

Maintenance Management Plan

Parks & Open Space Department

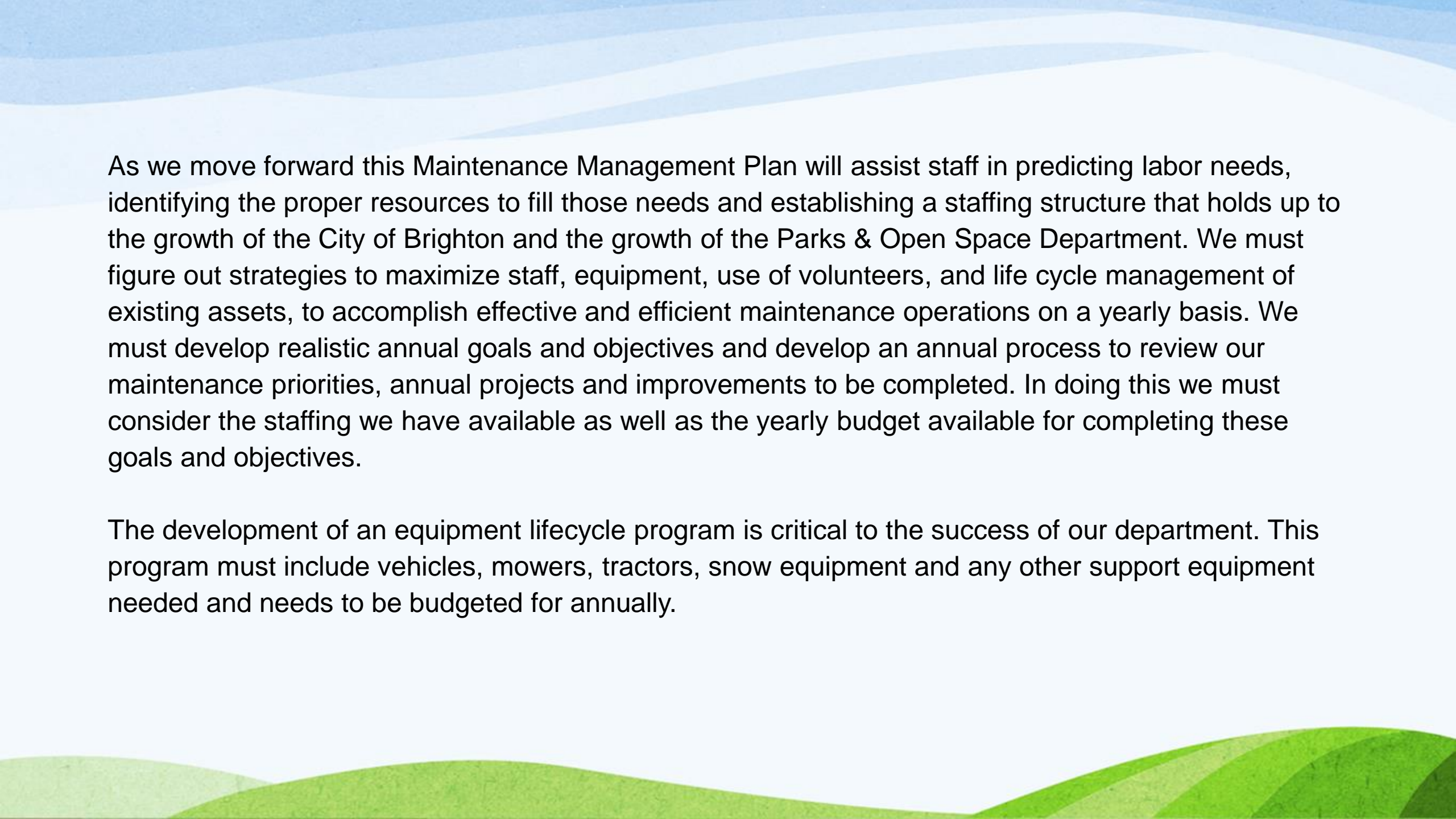


The City of Brighton Parks & Open Space Department

The City of Brighton Parks & Open Space Department maintains 7 community parks, 17 neighborhood parks, 11 mini parks, 11 farm sites, 5 open space sites, 5 community gardens, 34 miles of trails, 20 athletic fields, 19 playground units, 20 restroom facilities and 3 cemeteries. The development of a Maintenance Management Plan will help the staff manage in a more efficient and productive manner the maintenance of all of these facilities. The Maintenance Management Plan is focused on achieving maintenance outcomes and efficiency for each of these areas. This Maintenance Management Plan is designed to demonstrate the needs of the maintenance staff to achieve the goals and outcomes that are desired for our parks, open space and cemetery facilities.

