
Grabhorn Park Advisory Committee

ROAD AND POOL WORKGROUP

MAY 20, 2021



Goal

Understand the needs and wants of the community as they relate to the pool and the road, through gathering the best available data on best practices, use demands, and community feedback. Share this data set back with the broader GPAHC so that information can be weighed against the range of use and needs being explored by the other workgroups.

Road Recommendations

- **Strong Public Opposition.** Public overwhelmingly opposed to two-lane traffic road in the November survey.
- **Alternative Emergency Interconnection Options.** There are other interconnection options besides putting a road through the park. Emergency services do not need through traffic and would support a 20' minimum intermodal path with locking gate.
- **Environmental Concerns.** Current plans call for multiple culverts and fill for S. Scappoose Creek Tributary. Means of spanning the creek needs to be determined by environmental impact. Any bridge must hold 75,000 lbs. (to accommodate emergency vehicles).
- **Safety Concerns.** Through traffic is a safety issue for most stakeholders, including emergency responders. Speed may already be an issue on Roger Kucera Way.
- **Parks Best Practices:** National study finds an automobile ban increases use of a park, which could make us more competitive for the grant.
- **Cost:** The cost of an interconnection between the two parks must be considered. What would be need to be sacrificed from a public works/infrastructure perspective at the expense of a road?

Pool recommendations

- Currently proposed six lane pool may not sufficiently meet the needs of the broader community. This to needs to be further investigated.
- Costs for pool operations need to be reassessed (see Carlton pool operation costs). Current survey results for the pool may not be accurate.
- Explore if a splash pad could be a suitable replacement for a pool. Determine location and amenities that need to accompany a splash pad so it can be appropriately placed in design.
- Recirculating system needs to be considered for any splash pad.



Additional recommendation

- Minimize impact to preserve trees and natural features during road construction, and meet needs of surrounding neighbors.
- See best practices for park developments with similar constraints and sizes.
- The Transportation Safety Plan and Parks Master Plan are very much in need of being updated as they no longer pair with development plans being proposed by the City. The plans offer competing priorities for the community, and need to be harmonized.
- Future park and development plans need to be developed with public input and transparency.

