoltaic could also be utilized with the reduced footprint of a consolidated HVAC system and would reduce operation costs.

WULF RECREATION CENTER

FACILITY ASSESSMENT

PLUMBING SYSTEMS

The plumbing fixtures are outdated. Consider replacement for water conservation. The pool heater was replaced in February of 2022. Circulation pumps and lift pump was replaced in 2022. Roof drains hit their capacity at times of heavy precipitation.

ELECTRICAL SYSTEM

EPRD is in the process of updating the WIFI system, exterior lighting, interior lighting and security cameras. Upgrading and repairs are taking a toll with scarcity of parts and wholesale replacement to bring all equipment to a consistent level. They are adding motion sensors to the lighting system. New electrical panels and boards, switchgear, breaker boxes and breakers were installed in 2020-2021.

POOL CONDITION

General pool condition is consistent with age of facility. There is some damage to the pool deck tiles similar and concerns similar to issues observed in the locker room spaces.

WULF RECREATION CENTER

SUMMARY

FUTURE GOALS

EPRD expressed they would like to expand the facility and provide better access per ADA. Renovating and expanding the pool (estimated cost range \$3m-\$3.5m) could provide moderate improvements for lap swimming and lessons. Additional multi-use gym space (estimated cost range \$10m-\$12m) could meet increased programming demands of the community. These costs are preliminary estimates and need further refinement for planning and budgeting purposes.

With limited area for expansion, and if a new recreation center is desired, EPRD might consider demolition of WRC and replace OR build a new facility elsewhere to better serve community needs. This would allow for increasing pool & gym programming & capacity (\$25m-\$30m).

SUMMARY

BRS Believes in the 3 R's; REPAIR, RENOVATE, OR REPLACE representing escalating levels of scope that can address the feedback received during the Community Engagement process.

The facility is past its original anticipated life expectancy. It can continue to function to some degree but will need a lot of Repairs, Renovations and Replacements in the near future.

Repair

- Repair damaged area of the building envelope (\$50k)
- Repair barrier wall between pool and gymnastics plus deep well pit

Renovate

- New Elevator (\$1m-\$1.5m)
- Accessibility Updates (\$200k-\$250k)
- Reconfigure existing building to maximize programming (\$2m-\$3m)

Replace

- Mechanical System, newer & more efficient (\$2m-\$3m)
- Replace entry doors with automatic sliding doors (\$30-\$50k)



1. Lift only serves 1st and 2nd floor, 3rd floor not accessible



2. Asphalt and membrane roof leak



3. Leaks and damage at wood siding & windows



4. Gaps in building and flashing damage



5. Flashing missing at exterior doors & windows



6. Damage at exterior wall & window



7. Staining from leak, towel to catch condensation



8. Area on west side for potential expansion



9. Control Desk



10. Front exterior entry doors to replace with auto sliders



11. Rusted lockers, typical



12. Existing Natatorium & Pool



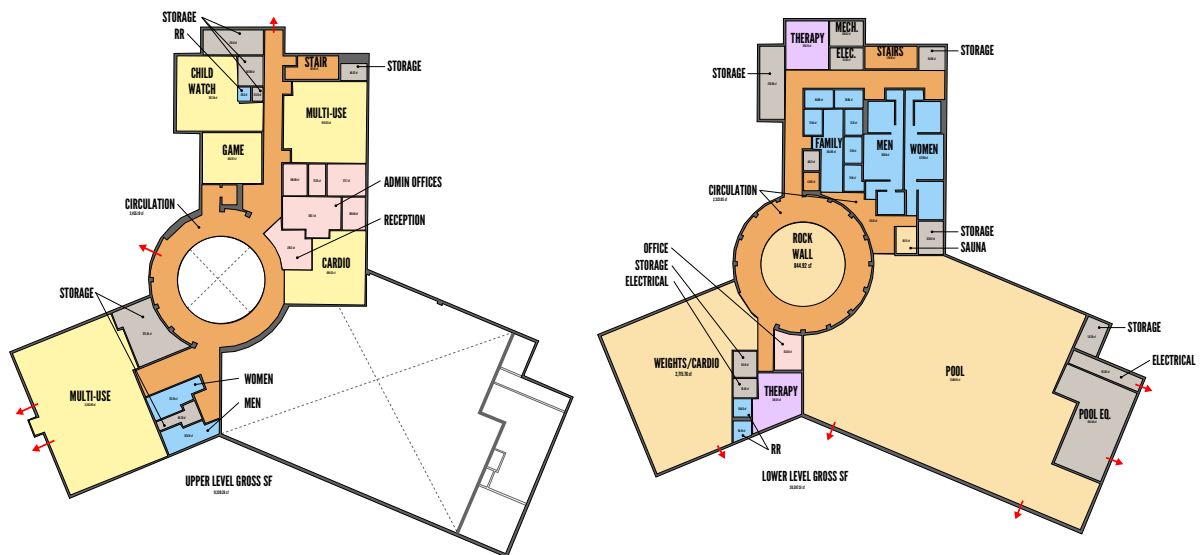
FACILITY 02 - BUCHANAN PARK RECREATION CENTER

BUCHANAN PARK RECREATION CENTER

32003 ELLINGWOOD TRAIL, EVERGREEN, CO 80439

BUILT: 2001

The existing Buchanan Park Recreation Center is the most recent recreation center at approximately 33,000 square feet in north Evergreen with 96,000 visitors a year and an average of 8,000 a month. The user demographics primarily consists of drop-in use and family swimming. Amenities include cardio and weight equipment, fitness rooms, multi-purpose rooms, community rooms, child watch, games, a lifestyle leisure pool, party rooms and support spaces. The facility has 10 full time employees and a range of part-time staff depending on the season. The facility experiences numerous drop-ins for fitness and swimming with less programming.



