

**CITY OF PLYMOUTH
AGENDA
SPECIAL COUNCIL MEETING
JUNE 23, 2009, 5:30 p.m.
MEDICINE LAKE CONFERENCE ROOM**

1. CALL TO ORDER

2. DISCUSSION TOPICS

A. Park Replacement Fund Part I Part II

3. UPDATE WITH CITY MANAGER

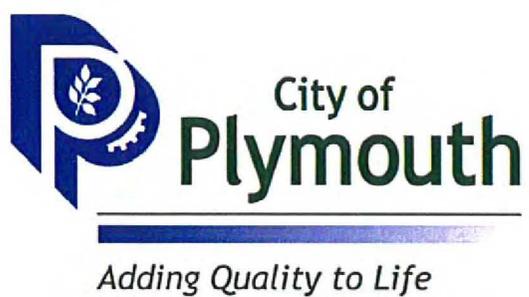
4. ADJOURN

A

Park Replacement Plan

City of Plymouth, MN

June, 2009



Prepared by:



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I. INTRODUCTION

The City of Plymouth (the "City") engaged Ehlers & Associates, Inc. (Ehlers) to undertake a review of the City's Parks Replacement CIP. The primary objective is to review options and make recommendations as to funding scenarios to ensure the program's long-term financial viability.

Ehlers staff responsible for this analysis and report:

Jonathan North
Financial Advisor

Elizabeth Diaz, CFA
Financial Analyst

II. EXECUTIVE SUMMARY

- The City of Plymouth has a long-term, 40 year capital replacement schedule for parks, which is to be funded through the City's Park Replacement Fund.
- Over the next 40 years, capital expenditures related to the replacement of existing park assets are estimated to total \$97 million.
- Under the current funding scenario, revenues are not sufficient to cover the expected expenditures, and the Park Replacement Fund's cash balance would be depleted by 2017.
- Therefore, we provide alternative options for funding this program, using assumptions that are detailed in Section IV.
 - **Current Status**: Represents the status quo, no change to current funding.
 - **Option 1**: Represents the current status, and the addition of two bonds with payments beginning in 2011 and 2014 that coincide with the maturing of two existing bonds. The replacement bond amounts would approximate \$1.5M and \$2.3M par.
 - **Option 2 and 3**: Both establish an ending cash balance target of \$1M:
 - **Option 2**: Achieves the cash balance goal by issuing debt. This would require additional future levies.
 - **Option 3**: Achieves the cash balance goal by establishing a large initial endowment of an upfront cash contribution in year one.
- The Current Status and Option 1 result in deficit balances before 2029, or the term of our analysis. Options 2 and 3 provide for positive cash positions for the term, through the use of levy or additional upfront cash contribution.
- Policy considerations include:
 - Generational Equity. Should future assets be paid by current or future users?
 - Cash Balance Targets.
 - Competing levy and long-term needs (beyond the current five year levy needs)
 - Transfer from the Project Administration Fund
 - Use of new bonds to offset maturing bonds
 - Transfer of cash from other funds for Option 3

III. BACKGROUND

The City of Plymouth has a long-term capital replacement schedule for parks. Unlike most cities which focus on the next 5 – 10 years, Plymouth’s plan extends through the next forty years.

The Park Replacement Fund is strictly a capital project fund. It finances the replacement of existing capital assets and does not include expenditures related to the operation or maintenance of the parks. Further, this fund does not include capital asset expenditures related to future parks.

Overview of Park Replacement Fund

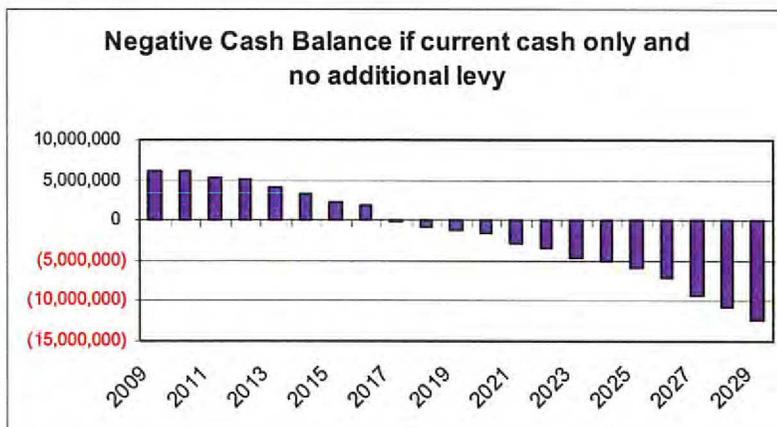
Cash: The Park Replacement Fund has approximately \$3.7M (\$1M of which is a loan to the Ice Arena – repayable through 2019).

Expenditures: Staff estimates that the capital expenditures for the next 40 years would total \$96.8M.

Revenue: There is a General Fund transfer that is allocated to the Park Replacement Fund (\$77,480 in 2009). Interest earnings from the reserves are also available as revenue.

Current Funding Projections

Assuming the City makes no changes to funding (except increasing the general fund transfer by 2% per year beginning in 2012), the fund will be depleted by 2017. This includes the assumed \$2.4M transfer from the Project Administration Fund.



Therefore, we provide three options to address the long-term financial health of the fund.

IV. ANALYSIS ASSUMPTIONS

Expenditures and Replacement Schedule

- The analysis reviews the replacement schedule for capital assets only. It does not reflect operating costs or new parks.
- The projected expenditures are based on the City's existing Park Replacement schedule which excludes:
 - o Plymouth Ice Center
 - o Plymouth Creek Center and Fieldhouse
- Over the next 40 years, expenditures are estimated to reach \$97M
- This financial impact analysis has a 20 year horizon (2009 through 2029). The variables impacting financial forecasts are more dependent on assumptions outside the City's control and subject to greater swings.
- Ten- to twenty- year pro-formas are typical, and this analysis uses a twenty-year proforma which is the long end of the range.

Funding Sources

- Existing Cash Balance:
 - o \$3.7M in Park Replacement Fund
(\$1M of which is in the form of a loan to the ice arena, which is repayable through 2019)
- \$2.8M available from the Project Administration Fund.
- Investment return on cash balances are assumed to be 2% through 2011, then increased to 4% beginning in 2012.
- General Fund transfer: The 2009 levy of \$77,480 is assumed to be flat for 2010 and 2011, then increases 2% annually.
- "Replace" maturing bond levies.
 - o Series 1998C (Community Center):
 - Final payment of \$398,531 – levy available 2014
 - o Series 2003D (Open Space Bonds):
 - Final payment of \$267,930 – levy available 2011
- As these bonds mature, the City could redirect or replace all or a portion of that levy to new debt service and minimize tax rate volatility. For purposes of this review, we assume that 50% of the matured levies are replaced by new debt for park replacement. The 50% allocation could change, and is intended to provide a baseline analysis for the assumptions. Lastly, this oversimplifies the Park Replacement schedule, and efforts would need to be made at that time to ensure that the schedule is accelerated or arbitrage issues are addressed.
- Debt Assumptions
 - o All debt is assumed to have 15 year maturities with 4.5% rate
 - o Using debt somewhat minimizes the true cost of the projects in the early years. Rather than large levies to build reserves in advance of expenditure, debt service levies stretch beyond the 20 year term of this analysis.