Road considerations

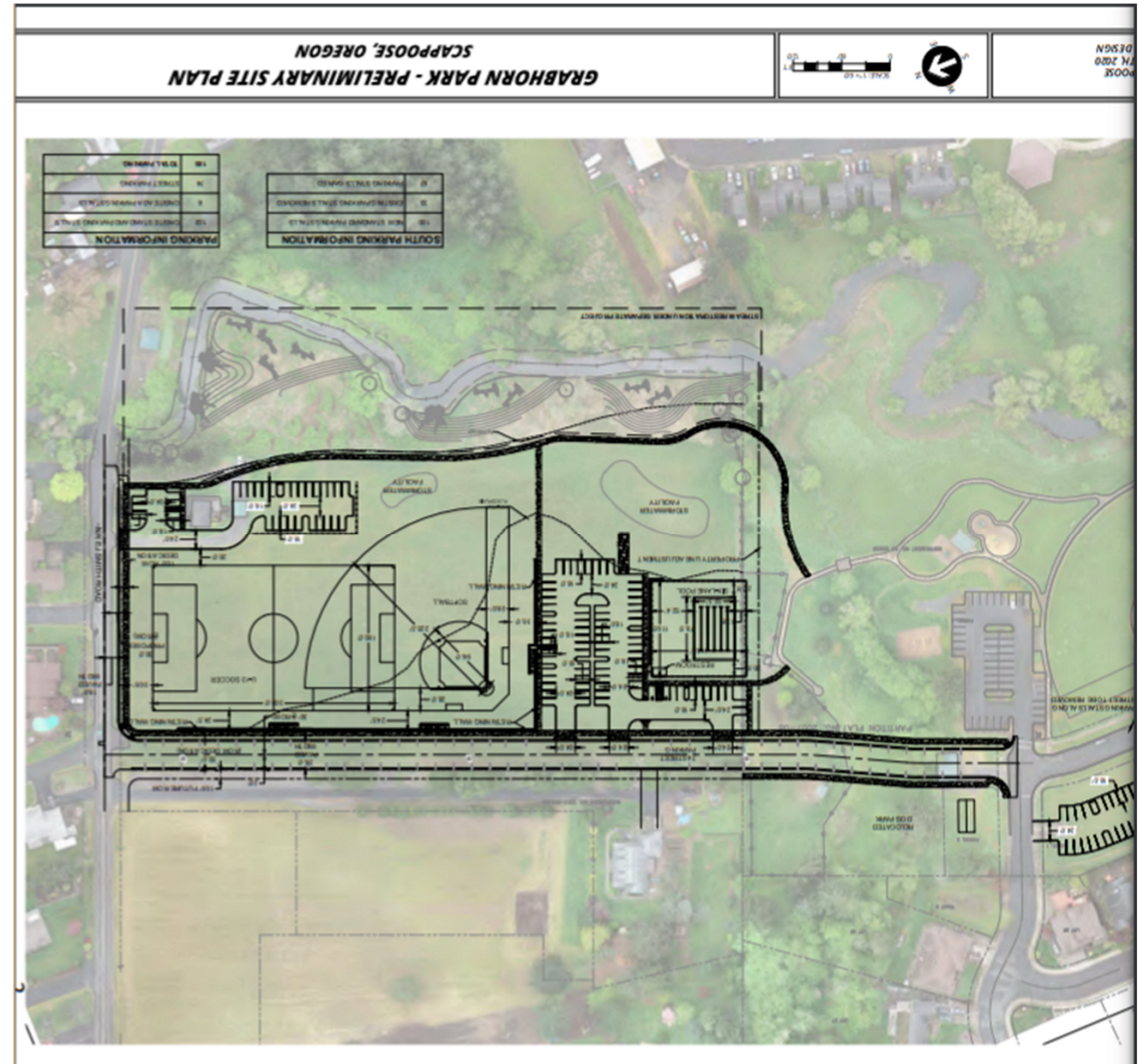
Costs

Alternative Interconnection Options

Strong Public Opposition

Parks Best Practices

Safety Concerns



Costs – Estimates from Nov 5, 2020

conceptual plan

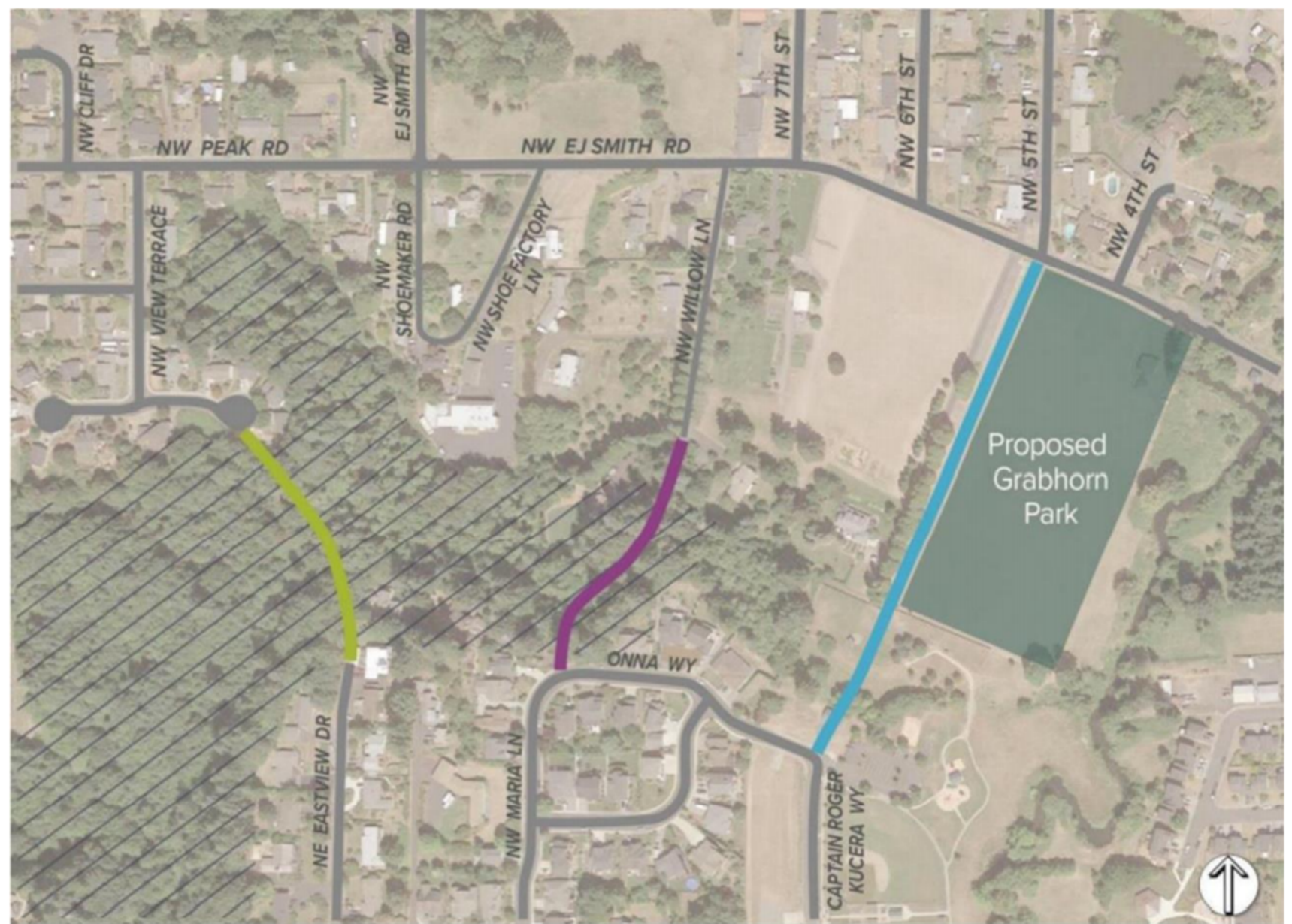
Phase 1 - Road Only		
Site Prep & Earthwork		
No	Desc	Total
	1.01 Mobilization	\$25,000.00
	1.02 Clearing & Grubbing 7.100 AC \$9,000.00 \$63,900	\$63,900.00
	1.03 Excavation	\$18,846.00
	1.04 Fill	\$28,220.00
	1.05 Haul Off (1/3 of Strippings)	\$37,780.00
	1.06 Block Retaining Walls (Field and Parking Lot)	\$104,114.00
	Subtotal	\$277,860.00
Public Road Improvements		
	Subtotal	\$812,348.00
Constuction Entrance		
	Subtotal	\$13,400.00
	Phase 1 - Road Only w/20% contingency	\$1,103,609.20
MOVING DOG PARK Phase 1A		
Site Prep & Earthwork		
	Subtotal	\$47,659.00
	2.01 Relocated Dog park (With Fenching and Landscaping)	\$70,000.00
	2.02 Fish Friendly Culvert (Extended Through Park)	\$57,500.00
	Subtotal	\$127,500.00
	Phase 1A - Relocate Dog Park w/20% contingency	\$210,190.80
	TOTAL	\$1,313,800.00



Road options considered

- Two lane road with speed reduction method (speed bumps, raised pedestrian crossings, etc)
 - Fire Chief strongly opposes speed bumps & other such speed reduction measures
- Closed road, gravel or paved multi-modal path with emergency access (bollards, locked gate)
 - Fire Chief supports gated entry, opposes bollards
 - Fire Chief supports multi-nodal path
- Have all emergency interconnection options been considered?
 - Northside access through a gated connection between Blair LN & Wheeler ST is direct connection over the more robust SV Highway crossing of S. Scappoose Creek. This is D13 on the TSP, Medium Priority rated.