BUILDING PROGRAM:

Facility Assessment Square Footage Data
Facility Location: Buchanan Recreation Center

Overall Gross SF: Total SF Scaled from Drawings: 31,918

Area by space:

Lower Level	Pool/Sauna	7,672
	Weights/Cardio	2,716
	Circulation	2,511
	Rock Wall	845
	Therapy	678
	Lockers/RR	2,155
	Mechanical/Electrical/Pool Eq	1,323
	Storage	712
	Office	153.81
Upper Level	Community Spaces	4,575
	Office/Admin	993
	Circulation	2,458
	Storage	868
	Restrooms	363
	Cardio	684
Overall Net SF	TOTAL	28,703



BUCHANAN PARK RECREATION CENTER

FACILITY ASSESSMENT

USE

Buchanan Park Recreation Center is a well-used facility that offers visitors more aquatic experiences than Wulf but lacks the Gymnasium space. EPRD's most recent recreation center has seen spaces reconfigured since its opening. The Covid pandemic required equipment to be spread out, taking over previously under-utilized spaces. Before that some spaces have completely changed use to meet the shifting needs of the community, however, these adaptations have left the facility and staff with fewer options to use spaces to generate revenue.

ACCESSIBILITY

Meeting the Challenge provided an ADA review for Buchanan as well. Most of its shortcomings are only due to the code being updated after the project was completed. The main corrections are for larger accessible restrooms. The locker rooms do not have an accessible toilet stall, an accessible transfer bench or an accessible shower compartment. An accessible lift for the pool and deck is required to comply with the unassisted operation requirement. The sauna does not have a turning space or an accessible transfer bench within. At least 5%, or a minimum of 1 of each type of exercise equipment should be on an accessible route and have the required clear floorspace provided. The parking surface was regraded to meet ADA guidelines for access and slope with parking spots 3, 4, 5 and 6 relocated. A new ADA-compliant curb ramp and walking surface with handrails and landings from parking to entry was completed. Parking is limited during busy times.

BUILDING ENVELOPE, ROOF & STRUCTURE

There is a mix of finishes including; stone veneer, wood siding, and storefront (picture 1). These all appear to be in good shape. The roof was replaced 12 years ago and has a 20 yr warranty. Some windows in the pool were hazy (picture 2), indicating the seal was broken and should be replaced.

BUILDING INTERIOR

In general, the building's interior looks to be in good shape. High-use areas in the weight and cardio areas show damage to the gypsum board walls (pictures 3 & 4.) EPRD staff shared that the pool surface and liner are a source of pain and need replacing (picture 5). In the locker rooms, the finishes are in good shape, but the high humidity has taken its toll on the lockers showing rust, wear, and tear. Staff would like to replace the lockers (with hasps for locking) with full-height lockers, 1/3s, 1/2s, and 1/4 lockers. Staff would also like to replace the tile in the locker rooms and restrooms because it's difficult to clean. Replacing carpet throughout the building is planned as a future capital improvement project.

BUCHANAN PARK RECREATION CENTER

FACILITY ASSESSMENT

HEALTH & LIFE SAFETY

The building systems appear to be in good working condition with minimal life safety concerns.

USER EXPERIENCE / LAYOUT / FUNCTIONALITY

This facility is in a higher-density area of Evergreen. The facility sees a lot of active aging seniors. The pool is suitable for young families. EPRD staff believe the facility no longer meets community's needs primarily because it is trying to do too much. Programs for youth and teens are needed. More fitness space and gym space is desired. Adding a gym with additional courts and a walk/jog track would be great. The climbing wall gets a lot of use. Stretching area(s) are lacking. Adding a vestibule to help with heating & cooling loads and winds would be good. Consider moving the control desk closer to the entry and open it up to be more visible. 1 to 2 people at the control desk suffice and works well. A covered, shaded area off of the pool patio would be nice for rentals, parties and outdoor fitness. A shed for storage is needed.

EPRD would like to redo the deck finish with a 2-part epoxy paint or a soft floor like the recently installed Brighton Recreation Center. The seals of the slide are leaking even though they re-finished the slide in 2020. EPRD has discussed replacing the play structure and perhaps the slide with new amenities for this element that is past its life expectancy.

EPRD would like to look at fresh ideas for the natatorium and pool to be more useful and programmable. Three to seven year-olds are being accommodated and provided for. However, there is little for older kids to do. Consider expanding to a 6-lane lap pool and add a cold plunge pool. A sauna and or steam room is desired. An outdoor pool or beach was also suggested. The fans in the acid and chlorine rooms have been recently replaced.

Reduced operations during Covid continue to impact usage. Fitness usage fluctuates and revenue is generally down since Covid. Expanding fitness would help build the revenue back. Consider garage door(s) out to a new patio for outdoor fitness and expansion. Child watch usage also fluctuates since Covid. It is non-licensed, close to the playground and has new flooring and cabinets. Patrons can make an appointment or drop-in.

BUCHANAN PARK RECREATION CENTER

FACILITY ASSESSMENT

MECHANICAL SYSTEM

The mechanical systems are original (2002) and appear to be working well with the exception of the air handling units not providing sufficient air flows. UV lighting has been installed on the Make-Up-Air unit and the mechanical units. EPRD is replacing the MUA unit, for the locker rooms, in 2023. The integrated building system is in poor condition and will need replacement. They are also replacing the mechanical unit for the multi-purpose rooms and fitness room because the spaces are typically cold. It sounds like it would be a good idea to provide a separate unit for the fitness area and another unit for the multi-purpose space. The Heat Recovery Unit for the pool is in poor condition and needs replacement (\$600k.) We also suggest balancing the mechanical system.

PLUMBING SYSTEM

All HVAC systems in the building are nearing their end of life and will need replacement in the near future. These improvements are currently in EPRD's CIP plan to be replaced. When that is done they want to check the other drains and piping to check for leaks. Staff would like to replace the floor-mounted toilets in the six cabanas/universal changing rooms.

ELECTRICAL SYSTEM

Similar to the Wulf facility, the electrical equipment is beginning to age. Replacement of some components would benefit the facility. Updates to the lighting panel and access control specifically would be helpful, given the scarcity of parts. The lighting panel is planned to be replaced and upgraded in 2023. Security, cameras, and access control are problematic in addition to IT infrastructure needing more WAPs and POEs. Change the main lobby lights to LED fixtures and lower them so they are more accessible. Adding solar to this location would also help offset EPRD's operations costs and could be installed on the roof following a structural review for capacity.