V. FUNDING SCENARIOS

CURRENT STATUS: No Changes to Current Funding Strategy

No target cash balance

Beginning Cash of \$3.7M

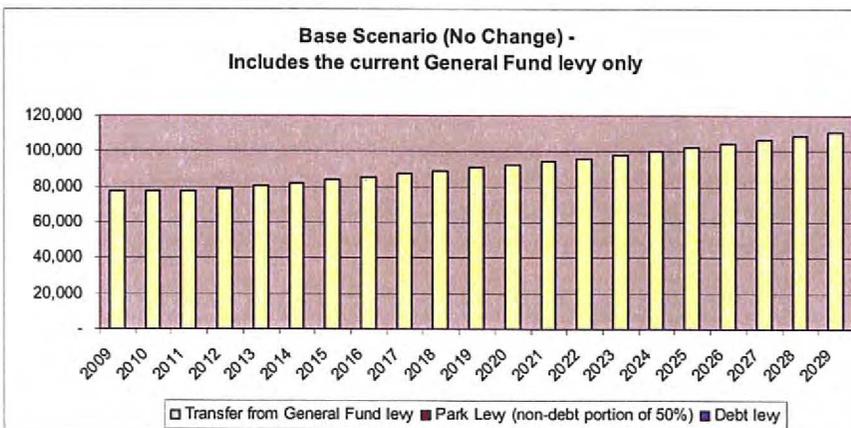
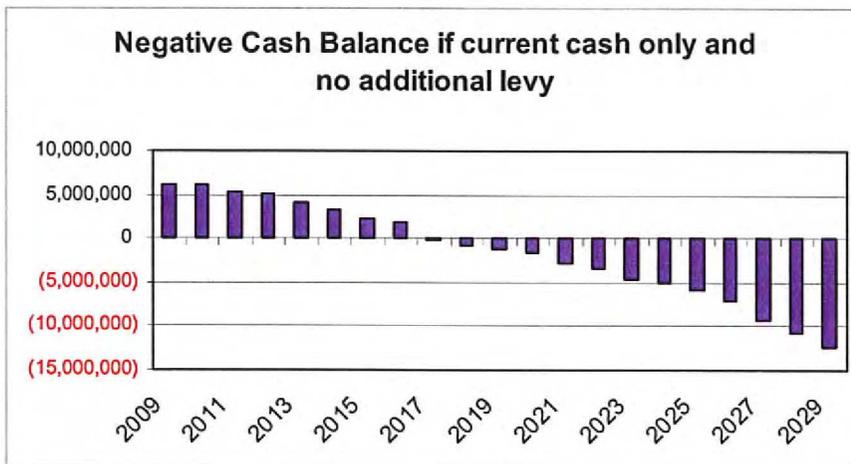
Assumes transfer of \$2.8M from the Project Administration Fund

Includes the current General Fund transfer of \$77,480

Under this scenario, the cash reserve goes negative by 2017, with a cumulative deficit balance of \$12.2M in 2029.

Pros: Except for the assumed \$2.8M transfer, no additional upfront cash contribution
No levy impact

Cons: Not a viable long-term solution

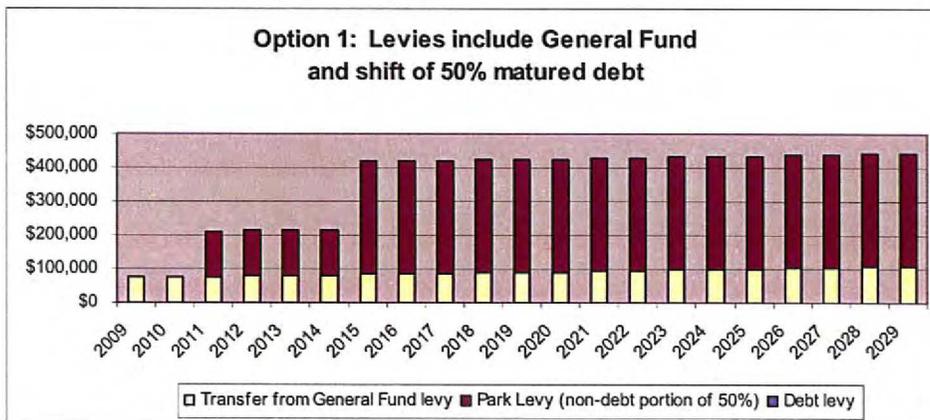
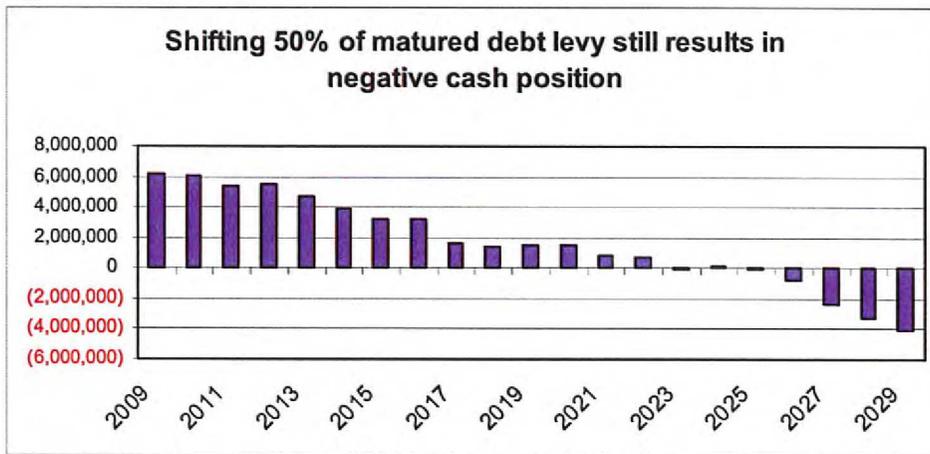


OPTION 1: Current status + add 50% of maturing debt service levy
 No target cash balance
 Assumes new debt to replace 50% of the maturing debt service levy
 Issuance of \$1.5M and \$2.3M would replace 50% of maturing bonds levy
 in 2010 and 2013, respectively

Under this scenario, the cash balance is negative in 2023 with a deficit balance of \$4.5M in 2029.

Pros: Except for the assumed \$2.8M transfer, no additional upfront cash contribution
 New bonds represent 50% of existing debt levy