Connection alternatives



Potential Local Street Connections

- OPTION 1
- OPTION 2
- OPTION 3 (Recommended)

//// Steep Slopes

Community input from November 2020 survey

Survey results:

Worry about traffic control, volume, speed, safety: 20

Negative feelings about the road: 20

Positive feelings about the road: 1

Positive feelings about the pool: 14

Positive about an indoor pool only: 22

Negative feelings about the pool: 8

Negative about an outdoor pool: 9

Concern about how expensive pools are: 25

Questioning what happened to the pool fund: 16

Traffic trends in parks

Other examples:

- Forest Grove, Thatcher Park
- Dairy Creek, Hillsboro

Action Items:

- Gather more examples
- Review Isaacs resources on park design best practices

<https://bikeportland.org/2020/03/25/city-of-portland-bans-driving-in-10-parks-312918>

Portland parks bureau bans driving in 10 parks

Posted by [Jonathan Maus \(Publisher/Editor\)](#) on March 25th, 2020 at 10:24 am



Traffic trends in parks

The Trust for Public Land

[https://www.tpl.org/sites/default/files/files_upload/ccpe-Park Road Closures Article.pdf](https://www.tpl.org/sites/default/files/files_upload/ccpe-Park_Road_Closures_Article.pdf)

“Cities from Baltimore to San Francisco are increasingly in agreement with the father of landscape architecture. Park agencies are closing the roads to cars, either permanently or periodically, to improve their parks’ environment and to help citizens enhance their physical and mental health. It turns out that road closures save money and increase safety, too.”

“The single most significant—and unexpected—fact is that an automobile ban increases rather than decreases the number of persons using a park”

National Recreation and Park Association

<https://www.nrpa.org/our-work/partnerships/initiatives/safe-routes-to-parks/>

Safety Concerns

Increased Park Users. With more park space and Scappoose population growth, Veteran's park usage will increase. With more users, safety concerns from automobiles increase.

Future Development Corridor. With unknown development of land parcels north and south of the park, there is potential for a connector road to become a major traffic thoroughfare through both parks (a highway 30 N/S bypass).

Misalignment Issues. Current design shows centerline of Kucera Way offset from proposed road. ODOT Engineering TRAVEL LANE ALIGNMENT AND CONTINUITY specification highly recommends constant alignment and calls for a maximum offset of 4 ft.

Pool Considerations

Funding

Alternatives

Community input



Pool Fund expenditures

6/30/2011 Land Acquisition SE 2nd Street		644,310.00	(269,599.28)
6/30/2011 Attorney Fees		1,653.20	(271,252.48)
6/30/2011 Columbia County Taxes		1,552.05	(272,804.53)
6/30/2011 Interest Earned	1,577.70		(271,226.83)
6/30/2011 Loan Proceeds	544,310.00		273,083.17
6/30/2012 Principal & Interest Payments		42,600.04	230,483.13
6/30/2012 Property Tax Refund	97.13		230,580.26
6/30/2012 Interest Earned	1,288.57		231,868.83
6/30/2013 Principal & Interest Payments		41,807.25	190,061.58
6/30/2013 Interest Earned	1,236.80		191,298.38
6/30/2014 Principal & Interest Payments		41,012.27	150,286.11
6/30/2014 Interest Earned	914.76		151,200.87
6/30/2015 Principal & Interest Payments		67,886.72	83,314.15
6/30/2015 Interest Earned	655.69		83,969.84
7/1/2015 Transfer from General Fund	404,000.04		487,969.88
6/1/2016 Principal & Interest Payments		66,522.63	421,447.25
6/30/2016 Interest Earned	1,679.89		423,127.14
6/30/2017 Principal & Interest Payments		65,158.53	357,968.61
6/30/2017 Interest Earned	4,192.21		362,160.82
6/30/2018 Principal & Interest Payments		293,139.81	69,021.01
6/30/2018 Interest Earned	5,738.37		74,759.38
6/30/2018 Sale of SE 2nd Street Property	1,023,860.01		1,098,619.39
6/30/2018 Transfer from Sale to Parks SDC		182,600.00	916,019.39
6/30/2018 Transfer from Sale to General Fund		200,000.00	716,019.39
6/30/2019 Interest Earned	10,666.21		726,685.60
4/30/2020 Purchase of EJ Smith Road Property		731,600.08	(4,914.48)
6/30/2020 FY 19-20 Interest	13,767.37		8,852.89

https://www.ci.scappoose.or.us/sites/default/files/fileattachments/community/page/19580/revenues_and_expenditures_all_pool_funds_as_of_december_22_2020.pdf