BUCHANAN PARK RECREATION CENTER

SUMMARY

FUTURE GOALS

Buchanan Park Recreation Center is an asset to the community but it has always lacked enough space for the growing community. EPRD’s goal of expanding as noted above would serve to provide the additional space they have wanted. EPRD expressed they would like to expand the facility and consider enhancements including an expanded aquatics facility with 3-4 more lap lanes, a therapy pool and new slide (estimated cost \$2m-3m); a new multi-use gym space for basketball, pickleball, volleyball , etc., encircled by a walking/running track (\$3.5m-\$4m); expanded exercise spaces, a more efficient climbing wall, a large exterior space with outdoor water features and engaging the ponds, and reconfiguring the entrance vestibule.

All costs indicated are rough and are provided to get an idea of scope and expense. A formal estimation would be required for budgetting purposes.

SUMMARY

BRS Believes in the 3 R’s; REPAIR, RENOVATE, OR REPLACE representing escalating levels of scope that can address the feedback received during the Community Engagement process.

The facility is in good shape with another 20-30 years of life expectancy.

Repair

- Interior cosmetic items (\$50k-\$100k)
- Damaged windows (\$50k-\$100k)

Renovate

- Entrance to add vestibule & relocate guest services (\$150k)
 - Accessibility updates (\$200k-\$250k)

Replace

- Integrated Building Systems (\$600k-\$800k)