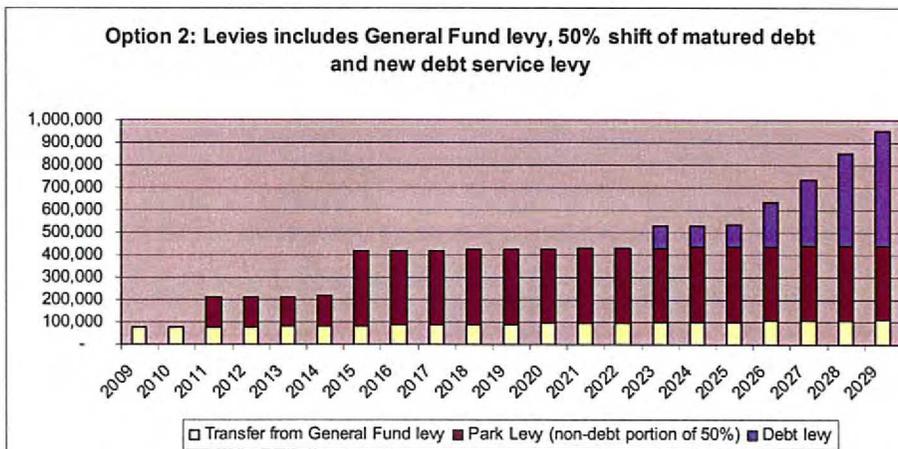
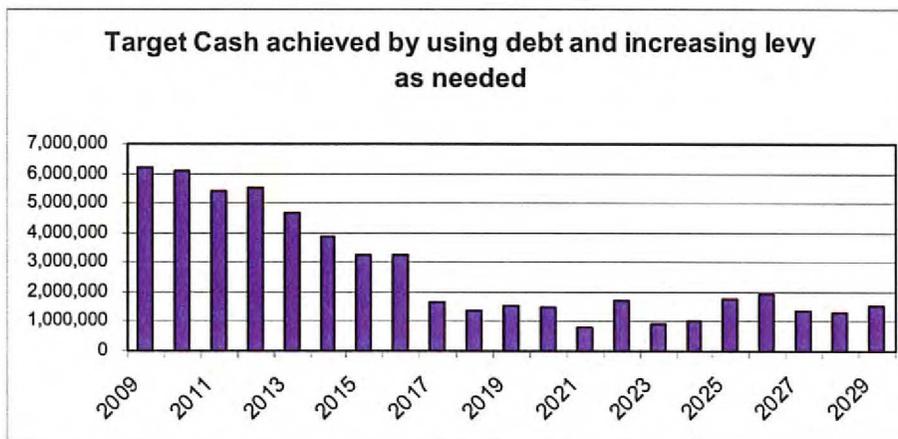
Cons: Not a viable long-term solution



OPTION 2: Option 1 + new debt as needed to maintain cash target
 Target cash balance of \$1M
 New debt issued in 2022 (\$1M), 2025 (\$1M) and annually thereafter through 2029 (ranging from \$1M to \$1.4M)

Pros: Levy increases are not material until 2023 (average annual increase from 2016-2029 is 6% - excluding initial bond replacement levies)
 No additional upfront cash contribution required
 Future residents pay more of the future replacements / improvements

Cons: Levy requirements increase significantly beginning in 2019
 Use of debt somewhat distorts the cash / levy impact in the latter years
 Competing demands for future levies



OPTION 3: Endowment Option

Target cash balance of \$1M (achieved by 2029)

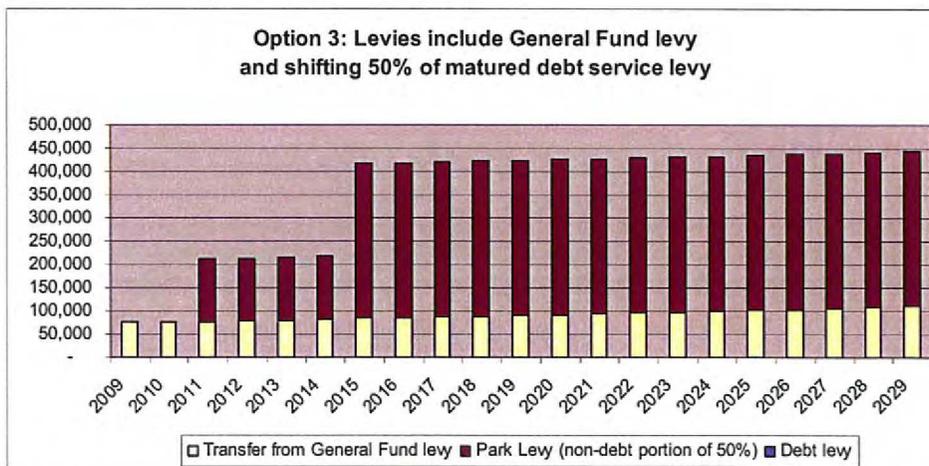
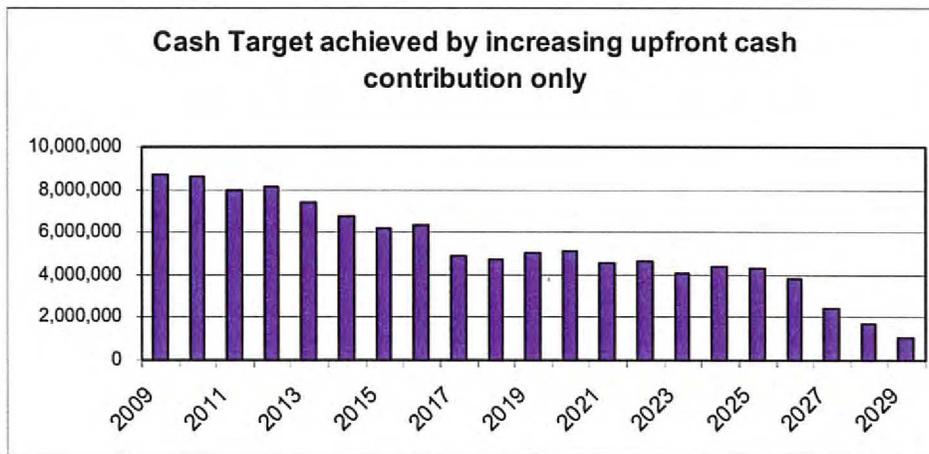
Includes General Fund transfer, and 50% of maturing bonds

Beginning Cash of \$8.9M, comprised of:

- \$3.7M initial fund
- \$2.8M transfer from the Project Administration Fund
- \$2.4M transfer from other available funds (ie: surplus transfer)

Pros: Does not increase the annual levy through the term of analysis (2029)
Fund could provide financial flexibility with higher initial cash balance

Cons: Allocates significant cash to a capital fund in times of operating challenges
Political challenges of having a large balance
Cash decline begins to accelerate rapidly in 2025
Current low interest rates minimizes investment returns
Current residents pay for costs of future improvements



VI. SUMMARY

- The City has practical long-term visioning and planning. The Park Replacement Plan extends 40 years, well beyond comparable cities.
- The variables impacting financial forecasts are dependent on assumptions outside of the City's control and subject to greater swings. Ten- to twenty-year pro-formas are typical. This analysis uses a **twenty year pro-forma**, which is the long end of the range.
- The average annual capital expenditure from 2009 – 2029 is \$1.14 million. Therefore, we **recommend a target cash balance of \$1 million** to be achieved and maintained by 2029. This amount provides a degree of investment return and, importantly, a cushion for unexpected capital demands.
- While current **low interest rates** reduce the benefit of investment returns in the near term, borrowing costs benefit with lower debt service payments.

VII. CONCLUSIONS

- **The current funding strategy is not a viable long-term option**, as cash is depleted by 2017, with or without the addition of \$2.8M from the Project Administration Fund.
- **Option 1** is not a viable long-term option as cash is depleted by 2023. The policy concern with this option is that actions in 2028 would require significant levy increases or cash infusion.
- **Option 2** would fall outside of levy limits through bonded debt as a special levy. The City would retain more control over revenues and be able to provide for gradual revenue increases, rather than erratic adjustments. Excluding the initial levy transfers from maturing debt, the average annual levy increase (2016 – 2029) would approximate 6%.
- **Option 3** does not address two issues. 1) Current taxpayers are paying for future assets, creating generational inequity. 2) Provides funding through 2029 only, and does not put a financial plan in place to address the annual needs of the program.