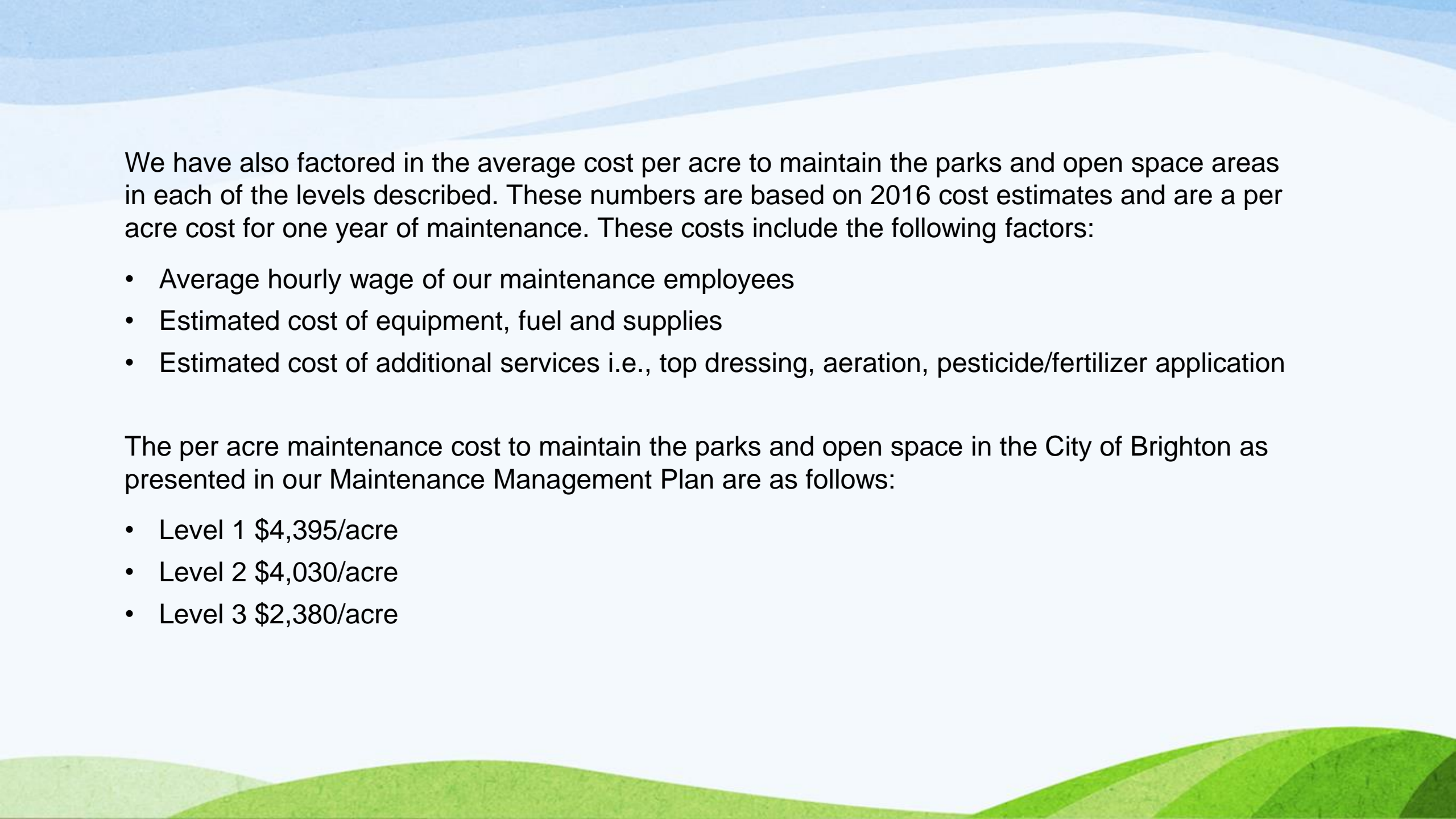
The main goals of the Maintenance Management Plan are to:

- Provide safe, clean and green parks, recreation and sports facilities to the public in the most efficient and effective way as budget allows
- Find the best use of full-time and seasonal staff to meet our needs in the most cost effective manner to provide the desired level of maintenance
- Create a maintenance system that is capable of growing with the City of Brighton as it relates to the acquisition and development of future parks and recreational facilities



As we move forward this Maintenance Management Plan will assist staff in predicting labor needs, identifying the proper resources to fill those needs and establishing a staffing structure that holds up to the growth of the City of Brighton and the growth of the Parks & Open Space Department. We must figure out strategies to maximize staff, equipment, use of volunteers, and life cycle management of existing assets, to accomplish effective and efficient maintenance operations on a yearly basis. We must develop realistic annual goals and objectives and develop an annual process to review our maintenance priorities, annual projects and improvements to be completed. In doing this we must consider the staffing we have available as well as the yearly budget available for completing these goals and objectives.

The development of an equipment lifecycle program is critical to the success of our department. This program must include vehicles, mowers, tractors, snow equipment and any other support equipment needed and needs to be budgeted for annually.



We have also factored in the average cost per acre to maintain the parks and open space areas in each of the levels described. These numbers are based on 2016 cost estimates and are a per acre cost for one year of maintenance. These costs include the following factors:

- Average hourly wage of our maintenance employees
- Estimated cost of equipment, fuel and supplies
- Estimated cost of additional services i.e., top dressing, aeration, pesticide/fertilizer application

The per acre maintenance cost to maintain the parks and open space in the City of Brighton as presented in our Maintenance Management Plan are as follows:

- Level 1 \$4,395/acre
- Level 2 \$4,030/acre
- Level 3 \$2,380/acre

Current acreage of parks:

- Level 1 – 134.85 acres
- Level 2 – 102.05 acres
- Level 3 – ROW & Open Space
 - 48.85 acres (40.3 miles) of ROW
 - 35.05 acres (28.92 miles) of Trails
 - 28.02 acres of Pocket Parks
 - 153 acres of Open Space
 - 100 acres of land area at Ken Mitchell Open Space (as maintenance begins)

The Levels of Service listed above can only be maintained with adequate staffing available. As the City continues to grow and adds more developed park land and open space land we must keep in mind that additional staff will be required. Requirements for additional regular fulltime staffing is listed below.

<u>Level of Service</u>	<u>Acres Added</u>	<u>Staff Needed</u>
*Level 1 & 2 Parks and OS areas	20-25 Acres	One additional full-time employee
*Level 3 Parks and OS areas	25-35 Acres	One additional full-time employee

We currently have **236.9 acres of Level 1 & 2 service areas**. Based on the above recommended ratios, **9-11 full-time employees are recommended** to maintain these areas at Level 1 & 2 expectations.

We currently have **364.92 acres of Level 3 service areas**. Based on the above recommended ratios, **11-15 full-time employees are recommended** to maintain these areas at Level 3 expectations.

2016 existing full-time employees in the Parks & Open Space Division = Eleven (11)
Recommended full-time employees based on above ratios = Twenty (20) – Twenty Six (26)
Based on the recommended ratios the Parks & Open Space Division is operating at approximately half-staff.



The Parks & Open Space Division currently utilizes contract Lawn Care and Landscape Management Services to help alleviate the need for additional staff. We currently contract out approximately 70 acres of parks mowing and approximately 9 acres of landscape maintenance. Based on the acreage maintenance scale above this contract maintenance is the equivalent to **3 full-time employees**.