1. Exterior finishes



2. Damaged glazing in pool



3. Drywall damage



4. Acrylic panels to prevent further damage



5. Pool and pool deck as seen from entry level



6. EPRD staff showing rust and damage to BRS



1. Entry & Lobby



2. Fitness Area



3. Physical Therapy Room



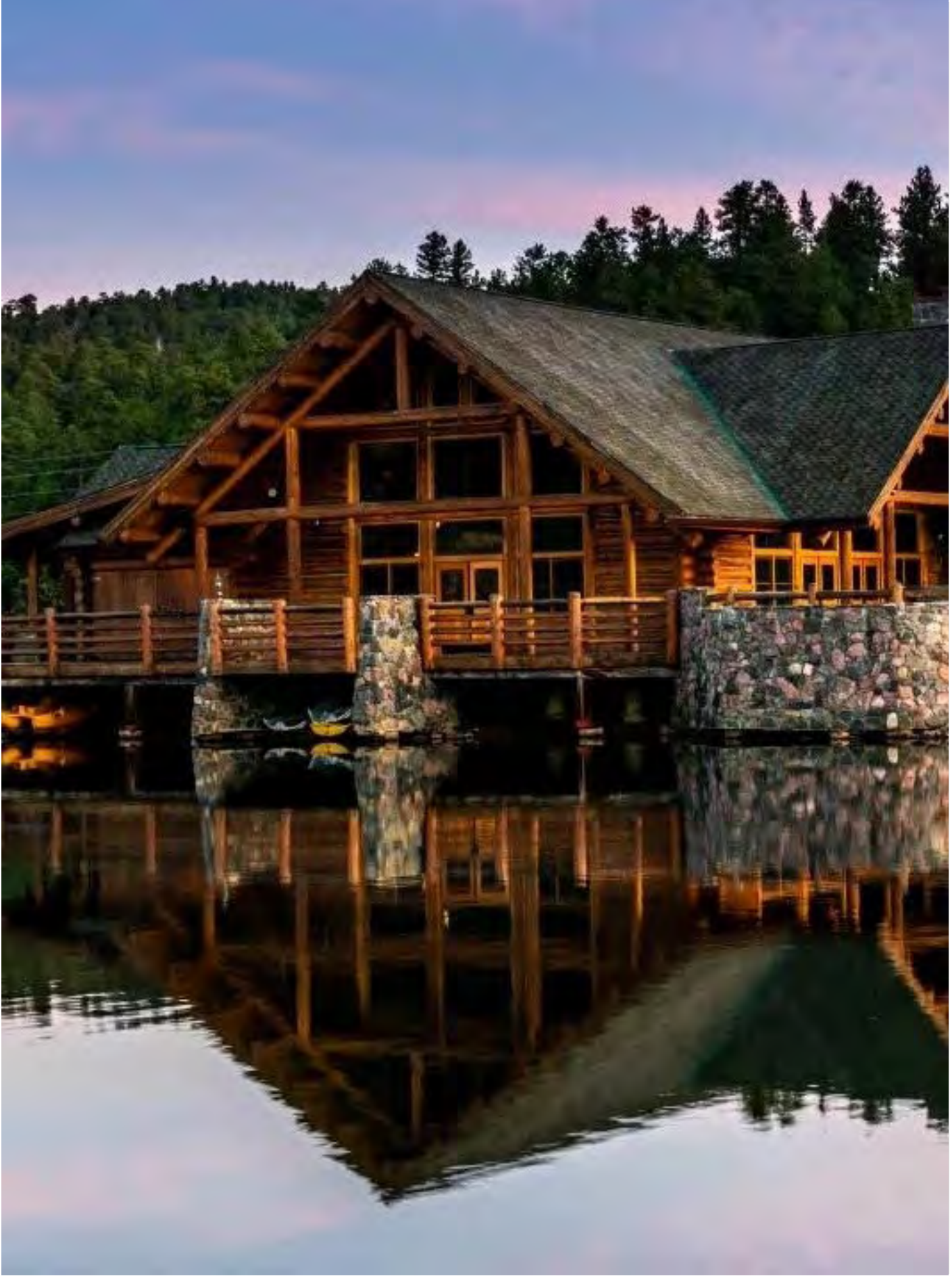
4. Pool Pump



5. Child Watch



6. Multi-Purpose Room(s)



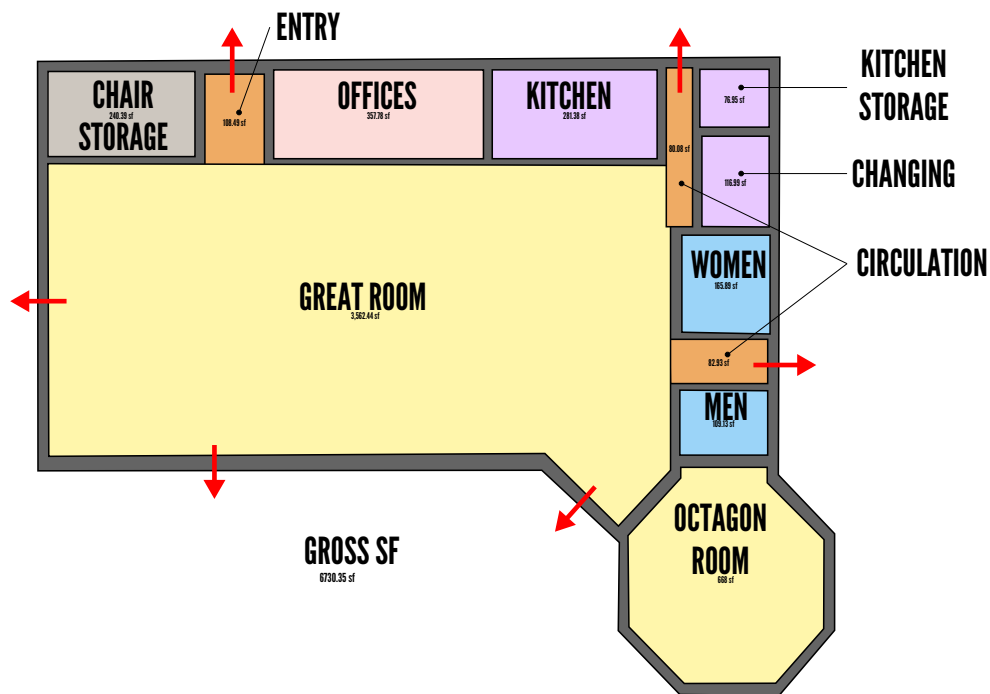
FACILITY 03 - EVERGREEN LAKE HOUSE

EVERGREEN LAKE HOUSE

29612 UPPER BEAR CREEK RD, EVERGREEN, CO 80439

BUILT: 1993

Evergreen Lake House is approximately 5,000 square feet located approximately in the center of Evergreen. The Lake House is highly valued by the people of Evergreen and serves as the community's primary gathering place. The facility is rented on a regular basis. Amenities include a large multi-purpose room with small residential type kitchen, a smaller private multi-purpose room, restrooms, storage and an administrative support space for two offices/desks. There are 5 full-time staff. The Lake House is owned by EPRD and is located within Dedisse Park, which is owned by the City & County of Denver.



BUILDING PROGRAM:

Facility Assessment Square Footage Data

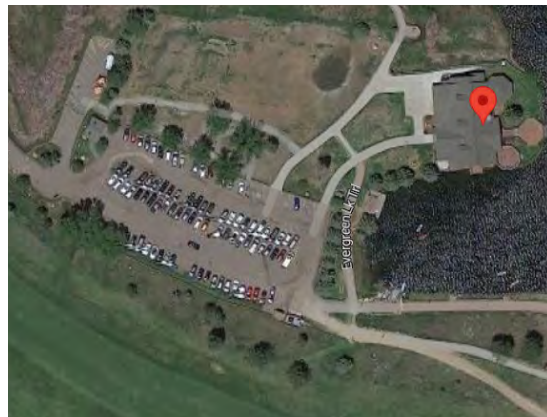
Facility Location: Evergreen Lake House

Overall Gross SF: Total SF Scaled from Drawings: 6,730

Area by space:

Circulation	272
Kitchen Storage	77
Restroom- Women	166
Restroom- Men	110
Office	358
Great Room	3,563
Kitchen	282
Chair Storage	240
Octagon Room	668
Changing	117
Overall Net SF	TOTAL 5,852

SITE & PARKING:



EVERGREEN LAKE HOUSE

FACILITY ASSESSMENT

USE

This facility's primary use is as an event space hosting weddings, parties, reunions, and rentals in general. EPRD operates for their own use and renting out to the public. The lake house is associated with a 40-acre lake which provides opportunities for fishing, ice skating, and hockey, providing 10-acres of ice rinks with a separate warming hut.

ACCESSIBILITY

An ADA review was performed on the Lake House in 2016 through the City & County of Denver. This facility was not reviewed in the Meeting the Challenge report. While on location, BRS observed some accessibility issues, including gaps in the sidewalk (picture 1) and the door hardware for the main entrance not being accessible. Add ADA operators and door openers to the front entry doors. The restrooms were updated in 2020 for ADA accessibility.

While the public space is all on one level in the building, the existing deck that surrounds the building has multiple levels that do not have ramp access to the lower portion (picture 2). Knowing the condition of the decking around the entire building, EPRD intends to replace and update for better handicap accessibility and safety.

BUILDING ENVELOPE, ROOF & STRUCTURE

This is a log building with roofing issues. Snow builds up in the steep valleys causing leaks in the office area below (picture 3.)

The logs themselves are in good condition, with the exception of one area on the NW corner of the building (picture 4.) Regular maintenance to re-chink and re-stain the logs is required as it has not been done since construction was completed.

BUILDING INTERIOR

Finishes within the building are doing well. The one immediate replacement that is needed is the flooring. EPRD has refinished the wood flooring over the years to the point that it is at the end of its effective life (picture 5.) Restrooms were updated (picture 6) to meet ADA in 2020.

HEALTH & LIFE SAFETY

Overall, the facility is in good condition with it being a safe place to be. There was no sign of a fire alarm or sprinkler system. Egress and exiting appear to comply with regulations.

EVERGREEN LAKE HOUSE

FACILITY ASSESSMENT

USER EXPERIENCE, LAYOUT & FUNCTIONALITY

Programmatically, EPRD would like to revamp two spaces, Coat Check and the Kitchen, to better serve their goals of refocusing the use of the Lake House to generate revenue. They would like to convert Coat Check area (picture 7) into a bar that can be better utilized year-round for rentals. Similarly, the Kitchen space (picture 8) is not efficient and would be updated to be a Catering Kitchen that better aligns with their vendor needs and adds better venting and a vent hood.

MECHANICAL SYSTEM

The mechanical system is in good working condition, with it being replaced in 2017/2018.

PLUMBING SYSTEM

The plumbing system is in good working condition.

ELECTRICAL SYSTEM

The electrical system is in good working condition. EPRD is currently replacing the existing lights with LED lights for energy efficiency. This effort is approximately 50% complete.

EVERGREEN LAKE HOUSE

SUMMARY

FUTURE GOALS

Evergreen Lake House is a much loved and scenic location. The goals noted above along with envelope corrections would revitalize the facility and further expand usage. For example, improvements to the kitchen and storage areas could expand offerings and revenue opportunities. While solar is an option at all EPRD locations the aesthetic of this facility should be considered carefully. Additional storage may also be considered as it would expand equipment/furniture offerings.