The remaining policy issues for the City to consider:

- Generational Equity. Should future assets be paid by current or future users?
- Establish Cash Balance Targets. For contingency and interest earnings
- Competing levy and long-term needs (beyond the current five year levy needs)
- Transfer from the Project Administration Fund
- Use of new bonds to offset maturing bonds
- Transfer of cash from other funds for Option 3

2008 Parks Grand Total Summary

Athletic Field Lights	\$3,195,000.00	
Bleachers	\$32,000.00	
Fencing	\$1,034,625.00	
Irrigation	\$1,339,500.00	
Parking Lot Lighting	\$357,000.00	
Parking Lot Pavement & Trails	\$17,369,552.00	
Park Name Signs	\$60,492.00	
Park Shelter Building	\$4,134,196.00	
Skating Rink Replacement	\$1,200,000.00	
Tennis Courts	\$727,400.00	
Bridges Boardwalks & Docks	\$872,240.00	
Playground Replacement Costs	\$3,910,000.00	
Picnic Shelter Replacement Costs	\$1,006,000.00	
<u>Grand Total</u>		<u>\$35,238,005.00</u>

Athletic Field Lights

Zachary Playfield	1981	\$600,000.00	6	25	2011		2039	
Plymouth Creek Playfield	1980	\$475,000.00	6	25	2013		2038	
Oakwood Playfield	1980	\$475,000.00	6	25	2014		2039	
Plymouth Playfield	1980	\$530,000.00	6	25	2015		2040	
Ridgemount Playfield	1981	\$115,000.00	6	25	2016		2041	
Bass Lake Playfield	1992	\$320,000.00	6	25	2017		2042	
Parkers Lake Playfield	1992	\$285,000.00	6	25	2017		2042	
Elm Creek Playfield	1998	\$360,000.00	6	25	2023		2048	
LaCompte Playfield	2002	\$35,000.00	6	25	2027		2052	
Grand Total		\$3,195,000.00						

* This is a complete replacement including poles, fixtures, wiring, service panels, etc. In many cases poles used need to be replaced based on light levels and locations according to today's standards. There is no cost savings in utilizing the old poles. The dollar value is derived from current lit fields based on:

Baseball \$160,000.00

Softball \$90,000.00

Football/Soccer \$65.00

Hockey \$35,000.00

Tennis \$45,000.00

* 1980 - Oakwood \$154,550.00 ~ 2008 - \$475,000.00

Bleachers

Elm Creek Playfield	15' 10 row	1998	8	20	\$6,000.00	3	48,000.00	2018		2038	
Bass lake Playfield	15' 5 row	1999	5	20	\$3,000.00	3	15,000.00	2019		2039	
Oakwood Playfield	15' 5 row	1999	5	20	\$3,000.00	3	15,000.00	2019		2039	
Parkers Lake Playfield	15' 5 row	2000	6	20	\$3,000.00	3	18,000.00	2020		2040	
Plymouth Creek	15' 5 row	2000	3	20	\$3,000.00	3	9,000.00	2020		2040	
Plymouth Playfield	15' 5 row	2000	3	20	\$3,000.00	3	9,000.00	2020		2040	
Zachary Playfield	15' 5 row	2000	8	20	\$3,000.00	3	24,000.00	2020		2040	
Greenwood Playfield	15' 5 row	2002	6	20	\$3,000.00	3	18,000.00	2022		2042	
Skate Park	15' 5 row	2002	1	20	\$3,000.00	3	3,000.00	2022		2042	
Zachary Playfield	15' 3 row	2004	3	20	\$2,000.00	3	6,000.00	2024		2044	
Grand Total					\$32,000.00						

Fencing

Location	Fence Type	Year	Length (ft)	Height (ft)	Cost (2008)	Quantity	Cost (2018)	Year	Year	Year
Zachary Tennis	10' chainlink	1982	700	25	\$40.00	4	\$28,000.00	2007		2032
Lions	4' chainlink	1978	500	35	\$20.00	4	\$10,000.00	2013		2048
Lions	Backstop	1978	1	35	\$6,000.00	4	\$6,000.00	2013		2048
Queensland	6' Chainlink	1980	100	35	\$25.00	4	\$2,500.00	2015		2050
LaCompte	6' chainlink	1981	325	35	\$25.00	4	\$8,125.00	2016		2051
Mission Hills	Backstop	1981	1	35	\$6,000.00	4	\$6,000.00	2016		2051
Oakwood	6'	1981	550	35	\$25.00	4	\$13,750.00	2016		2051
Plymouth Playfield	Backstop	1982	3	35	\$6,000.00	4	\$18,000.00	2017		2052
Plymouth Playfield	6' chainlink	1982	700	35	\$25.00	4	\$17,500.00	2017		2052
Ridgemount	6' chainlink	1982	200	35	\$25.00	4	\$5,000.00	2017		2052
Zachary	6'chainlink	1982	3600	35	\$25.00	4	\$90,000.00	2017		2052
Zachary	4' chainlink	1982	250	35	\$20.00	4	\$5,000.00	2017		2052
Parkers Lake Tennis	10'chain link	1992	650	25	\$40.00	4	\$26,000.00	2017		2042
Plymouth Creek Playfield	6' chainlink	1983	2800	35	\$25.00	4	\$70,000.00	2018		2053
Shiloh	Backstop	1985	1	35	\$2,000.00	4	\$2,000.00	2020		2055
Sunrise	Backstop	1985	1	35	\$2,000.00	4	\$2,000.00	2020		2055
Swan Lake	Backstop	1990	1	35	\$2,000.00	4	\$2,000.00	2025		2060
Bass Lake Fencing	6' chainlink	1992	1500	35	\$25.00	4	\$37,500.00	2027		2062
Bass Lake Fencing	10' chainlink	1992	845	35	\$40.00	4	\$33,800.00	2027		2062
Bass Lake Fencing	4' Chainlink	1992	325	35	\$20.00	4	\$6,500.00	2027		2062

Fencing

Parkers Lake Playfield	6' chainlink	1992	4000	35	\$25.00	4	\$100,000.00	2027		2062	
Parkers Lake Playfield	4' Chainlink	1992	310	35	\$20.00	4	\$6,200.00	2027		2062	
Heather ponds	Backstop	1994	1	35	\$2,500.00	4	\$2,500.00	2029		2064	
Oakwood tennis	10' chainlink	2004	700	25	\$40.00	4	\$28,000.00	2029		2054	
Gateway	4' chainlink	1995	70	35	\$20.00	4	\$1,400.00	2030		2065	
South Shore	Backstop	1995	1	35	\$2,000.00	4	\$2,000.00	2030		2065	
Timbershores	Backstop	1995	1	35	\$3,000.00	4	\$3,000.00	2030		2065	
Ridgemount	10' Tennis	2005	600	25	\$40.00	4	\$24,000.00	2030		2055	
LaCompte	Backstop	1981	2	50	\$6,000.00	4	\$12,000.00	2031		2081	
Oakwood Baseball	Backstop	1981	1	50	\$8,000.00	4	\$8,000.00	2031		2081	
Oakwood Softball	Backstop	1981	2	50	\$6,000.00	4	\$12,000.00	2031		2081	
Plymouth Tennis	10' Chainlink	2006	650	25	\$40.00	4	\$26,000.00	2031		2056	
Zachary Baseball	Backstop	1982	1	50	\$8,000.00	4	\$8,000.00	2032		2082	
Plymouth Creek Playfield	Backstop	1983	1	50	\$12,500.00	4	\$12,500.00	2033		2083	
Plymouth Creek Playfield	Backstop	1983	2	50	\$6,000.00	4	\$12,000.00	2033		2083	
Elm Creek	6' Chain link	1998	4900	35	\$25.00	4	\$122,500.00	2033		2068	
Skate Park	4'	2001	300	35	\$20.00	4	\$6,000.00	2036		2071	
Greenwood	6'	2002	3100	35	\$25.00	4	\$77,500.00	2037		2072	
Southwood Green	10' Chainlink	2003	170	35	\$40.00	4	\$6,800.00	2038		2073	
Oakwood	4'	2004	250	35	\$20.00	4	\$5,000.00	2039		2074	

