

Arden Manor Priorities List

Priority	Item	Description	Est. Cost
H	Irrigation (Crabtree)	More than half of the rotors are in need of replacement, Replace drip line on the perimeter of the park that is currently broken with new valves, piping and rotors. 5 zones are not working at all indicating those 5 valves will need replacing.	In Progress
H	Play Structures & sand box (Crabtree)	Certified playground inspection needed, play equipment is outdated, Rubber bark level is low and needs to be replenished, sand box needs sand added.	TBD
H	Baseball Field (Crabtree)	The fence surrounding the baseball field needs some repairs. Some of the planks of wood used for fan benches and the back stop need to be replaced. The infield needs to be cleared of all weeds and be roto tilled. Before grading the field ball field mix would need to be added and spread out. The outfield needs to be leveled off and ruts filled in. If these repairs can be made before spring we could potentially generate revenue from renting out our field.	TBD
H	Trees (Crabtree)	The trees at Crabtree were trimmed in May of 2019 and will be scheduled again in fall of 2019. There are still 2 small trees and 1 large tree that need to be removed.	✓
H	Irrigation (Deterding)	The system needs to be wire traced and have the valves mapped out in order to locate the 4 valves that are not working. There are many rotors in need of replacing. There are several zones that have rotors where pop-ups are and zones that have rotors where pop-ups should be placed.	In Progress
H	Play Structures (Deterding)	Certified playground inspection needed, Rubber bark level is low and needs to be replenished on both large and small playgrounds.	Getting Estimates
H	Concrete Sidewalk (Deterding)	This job has been completed except for one area needing to be painted.	In Progress
H	Trees (Deterding)	The trees at Deterding were trimmed in May of 2019 and will be scheduled again in fall of 2019	✓
H	Leak in the Pool Pipes (Deterding Pool)	Both 2-way valves on the filtration system were replaced. The drain plug on sand filter #1 was replaced. After these repairs the pool does not seem to be leaking.	✓
H	Deterding Pool	We will be needing to replace the VGB grates in the near future (2021/2022 fiscal year).	
H	Concrete on Pool Deck (Deterding Pool)	Many patches have been taken care of. There are only two raised portions that need to be taken care of.	In Progress

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H	DCC Fascia Boards & Roof (Deterding)	The fascia boards need to be replaced along with the roof. The roof of the DCC is leaking onto the fascia boards causing them to rot. There is also evidence of leaking found in the women's restroom after periods of heavy rain.	TBD
H	DAR/Maintenance shop/Aquatic restrooms building roof (Deterding)	One section of the roof was recently repaired due to a leak coming into the snack bar. There is another leak at the other end of the building where the work bench in the maintenance shop is. The shingles are deteriorated and dry-rot is visible on the 1"x4"s indicating entire roof needs to be replacing.	TBD
H	DAR Ceiling (Deterding)	The ceiling tiles are starting to separate and sag. Recommending putting trim around the perimeter of the ceiling. Estimated Materials \$250, estimated labor \$200.	✓
H	Bollards & Maintenance Gate (Jonas)	The bollards were removed and replaced with a 2- rail split rail fence in April 2019. and a post and chain was installed by the entrance of the Nature Area at the end of Evelyn.	✓ TOTAL=\$40,101
H	Trees (Jonas)	The trees at Jonas were trimmed in May of 2019 and will be scheduled again in fall of 2019	✓
H	Softball field (Jonas)	The fence surrounding the baseball field needs some repairs. The infield needs to be cleared of all weeds and debris to be roto tilled. Before grading the field ball field mix would need to be added and spread out. The outfield needs to be leveled off and ruts filled in. If these repairs can be made before spring we could potentially generate revenue from renting out our field.	TBD
H	Irrigation (Jonas)	There are 3-5 dozen rotors that are in need of replacing due to either being hit with mower, clogged nozzles from black manganese dioxide, or not rotating because the gears wore out. The wires need to be traced and the system mapped out in order to be able to locate the 6 valves that need replacing. Suggest getting filter for well in the future. We have contacted Odell's to get a quote.	In Progress
H	Play Structure & Sand Pit (Jonas)	Certified playground inspection needed, Play equipment is outdated, sand box needs sand added. Estimated 12.5 cubic yards of play sand needed to fill.	TBD

