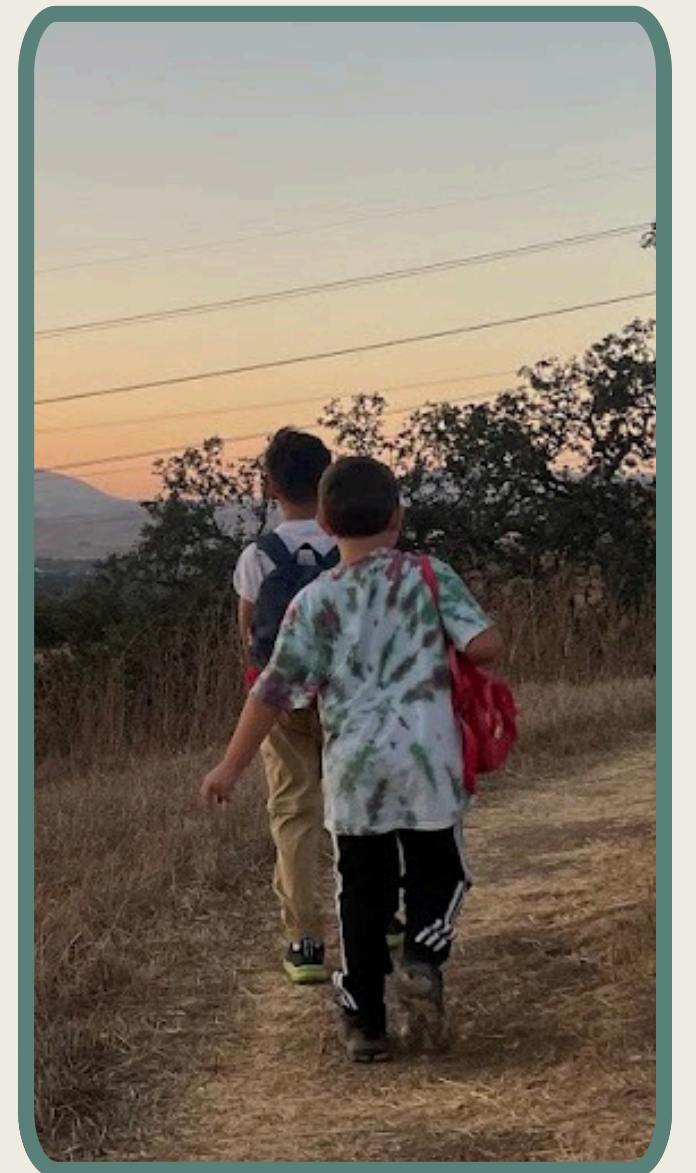
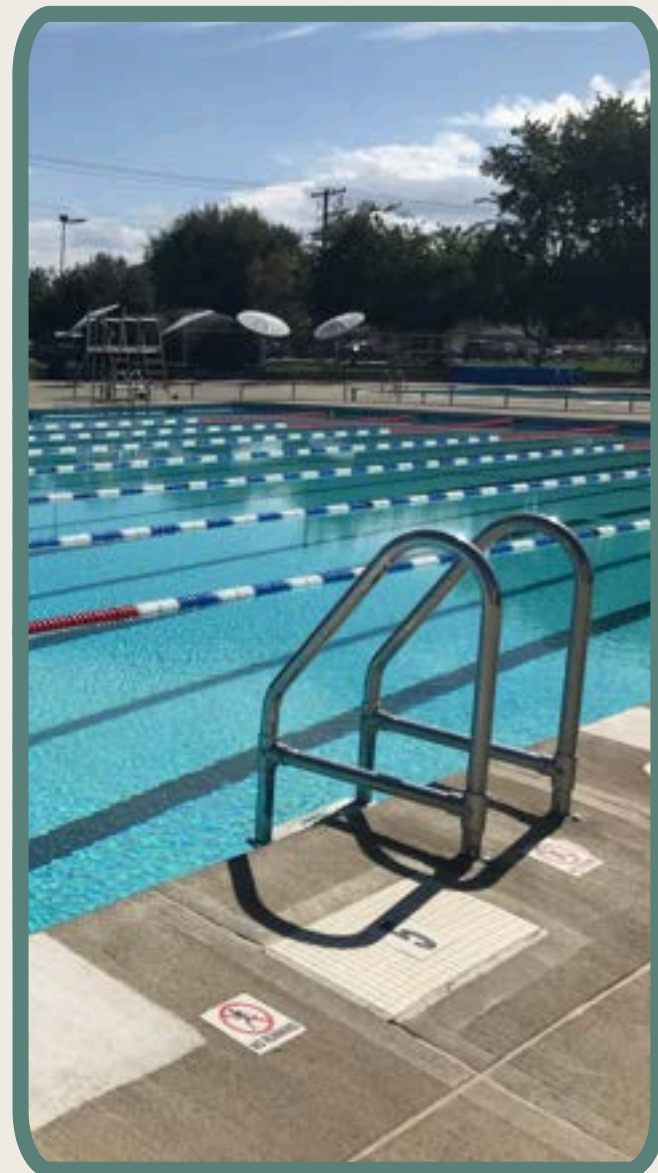




