

Minneapolis Park and Recreation Board

# NPP20 Rehabilitation Program

January 2017



**Minneapolis**  
**Park & Recreation Board**

[www.minneapolisparcs.org](http://www.minneapolisparcs.org)

**Overview of NPP20 Rehabilitation Program**

The 20-Year Neighborhood Park Plan (NPP20) covers three specific areas of work – maintenance, rehabilitation, and capital projects.

- Maintenance → On-going Maintenance and Repair
- Rehabilitation Program → Rehabilitation of Existing Assets
- Capital Projects → Replace & Invest Project in Capital Improvement Plan (CIP)

This document will focus specifically on the Rehabilitation Program portion of NPP20. Under the 20-Year Neighborhood Park Plan (NPP20), existing rehabilitation categories have seen increases in funding and several new rehabilitation funding categories were established to address a broader spectrum of immediate and on-going rehabilitation needs in our neighborhood parks that were insufficient in past years. This on-going Rehabilitation Program will replace deteriorating play equipment, repair stand-alone amenities and assets, and otherwise provide small-scale enhancements to a variety of assets in neighborhood parks throughout the system. In some instances, rehabilitation work will be completed to keep an asset in service until it can be replaced as part of a larger future capital project.

This document is the general template for the NPP20 Rehabilitation Program. The changing conditions of assets will necessitate flexibility in administering the Program. All emergency repairs, sudden damage, or other unexpected work will continue and may take precedence over other criteria for scheduling and completing rehabilitation and repair projects until the overall condition of neighborhood park assets are significantly improved.

**List of Rehabilitation Program Categories**

Rehabilitation Program (NPP20)	Description of Category	2017 Funding	2018 Funding	2019 Funding	2020 Funding	2021 Funding	2022 Funding
<b>ADA Improvements</b>	Improve accessibility in all neighborhood park sites and buildings	\$800,000	\$800,000	\$800,000	\$800,000	\$800,000	\$700,000
<b>General Building and Recreation Center Rehabilitation</b>	Repair or replace elements of buildings	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$400,000
<b>Roofs</b>	Repair or replace roofs	\$900,000	\$700,000	\$700,000	\$700,000	\$700,000	\$600,000
<b>Heating, Ventilation, and Air Conditioning</b>	Repair or replace components and/or systems	\$500,000	\$300,000	\$300,000	\$300,000	\$300,000	\$200,000
<b>Neighborhood Park Amenity Fund</b>	Repair or replace exterior park amenities, features, and site furnishings	\$450,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
<b>Park Lighting</b>	Repair or replace exterior lighting systems and supporting infrastructure	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$400,000

Rehabilitation Program (NPP20)	Description of Category	2017 Funding	2018 Funding	2019 Funding	2020 Funding	2021 Funding	2022 Funding
<b>Synthetic Turf Rehabilitation</b>	Repair or replace surface and/or base of synthetic athletic fields	\$0	\$100,000	\$250,000	\$350,000	\$400,000	\$400,000
<b>Below-Grade Infrastructure</b>	Repair, replace, or remove underground pipes, conduits, wiring, etc.	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$150,000
<b>Sidewalks and Pavement</b>	Repair or replace exterior hard surfacing (bituminous, concrete, pavers, etc.)	\$600,000	\$596,420	\$500,000	\$544,867	\$500,000	\$500,000
<b>Operations Facilities</b>	Repairs and improvements to staging, storage, workshops, and equipment areas	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$150,000

\*\$35,960 in Neighborhood Capital Levy Funds and \$276,500 in NPP20 Funds were originally scheduled to be spent in 2018 for capital improvements at Lyndale Farmstead Park, but instead \$297,675 in 2017 Rehabilitation Program Funds will be used. Specific 2017 rehabilitation funding categories and category amounts will be determined based on specific rehabilitation projects completed at Lyndale Farmstead. The 2018 \$35,960 in Neighborhood Capital Levy Funds and \$276,500 in NPP20 Funds will be moved to the Rehabilitation Program in 2018, proportionally allocating these funds to specific rehabilitation funding categories based on the specific rehabilitation funding categories and proportionality of spending for the 2017 Lyndale Farmstead Park Rehabilitation Project.

**Inventory, Condition Assessment and Ranking**

1. Inventory: A comprehensive list of assets in each Rehabilitation Program category is being compiled and/or updated. Each asset will be identified by the following information:
  - o Park property, location (Service Area, District, RCAP, Neighborhood), and classification (Neighborhood, Regional, Enterprise), year built, asset type, model number, serial number, pictures, dimensions/measurements, and scheduled service life

The inventory information will be updated regularly as new assets are added to the system, existing assets are removed or repair, rehabilitation or capital work is done to improve assets in service.
2. Condition Assessment: Each asset will be evaluated for its current condition by qualified industry professionals using standard rating systems, measurements, and best practices for addressing identified deficiencies.
3. Ranking: Every asset will be ranked based on the inventory and condition assessment information. The rankings will be:
  - A. Critical Need - Urgent replacement or rehabilitation necessary
    - Potential for immediate safety issues
    - Criticality of potential asset failure
    - Critical impact on ability to deliver services

- B. High Need - Consider for rehabilitation or major repairs
  - Potential for near future safety issues
  - Significance of potential asset failure
  - Substantial impact on ability to deliver services
- C. Medium Need - Still in service lifespan but small repairs may be necessary
  - Potential for long term safety issues
  - Limited potential for asset failure
  - Minimal impact on ability to deliver services
- D. Low Need - Only requires preventative or routine maintenance
  - Asset is in good condition
  - Work is predominantly for aesthetic reasons

### **Prioritization of Rehabilitation Projects**

Rehabilitation projects in neighborhood parks range in scale and complexity. A number of factors will be considered when prioritizing rehabilitation projects. As the system undergoes replacement of existing assets through capital projects and the Rehabilitation Program, approved master plans and approved strategic planning documents will guide the decision making process.

Examples of key variables that are considered and influence the prioritization of each rehabilitation project:

- Approved master plan
- No approved master plan
- Asset being replaced in current CIP
- Asset scheduled for decommissioning, including timing of decommissioning
- Service life and asset condition relative to the capital project timeline
- Opportunities to coordinate with other Rehabilitation or Capital Projects at the same site
- Federal, state, and local regulations or other non-compliance corrections needed
- Project distribution across city
- Project distribution under NPP20 equity criteria
- Unexpected damage (storms, flooding, etc.) or deterioration
- Efficiencies in project delivery such as coordination with capital projects, contracting, purchasing, or staffing capacity
- Cost estimates vs annual funding
- Service impact
- Seasonality
- Duration of project
- Previously scheduled but not initiated

### **Scheduling**

Once asset condition assessments, rankings, and prioritizations have been completed, rehabilitation projects will be scheduled.

### **Timeline for 2017**

See Updated Rehabilitation Program Schedule (attached).