Special Flood Hazard Areas subject to inundation by the 1% annual chance flood

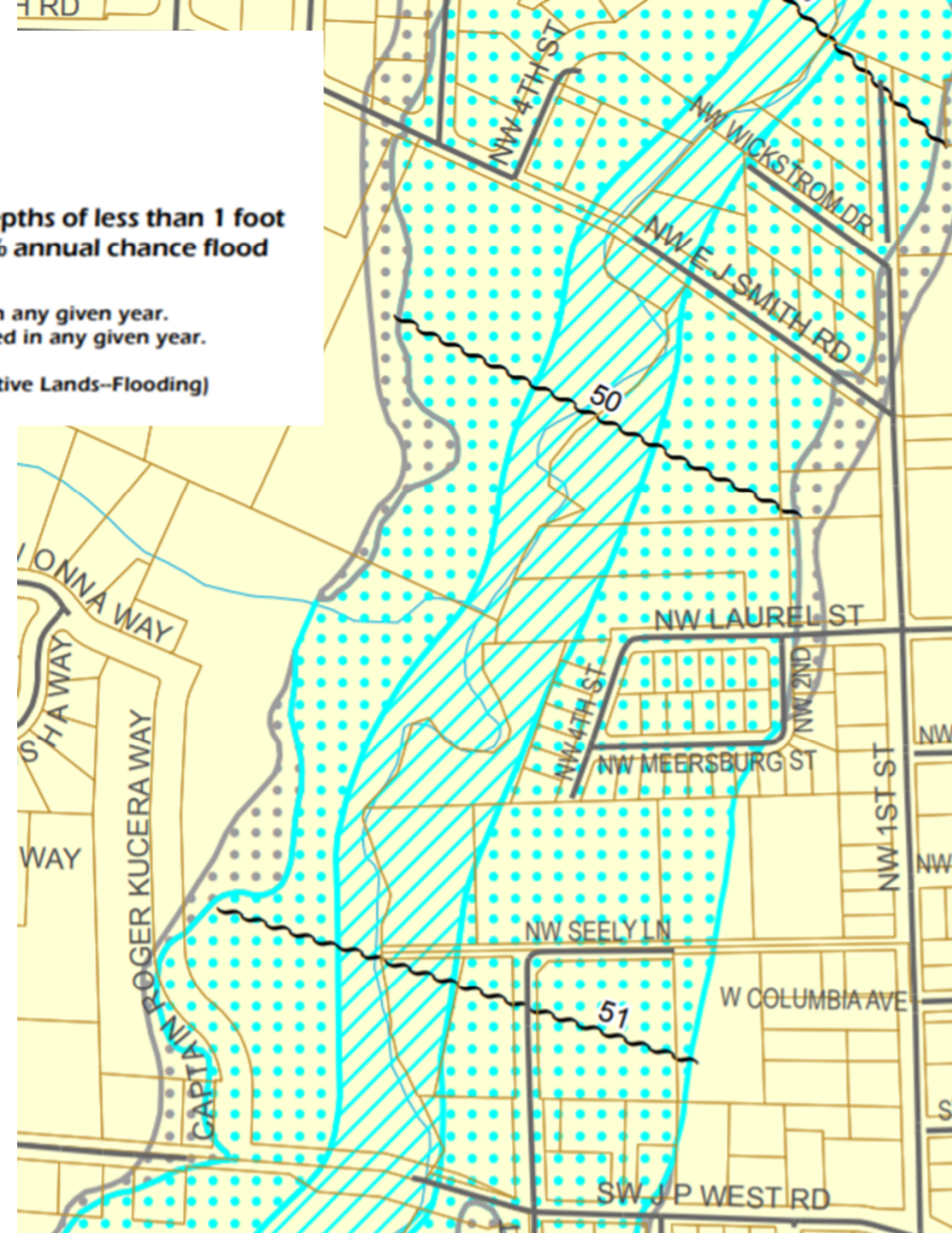
Floodway

Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood

- o The 1% annual chance flood (also known as a 100-year flood) has a 1% chance of being equaled or exceeded in any given year.
- o The 0.2% annual chance flood (also known as a 500-year flood) has a 0.2% chance of being equaled or exceeded in any given year.
- o The floodway is the area within the 1% annual chance flood that is set aside for flood conveyance.
- o Areas within City Limits in the 100-year floodplain (including the floodway) are subject to Chapter 17.84 (Sensitive Lands--Flooding) of the Scappoose municipal Code.

Flood Plain (4/2021)

https://www.ci.scappoose.or.us/sites/default/files/file_attachments/planning/page/982/floodplain_large.pdf



Funding

Based on pools recently built in other Oregon cities, an outdoor pool is estimated to cost \$3,500,000. An indoor pool is estimated to cost \$11,000,000. Operating a public pool would cost approximately \$500,000 each year.

- Bob Casswell Pool Fund - Privately held fund created in the 1970's through donations and fundraising.
Current Balance: \$33,948.30
- Swim Council Pool Fund - Privately held fund created in conjunction with the Swim Council.
Current Balance: \$14,382.33
- City of Scappoose Pool Fund - Created in 1999 with General Fund money.
Current Balance: \$8,852.89

Action item:

- Determine how/when these funds can be used
- What are the legal obligations to use the funds for a pool (Isacc and Huel to work on? City lawyer to join a meeting?)
<https://www.ci.scappoose.or.us/community/page/pool-cost-and-pool-fund-information>

City of Carlton Pool costs

General Fund Requirements