# LIVERMORE AREA RECREATION AND PARK DISTRICT **Parks, Recreation, and Trails Master Plan Update**



## **Phase 4: Board Policy Discussion Continued**

Wednesday, May 13 Board of Directors Meeting

# TODAY'S OBJECTIVE

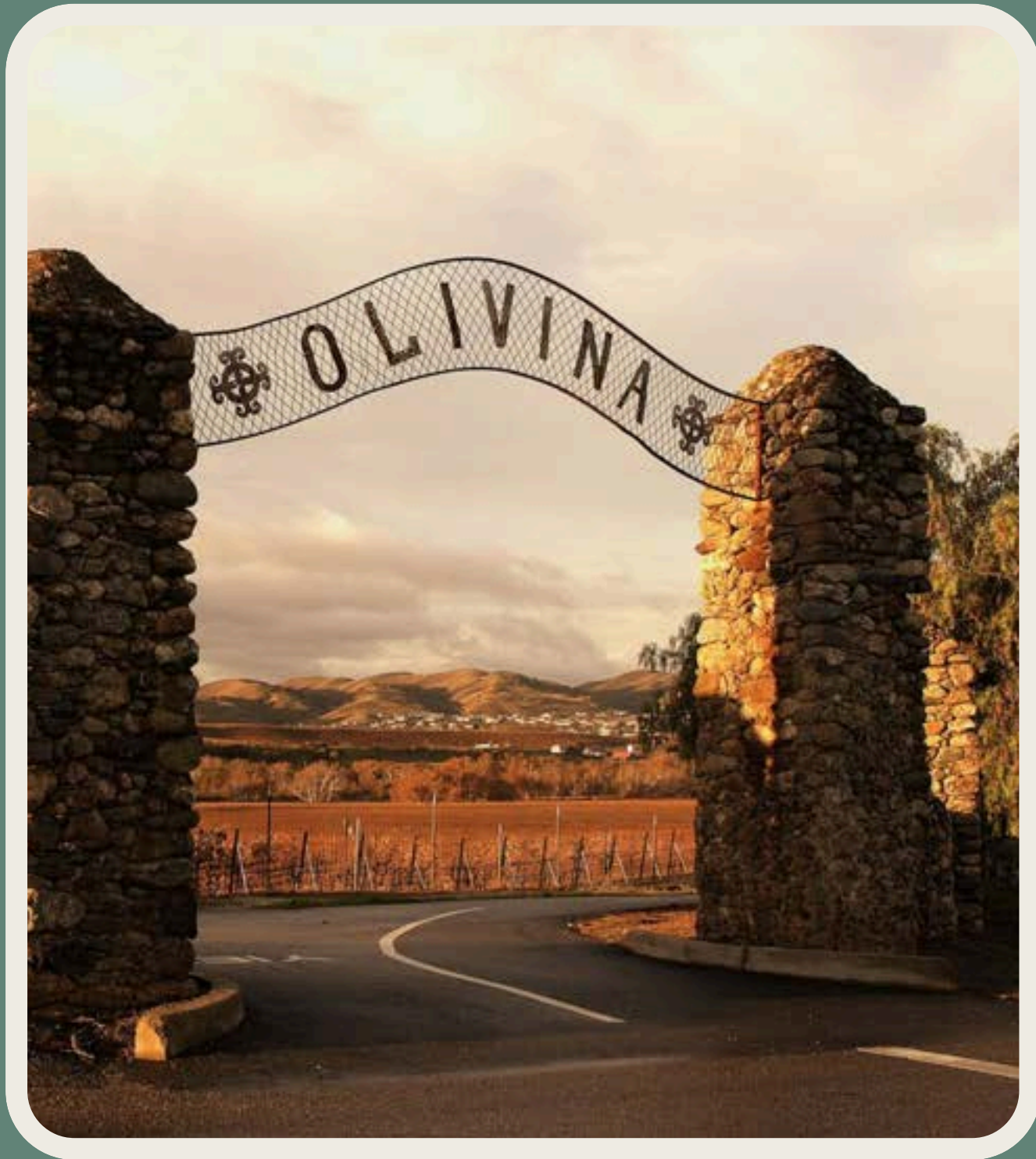
Continue policy discussion from the May 4 workshop.