Contract Mowing Locations

A. Mowing Locations		
25 th Avenue Mini Park	250 South 25th Avenue	0.50
27 th Avenue Mini Park	302 South 27th Avenue	0.95
5M Gallon Water Tank	4081 Harvest Lane	0.11
Animal Control	Located next to Wastewater Shop	0.16
Armory Building	300 Strong Street	0.07
Bergman Park	90 North 42nd Ave.	2.63
BJAA Park	1220 Longspeak Street	5.09
Boys & Girls Club	1800 Longspeak Street	3.30
Bromley Lane Blvd.	Various small areas as shown on map	0.27
Carmichael Park	650 Southern Street	5.23
1886 Church	147 Main Street	
City Commerce Building (CCB)	36 South Main Street	
The Island	Just north of the 1886 Church	0.12
City Hall	500 South 4 th Avenue	1.02
Colorado Park	254 Miller Avenue	5.54
Dewey Strong	468 Longspeak Drive	6.93
Eagle View Adult Center	1150 Prairie Center Parkway	0.47
Firehouse	65 Firehouse Park	1.35
Fourteener's Park	4889 Mt. Massive Drive	1.22
Historic City Hall	22 South 4 th Avenue	0.50
Historic Senior Center	575 Bush Street	0.35
Inglennook	2182 Egbert Street	0.26
Ken Mitchell Park	899 Kinglet Court	4.17
Lochman Park	605 Tumbleweed Drive	2.73

A. Mowing Locations - continued		
Malcom Park	16 North 5th Ave	2.03
Mayeda Park/Turf Only	30 Jessup Street	1.97
Montoya Park	221 North 9 th Avenue	1.21
Oasis Aquatic Park	1852 East Bromley Lane	0.49
Eagle Boulevard to Buckley	along Prairie Center Parkway	2.25
Pheasant Ridge-Turf Only	200 Octillo Street	4.80
	Located from Kuner Road to Bromley Lane	
Platte River Blvd. Medians		0.37
Police & Municipal Court Facility	3401 Bromley Lane	1.95
Farmer's Park	220 Chapel Hill Drive	2.35
RO Shop	4350 East Bromley Lane	1.48
Schwartz Detention Area	540 Voiles Street	0.31
Sister Cities Park	3469 Rock Street	2.40
Brian Aragon Skate Park	1101 Judicial Center Drive	0.72
South Platte River Trailhead	460 West Southern Street	0.15
Veterans Park	405 West Bridge Street	2.43
Wastewater Shop	325 North Kuner Road	1.87
Bromley Lane Ave East to Prairie Center Parkway	Bromley Lane & 27 th	
South Side turf between sidewalk and street		0.68
Eagle Blvd		1.6
Prairie Center Parkway		2.1
Footprint Park		3
Total Number of Mowing Acres		77.13

Contract Landscape Maintenance Locations

B. Landscape Maintenance Locations		Sq ft.
27th Avenue Medians	Bromley to Southern	14,810.0
Bromley Lane Medians	4th Ave to Chambers	18,295.0
Carmichael Park	650 Southern Street	35,719.0
City Hall	500 South 4 th Avenue	42,689.0
Eagle View Adult Center	1150 Prairie Center Parkway	34,412.0
Ken Mitchell Park	899 Kinglet Court	7,405.0
Oasis Aquatic Park	1852 East Bromley Lane	31,363.0
Police Department	3401 East Bromley Lane	3,049.0
I-76 Round-a-bout	Bromley Lane and I-76	5,663.0
Hwy 85/7 Round-a-bouts	Hwy 85/7 Round-a-bouts	12,632.0
Brian Aragon Skate Park	1111 Judicial Center Drive	871.0
Tower/Garcia Median	Tower and Garcia Intersection	3,485.0
Eagle Boulevard to Buckley	Along Prairie Center Parkway	98,010
Bromley Lane & 27 th Ave east to Prairie Center Parkway/ shrub beds	Bromley Lane & 27 th Ave	75,358.8
Eagle Blvd Medians		53,340
Prairie Center Parkway		40,640
Total Number of Square Feet		477,741.8
Total Number of Acres for Landscape Maintenance		10.97

New Park & Open Space Areas for 2017

- Footprint Park 4 acres
- Tract N Park 3 acres
- Element Park at Prairie Center
- Prairie Center Parkway from Bromley to Eagle Blvd
- Eagle Blvd from Prairie Center Parkway to Buckley
- Bromley Farm irrigation

New Park & Open Space Areas for the near future (3-5 years)

(Developers are required to maintain until 75% of houses are built)

- Brighton Crossing 4 acre Park 2018
- Brighton Crossing 17 acre Park 2020
- 50th St medians 2018-19
- Bridge St medians 2018-19
- Southgate Park 2018-20
- 4 acre Park in Phase I of Prairie Center 2019

Level I

Turf Maintenance – high profile areas

- Turf grass mowed at least once weekly but as often as twice weekly at a height of 2 ½ inches
- Trimming of all turf perimeters will occur weekly
- Turf aeration not less than three (3) times per growing season on high traffic areas
- Over-seeding 1-2 times annually on high traffic areas
- Immediate re-sodding of damaged or dead turf
- Inspect for insects, disease and stress on a daily basis and respond immediately
- Application of herbicides twice per growing season and spot spray as needed
- Application of fertilizer twice per growing season
- Top dress as needed



Level I

Tree and Shrub Maintenance

- Prune/trim trees and shrubs as dictated by species twice annually during the spring and fall
- Trimming of broken branches throughout the season occurs immediately upon request or discovery
- Remove sucker growth annually
- Apply fertilizer to plant species according to their optimum requirements
- Inspect regularly for insects and diseases, respond to outbreaks within 48 hours
- Remove hazardous limbs and plants immediately upon discovery
- Remove dead tree and plant material immediately unless located within an environmental area
- Remove or treat invasive plants within five (5) days of discovery
- Invasive plant removal annually



Floral Plantings

- Care and maintenance includes watering, fertilizing, removal of dead plant materials and weeding
- Weeding of flower beds is done on a weekly basis and the desired standard is to be weed free



Level I



Irrigation Systems

- Start up the systems in April
- Automatic irrigation operating times are adjusted according to weather conditions, time of the season and the demands of the plant material
- Daily monitoring, adjustments and repairs as needed with thorough system inspection completed monthly
- Initiate repairs to non-functioning system within the first 24 hours of discovery
- Backflow testing completed annually
- Winterization of the systems begins in October