Department:		Pool						
		Actual	Actual	Adopted	Estimate	Proposed	Approved	Adopted
		2018-19	2019-20	2020-21	2020-21	2021-22	2021-22	2021-22
Personal Services								
001-007-500000	Salary	60,766	58,187	75,000	15,000	45,000	45,000	
001-007-504600	Unemployment	63	55	150	10	100	100	
001-007-504700	Social Security	4,993	4,451	6,200	1,000	3,900	3,900	
001-007-504800	Health Insurance	1,565	0	0	0	0	0	
001-007-504900	Workers' Compensation	1,014	2,838	3,000	2,900	2,500	2,500	
001-007-505000	Retirement	213	0	0	0	0	0	
Total Personal Services		\$68,614	\$65,531	\$84,350	\$18,910	\$51,500	\$51,500	\$0
Employee FTEs		2.25	2.25	2.25	2.25	2.25	2.25	2.25
Material and Services								
001-007-600200	Utilities	6,737	6,376	7,500	7,000	7,500	7,500	
001-007-600201	Communications	3,495	4,503	5,200	4,500	5,200	5,200	
001-007-600450	Garbage	135	81	200	100	200	200	
001-007-600500	IT Services	0	200	200	0	0	0	
001-007-600600	Travel and Training	295	0	300	0	0	0	
001-007-600800	Attorney	0	0	200	0	0	0	
001-007-600902	Heating Fuel	684	429	3,000	1,000	3,000	3,000	
001-007-601100	Advertising and Legal	96	0	200	150	200	200	
001-007-608000	Supplies and Maintenance	11,959	6,122	8,500	3,000	5,000	5,000	
001-007-608100	Chemicals	5,244	5,087	7,000	3,000	7,000	7,000	
001-007-609000	Professional Services	1,170	400	1,500	0	0	0	
Total Material and Services		\$29,815	\$23,198	\$33,800	\$18,750	\$28,100	\$28,100	\$0
Capital Outlay								
001-007-620500	Equipment	13,734	13,983	5,000	0	5,000	5,000	
Total Capital Outlay		\$13,734	\$13,983	\$5,000	\$0	\$5,000	\$5,000	\$0
Transfers								
001-007-630580	Pool Transfer	0	0	0	0	0	0	0
Total Transfers		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Requirements - Pool Department		\$112,163	\$102,712	\$123,150	\$37,660	\$84,600	\$84,600	\$0