SUMMARY

BRS Believes in the 3 R's; REPAIR, RENOVATE, OR REPLACE representing escalating levels of scope that can address the feedback received during the Community Engagement process.

The facility is in good working condition with several years left in its anticipated life expectancy. It can continue to function to some degree with limited Repairs, Renovations and Replacements in the future.

Repair

- **Roofing & water damage above existing offices & northwest corner of building (\$50k-\$75k)**
 - Re-chinking & Re-staining logs (\$200k-\$250k)
 - Erosion control under the building
 - Foundation and support footings

Renovate

- **Convert existing coat check area to a bar for increased revenue (\$100k-\$150k)**
- **Convert existing kitchen to a catering kitchen for improved vendor use (\$150k-\$200k)**
 - Accessibility updates (\$25k-\$50k)

Replace

- **Existing flooring (\$50k-\$75k)**
- **Wood deck and guardrails to ensure safety and accessibility (\$250k-\$500k)**



1. Settling and separation of sidewalks



2. Deck does not have ramp to lower area



3. Leaks occurs in office space with windows at right



4. Damage to upper logs



5. Wood floor at end of serviceable life



6. Updated ADA restrooms (Men's pictured)



1. Guardrails in need of repair



2. Residential style & finishes currently provided



3. 3-Compartment sink



4. Commercial refrigerator, ice maker, warming racks



5. Large Multi-Purpose Room



6. Mechanical Units

FACILITY ASSESSMENT CHECKLIST

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ASSESSMENT OF PHYSICAL CONDITIONS

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1 Very worn or damaged: Consider near-term replacement 0-2 years

MEETS EXPECTATIONS
 APPROACHES EXPECTATIONS
 NOT MEETING EXPECTATIONS

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ASSESSMENT OF INTENDED USE

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LOCATION	PHYSICAL CONDITION					SPACE/USE NEEDS			NOTES:
	5	4	3	2	1	A	B	C	
EXISTING BUILDING ENVELOPE									
Structure			3						
Applied Fire Proofing									None observed
Roofing				2					Metal, membrane and shingles are used on this location. Significant issues at pool/gymnastics roof (membrane). Missing snow guards throughout.
Roof Openings - Access Hatches			3						None observed, but roof ladders are aging
Roof Equipment - Curbs & Crickets				2					Membrane roof locations show issues and delamination from substrate
Roof Drains				2					
Ponding Water			3						At membrane roof locations
Leaks				2					See roof
Gutters & Downspouts			3						
Flashing & Caulking			3						
Parapets & Caps			3						
Exterior Finish 1 - Brick		4							Damaged location at North East corner appears to be only issue, little to no efervescente
Exterior Finish 2 - CMU		4							Little to no efervescentes
Exterior Finish 3 - Wood Siding		4			1				New siding at entrance renovation in good shape, original siding at pool roof in bad shape and needs replacing. Extensive leaks at windows in this wall.
Exterior Finish 4 - Metal Panel		4							
Sealants				2					
Expansion & Control Joints			3						
Insulation/Thermal Performance			3						Leaks at Pool building are problematic
Flashing					1				Brick walls appear to be missing weeps and flashing
Windows				2					Damage throughout
Louvers & Vents									
Main Entry Doors		4							
Main Entry Door Hardware & Weatherstripping		4							
Exterior Doors			3						
Exterior Door Hardware & Weatherstripping			3						
Thresholds			3						
Exterior Lights & Lighting			3						Would like additional lighting throughout site, some securtiy concerns with so many areas that are not lit
Signage		4							

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		5	4	3	2	1	A	B	C	
ROOM No.	EXISTING BUILDING INTERIOR									EXISTING BUILDING INTERIOR
	Entry/Lobby						A			
	Wall Finishes		4							
	Floor Finishes		4							
	Ceiling Finishes		4							Some discoloration at a few ceiling tiles
	Lighting/Ceiling Elements			3						
	Cabinetry & Built-in elements				2					damage and delamination
	Admin							B		Non ADA accessible upstairs offices
	Wall Finishes		4							paint chips here and there
	Floor Finishes			3						
	Ceiling Finishes		4							
	Lighting/Ceiling Elements		4							
	Cabinetry & Built-in elements			3						
	Kitchenette							B		
	Counters & Backsplashes				2					
	Cabinets			3						
	Equipment				2					
	Floor Finishes		4							
	Men's Restroom/Locker Room							B		Generally does not meet ADA
	Wall Finishes		4							
	Floor Finishes				2					Flooring is laid over old tile floor, concerns for leaks
	Ceiling Finishes		4							
	Lighting/Ceiling Elements		4							
	Lockers & Built-in elements			3						
	Women's Restroom/ Locker Room							B		Generally does not meet ADA
	Wall Finishes		4							
	Floor Finishes				2					Flooring is laid over old tile floor, concerns for leaks
	Ceiling Finishes		4							
	Lighting/Ceiling Elements		4							

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	5	4	3	2	1	A	B	C	
Lockers & Built-in elements			3						
Storage							B		
Wall Finishes		4							
Floor Finishes		4							
Ceiling Finishes		4							
Lighting/Ceiling Elements			3						
Cabinetry & Built-in elements									NA
Gymnastics							B		would like to make some update and add additional balance beams
Wall Finishes			3						Staining on wall shared with pool
Floor Finishes			3						
Ceiling Finishes			3						
Lighting/Ceiling Elements			3						
Cabinetry & Built-in elements									NA
Pool						A			water and air leaks at roof
Wall Finishes		4							
Floor Finishes			3						
Ceiling Finishes			3						
Lighting/Ceiling Elements			3						
Pool Mechanical/Electrical							B		lots of condensation at roof and walls, new heater in '22, UV added in '13
Wall Finishes			3						
Floor Finishes			3						
Ceiling Finishes				2					
Lighting/Ceiling Elements			3						
Cabinetry & Built-in elements									NA
Weight Room							B		2 have been converted into fitness equipment space, the other is being used as a spin studio
Wall Finishes		4							
Floor Finishes		4							
Ceiling Finishes		4							
Lighting/Ceiling Elements		4							
Equipment & Built-in elements		4							