Litter Control

- Pick up litter from the entire site and empty containers at least once per day
- High use areas may require increased frequency
- Remove leaves or organic debris as needed



Snow and Ice Control

- Snow removal on sidewalks around any City building begins with any accumulation of snow prior to the opening of the building and continues throughout operating hours and special events for the duration of the storm
- Removal of snow on parking areas begins with accumulations of 2 inches prior to the opening of the building and continues throughout the duration of the storm
- Application of ice melting compounds are applied as needed to reduce the potential of accidents or injury
- Snow removal on sidewalks and parking areas within the parks removed within 24 hours after snowfall ceases



Playground Maintenance

- Audit each playground to insure compliance with current standards
- Complete low frequency playground inspections at least quarterly. All low frequency
- playground inspections are to be completed by a Certified Playground Safety Inspector.
- Complete safety related repairs immediately and initiate other repairs within 48 hours of discovery
- Complete high frequency inspections at least monthly
- Grooming surface as part of daily maintenance



Level I

Hard Surface Maintenance

- Sweeping and/or power washing of shelters, tables, benches, concrete pavilions or entryways is performed daily as needed for aesthetics and safety of the area
- Remove debris and glass immediately upon discovery
- Remove sand, dirt, and organic debris from walks and hard court surfaces weekly
- Remove trip hazards from pedestrian areas immediately upon discovery
- Blow grass clippings after mowing around hard surfaces
- Remove grass growing in cracks as needed



Outdoor Court Maintenance

- Inspect tennis and basketball courts at least once per month and complete all repairs within 48 hours of discovery
- Replace tennis/basketball nets when frayed, broken or removed
- Maintain basketball goal posts, backboards, rims, tennis posts, fencing and hardware to original design specifications



Level I

Trail Maintenance

- Inspect hard and soft surface trails at least once per month
- Remove dirt, sand and organic debris from hard surfaces at least once weekly
- Remove organic debris from soft surfaces at least once weekly
- Remove overhanging branches within 84" of the trail surface at least twice annually
- Inspect signs, benches and other site amenities at least once monthly
- Repair/replace bulbs to maintain lighting levels to design specifications at all times



Site Amenity Maintenance

- General site inspections of all areas are performed daily by staff
- Inspect benches, trash containers, picnic tables, grills, bicycle racks, flag poles, drinking fountains and other site amenities at least monthly with repairs completed within 24 hours of discovery
- Safety hazards are repaired or isolated the day of discovery or reporting and repaired within 24 hours (may be dictated by the availability of parts and supplies)



Level I

Athletic Fields Ground Maintenance (soccer, football and baseball/softball)

- Turf grass mowed at least once weekly but as often as twice weekly at a height of 2 ½ inches
- Trimming of all turf perimeters will occur weekly
- Turf aeration not less than three (3) times per growing season on athletic fields
- Over-seeding 1-2 times annually on athletic fields
- Immediate re-sodding of damaged or dead turf
- Inspect for insects, disease and stress on a daily basis and respond immediately
- Application of herbicides twice per growing season and spot spray as needed
- Application of fertilizer twice per growing season
- Top dress as needed



Fence and Gate Maintenance

- Inspect fences, gates and bollards at least twice annually, complete safety related repairs immediately and complete other repairs within 48 hours of discovery
- Annually free the fence of all debris



Level I

Sign Maintenance

- Inspect sign lettering, surfaces and posts on a monthly basis
- Report any damage or missing components to the Park Supervisor
- Cut back plant material annually for clear viewing of the sign

Open Space Standard

- Maintain natural appearance to open space areas
- Remove trees and branches that pose a hazard to the users of the area
- Respond to disease and insect outbreaks within 24 hours of identification
- Inspect areas monthly
- Remove and clean dump sites within 48 hours of identification
- Post and maintain appropriate signage for each individual area
- Implement strategies to reduce the stand of non-native invasive plants by 5% annually
- No large branches or debris will be allowed in parks and along perimeters



Level I

Restrooms

- Restrooms are to be serviced a minimum of once per day, high use areas will likely require more frequent servicing



Special Amenities

- Special amenities such as water features/fountains, drinking fountains, sculptures and flagpoles will have issues investigated within one (1) day of initial report or discovery and the repair will be completed as soon as parts are available
- Flags are monitored, handled and flown according to protocol and special orders

Vandalism / Graffiti

- Issues will be investigated the day reported and repairs/removal will be completed as soon as parts are available.



Level II

Turf Maintenance – high profile areas

- Turf grass mowed once weekly at a height of 2 ½ inches
- Trimming of all turf perimeters will occur weekly
- Turf aeration not less than two (2) times per growing season on high traffic areas
- Over-seeding 1 times annually on high traffic areas
- Re-sodding of damaged or dead turf will occur within the current season
- Inspect for insects, disease and stress on a weekly basis and respond immediately
- Application of herbicides once per growing season and spot spray as needed
- Application of fertilizer 1-2 times per growing season
- Top dress as needed



Level II

Tree and Shrub Maintenance

- Prune/trim trees and shrubs as dictated by species at least once annually
- Trimming of broken branches throughout the season occurs immediately upon request or discovery
- Remove sucker growth annually
- Apply fertilizer to plant species according to their optimum requirements
- Inspect regularly for insects and diseases, respond to outbreaks within 48 hours
- Remove hazardous limbs and plants immediately upon discovery
- Remove dead tree and plant material within thirty (30) days of discovery
- Remove or treat invasive plants yearly

Floral Plantings

- Care and maintenance includes watering, fertilizing, removal of dead plant materials and weeding
- Weeding of flower beds is done a minimum of two (2) times per month



Level II

Irrigation Systems

- Start up the systems in April
- Automatic irrigation operating times are adjusted according to weather conditions, time of the season and the demands of the plant material
- Daily monitoring, adjustments and repairs as needed with thorough system inspection completed monthly
- Initiate repairs to non-functioning system within the first 24 hours of discovery
- Backflow testing completed annually
- Winterization of the systems begins in October



Litter Control

- Removal of litter a minimum of two (2) times per week Monday through Friday and as needed on weekends for rentals and scheduled usage
- High use areas may require increased frequency