Alternatives

- Splash pad or other aquatic water feature
 - Potentially as expensive as a pool (needs filter systems, can be as dangerous as a pool)
 - Serves population up to 2nd grade
 - Action item:
 - Learn to learn more about water feature in Heritage Park. To be discussed on 5/17 at City Council. (Kim to send a link workgroup).
 - Get pricing for splash pads (Paul to gather some info, Isacc and Huel gather public expense numbers?)
- Seek partnership, PCC?
- County-wide project?

Benefits for not having a pool included

- May allow for more space to allow for softball and soccer fields to not be overlapping. This would avoid a space and scheduling conflict.
- With more recreational space that meet the needs of all ages, it may increase the odds of our grant proposal getting approved.



Funding options

- Property taxes (city survey, results due July)
- Grants

Will make a recommendation that City Council put together a group in the future to look at funding options for a pool in the future.



Action items to be completed by 5/28

- Kim set up meetings with fire and police
- Everyone gather examples of thru traffic trends in parks and review Isaac's resources on park design best practices
- Kim reach out Huell to investigate legal obligations of pool funds (from Huell)

It is this very topic that prompted the City Council to direct staff to create the pool cost survey. The pool fund used to purchase Grabhorn (comprised of City General Fund dollars since the 1990's) is restricted by City Ordinance. The City Attorney is of the opinion that Council could repeal or amend that ordinance if they so choose. Once the Council has been presented with the data/feedback from the survey, they will decide how to move forward. As far as the private donation funds that were transferred to the City in 2012 by court order, those funds are likely going to remain restricted in some fashion. I've attached the Council minutes that touch on this topic between the City Attorney and Council – I think you will find it informative (see City Council meeting minutes from 2/16/2021, discussion starts on Page 5).

Heritage Park Fountain Discussion

Mayor raised the issue of turning the fountain on, which has been disabled since COVID, but has traditionally been turned on after Earth Day each year.

The fountain uses 14,000 gallons of water a month, which costs a few hundred dollars a month to run. The water is not recycled.

City Council agreed on a June 21st opening unless some other guidance is offered by the governor allowing that sooner.

Waiting for construction cost data



Meeting notes from meeting with Fire and Police chiefs

Meeting, May 28, 2021

Speed detector collects data on speed, use, sections of Scappoose are monitored every few years. Chief Norm will share data with us this week.

There appears to be plans to residentially develop both the Buxton and Wesco properties rather than acquire them for park purposes as proposed in the master parks plan. There will be 72 lots planned for the Buxton property, which is about one year away for final planning and approval.

The utility connection is crucial. Our water system needs to be robust, with more flow options. The west side of town is at risk with lower service.

Emergency service needs:

- Community is isolated this side of 1st street. Streets are not designed to take the volume of traffic necessary to evacuate people quickly. If there is a wildfire, snowstorm that takes down utilities, flood or earthquake, people might need to leave or receive services quickly.
- Fire code is also influenced by connectivity. For example, the subdivision for Buckston has one way in and one way out, which will require every house to have a sprinkler system. Interconnectivity is important.

Meeting notes from meeting with Fire and Police chiefs

Fire Chief could live with a gate on the road. Fire district will never support speed bumps nor bollards. Having something like the CZ trail would allow citizens to use the road for recreation and allow vehicle travel in the event of an emergency. Would need to be a minimum of 20 ft. wide.

Police Chief would like to see the parking removed from Kucera Way as a matter of public safety and moved to the upper lot. In terms of residential connectivity, there was initial question as to if Kucera Way should connect with Onna, as to prevent through traffic to the neighborhood out of safety, but in the end it was.