Fencing

Location	Fence Type	Year	Length (ft)	Height (ft)	Cost per ft	Quantity	Total Cost	Start Year	End Year		
Zachary (new)	6' chainlink	2006	2398	35	\$25.00	4	\$59,950.00	2041	2076		
Bass Lake Baseball	Back stop	1992	1	50	\$12,000.00	4	\$12,000.00	2042	2092		
Bass Lake Softball	back stop	1992	1	50	\$8,000.00	4	\$8,000.00	2042	2092		
Parkers Lake Baseball	Backstop	1992	2	50	\$12,500.00	4	\$25,000.00	2042	2092		
Parkers lake Softball	Backstop	1992	1	50	\$6,000.00	4	\$6,000.00	2042	2092		
Elm Creek	4' Chainlink	2008	530	35	\$20.00	4	\$10,600.00	2043	2078		
Elm Creek	Backstop	1998	4	50	\$6,000.00	4	\$24,000.00	2048	2098		
Zachary (new)	Backstops	2006	3	50	\$8,000.00	4	\$24,000.00	2056	2106		
Grand Total							\$1,034,625.00				

* We perform routine maintenance each year which requires sections of chain link fabric and or specific rails to be replaced. This is ongoing throughout the life of the fences. This page represents total replacement at its life expectancies including the concrete maintenance strip.

* 1992 - \$64,049.00 ~ 2008 - \$97,800.00

Irrigation

	Year	Cost	Units	Rate	Cost	Rate	Year	Year	
Plymouth Creek Playfield	1982	NA	1	25	\$105,000.00	8	2008		2033
Ridgemount	1982	NA	1	25	\$110,000.00	8	2009		2034
Parkers Lake Playfield	1992	NA	1	25	\$105,000.00	8	2017		2042
Bass Lake Playfield	1992	NA	1	25	\$110,000.00	8	2017		2042
Parkers Lake Park	1993	NA	1	25	\$10,000.00	8	2018		2043
Elm Creek Playfield	2000	\$123,500.00	1	25	\$152,000.00	8	2025		2050
Lifetime Fitness/ Ice Center	1997		1	30	\$100,000.00	8	2027		2057
Plymouth Creek Center	1999	NA	1	30	\$80,000.00	8	2029		2059
Greenwood Playfield	2003	\$72,200.00	1	30	\$85,000.00	8	2033		2063
Southwood Green	2003	NA	1	30	\$20,000.00	8	2033		2063
Oakwood	2004	\$113,000.00	1	30	\$135,000.00	8	2034		2064
Plymouth Playfield	2005	\$100,000.00	1	30	\$110,000.00	8	2035		2065
Zachary Playfield	2007	\$175,000.00	1	30	\$175,000.00	8	2037		2067
Lacompte Playfield	2007	\$42,500.00	1	30	\$42,500.00	8	2037		2067
Grand Total					\$1,339,500.00				

* Oakwood - 2004 - \$113,000.00 ~ 2008 - \$135,000.00

Parking Lot Lighting

Parkers lake Playfield	Ornamental	1992	23	20	\$3,000.00	3	69,000.00	2012		2032	
LaCompte Playfield	Shoebox	1982	2	40	\$5,000.00	3	10,000.00	2022		2062	
Ridgemount Playfield	Shoebox	1982	2	40	\$5,000.00	3	10,000.00	2022		2062	
Zachary Playfield	shoebox	1982	4	40	\$5,000.00	3	20,000.00	2022		2062	
Plymouth Playfield	shoebox	1982	4	40	\$5,000.00	3	20,000.00	2022		2062	
Plymouth Creek Playfield	Shoebox	1982	7	40	\$5,000.00	3	35,000.00	2022		2062	
Parkers Lake Playfield	Shoebox	1986	18	40	\$5,000.00	3	90,000.00	2026		2066	
Bass lake Playfield	Shoebox	1992	11	40	\$5,000.00	3	55,000.00	2032		2072	
Parkers Lake Park	Ornamental	2008	16	30	\$3,000.00	3	48,000.00	2038		2068	
Grand Total							\$357,000.00				

* Parkers Lake Park 1980 - \$39,500.00 ~ 2008 - \$48,000.00

Parking Lot Pavement & Trails

Location	Pavement Type	Year	Area (sq ft)	Width (ft)	Cost per sq ft	Quantity	Total Cost	Start Year	End Year
East Beach	Asphalt	1975	29,064	40	\$4.50	3	\$130,788.00	2013	2053
Lions Park	Asphalt	1978	4,981	40	\$4.50	3	\$22,414.50	2018	2058
LaCompte	Asphalt	1980	12,380	40	\$4.50	3	\$55,710.00	2020	2060
Queensland Park	Asphalt	1980	1,069	40	\$4.50	3	\$4,810.50	2020	2060
Mission Hills Park	Asphalt	1981	3,120	40	\$4.50	3	\$14,040.00	2021	2061
Plymouth Playfield(south lot)	Asphalt	1981	16,443	40	\$4.50	3	\$73,993.50	2021	2061
Timber Shores Park	Asphalt	1981	5,749	40	\$4.50	3	\$25,870.50	2021	2061
Zachary Playfield	Asphalt	1981	78,172	40	\$4.50	3	\$351,774.00	2021	2061
Parkers Lake Park	Asphalt	1986	55,814	40	\$4.50	3	\$251,163.00	2026	2066
Heritage Park	Asphalt	1987	4,571	40	\$4.50	3	\$20,569.50	2027	2067
St. Marys Park	Asphalt	1988	4,168	40	\$4.50	3	\$18,756.00	2028	2068
Bass Lake Playfield	Asphalt	1992	76,028	40	\$4.50	3	\$342,126.00	2032	2072
Parkers Lake Playfield	Asphalt	1992	115,793	40	\$4.50	3	\$521,068.50	2032	2072
Heather Ponds Park	Asphalt	1994	4,127	40	\$4.50	3	\$18,571.50	2034	2074
Plymouth Creek Playfield	Asphalt	1995	82,735	40	\$4.50	3	\$372,307.50	2035	2075
West Beach	Asphalt	1997	50,685	40	\$4.50	3	\$228,082.50	2037	2077
Swan Lake Park	Asphalt	1998	9,324	40	\$4.50	3	\$41,958.00	2038	2078
Egan Dog Park	Gravel	2002	9,650	40	\$2.50	3	\$24,125.00	2042	2082

Parking Lot Pavement & Trails

Nature Canyon Park	Asphalt	2002	520	40	\$4.50	3	\$2,340.00	2042		2082	
Ridgemount Playfield	Asphalt	2003	45,809	40	\$4.50	3	\$206,140.50	2043		2083	
Lake Camelot Park	Asphalt	2004	5,263	40	\$4.50	3	\$23,683.50	2044		2084	
Circle Park	Gravel	2005	1,200	40	\$2.50	3	\$3,000.00	2045		2085	
Greenwood	Asphalt	2006	21,391	40	\$4.50	3	\$96,259.50	2046		2086	
Trails - 3.6 Miles Per Year @ \$25.00/Lin Ft = \$475,000.00/Year. Starting In 2013 Based On 110 Miles Of Trail							\$475,000.00				
Grand Total							\$3,324,552.00				

* Routine maintenance occurs ie crack sealing, seal coating, mill and overlay, however complete reconstruction is recommended at 30 years.