Level II

Snow and Ice Control

- Snow removal on sidewalks around any City building begins with any accumulation of snow prior to the opening of the building and continues throughout operating hours and special events for the duration of the storm
- Removal of snow on parking areas begins with accumulations of 2 inches prior to the opening of the building and continues throughout the duration of the storm
- Application of ice melting compounds are applied as needed to reduce the potential of accidents or injury
- Snow removal on sidewalks and parking areas within the parks removed within 24 hours after snowfall ceases



Level II

Playground Maintenance

- Audit each playground to insure compliance with current standards
- Complete low frequency playground inspections at least quarterly. All low frequency playground inspections are to be completed by a Certified Playground Safety Inspector.
- Complete safety related repairs immediately and initiate other repairs within 48 hours of discovery
- Complete high frequency inspections at least monthly
- Grooming surface when in park



Level II

Hard Surface Maintenance

- Sweeping and/or power washing of shelters, tables, benches, concrete pavilions or entryways is performed twice weekly Monday through Friday and as needed on weekends for rentals and scheduled usages
- Remove debris and glass immediately upon discovery
- Remove sand, dirt, and organic debris from walks and hard court surfaces every thirty (30) days
- Remove trip hazards from pedestrian areas immediately upon discovery
- Remove grass growing in cracks monthly



Outdoor Court Maintenance

- Inspect tennis and basketball courts at least once per month and complete all repairs within 10 days of discovery
- Replace tennis/basketball nets within ten (10) days when frayed, broken or removed
- Maintain basketball goal posts, backboards, rims, tennis posts, fencing and hardware to original design specifications within ten (10) days of discovery



Level II

Trail Maintenance



- Inspect hard and soft surface trails at least once per month
- Remove dirt, sand and organic debris from hard surfaces at least once monthly
- Remove organic debris from soft surfaces at least once monthly
- Remove overhanging branches within 84” of the trail surface at least annually
- Inspect signs, benches and other site amenities at least once monthly

Site Amenity Maintenance



- General site inspections of all areas are performed monthly by staff
- Inspect benches, trash containers, picnic tables, grills, bicycle racks, flag poles, drinking fountains and other site amenities at least monthly with repairs completed within 5 days of discovery
- Safety hazards are repaired or isolated the day of discovery or reporting and repaired within 24 hours (may be dictated by the availability of parts and supplies)

Level II

Athletic Fields Ground Maintenance (soccer, football and baseball/softball)

- Turf grass mowed at least once weekly but as often as twice weekly at a height of 2 ½ inches
- Trimming of all turf perimeters will occur weekly
- Turf aeration not less than three (3) times per growing season on athletic fields
- Over-seeding 1-2 times annually on athletic fields
- Immediate re-sodding of damaged or dead turf
- Inspect for insects, disease and stress on a daily basis and respond immediately
- Application of herbicides twice per growing season and spot spray as needed
- Application of fertilizer twice per growing season
- Top dress as needed



Fence and Gate Maintenance

- Inspect fences, gates and bollards at least once annually, complete safety related repairs immediately and complete other repairs within five (5) days of discovery
- Annually free the fence of all debris



Level II

Sign Maintenance

- Inspect sign lettering, surfaces and posts every three (3) months
- Report any damage or missing components to the Park Supervisor
- Cut back plant material annually for clear viewing of the sign

Open Space Standard

- Maintain natural appearance to open space areas
- Remove trees and branches that pose a hazard to the users of the area
- Respond to disease and insect outbreaks within 24 hours of identification
- Inspect areas monthly
- Remove and clean dump sites within 48 hours of identification
- Post and maintain appropriate signage for each individual area
- Implement strategies to reduce the stand of non-native invasive plants by 5% annually
- No large branches or debris will be allowed in parks and along perimeters

Level II

Restrooms

- Restrooms are to be serviced a minimum of three (3) days per week, high use areas will likely require more frequent servicing

Special Amenities

- Special amenities such as water features/fountains, drinking fountains, sculptures and flagpoles will have issues investigated within three (3) days of initial report or discovery and the repair will be completed as soon as parts are available
- Flags are monitored, handled and flown according to protocol and special orders

Vandalism / Graffiti

- Issues will be investigated the day reported and repairs/removal will be completed as soon as parts are available.

Level III

Turf Maintenance – low profile i.e. Dog Park

- Turf grass mowed every ten (10) days
- No turf aeration
- Seeding or installation of sod prioritized and scheduled for spring or fall projects only when major bare spots appear
- Application of herbicides done by spot spray as needed in high visibility areas

Tree and Shrub Maintenance

- Prune/trim trees and shrubs deemed hazardous as necessary

Floral Plantings

- Care and maintenance includes watering, fertilizing, removal of dead plant materials and weeding
- Weeding of flower beds is done monthly



Level III

Irrigation Systems

- Start up the systems in April
- Automatic irrigation operating times are adjusted according to weather conditions, time of the season and the demands of the plant material
- Monthly monitoring, adjustments and repairs as needed with thorough system
- Repair response time can vary depending on location
- Backflow testing completed annually
- Winterization of the systems begins in October

Litter Control

- Removal of litter once per week

Level III

Snow and Ice Control

- Snow removal on sidewalks around any City building begins with any accumulation of snow prior to the opening of the building and continues throughout operating hours and special events for the duration of the storm
- Removal of snow on parking areas begins with accumulations of 2 inches prior to the opening of the building and continues throughout the duration of the storm
- Application of ice melting compounds are applied as needed to reduce the potential of accidents or injury
- Snow removal on sidewalks and parking areas within the parks removed within 24 hours after snowfall ceases



Level III

Hard Surface Maintenance

- Sweeping and/or power washing of shelters, tables, benches, concrete pavilions or entryways is performed once weekly Monday through Friday and as needed on weekends for rentals and scheduled usages
- Remove debris and glass immediately upon discovery
- Remove trip hazards from pedestrian areas immediately upon discovery
- Remove grass growing in cracks monthly

Level III

Trail Maintenance

- Inspect hard and soft surface trails at least once per month (majority of trails located in levels I & II)