## Focus On:

- **System Condition Standard**
- **Lifecycle-Based Funding**



# WORKSHOP FORMAT



Each policy question will follow the same format.

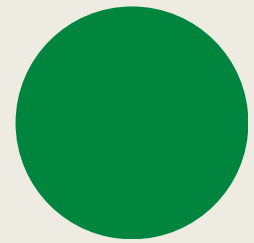
- Key question
- Brief context
- 3 approaches for consideration
- Board discussion for each topic
- Staff summary of direction

# POLICY QUESTION 7:

What level of system condition should the District maintain across its parks and facilities?



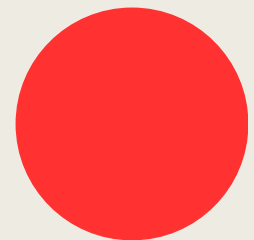
# PARKS AND FACILITY CONDITION MATRIX



**GREEN:** Asset is in good working condition; only routine, scheduled maintenance is required.



**YELLOW:** Asset is functional but shows wear; repairs, refurbishment, or upgrades will be needed to restore optimal condition.



**RED:** Asset requires significant repair or replacement within the next few years based on manufacturer recommendation and field evaluation.

***Note:** Red condition does not indicate unsafe conditions; safety issues are addressed immediately.*



# CURRENT SYSTEM CONDITION



# 12%

of LARPD's managed Parks and Facilities currently assessed in "Red" condition.

# Q7: APPROACHES PARKS AND FACILITIES CONDITION STANDARD:

## HIGH STANDARD (0% Red)

Maintain a high system standard by eliminating “red” conditions over time with sustained reinvestment

## MANAGED STANDARD (10-15% Red)

Maintain a defined level of “red” conditions over time, while prioritizing higher-risk or foundational assets.

## REACTIVE APPROACH

Address “red” conditions primarily as they arise, without a defined long-term target for overall system condition.

# POLICY QUESTION 8:

How should the District fund ongoing maintenance and replacement over time?



# FACILITY LIFE-CYCLE

BUILD

MAINTAIN

DECLINE

REPLACE



# LIFE-CYCLE COST ANALYSIS (LCCA)



- ACQUISITION
- OPERATIONS
- MAINTENANCE / REPAIR
- REPLACEMENT
- END-OF-LIFE

# Q8: APPROACHES FOR CONSIDERATION

## PLANNING FOR LIFE-CYCLE COSTS

### LIFE-CYCLE BASED FUNDING

Identify and plan for the full lifecycle cost of facilities, with a goal of funding these costs over time through structured and predictable funding strategies

### HYBRID APPROACH

Incorporate lifecycle cost planning into decision-making while balancing available funding and competing priorities, without fully funding all lifecycle costs

### PAY-AS-YOU-GO APPROACH

Address maintenance and replacement needs as they arise based on available funding, without a formal lifecycle-based funding framework

# NEXT STEPS:

Board feedback on draft sections at the June 24, 2026 Board Meeting.

# Parks and Facilities Visual Matrix

Working Draft - 05-13-2026

This matrix summarizes staff assessments of park and facility amenities using a green/yellow/red system to indicate current condition and maintenance needs. It is intended to help identify trends, highlight strengths, and inform future planning and budgeting priorities.

Legend:	Description:
Green	Asset is in good working condition; only routine, scheduled maintenance is required.
Yellow	Asset is functional but shows wear; repairs, refurbishment, or upgrades will be needed to restore optimal condition.
Red	Asset requires significant repair or replacement within the next few years based on manufacturer recommendation and field evaluation.
White	Not applicable; this amenity is not present at this location.