Park Name Signs

Park Name	Sign Type	Year Installed	Quantity	Area (sq ft)	Cost	Replacement Year	Replacement Cost	Notes	Year to Replace
Taryn Hills (no sign)							\$0.00	0	25
Timber Shores	2x4 Vacker						\$0.00	0	25
Heritage	4x4 (in house)	1995	1	12	624		\$624.00	2007	2032
Egan Park	1x3 (in house)	2002	1	5	\$624.00	3	\$624.00	2007	2032
Elmhurst Gardens	1x3 (in house)	2003	1	5	\$624.00	3	\$624.00	2008	2033
East Medicine Lake	4x6 custom	1998	1	25	\$1,200.00	3	\$1,200.00	2023	2048
West Medicine Lake	4x8 Custom	1998	2	25	2000	3	\$4,000.00	2023	2048
Shenandoah Park	4x4 LSI	2001	2	25	624	3	\$1,248.00	2026	2051
Camelot Park	6x6 LSI	2003	1	25	\$600.00	3	\$600.00	2028	2053
Southwood Green Park	3x6 Vacker	2003	1	25	1170	3	\$1,170.00	2028	2053
Elm Creek Playfield		2004					\$0.00	2029	2054
Gleanloch Park	3x6 Vacker	2004	1	25	\$1,170.00	3	\$1,170.00	2029	2054
Gleanloch Park	2x4 Vacker	2004	1	25	\$624.00	3	\$624.00	2029	2054
Green Oaks Park	3x6 Vacker	2004	1	25	\$1,170.00	3	\$1,170.00	2029	2054
Green Oaks Park	2x4 Vacker	2004	2	25	\$624.00	3	\$1,248.00	2029	2054
Plymouth Creek Playfield	3x8 Vacker	2004	1	25	\$1,872.00	3	\$1,872.00	2029	2054
Reserve Park	3x6 Vacker	2004	2	25	\$1,170.00	3	\$2,340.00	2029	2054
Turtle lake Park	3x6 Vacker	2004	1	25	\$1,170.00	3	\$1,170.00	2029	2054
Turtle lake Park	2x4 Vacker	2004	2	25	\$624.00	3	\$1,248.00	2029	2054
Zachary Playfield	3x8 Vacker	2004	1	25	\$1,872.00	3	\$1,872.00	2029	2054

Park Name Signs

Zachary Playfield	3x6 Vacker	2004	1	25	\$1,170.00	3	\$1,170.00	2029		2054
Bass Lake Playfield	3x6 Vacker	2005	1	25	\$1,170.00	3	\$1,170.00	2030		2055
Bass Lake Playfield	3x8 Vacker	2005	1	25	\$1,872.00	3	\$1,872.00	2030		2055
Heather Ponds Park	2x4 Vacker	2005	1	25	\$624.00	3	\$624.00	2030		2055
Imperial Hills Park	2x4 Vacker	2005	2	25	\$664.00	3	\$1,328.00	2030		2055
Kilmer Park	2x4 Vacker	2005	1	25	\$624.00	3	\$624.00	2030		2055
Lions Park	2x4 Vacker	2005	1	25	\$664.00	3	\$664.00	2030		2055
Mission Hills Park	2x4 Vacker	2005	1	25	\$624.00	3	\$624.00	2030		2055
Oakwood Playfield	3x6 Vacker	2005	1	25	\$1,246.00	3	\$1,246.00	2030		2055
Plymouth Playfield	3x8 Vacker	2005	1	25	\$1,170.00	3	\$1,170.00	2030		2055
Plymouth Playfield	3x6 Vacker	2005	1	25	\$1,170.00	3	\$1,170.00	2030		2055
Ridgemount Playfield	2x4 Vacker	2005	1	25	\$664.00	3	\$664.00	2030		2055
Rolling Hills Park	2x4 Vacker	2005	1	25	\$664.00	3	\$664.00	2030		2055
Schmidt Lake Park	2x4 Vacker	2005	1	25	\$624.00	3	\$624.00	2030		2055
Shiloh Park	2x4Vacker	2005	2	25	\$624.00	3	\$1,248.00	2030		2055
South Shore Park	2x4 Vacker	2005	1	25	\$624.00	3	\$624.00	2030		2055
Sunrise Park	2x4 Vacker	2005	1	25	\$624.00	3	\$624.00	2030		2055
Greewood Playfield	4x8 Custom	2005	1	25	\$2,500.00	3	\$2,500.00	2030		2055
LaCompte Playfield	3x6 Vacker	2006	1	25	\$1,170.00	3	\$1,170.00	2031		2056
Circle Park		2006	1	25			\$0.00	2031		2056

Park Name Signs

Park Name	Sign Type	Year	Quantity	Area (sq ft)	Unit Cost	Material Cost	Installation Cost	Start Year	End Year	Total Cost
Hemlock Park	2x4 Vacker	2006	1	25	624	3	\$624.00	2031	2056	
Nature Canyon Park	2x4 Vacker	2006	3	25	624	3	\$1,872.00	2031	2056	
Queenland Park	2x4 Vacker	2006	1	25	624	3	\$624.00	2031	2056	
Swan Lake	2x4 Vacker	2006	2	25	624	3	\$1,248.00	2031	2056	
Hilde Performance Center	18x36	2007	1	25	\$350.00	3	\$350.00	2032	2057	
Hilde Performance Center	2x4 Vacker	2007	2	25	\$624.00	3	\$1,248.00	2032	2057	
Parkers Lake Park	2x4 Vacker	2007	3	25	\$624.00	3	\$1,872.00	2032	2057	
Parkers Lake Park	3x6 Vacker	2007	1	25	\$1,170.00	3	\$1,170.00	2032	2057	
Parkers Lake Park	42x122	2007	2	25	\$2,890.00	3	\$5,780.00	2032	2057	
St Mary's Park	2x4 Vacker	2007	2	25	624	3	\$1,248.00	2032	2057	
Three Ponds	2x4 Vacker	2007	1	25	624	3	\$624.00	2032	2057	
Woodland Trails Park	2x4 Vacker	2007	2	25	624	3	\$1,248.00	2032	2057	
Grand Total							\$60,492.00			