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H	Gazebo (Jonas)	The vine needs to be trimmed back. The gazebo structure itself is deteriorating and needs replacing due to cracking in the wood and the overgrowth of the vine. One table needs to be replaced since there is a crack on the corner and has broken chunks of concrete missing and exposed rebar. The concrete slab will eventually need to be redone, there is cracking and high spots.	TBD
H	Turf Field (Deterding)	The turf separated along the seams exposing the geotextile fabric and rock base underneath making this a safety issue. Plans to replace immediately are needed. Signage needs to be posted to prohibit the use of cleats on the field.	TBD
H	Nature Area (not including Pond) (Jonas)	Thinning of saplings and brush is needed. Raising up the branches with trees that need trimming so that there is increased visibility.	Seasonal
H	Certified Playground Instructor Training	We either need to contract out and have a Certified Playground Safety Inspector visit our parks or we can send a maintenance staff member to get certified in March of 2018 so we can inspect them in house.	TBD
M-H	Small Pool Resurfaced (Deterding)	The small pool needs to be resurfaced due to wear and tear from usage. The bottom of the pool is very porous. Each season is getting worse with chemical and labor cost increasing to fight the black algae.	TBD
M-H	HVAC systems (Deterding)	It is unknown when the last time any of the HVAC systems in the DCC, DAR, or District Office have been serviced to make sure that they are in good working condition.	TBD
M	Restroom (Crabtree)	The urinal in Men's restroom is currently out of order. Sink in Women's restroom is currently out of order. Both restrooms need toilet paper/paper towel dispensers, door and signage replaced. The roof is showing signs of deterioration and will need to be re-shingled soon due to age.	In Progress
M	Water Fountain (Deterding)	The water fountain is only partially in working order and needs new parts so that both drinking bowls can be used. The fountain needs 2 pressure regulators (estimated \$151) and 2 labor hours to install. Drain basins are clogged due to roots and will need to be cleared out. Currently getting quote for roto rooting.	\$195 plus cost of roto rooting
M	DAR Water Fountain (Deterding)	The water fountain in the Activity Room has been leaking. The maintenance department has attempted to replace several broken elements with no luck. The water fountain will need to be replaced.	\$1000 parts & labor
M	Soccer Field (Jonas)	The Field needs to be leveled out and have all car ruts removed and filled in. The goal posts need to be repainted. Once fixed we could potentially generate revenue from renting it out again.	In Progress

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L	Water Fountains (Crabtree)	There are two water fountains at this park. The fountain by the restroom is not in working order and would need to be replaced. The fountain by the snack bar needs to be repaired. For the fountain near snack bar it needs a pressure regulator and labor (estimated \$150).	TBD
L	Basketball Court (Crabtree)	Goal (backboard, rim & net) needs to be replaced on one metal post. Could make a full court if the hoops were moved and one backboard was replaced. Lines need to be repainted and concrete be resurfaced. 2 nets need to be replaced.	TBD
L	Tennis Courts (Crabtree)	The fence surrounding the tennis courts need some repairs. The tennis court needs 2 new nets and the court will need to be resurfaced. We would need to have a contractor to come out to advise the District on our options.	TBD
L	Maintenance Shop & Storage (Deterding/Jonas/Crabtree)	The Maintenance shop is shared with the pool pump room and one truck. This limits how the shop can be organized and how much can be stored. In the future an actual maintenance storage area would be ideal.	TBD
L	Security Cameras (Deterding)	Security cameras and signage should be installed so that the maintenance shop, District Office and pool deck can be viewed by cameras. This will help deter people from breaking into our work vehicles and people from hopping the fence to gain access to the pool, while protecting the District's assets.	TBD
L	Water Fountain (Jonas)	Currently no working water fountain. An ADA compliant fountain should be installed. Suggesting water testing, filter for well pump and a new fountain. Currently working on estimated cost.	TBD
L	Tennis Courts (Jonas)	The fence surrounding the tennis courts need some repairs and a new gate. The tennis court needs 2 new nets and the court will need to be resurfaced. We would need to have a contractor to come out to advise the District on our options.	TBD
L-M	Pond (Jonas)	Pond is currently being filled weekly.	TBD
L-M	Pool Complex Fence (Deterding)	The fence needs to be raised higher so that people will not be able to hop it as easily and not only protecting the safety of anyone but also the District from any liabilities. We are constantly finding beer bottles, cigarette butts, and condoms on the pool deck. There are also items found at the bottom of the pool.	TBD

H This item was given a High Priority

M This item was given a Medium Priority

L This item was given a Low Priority

Note: This list has only been prioritized by a Low to High priority and is in the process of being prioritized in numerical order.