Community Parks		Overall	Acres	Owner	Buildings and Structures	Irrigation System	Paths / Hardscape	Turf / Landscape	Courts or Synthetic Fields	Parking Lot	Key Issues	Deferred Maint. \$
1	Bruno Canziani Park	Green	14.7	LARPD	Green	Green	Green	Green	Green	Green	Irrigation under investigation.	\$ -
2	Cayetano Park	Green	29.4	City	Green	Green	Green	Green	Green	Green	Synthetic turf replaced in 2024	\$ -
3	Ernie Rodrigues Sports Field	Green	11	LARPD	Green	Green	Green	Green	Green	Green	New Scoreboard Needed	\$ 45,000
4	Independence Park	Green	17	City	Green	Green	Green	Green	Green	Green	Irrigation Pump and Playground Replacement	\$ 330,000
5	Max Baer Park	Green	11.8	LARPD	Green	Green	Green	Green	Green	Green	Jane Addams Parking Lot, New scoreboard needed	\$ 57,000
6	May Nissen Park	Green	12	City	Green	Green	Green	Green	Green	Red	Parking Lot. Swim Center listed separately	\$ 150,000
7	Robert Livermore Park	Green	29.86	City	Green	Green	Green	Green	Green	Green	Tennis Court Resurfacing, Backflow Replacement	\$ 58,000
8	Robertson Park	Green	110.33	LARPD	Red	Green	Green	Green	Green	Green	Bathrooms/Fieldhouse Upgrades Needed. Picnic Tables/benches need replacing.	\$ 250,000
9	Springtown Community Park	Green	90	City	Green	Green	Green	Green	Green	Green	New park/under construction. Open in 2026	\$ -
10	William "Bill" Payne Park	Green	17	City	Green	Green	Green	Green	Green	Green	Backflow replacement needed	\$ 8,000
<b>Community Deferred</b>											<b>\$ 898,000</b>	

Neighborhood Parks		Overall	Acres	Owner	Play Equipment	Irrigation	Paths/Hardscape	Turf/Landscape	Key Issues	Deferred Maint. \$
11	Al Caffodio Park	Green	2	City	Red	Green	Green	Green	Play equipment nearing end of life	\$250,000
12	Almond Avenue Park	Red	6	City	Red	Red	Red	Red	Extensive gopher damage; aging infrastructure	\$410,000
13	Altamont Creek Park	Green	6	LARPD	Red	Green	Green	Green	Small playground nearing end of life	\$250,000
14	Big Trees Park	Green	4.2	LARPD	Green	Green	Green	Green	Older Path Sections; Eucalyptus tree concerns	
15	Bill Clark Park	Green	1.2	City	Green	Green	Red	Green	ADA pathway and lifted concrete. Playground replaced in 2024	\$150,000
16	Bothwell Park (Recreation Grounds)	Green	2.13		Green	Green	Green	Green	Backflow pressure under investigation	\$1,500
17	Christensen Park	Red	8.24	City	Red	Red	Red	Green	Major irrigation and playground deficiencies	\$610,000
18	El Padro Park	Green	5.54	City	Red	Green	Green	Green	Playground replacement scheduled	\$250,000
19	Hagemann Park	Red	7.2	City	Red	Red	Red	Red	Critical irrigation and pathway condition	\$630,000
20	Ida Holm Park	Green	6	City	Green	Green	Green	Green	Playground replaced in 2024	
21	Jack Williams Park	Green	4.52	City	Green	Green	Green	Green	Playground replaced in 2024	
22	Karl Wente Park	Green	3.38	City	Green	Green	Red	Green	School connection pathway needs renovation	
23	Lester J. Knott Park	Green	5.2	City	Red	Green	Green	Green	Playground scheduled for replacement	\$250,000
24	Livermore Downs Park	Green	4.5	LARPD	Green	Green	Green	Green	Asphalt path and parking restriping	
25	Maitland Henry Park	Green	5	City	Green	Green	Red	Green	Pathway condition deteriorating	\$150,000
26	Marlin Pound Park	Green	9	City	Green	Green	Green	Red	Significant rodent/turf issues	
27	Mocho Park	Green	3.3	City	Green	Green	Green	Green	Playground replaced in 2025	
28	Northfront Park	Green	1.1	LARPD	Green	Green	Green	Green	General lifecycle aging	
29	Pleasure Island Park	Green	7.5	City	Green	Green	Green	Green	Playground replaced in 2019, Picnic area expansion in 2025	
30	Ralph T. Wattenburger Park	Red	5	City	Red	Red	Green	Red	Turf renovation and pump replacement needed; playground replacement scheduled	\$330,000
31	Ravenswood Neighborhood Park	Green	3.3	City	Green	Green	Red	Green	Walkway deficiencies	\$50,000
32	Summit Park	Green	4.2	City	Green	Green	Green	Green	Minor lifecycle needs	
33	Sunset Park	Green	6	City	Green	Green	Green	Green	Playground replaced in 2019	
34	Tex Spruiell Park	Green	9.8	City	Green	Green	Green	Green	Playground replaced in 2025	
35	Vista Meadows Park	Green	5.7	City	Green	Red	Green	Green	Gopher issues; irrigation aging	
<b>Neighborhood Deferred</b>										<b>\$3,331,500</b>

Note: Red does not indicate unsafe conditions; safety issues are addressed immediately.