Park Shelter Buildings

Location	Material	Year	Area	Depth	Unit Cost	Quantity	Total Cost	Year			
East Medicine Lake	Wood /Block	1981	864	50	\$194.00	5	\$167,616.00	2031			
LaCompte Playfield	Wood /Block	1981	750	50	\$194.00	5	\$145,500.00	2031			
Oakwood Playfield	Wood /Block	1981	1152	50	\$194.00	5	\$223,488.00	2031			
Plymouth Creek Playfield	Wood /Block	1981	1152	50	\$194.00	5	\$223,488.00	2031			
Plymouth Playfield	Wood /Block	1981	1152	50	\$194.00	5	\$223,488.00	2031			
Zachary Playfield	Wood /Block	1981	1044	50	\$194.00	5	\$202,536.00	2031			
Parkers Lake Park	Wood /Block	1986	2500	50	\$194.00	5	\$485,000.00	2036			
Bass Lake Playfield	Wood /Block	1992	1820	50	\$194.00	5	\$353,080.00	2042			
Parkers Lake Playfield	Wood /Block	1992	1200	50	\$194.00	5	\$232,800.00	2042			
Elm Creek Playfield	Wood /Block	1997	1800	50	\$194.00	5	\$349,200.00	2047			
Log Cabin (Parkers Lake)	Log/block	1997	450	50	\$194.00	5	\$87,300.00	2047			
Elm Creek Garage	Wood /Block	1998	1216	50	\$75.00	5	\$91,200.00	2048			
Hilde Performance Center	Wood /Block	2002	3850	50	\$250.00	5	\$962,500.00	2052			
Ridgemount Playfield	Wood /Block	2004	1280	50	\$75.00	5	\$96,000.00	2054			
Greenwood Concession	Wood /Block	2007	1500	50	\$194.00	5	\$291,000.00	2057			
Grand Total							\$4,134,196.00				

* Routine maintenance and replacement takes place during the 50 years ie roofs and heating etc. The 50 years is complete replacement of the structure.

Skating Rink Replacement

Location	Year Installed	Year to Replace	Proposed Cost	Number of Rinks	Number of Rinks to Replace	Year to Replace	Year to Replace
Plymouth Creek Playfield	1995	2009	\$200,000.00	5	25		2034
Zachary Playfield	1981	2010	\$200,000.00	5	25		2035
Oakwood Playfield	1980	2011	\$200,000.00	5	25		2036
Ridgemount Playfield	1981	2012	\$200,000.00	5	25		2037
Bass Lake Playfield	1992	2013	\$200,000.00	5	25		2038
Plymouth Playfield	1995	2014	\$200,000.00	5	25		2039
Grand Total			\$1,200,000.00				

* The \$200,000.00 proposal represents a completely new system of a concrete multiuse base with synthetic boards. This system would reduce each site containing two existing rinks down to one. This should reduce our maintenance costs and improve the quality of the ice.

Tennis Courts

Zachary Playfield	1981	4 plus B-ball	25	\$182,000.00	6	2006		2031	
Bass Lake Playfield	1992	4 plus B-ball	25	\$182,000.00	6	2017		2042	
Parkers Lake Playfield	1992	4 plus B-ball	25	\$18,200.00	6	2017		2042	
Oakwood Playfield	2003	4 plus B-ball	25	\$182,000.00	6	2028		2053	
Ridgemount Playfield	2004	3 plus B-ball	25	\$145,000.00	6	2029		2054	
Plymouth Playfield	2007	4 plus B-ball	25	\$18,200.00	6	2032		2057	
Grand Total				\$727,400.00					

Bridges Boardwalks & Docks

Location	Board Type	Year	Quantity	Length	Cost	Life	Start Year	End Year	Notes
Zachary Lane South Of RR Tracks									
West Boardwalk	4 X 280		1	30	\$14,000.00	5	2013	2043	
East Boardwalk	4'6" X 106		1	30	\$4,000.00	5	2020	2050	
Plymouth Creek Elementary									
Boardwalk/Bridge	8 X 72		1	30	\$4,900.00	5	2020	2050	
6th Avenue & Queensland									
Boardwalk/Stairs	4 X 15 + 12 Steps	2002	1	30	\$1,500.00	5	2032		
Rolling Hills									
Bridge	8' X 22'		1	50	\$27,500.00	5	2040		

Bridges Boardwalks & Docks

Location	Size (ft)	Year	Qty	Life	Cost	Age	Year	Year	Year	Year
Shiloh										
Bridge	6' X 47'		1	50	\$37,500.00	5	2040			
Plymouth Disc Golf										
Bridge	8 X 35		1	30	\$2,350.00	5	2015		2045	
Bridge	4 X 22		1	30	\$1,100.00	5	2015		2045	
Bridge	4 X 31		1	30	\$1,560.00	5	2015		2045	
Bridge	4 X 134		1	30	\$6,750.00	5	2015		2045	
Bridge	4 X 32		1	30	\$1,575.00	5	2015		2045	
Bridge	4 X 59	2006	1	30	\$2,975.00	5	2036			
Fazendin										
Bridge	8 X 23		1	50	\$27,500.00	5	2030			

Bridges Boardwalks & Docks

Location	Size	Year	Count	Life	Cost	Life	Year	Year	Year	Cost
Black Oak & Cty Rd 6										
Bridge	8' X 22'		1	40	\$2,000.00	5	2020		2060	
Camelot										
North Boardwalk	8' X 250'	2003	1	30	\$16,750.00	5	2033			
East Boardwalk	10' X 37'	2003	1	30	\$2,660.00	5	2033			
South Boardwalk	8 X 800	2004	1	30	\$54,100.00	5	2034			
Eagan Dog Park										
North Boardwalk	8 X 257	2004	1	30	\$17,200.00	5	2034			
South Boardwalk	8 X 50	2004	1	30	\$3,350.00	5	2034			
Heather Ponds										
Boardwalk	4 X 285			25	\$9,200.00	5	2015		2040	

Bridges Boardwalks & Docks

LOCATION	Size	Year Built	Length Feet	Cost	Life Span	Replacement Year	Year Completed	Year Completed	Year Completed	Cost
<u>Kimberly Lane</u>										
Boardwalk	8 X 445'		30	\$30,150.00	5	2015		2045		
<u>Maple Creek</u>										
North Bridge	7'6" X 40'		50	\$34,000.00	5	2035				
Southeast Bridge	8' X 23'		50	\$27,500.00	5	2035				
<u>Millennium Garden</u>										
Bridge	8' X 36'		30	\$2,400.00	5	2014		2044		

Bridges Boardwalks & Docks

Location	Size/Type	Year	Units	Life	Cost	Life	Year	Year	Year	Year
West Medicine										
Covered Bridge	12' X 64'	1999	1	50	\$90,000.00	5	2049			
Boardwalk	8 X 495	1999	1	30	\$33,150.00	5	2029			
Fishing Pier	6' 6" X 89'	1998	1	30	\$25,000.00	5	2028			
Boat Dock	5' X 160	1999	1	30	\$13,000.00	5	2029			
North Bridge West Side Of Road	4 X 60	2006	1	30	\$3,400.00	5	2036			
South Bridge West Side Of Road	4 X 39	2006	1	30	\$2,200.00	5	2036			
Three Ponds Park										
Floating Boardwalk	8 X 359		1	30	\$35,600.00	5	2018		2048	
Stairs & Boardwalk	7' 4" X 45'		1	30	\$3,850.00	5	2015		2035	
Bridge	8' 6" X 59		1	30	\$44,000.00	5	2038			
Floating Boardwalk	8 X 72'		1	30	\$7,200.00	5	2018		2048	
Floating Boardwalk	8 X 195		1	30	\$19,500.00	5	2018		2048	
Pier	8 X 27		1	30	\$18,000.00	5	2020		2050	