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	5	4	3	2	1	A	B	C	
Dance & Fitness Room						A			ramp into room does not appear accessible
Wall Finishes		4							
Floor Finishes		4							
Ceiling Finishes		4							
Lighting/Ceiling Elements		4							
Equipment & Built-in elements									Not observed
Gymnasium						A			No cooling for this room only heating
Wall Finishes		4							
Floor Finishes		4							
Ceiling Finishes		4							
Lighting/Ceiling Elements		4							
Equipment & Built-in elements		4							
Corridor							B		ADA accessibility is a concern for getting between floors
Wall Finishes		4							
Floor Finishes		4							
Ceiling Finishes		4							
Lighting/Ceiling Elements		4							
Cabinetry & Built-in elements									
Reception Desk							B		
Wall Finishes			3						
Floor Finishes			3						
Ceiling Finishes		4							
Lighting/Ceiling Elements			3						
Cabinetry & Built-in elements				2					
Spruce Room						A			This room is not ADA accessible
Wall Finishes		4							
Floor Finishes		4							
Ceiling Finishes		4							
Lighting/Ceiling Elements		4							
Cabinetry & Built-in elements		4							underutilized appearance

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LOCATION	PHYSICAL CONDITION					SPACE/USE NEEDS			NOTES:
	5	4	3	2	1	A	B	C	
Office							B		Admin space is split between two floors that are not ADA compliant
Wall Finishes		4							
Floor Finishes		4							
Ceiling Finishes		4							
Lighting/Ceiling Elements			3						
Nursery/Childwatch						A			
Wall Finishes			3						
Floor Finishes			3						
Ceiling Finishes			3						
Lighting/Ceiling Elements		4							
Cabinetry & Built-in elements				2					
Conifer Room							B		Would like a different floor that could support multiple users
Wall Finishes		4							
Floor Finishes		4							
Ceiling Finishes			3						
Lighting/Ceiling Elements		4							
Cabinetry & Built-in elements			3						
Birch Room						A			
Wall Finishes		4							
Floor Finishes		4							in good shape but would like updated for additional user groups(dance)
Ceiling Finishes		4							
Lighting/Ceiling Elements		4							
Cabinetry & Built-in elements		4							
Aspen Room						A			
Wall Finishes		4							
Floor Finishes		4							
Ceiling Finishes		4							
Lighting/Ceiling Elements		4							
Cabinetry & Built-in elements		4							

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LOCATION	PHYSICAL CONDITION					SPACE/USE NEEDS			NOTES:
	5	4	3	2	1	A	B	C	
EXISTING BUILDING ADA COMPLIANCE									
Handicap Parking									See Meeting the Challenge report provided by EPRD
Passenger Loading Zones									"
Accessible Entry - Rec Center									"
Accessible Entry - Senior Center									"
Exterior Stairs & Railings									"
Exterior Ramps and Sidewalks									"
Barrier Free Route									"
Signage									"
Women's Restroom									"
Men's Restroom									"
Women's Locker Room									"
Men's Locker Room									"
Reception Desk									"
Kitchenette									"
Interior Stairs & Railings									"

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LOCATION	PHYSICAL CONDITION					SPACE/USE NEEDS			NOTES:
	5	4	3	2	1	A	B	C	
EXISTING SITE/LANSCAPE									
Parking		4							
Drop-off			3						Not provided, area that is used in directly in front of entrance staircase
Paving			3						
Curbs		4							
Sidewalks			3						
Pedestrian Access (ADA)			3						
Bike Racks		4							
Signage		4							
Site Lighting			3						
Service Areas			3				B		
Dumpsters/ Enclosures			3						
Other			3						
Trees	5								
Vegetation									Visited in winter so vegetation had died back
Plantings									Visited in winter so plants had died back
Erosion Control Features			3						Erosion around building is evident
Walls/structures			3						
Exterior Furniture									
Athletic Fields & Courts							B		Concerns that these areas are not monitored after hours expressed by EPRD
Skate Park			3						
Volleyball			3						
Playground Area							B		Path to playground likley does not meet ADA requirements
Equipment		4							
Ground Cover				2					
Site Fencing			3						

FACILITY ASSESSMENT CHECKLIST

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LOCATION	PHYSICAL CONDITION					SPACE/USE NEEDS			NOTES:
	5	4	3	2	1	A	B	C	
EXISTING BUILDING ENVELOPE									
Structure		4							
Roofing		4							Replaced approximately 10 years ago
Leaks		4							Not since roof replacement
Gutters & Downspouts		4							
Flashing & Caulking		4							
Exterior Finish - Siding		4							
Exterior Finish - Stone		4							
Sealants		4							
Insulation/Thermal Performance									No comments to suggest there are issues with the thermal envelope. Some observed uncovered at rear of building
Flashing		4							
Windows		4							There a couple of damaged windows that should be replaced but overall appear in good shape
Main Entry Doors		4							
Main Entry Door Hardware & Weatherstripping		4							
Exterior Doors		4							
Exterior Door Hardware & Weatherstripping		4							
Thresholds				3					
Exterior Lights & Lighting		4							
EXISTING BUILDING INTERIOR									
Upper Level									
Entry/Lobby							B		Does not have a vestibule, one would be preferred
Wall Finishes		4							
Floor Finishes	5								
Ceiling Finishes	5								
Lighting/Ceiling Elements				3					Maintenance is difficult
Cabinetry & Built-in elements		4							
Reception Desk								C	
Wall Finishes		4							
Floor Finishes				3					

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	5	4	3	2	1	A	B	C	
Ceiling Finishes	5								
Lighting/Ceiling Elements		4							
Cabinetry & Built-in elements		4							
Lounge							B		Converted to cardio during Covid-19
Wall Finishes		4							
Floor Finishes		4							
Ceiling Finishes	5								
Lighting/Ceiling Elements		4							
Men's Restroom						A			
Wall Finishes	5								
Floor Finishes		4							
Ceiling Finishes	5								
Lighting/Ceiling Elements		4							
Cabinetry & Built-in elements		4							
Women's Restroom						A			
Wall Finishes	5								
Floor Finishes		4							
Ceiling Finishes	5								
Lighting/Ceiling Elements		4							
Cabinetry & Built-in elements		4							
Storage							B		Meets the storage needs but EPRD is curious about converting part of the space to Reception for better visibility
Wall Finishes		4							
Floor Finishes		4							
Ceiling Finishes		4							
Lighting/Ceiling Elements		4							
Cabinetry & Built-in elements		4							
Multi Purpose						A			
Wall Finishes		4							
Floor Finishes		4							
Ceiling Finishes	5								