## Parks and Facilities Visual Matrix

This matrix summarizes staff assessments of park and facility amenities using a green/yellow/red system to indicate current condition and maintenance needs. It is intended to help identify trends, highlight strengths, and inform future planning and budgeting priorities.

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Open Space Parks		Overall	Acreage	Owner	Trails	Habitat and Restoration	Visitor Amenities	Key Issues	Deferred Maint.
36	Brushy Peak Park		507	LARPD				Ongoing stewardship and maintenance	
37	Garaventa Wetlands Preserve		24	LARPD				Habitat-focused preserve	
38	Holdener Open Space		55.89	LARPD				General open space maintenance	
39	Murrieta Meadows		11	LARPD				Trail maintained by LARPD; tree pruning by City	
40	Sycamore Grove Park		847.33	LARPD				Aging 1930s-era structures with limited functionality; Building demo and walkway repair	\$60,000
<b>Open Space Deferred</b>									<b>\$60,000</b>

Special Use Facilities		Overall	Acreage	Owner	Facility Condition	Site Infrastructure	Key Issues	Deferred Maint.	
NA	Barn, The		0.5	City			No longer is use		
41	Camp Shelly in Lake Tahoe		8	USDA			Water system in good shape		
42	Carnegie Library		0.1	City			Lift repair; City maintains grounds	\$150,000.00	
43	Hal Chesnutt Memorial Field		10	City					
44	Ravenswood Historic Site		29.7	City			Porch dry rot and pathway deficiencies	\$ 50,000.00	
45	Sunken Gardens Skate Park		11	LARPD			New pump track in 2026		
46	Veterans Building Grounds		0.67	County			General lifecycle maintenance		
<b>Special Use Deferred</b>									<b>\$200,000</b>

Recreation and Support Facilities		Overall	Sq Footage	Own/Maintain	Major Systems	Site Infrastructure	Key Issues	Capital Needs	
47	Bothwell Recreation Center		13,000	LARPD			Aging facility in poor overall condition; immediate need is feasibility study	\$20,000	
48	Christensen Preschool		960	City			Aging facility with significant building deficiencies	\$200,000	
49	Jane Addams Preschool		3,100	LARPD			Parking lot deterioration	\$5,000	
50	Little House Preschool		2,600	LARPD			ADA accessibility concerns; no accessible ramp	\$10,000	
51	May Nissen Preschool		1,200	City			Building is 62 years old; amenities recently updated		
52	May Nissen Swim Center		33,000	City			Facility in need of major renovation, Immediate need is feasibility study	\$20,000	
53	R.E. Merritt Building		10,400	LARPD			Administrative support facility; General lifecycle maintenance anticipated		
54	Robert Livermore Aquatic Center		52,000	LARPD			Recently renovated facility; long-term roof replacement anticipated		
55	Robert Livermore Community Center		85,000	LARPD			Roof nearing replacement	\$1,000,000	
<b>Recreation and Support Deferred</b>									<b>\$1,255,000</b>

ESS Buildings		Overall	Sq Footage	Owner	Major Systems	Accessibility and Site	Notes	Deferred \$	
56	Altamont Creek		2400	LARPD			Roof and siding nearing replacement	\$70,000	
57	Arroyo Seco		2400	LARPD			General lifecycle maintenance needs		
58	Croce		2400	LARPD			One older building and one newer structure (2015)		
59	Jackson		2880	LARPD			Deck and ramp deficiencies	\$40,000	
60	Michell		4200	LARPD			New building 2020		
61	Rancho		2880	LARPD			General aging and lifecycle needs		
62	Smith		2400	LARPD			Siding and flooring showing signs of wear		
63	Sunset		2400	LARPD			Aging siding and exterior components		
<b>ESS Sites Deferred</b>									<b>\$110,000</b>

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