Bridges Boardwalks & Docks

Location	Size (ft)	Year Built	Units	Life Exp	2018 Est. Cost	2018 Est. Rep. Cost	Replacement Year	2018 Est. Replacement Cost	Next Replacement Year	Next Replacement Cost
Timber Shores										
Floating Boardwalk	8' X 281'		1	30	\$28,000.00	5	2018		2048	
Fishing Pier	7' X 56'		1	30	\$25,000.00	5	2018		2048	
Nature Canyon										
Boardwalk	10' X 122'		1	30	\$8,200.00	5	2014		2044	
Parkers Lake Beach										
Fishing Pier	6'6" X 88'		1	30	\$25,000.00	5	2020		2050	
Roll In Dock	4' X 48'	2003	1	20	\$5,700.00	5	2023		2043	
Roll In Dock	4' X 48'	2003	1	20	\$5,700.00	5	2023		2043	
Super Deck Boardwalk	3' X 42'		1	30	\$1,120.00	5	2015		2045	

Bridges Boardwalks & Docks

Location	Size/Type	Year Built	Units	Age	2023 Initial Cost	Life Expectancy	Replacement Year	Replacement Cost	Next Replacement Year	Next Replacement Cost
East Medicine Lake										
Roll In Dock	4' X 48'	2003	1	20	\$5,700.00	5	2023		2043	
Super Deck Boardwalk	3' 6" X 25'		1	20	\$800.00	5	2015		2035	
Green Tree Island										
Bridge	8' X 48'		1	50	\$37,500.00	5	2040		2090	
St. Mary's										
Bridge	8' X 23'		1	50	\$27,000.00	5	2040		2090	
Floating Boardwalk	3'6" X 144	Rebuilt 2006	1	25	\$10,100.00	5	2031		2056	
Turtle Lake										
Bridge	8' X 48'		1	50	\$37,500.00	5	2040		2090	

Bridges Boardwalks & Docks

Location	Size/Type	Year BUILT	Units	Life Exp	2008 Unit Cost	Replacement Available	Replacement Year	Replacement Cost	Next Replacement Year	Next Replacement Cost
Four Seasons										
	8' X 23'		1	50	\$27,500.00	5	2038		2088	

Grand Total

\$872,240.00

Rolling Hills	Shiloh	Fazendin
Maple Creek	Green Tree Island	St. Mary's
Turtle	Four Seasons	

These parks all have a manufactured steel frame with wood decking bridges in them. The manufacturer was consulted to get the current replacement costs for the bridge only. The cost of these bridges have gone up substantially. An example of this is the bridge at Rolling Hills. The original cost was \$5,775.00, the replacement bridge twenty years later is \$17,500.00. The total cost of the bridge that is reflected in this report has \$10,000.00 added to the manufacture's price for engineering and footings.

2008 ~ Playground Replacement Costs

Park Name	Year Built	Replace	Replace	Replace	Age	Cost in 2008
Glenloch	1992	2009	2026	2043	17	\$125,000.00
Shiloh	1992	2010	2027	2044	18	\$120,000.00
Parkers Lk Playfield	1992	2010	2027	2044	18	\$120,000.00
South Shore	1992	2011	2028	2045	19	\$90,000.00
Plymouth Creek	1994	2011	2028	2045	17	\$140,000.00
Hemlock	1994	2012	2029	2046	18	\$40,000.00
Heather Ponds	1995	2012	2029	2046	17	\$80,000.00
Schmidt Lake	1995	2013	2030	2047	18	\$100,000.00
Mission Hills	1996	2013	2030	2047	17	\$100,000.00
Maple Creek	1996	2013	2030	2047	17	\$100,000.00
Circle	1997	2014	2031	2048	17	\$120,000.00
Three Ponds	1997	2014	2031	2048	17	\$100,000.00
Sunrise	1997	2014	2031	2048	17	\$100,000.00
Gateway	1998	2015	2032	2049	17	\$80,000.00
East Medicine Lake	1998	2015	2032	2049	17	\$120,000.00
Imperial Hills	1998	2015	2032	2049	17	\$100,000.00
Green Oaks	1999	2016	2033	2050	17	\$100,000.00
LaCompte	1999	2016	2033	2050	17	\$100,000.00
West Medicine	1998	2016	2033	2050	18	\$140,000.00
Zachary	2000	2017	2034	2051	17	\$120,000.00
Turtle Lake	1999	2017	2034	2051	18	\$100,000.00
Shenandoah	2000	2017	2034	2051	17	\$80,000.00
St. Mary's	2000	2018	2035	2052	18	\$100,000.00
Elm Creek	2000	2018	2035	2052	18	\$120,000.00
Parkers Lake	2001	2018	2035	2052	17	\$140,000.00
Swan Lake	2001	2019	2036	2053	18	\$90,000.00
Nature Canyon	2002	2019	2036	2053	17	\$100,000.00
Heritage	2002	2019	2036	2053	17	\$100,000.00
Camelot	2002	2020	2037	2054	18	\$100,000.00
Southwood Green	2003	2020	2037	2054	17	\$50,000.00
Rolling Hills	2003	2021	2038	2055	18	\$100,000.00
Lions	2004	2021	2038	2055	17	\$80,000.00
Reserve	2005	2022	2039	2056	17	\$110,000.00

2008 - Playground Replacement Costs

Park Name	Year Built	Replace	Replace	Replace	Age	Cost in 2008
Queensland	2005	2022	2039	2056	17	\$80,000.00
Bass Lake	2006	2023	2040	2057	17	\$100,000.00
Timber Shores	2007	2023	2040	2057	16	\$95,000.00
Woodland Trails	2007	2024	2041	2058	17	\$40,000.00
Kilmer	2008	2024	2041	2058	16	\$80,000.00
Parkers Lake Playfields	2008	2025	2042	2059	17	\$40,000.00
Taryn Hills	2008	2025	2042	2059	17	\$110,000.00
<u>Grand Total</u>						<u>\$3,910,000.00</u>

* 5% Increase Per Year ~ 17 Year Cycle After 1st Phase

* We also have contributed \$10,000.00 to each school site for their new playgrounds as they serve as a neighborhood location. There are approximately eight schools that we have participated in their playgrounds.

1995 - \$58,254.00 ~ 2007 - \$95,000.00

2008 - Picnic Shelter Replacement Costs

Park Name	Year Built	Years Till Replacement	Size	Replace	Cost In 2008	Increase 5%
Lions		35	16 X 20	2015	\$18,000.00	
Circle	1980	35	20 X 20	2015	\$25,000.00	
Imperial Hills	1980	35	18 X 20	2015	\$20,500.00	
Queensland	1980	35	24 X 24	2015	\$24,000.00	
Sunrise	1985	35	12 X 24	2020	\$20,000.00	
Parkers Lake	1988	35	16 X 20	2038	\$25,000.00	
Parkers Lake	1988	35	30 X 40	2038	\$60,000.00	
Parkers Lake Playfield	1992	35		2027	\$225,000.00	
South Shore	1995	35	24 X 24	2030	\$30,000.00	
West Medicine	1997	35	16 X 20	2032	\$250,000.00	
Three Ponds	1998	35	30 X 30	2033	\$34,000.00	
Turtle Lake	1999	35	20 X 26	2034	\$22,000.00	
Shenandoah	2001	35	16 X 16	2036	\$13,000.00	
Zachary	2001	35	16 X 16	2036	\$13,000.00	
Zachary	2001	35	30 X 30	2036	\$34,000.00	
Plymouth Creek	2002	35	20 X 30	2037	\$32,000.00	
Rolling Hills	2003	35	14 X 20	2038	\$16,500.00	
Camelot	2004	35	20 X 30	2039	\$64,000.00	
Reserve	2005	35		2040	\$60,000.00	
Woodland Trails	2008	35	16 X 20	2043	\$20,000.00	
Grand Total					\$1,006,000.00	