Site Amenity Maintenance

- Inspect benches, trash containers, picnic tables, grills, bicycle racks, flag poles, drinking fountains and other site amenities at least monthly with repairs completed within 5 days of discovery

Fence and Gate Maintenance

- Inspect fences, gates and bollards at least once annually
- Annually free the fence of all debris

Sign Maintenance

- Inspect sign lettering, surfaces and posts annually
- Report any damage or missing components to the Park Supervisor
- Cut back plant material annually for clear viewing of the sign

Level III

Open Space Standard

- Maintain natural appearance to open space areas

Restrooms

- Restrooms are to be serviced a minimum of two (2) days per week, high use areas will likely require more frequent servicing

Special Amenities

- Special amenities such as water features/fountains, drinking fountains, sculptures and flagpoles will have issues investigated within five (5) days of initial report or discovery and the repair will be completed as soon as parts are available
- Flags are monitored, handled and flown according to protocol and special orders

Vandalism / Graffiti

- Issues will be investigated the day reported and repairs/removal will be completed as soon as parts are available.

Area 1A

Level 1 Maintenance	Acres
Rec Center	6.5
Brighton & Midland Parks	23.3
Total Acres	29.8

Level 2 Maintenance	Acres
Boys & Girls Club	5
Malcom	2.2
Montoya	1.4
BJAA	6.3
Cabbage St	
Freedoms Way	
Triangle	
Main St	
Total Acres	14.9

Level 3 Maintenance	
Fulton Ditch Trail	
Peach Hollow	
5th Ave	
Denver St	
Denver Garden	
4th & Strong	
Old RTD Lot	
Adventist Garden	

Area 2A

Level 1 Maintenance	Acres
Benedict Park	22.8
Police Department	2
Oasis	5
Total Acres	29.8

Level 2 Maintenance	Acres
Sister Cities	2.4
Observatory	10.7
Pheasant Ridge	9.3
Total Acres	22.4

Level 3 Maintenance	
Zion Community Garden	
Benedict Southern to Bridge	
Fireman Bench	
27th Ave Medians & Sidewalks	
Bromley Lane Sidewalk	
15th & Bridge Detention Pond	
27th & Mather Pocket Park	
25th Ave Pocket Park	
Inglennook Pocket Park	
Fire Station Detention Area	
RO Plant	

Area 1B

Level 1 Maintenance	Acres
City Hall	5
Carmichael	8.5
Historic City Hall	1.5
Total Acres	15

Level 2 Maintenance	Acres
Ken Mitchell	8
Colorado	7.4
Veterans	4.5
Round A Bouts	0.4
Armory	1
1886 Church	0.25
Commerce Building	0.25
Mayeda	5
Old Senior Center	1.1
Total Acres	27.9

Level 3 Maintenance	
Veterans Trail	
Brighton Lock & Key	
South Outfall	
Swartz Drainage	
Well Site 16	
Kuner Rd	
Platte River Blvd. Median	

Area 2B

Level 1 Maintenance	Acres
Eagle View Adult Center	1.25
Donelson	15
Total Acres	16.25
Level 2 Maintenance	Acres
Memorial Parkway	10
Dewey Strong	4.6
I-76 Round A Bouts	0.75
Bergman	3
Lockman	3
Fourteeners	3
North Gate	7
Farmers	3
Level 3 Maintenance	
HKS	
Garcia Island	
Mattive	
Bromley-Hishinuma House & Barn	
Bromley Lane Street Scape	
Bromley Lane Medians	
Indigo Trails Subdivision	
50th Ave Medians	
14ers Garden	
5 Million Gallon Tank	
25th & Skeel	
Sugar Creek	

Area 3 Sports

Level 1 Maintenance	Acres
Sports Complex	25
Water Tanks	15
Youth Sports	3
Skate Park	1
Total Acres	44

Level 2 Maintenance	Acres
Dog Park	2.5
Total Acres	2.5

Level 3 Maintenance	
BMX	

Irrigation

67 locations

Level 1	Level 2
Brighton Park	Bergman
Historic City Hall	Lockman
Rec Center	Farmers
Oasis	Fourteeners (garden)
Splash Pad	Dewey Strong
Police Department	Northgate
Youth Sports	
Carmichael	
Benedict	Level 3
EVAC	Denver Garden
Donelson	5 th St. Streets Shop
Water Tanks	4 th & Strong
Sports Complex	Brighton Lock & Key
	South Outfall
	Well Site 16
Level 2	Platte River Blvd. Median
Highway 85 Round A Bout	Peach Hollow
Downtown Triangle	Swartz Detention Pond
1886 Church	Zion Garden

Irrigation

Level 2 (continued)	Level 3 Continued
Freedoms Way	HKS
Cabbage Street	15 th & Cherry
Armory	Adventist Garden
Main Street Creatives	25 th
Ken Mitchell Park & Garden	Sugar Creek
Colorado Park	Inglenook
Veterans Park	Memorial Parkway
Montoya	Garcia Median
Malcom	5 Million Gallon Tank
BJAA	50 th Ave Median
Boys & Girls Club	RO Plant
Old Senior Center	BMX
Hwy 85 Sign	
Parks shop	
Tennis Court Carmichael	
Sister Cities	
Mayeda	
Observatory North & South	
27 th & Mather	
27 th Ave. Medians	
Pheasant Ridge	
Bromley Medians 4 th – Prairie Center Pkwy	
I-76 Round a bouts	

Drinking Fountains

Area 1		Area 2		Area 3			
Location	Amount	Location	Amount	Location	Amount		
Brighton Park	1	Benedict	2	Sports Complex	2		
Midland Park	1	Sister Cities	1	Youth Sports Complex	1		
Montoya	1	Pheasant Ridge	1	Skate Park	1		
BJAA	2	Donelson	1	Dog Park	1		
Carmichael	2	Dewey Strong	1				
Ken Mitchell	1	Bergman	1				
Colorado	1	Lockman	1				
Mayeda	1	Fourteeners	1				
South Outfall	1	Farmers	1				
Total area 1	11	Total Area 2	10	Total Area 3	5	Total all	26

Mow Crew

Level 1

Donelson

Rec Center

Benedict

Splash Pad

Sports Complex

Youth Sports

Level 2

14ers Native Area

Memorial Parkway

Observatory

Pheasant Ridge

Dog Park

Level 3

Peach Hollow

Mow Crew will assist where needed when not mowing.