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	5	4	3	2	1	A	B	C	
Lighting/Ceiling Elements		4							
Cabinetry & Built-in elements		4							
Game/Spin						A			
Wall Finishes		4							
Floor Finishes		4							
Ceiling Finishes	5								
Lighting/Ceiling Elements		4							
Cabinetry & Built-in elements		4							
Offices							B		
Wall Finishes		4							
Floor Finishes		4							
Ceiling Finishes		4							
Lighting/Ceiling Elements		4							
Cabinetry & Built-in elements		4							
Child Watch						A			
Wall Finishes		4							
Floor Finishes			3						
Ceiling Finishes		4							
Lighting/Ceiling Elements		4							
Cabinetry & Built-in elements			3						
Multi Use						A			
Wall Finishes		4							
Floor Finishes		4							
Ceiling Finishes		4							
Lighting/Ceiling Elements		4							
Cabinetry & Built-in elements		4							
Lower Level									
Men's Locker Room						A			
Wall Finishes		4							
Floor Finishes		4							

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Ceiling Finishes		4							
Lighting/Ceiling Elements			3						
Lockers & Built-in elements			3						Rust noted by EPRD staff on majority of lockers
Women's Locker Room						A			Not observed since center was open and users were in the space
Wall Finishes									
Floor Finishes									
Ceiling Finishes									
Lighting/Ceiling Elements									
Lockers & Built-in elements									
Family Locker Room						A			
Wall Finishes		4							
Floor Finishes		4							
Ceiling Finishes		4							
Lighting/Ceiling Elements			3						
Lockers & Built-in elements			3						Rust noted by EPRD staff on majority of lockers
Climbing Wall						A			during Covid-19 various fitness equipment was moved to area around climbing wall
Wall Finishes		4							
Floor Finishes		4							
Ceiling Finishes		4							
Lighting/Ceiling Elements		4							
Storage (multiple rooms)						A			
Wall Finishes			3						
Floor Finishes		4							
Ceiling Finishes			3						
Lighting/Ceiling Elements			3						
Mechanical & Electrical Rooms						A			
Wall Finishes			3						
Floor Finishes		4							
Ceiling Finishes			3						
Lighting/Ceiling Elements			3						

FACILITY ASSESSMENT CHECKLIST

PROJECT NAME: **Buchanan Recreation Center**
 ADDRESS: 32003 Ellingwood Trail, Evergreen, CO 80439
 DATE: Monday, December 12, 2022
 REVIEWER: Chris Nicholls & Jason Ringdahl

NEW
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ASSESSMENT OF PHYSICAL CONDITIONS

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LOCATION	PHYSICAL CONDITION					SPACE/USE NEEDS			NOTES:
	5	4	3	2	1	A	B	C	
Sauna						A			
Wall Finishes		4							
Floor Finishes		4							
Ceiling Finishes		4							
Lighting/Ceiling Elements			3						
Equipment & Built-in elements		4							
Pool							B		EPRD expressed they would like more lap lanes
Wall Finishes		4							
Floor Finishes			3						
Ceiling Finishes		4							
Lighting/Ceiling Elements		4							
Equipment & Built-in elements			3						Corrosion is showing on play feature, slide recently refurbished but is not desired by the operations team
Weights/Fitness							B		
Wall Finishes			3						some damage where weights have been leaned against gyp finishes
Floor Finishes		4							
Ceiling Finishes		4							
Lighting/Ceiling Elements		4							
Restrooms							B		Slightly awkward location as they are visible from most of the fitness space
Wall Finishes		4							
Floor Finishes		4							
Ceiling Finishes		4							
Lighting/Ceiling Elements		4							
Therapy Spaces							A		Both of these spaces took over underutilized rooms including the party room off of the pool which limits rental options EPRD would like to resuscitate returning to intended use
Wall Finishes		4							
Floor Finishes		4							
Ceiling Finishes		4							
Lighting/Ceiling Elements		4							
Cabinetry & Built-in elements			3	2					
Pool Equipment							A		Corrosion showing on many elements including stainless steel door frames to chemical closets
Wall Finishes		4							

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	5	4	3	2	1	A	B	C	
Floor Finishes					1				Decking and pool surface (Diamond brite) is worn/damaged
Ceiling Finishes		4							
Lighting/Ceiling Elements			3						
Cabinetry & Built-in elements			3						
Office									Converted to storage
Wall Finishes		4							
Floor Finishes		4							
Ceiling Finishes		4							
Lighting/Ceiling Elements		4							
Cabinetry & Built-in elements		4							
EXISTING BUILDING ADA COMPLIANCE									
Handicap Parking									See Meeting the Challenge report provided by EPRD
Passenger Loading Zones									"
Accessible Entry - Rec Center									"
Accessible Entry - Senior Center									"
Exterior Stairs & Railings									"
Exterior Ramps and Sidewalks									"
Barrier Free Route									"
Signage									"
Women's Restroom									"
Men's Restroom									"
Women's Locker Room									"
Men's Locker Room									"
Reception Desk									"
Kitchenette									"
Interior Stairs & Railings									"

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	5	4	3	2	1	A	B	C	
EXISTING SITE/LANSCAPE									
Parking		4							
Drop-off		4							
Paving		4							
Curbs		4							
Sidewalks		4							
Pedestrian Access (ADA)			3						Significant slopes on the site likely do not meet ADA requirements
Bike Racks	5								
Site Lighting	5								
Service Areas						A			
Dumpsters/ Enclosures		4							
Trees	5								
Vegetation									Visited in winter so vegetation had died back
Plantings									Visited in winter so plants had died back
Walls/structures		4							Sloped site requires multiple retaining walls, but appear in good condition
Raised Planting Beds		4							
Planters		4							
Paving Systems (Brick, Pavers, etc.)			3						
Patios		4							
Exterior Furniture		4							
Playground Area						A			This area is located off of Child Watch
Equipment		4							
Ground Cover		4							
Site Fencing		4							Access control has been an issue at patio off of pool