Open Space

ROW/Roadside Mowing 40.3 Miles

N. Main to Weld Cty Rd 6

WCR 2 Baseline

N. 19th Ave

WCR 31

WCR 4

Platte River BLVD

E Bridge St

I-76 Frontage Rd

Dewey Strong One Way

S. 50th Ave

E. Southern St

Bromley St.

Chambers Rd

Sable Blvd

144th Ave

136th Ave

124th Ave

120th Ave

Potomac St.

Peoria St.

Oakland St.

Moline St.

Salem St.

116th Cir.

115th and 114th

Telluride N. of Bridge

POCKET PARKS/ DRAINAGE PANS 28.02 Acres

Hwy 7 Round-a-bouts

Railroad ROW

Great Western and Denver St

Longs Peak by old Shop

Midland

Main Drainage Ditch 27th and Sable

Hwy 85 and Bromley

TRAILS / 28.92 Miles

Platte River

WCR 2 Sidewalk

Fulton Ditch

Fireman Bench

Bromley Creek

Sugar Creek

Sister Cities

Pheasant Ridge

N. 50th Ave

120th and Peoria

OPEN SPACE 153 Acres

Storage Property 11

5 Million Gallon Tank

Haystack LN

Meadow LN

Water Tower Parking Lot

Mt. Sneffels

K-Mart Property

Mattive Open Space

Fulton Ditch Pond

Hishinuma Property

Solaire Apt

144th Property

Eagle View

Sports Complex

Tucson St. Property

Berry Place

Chambers Open Space

Vets

Cherry Meadows

Xeric Garden / Benedict

Bromley Lane Bank and 27th

Miller St.

High Frequency Playground Inspection Form

Park/ Site Name: _____

Inspector Name: _____ Date: _____ Start/Finish Times _____/_____

Repairer Name: _____ Date: _____ Start/Finish Times _____/_____

Use the following codes: **1 = Okay** **2 = Needs Maintenance** **3 = Request for Repair**

O = Supervisor Notified and Work Order Written X = Corrective Action Complete

General Inspection Items	Code	Inspection Comments	Repair Comments
Vandalism: Damage, graffiti, glass, trash, etc.			
Loose or missing hardware			
Chains (kinked, twisted, broken)			
Components secure (no loosening)			
Swing Seats (cut, cracked, missing)			
Wood (rotten, cracked, missing)			
Remove foreign objects			
Sweep walkways, platforms, steps			
Footers (concrete) exposed			
Standing water			
Objects in surfacing material			
Rake loose surfacing material level			

For official use only

Approved by _____ Date _____

Reviewed by _____ Date _____

This form has been prepared to assist the playground owner's attorney in defending potential litigation.

DO NOT release to any person except an owner's official or designated claim representative, or an investigating officer.

Use back of form for additional comments.

Report all vandalism to Maintenance Supervisor.

Snow Route

** = School Route

8' Plow Trucks

1. City Hall, EVAC
2. Rec. Center, Historic City Hall, B&G Club
3. PD, Splash Pad

Secondary Priorities

- Memorial Parkway **
- Benedict **
- BJAA Park Lot **
- Vets parking lot
- Ken Mitchell and trail
- Old Sr. Center Parking Lot
- Midland north of Rec Center
- Animal Control parking lot & driveway
- Indigo Trails
- Adams County Building Trail on east side of Sable.

Snow Route

CONTINUED

Plow Truck with Sand Spreader

Rec. Center/Help Plow parking lot too

1. PD
2. EVAC
3. New City Hall
4. Historic City Hall
5. B&G Club

MT Route

Rec. Center entire trail around park and 11th and south driveway behind building **

1. Peach hollow get sidewalks in between houses and bridges **
2. Fulton Ditch Trail **
3. Back side of Dairy Queen/Fireman's bench **

Snow Route

CONTINUED

5. South through Benedict xeric garden and entire trail around park **
6. into Memorial Pkwy to Bromley **
7. Then do Bromley trail into Observatory park on Bromley road **
8. Sister Cities trails/Sugar Creek Trail to PD **
9. Pheasant Ridge Trail telluride to tower toad from Southern St. **
10. Go around Pheasant Ridge Park **
11. Drive to Dewey Strong entire trail around park **
12. 50th Ave sidewalk on west side
13. Drive to Donelson trails around entire park **
14. Drive into Preserve entire trail **
15. East Gate Trail South sidewalk east of first house on 27th **
16. County road 2 from 11th to 19th on south side **
17. Indigo Trails **
- 18. Vets trail if no one got it yet to Bromley ****

Snow Route

CONTINUED

4' Sidewalk Plows

First Unit

- Carmichael and City Hall **
- Mayeda including Car Wash west side of Main
- Overpass Bridge, sidewalk to Lone Star **
- Sidewalk along Kuner **
- Well Site 16 **
- Sidewalk next to Colorado **
- Sidewalk next RAB's both sides
- Historic Church Front and back sidewalks and parking lot

Snow Route

CONTINUED

4' Sidewalk Plows

First Unit

- Old City Hall Perimeter **
- Malcomb sidewalk (no parking lot) **
- 4th on west side up to old park shop
- Up 5th street west side to Denver St do north side only
- Denver street to 11th into community gardens **
- Up north on 11th on east side to peach hollow **
- Trail at midland next to basketball courts 4ft sidewalk **
- Montoya Park on 9th Ave.
- BJAA north and west perimeter sidewalk and sidewalk from parking lot to tennis courts **
- B&G club in front of door and sidewalks up to 19th / Finish by 11:00am
- 19th sidewalk west to end of B&G property **
- Memorial parkway, Wilma rose bridge and walkway
- Old Senior Center perimeter sidewalk

Snow Route

CONTINUED

4' Sidewalk Plows

Second Unit

- Platte River sidewalk,
- Jessup and 4th sidewalk and RAB
- Vets Trail
- HKS
- South Outfall,
- Ken Mitchel
- RO Plant
- All of North and south side of Bromley sidewalks go east to Prairie Center Parkway both side
- Bergman **
- Lockman

Snow Route

CONTINUED

Hand Route

- PD
 - stairs, wheelchair ramp, east side entry, new parking lot, sidewalk up to memorial
- EVAC
 - North entry, all sidewalks that don't get cleared by equipment, around dumpster and power station
- City Hall
 - Pavilion south side of building, dumpster area on north side, sidewalks that cut through parking lot
- Rec. Center
 - Handicap spots, all sidewalks that lead into the building, north side ramp into building, west side walkway pavilion area, sidewalks adjacent to parking lot, sculpture garden area
- Historic City Hall
 - East and West stairs, around elevator area, stairs going into basement, sidewalk on north side of building, perimeter sidewalk if equipment can't get it
- Bridge by Mayeda Park on the east side by canal
- Ken Mitchel Pier
- Sidewalk by east RAB near Brighton Sewing, south side of Bridge

Staff Spray Route

Location	Instructions
4th and Longspeak RR	Railroad area near sidewalk west end of Longspeak
Denver St.	When needed, spray sidewalk cracks and beds
11th Ave. East side	Across from the Rec. Center east sidewalk along 11th
11th and Baseline	Median on 11th and Baseline
Rec. Center	Beds by pier parking lot, main parking lot and Midland Parking lot
Peach Hollow	Along trail, empty beds, trails between homes, (side entries), and August Lane and 19th
Boys and Girls Club	Outside corner of 19th and inside crusher fine trail
Fulton Ditch Trail	Along trail and along wheelchair ramp (Midland Place)
Fire Bench Egbert and 20th	Spray entire strip along 20th and trail going North to Bridge St.

Staff Spray Route

Location	Instructions
Benedict Trail Southern to Egbert	Do not spray inside xeric bed unless you are asked to
Benedict/Outdoor Pool	Spray dirt parking lot to the west of pool
Zion Community Garden	Along sidewalk perimeter, stay away from garden fence!!
Youth Sports	Parking lot rock island, and outfield arcs, backstops and along street
Bromley Creek Trail	Southern and Bromley
Memorial Trail	Along sidewalk
HKS	Spray rocks and cracks when needed
Mattive Open Space	Along trail, 2 west entries to neighborhood and sidewalk along Bromley Rd. including river rock strip
PD	Rocks on east side of building and along east and north fence, rocks surrounding memorial
PD to Tower Road	North Side of Bromley cracks etc.

Staff Spray Route

LOCATION	INSTRUCTIONS
Sugar Creek	Bromley to Sister Cities along path
Pennock Trail	Trail East from Telluride on north side of path
Tanks	Parking lot perimeter, around boulders and concession stand
Fourteeners/North Gate	Trail
50th Curb line	Between frontage road and Southern along west side of 50th
Sports Complex	Outfield arches and backstops, parking lot cracks and edges
Skate Park	Parking lot cracks
Dewey Strong	Spray entire infield and spray cracks along Soccer Mom Drive
50th and Longspeak	Sidewalk cracks to County Road 2
Donnellson	Street and sidewalk cracks along perimeter of park
WCR-2 medians between 45th and 48th	4 medians
Sidewalk between 19th and 11th	South side of County Road 2, curbline and all boxes etc.
9th and Baseline Median	One median blanket spray

Staff Spray Route

LOCATION	INSTRUCTIONS
Malcom	Spray beds when needed, parking lot cracks and sidewalk
RTD Parking Lot	Parking lot only, beds when needed
Main Street Creatives	Parking Lot only
Cabbage St. Railroad	Stop signs (3) along Cabbage, curb line and black iron fence.
Egbert and Bush & East curb S. Main	RR Bridges and east curb line by open-space along s. main
Mayeda	Parking Lot and open space crusher fine trail, and along brick wall and fence
Animal Clinic Bed	Spray entire rock bed.
Bromley and Hwy. 85	Spray rock bed and sidewalk along perimeter

Staff Spray Route

LOCATION	INSTRUCTIONS
Sidewalk east and west of Hwy 85 near pedestrian bridge	Under bridge, along sidewalk and path west side of Hwy. 85 going north to Lone star Parking lot
Kuner Road sidewalk from Platte River Blvd. north to credit union, Egbert South	Along sidewalk
Sidewalk NW side of Platte River Blvd.	Cracks and along sidewalk
Ken Mitchell	Parking lot cracks and sidewalk going into parking lot
Miller and Hwy. 7	SW corner
Vets Park Trail	South past S. Outfall to Bromley along sidewalk, parking lot cracks and rocked area
*Adams County Bldg.	Sidewalk east of Sable
*Sable 124th Corner	
*Potomac and 124th to 120th	Guard Rails
*120th and Peoria	NE and SE corner
*136th and Sable	All four corners

*=Shaded areas apply pesticide on a “as needed basis.”

Staff Weed Route

LOCATION
Freedom's Way
Cabbage St. Pocket Parks
Main St. Downtown & Alley
Armory Beds
4th and Strong
RTD Parking Lot
Vets Park: Entry and Kiosk
Commerce Building
Triangle Bed/Lock and Key Beds
1886 Church
Mayeda Park Beds
Colorado Park
Well Site 16
Platte River Blvd.
Swartz Park
Youth Sports N. and S. entries to parking lot
Benedict: xeric beds, Parking lot, Pump house, Memorial Beds (2)

Staff Weed Route

LOCATION
Splash Pad Beds
Wilma Rose Entry bed (Poppy Drive)
HKS (Mattive west to Poppy Dr.)
Police Station Beds back only
Skate Park Beds
Sports Complex interior bed by restroom
New RAB Letters
50th Ave Islands
Dewey Strong
Donnelson
Lockman Park
5 Mill. Gal. Tank
Preserve/Preserve Island
Bergman Park
Pheasant Ridge

Staff Weed Route

LOCATION
Sister Cities
27th Ave. & Mather St. Drainage Park
Boys and Girls Club Parking lot Islands
Brighton Rec. Center
Denver St.
BJAA beds by restroom
Montoya
Historic City Hall
Malcom Park
Parks Shop 5th St.
Old Round-a-bout letters

Questions?