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EXISTING BUILDING ENVELOPE		EXISTING BUILDING ENVELOPE								
	Structure			3						This is a log building, main concern from the client is that chinking/staining maintenance has not been performed over the years. Complete replacement of chinking required.
	Covered Walkways (Connected to Building)		4							Appear in good shape, similar chinking/staining maintenance needs to be performed.
	Roofing		4							Some leaks, full reroof and reconfiguring of the pitch may be necessary. Particularly at dormers.
	Roof Openings - Access Hatches		4							Pull down stair is main access with ladder access at various openings that for attic space that runs length of west side of the building.
	Ponding Water				2					Assumed ponding at NW corner where there is some rot
	Leaks				2					YES, particularly at shed roof that is over covered walk and at dormers
	Gutters & Downspouts			3						In place
	Flashing & Caulking					1				Unknown state, given various leaks likely have failed and needs replacing
	Parapets & Caps					1				NA, missing for addition at NW corner of building where extensive rot has damaged the top logs, appears to have a flat roof at this area, would be beneficial to adjust pitch and continue gable roof to protect this portion of the building.
	Exterior Finish 1 - Stone Wainscot		4							Appears in good shape
	Insulation/Thermal Performance			3						some observed in attic space
	Flashing									Unknown
	Windows		4							
	Main Entry Doors		4							Good shape, likely do not meet ADA requirements
	Main Entry Door Hardware & Weatherstripping		4							Hardware do not meet ADA
	Exterior Doors		4							
	Exterior Door Hardware & Weatherstripping		4							Confirm with ADA assessment provided b client
	Thresholds			3						
	Exterior Lights & Lighting			3						
	Signage			3						
ROOM No.	EXISTING BUILDING INTERIOR	EXISTING BUILDING INTERIOR								
	Entry/Lobby						A			
	Wall Finishes		4							
	Floor Finishes					1				
	Ceiling Finishes		4							

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	5	4	3	2	1	A	B	C	
Lighting/Ceiling Elements			3						
Cabinetry & Built-in elements			3						
Kitchen							B	C	Would like updated to a full catering kitchen, no grease trap currently provided.
Wall Finishes			3						
Floor Finishes			3						
Ceiling Finishes			3						
Lighting/Ceiling Elements			3						
Cabinetry & Built-in elements			3						
Counters & Backsplashes			3						
Cabinets			3						
Equipment			3						
Floor Finishes			3						
Skate Rental/Chair Storage								C	EPRD would like converted to bar for events rental
Wall Finishes			3						
Floor Finishes					1				
Ceiling Finishes			3						
Lighting/Ceiling Elements			3						
Cabinetry & Built-in elements					2				
Office							B		Current layout splits the office space with a closet in between
Wall Finishes		4							
Floor Finishes			3						
Ceiling Finishes		4							
Lighting/Ceiling Elements		4							
Cabinetry & Built-in elements			3						
Great Room 36'x69'							A		
Wall Finishes		4							
Floor Finishes					1				Client wants a new floor since they have repeatedly sanded it over the years and have worn through the wear layer.
Ceiling Finishes		4							
Lighting/Ceiling Elements		4							
Cabinetry & Built-in elements			3						Has a functioning gas fireplace

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	5	4	3	2	1	A	B	C	
Changing Room		4				A			
Wall Finishes		4							
Floor Finishes			3						
Ceiling Finishes		4							
Lighting/Ceiling Elements		4							
Women's Restroom						A			
Wall Finishes	5								
Floor Finishes	5								
Ceiling Finishes	5								
Lighting/Ceiling Elements	5								
Cabinetry & Built-in elements	5								
Men's Restroom						A			
Wall Finishes	5								
Floor Finishes	5								
Ceiling Finishes	5								
Lighting/Ceiling Elements	5								
Cabinetry & Built-in elements	5								
Octagon Room						A			
Wall Finishes		4							Jambs are little beat up
Floor Finishes			3						
Ceiling Finishes		4							
Lighting/Ceiling Elements		4							
Janitor							B		Shares space with crawl space access
Wall Finishes			3						
Floor Finishes			3						
Ceiling Finishes		4							
Lighting/Ceiling Elements			3						
Attic									
Mechanical Room						A			Houses new furnace and water heater
Wall Finishes			3						

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Floor Finishes			3						
Ceiling Finishes			3						
Lighting/Ceiling Elements			3						
EXISTING BUILDING ADA COMPLIANCE									
Handicap Parking									See Meeting the Challenge report provided by EPRD
Passenger Loading Zones									"
Accessible Entry									EPRD plans to add ADA openers to entrance
Exterior Stairs & Railings									See Meeting the Challenge report provided by EPRD
Exterior Ramps and Sidewalks									"
Barrier Free Route									"
Signage									"
Women's Restroom									"
Men's Restroom									"
Women's Locker Room									"
Men's Locker Room									"
Reception Desk									"
Kitchenette									"
Interior Stairs & Railings									"

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	5	4	3	2	1	A	B	C	
EXISTING SITE/LANSCAPE									
Parking			3				B		
Drop-off								C	No public drop off directly at Main Entrance
Paving			3						Some patches and cracking in asphalt
Sidewalks		4							Concrete paths, appears to be in good shape. Some grass is filing between the joints.
Pedestrian Access (ADA)		4							See Meeting the Challenge report provided by EPRD
Signage		4							Site Signage is small and appears inconsistant
Site Lighting		4							Visited during day
Service Areas		4							concrete paving for service access at Service Entrance
Dumpsters/ Enclosures									Not observed near building
Trees	5								Mature conifers appear to be healthy
Vegetation									Visited in winter so vegetation had died back
Plantings									Visited in winter so plants had died back
Walls/structures		4							Stone columns bases and accent walls appear in good shape
Raised Planting Beds			3						Stone retaining appears in ok shape.
Planters			3						
Covered walks/ Canopies		4							Front walk in good shape
Deck					1				Wood decking throughout needs replacing, client would like a composite to reduce maintenance. All associated ralings need replacing as well, some concern the underlying strucutre may need repairs as well. No ADA ramp access to lower deck
Surrounding Out Buildings									Were not inspected, should an additional visit be made to assess?