Emergency services need options more options in the community.

Pool considerations:

Will need to consider chemicals used in the pool. No other safety concerns for the pool or splash pad.

Good signage makes a huge difference, help people navigate and keep traffic out of neighborhoods.

Identify what activities can happen (ie, drone usage). Account for as many activities as possible so we can communicate proper use to citizens.

Get rid of parking on the street and convert upper parking lot.

Circle back with Chief Norm on speed data.

Other suggestions from Police and Fire Chief

- Good signage makes a huge difference, help people navigate to the park properly and keep traffic out of neighborhoods.
- Identify what activities can happen (ie, drone usage). Account for as many activities as possible so we can communicate to citizens about proper/competing uses to avoid conflict.

Question for Isaac: Are the Buxton and Wesco properties indeed planned for residential development?

Blue Lake Splash Pad



Construction Costs

Outdoor Spray Pad: \$242,571.89 (~~\$316,095.43~~)

Spray building: \$ 50,071.58 (~~\$65,248.28~~)

2018 repair project: \$18,447.15 (~~\$19,120.47~~)

For routine maintenance attached is the info from our maintenance standards document showing annual staff costs of around \$25,000. (see .pdf)

11 SPLASH PAD

Standard: The splash pad at Blue Lake Park provides a clean and welcoming space for interactive water play, with water quality adhering to county water quality standards at all times. The splash pad is operated from 11 a.m. to 7 p.m. on days where ambient temperatures is 70 degrees or above.

Equipment and supplies: All applicable tools necessary to meet the splash pad standard, including but not limited to: controller log notes, filters, chemicals, back pack blower, testing kits, PPE.

Prior to conducting maintenance tasks, authorized staff will conduct all necessary maintenance checks per manufacturer standards, ensuring the equipment and supplies utilized are ready for safe use.

1.11 Level 1

1.11.10 Splash pad play area

- The splash pad, surrounding area and controller filters should be free of sand, dirt, hair, litter, leaves and other debris.
- Pavers at water play area should be free of grass growth. See 1.01 for details on turf maintenance.

1.11.11 Remove debris from pad surface

Frequency: 1/day (May-Sep)
Task time: .5/splash pad (30 min)
Staff: Seasonal

1.11.12 Clean filters

Frequency: 4/day (May-Sep)
Task time: .5/splash pad (30 min)
Staff, Ranger, Maintenance Worker, Maintenance Lead

1.11.20 Splash pad controller inspections and monitoring

- All water feature equipment should be functioning properly with no leaks in the water and chemical distribution system.
- The splash pad anti-slip coating should be free of chipping or peeling and be uniform in coverage.
- Controller log notes document outside temperature, system pressure, pH levels, and levels of chlorine, chloramines and muriatic acid. All staff splash pad inspection records are maintained by the maintenance supervisor, adhering to Metro's records policies
- The [Basic Splash Pad Maintenance Manual](#) should be referenced for further specifics on maintenance and inspection tasks.
- The splash pad is inspected annually by the Multnomah County health inspector.

1.11.21 Water testing

Frequency: 4/day (May-Sep)
Task time: .5/splash pad (30 min)
Staff: Maintenance Worker, Maintenance Lead, Ranger

1.11.22 Staff inspections

Frequency: 1/month (May-Sep)
Task time: 2/splash pad & pump house
Staff: Maintenance Lead

Columbia Park – Portland



Huell to see if he can get cost estimates

McCoy Park – Portland



Huell to see if he can get cost estimates

Additional research

Walla Walla did a really nice study on costing:

Construction Cost

\$800K to \$2million

Annual Operating Costs

50K to \$100K

<https://www.chelanpud.org/docs/default-source/commission/splash-pad-report-01-18-16.pdf>

One thing to remember on Splashpads. Cheap splash pads are basically fountains using fresh water. More expensive splashpads use filter systems (just like a pool) and recirculate the water. I think it would be tough, with climate change etc to make a fresh water pad, given the cost of water continuing to climb.

Splashpads Hose Down Cost of Fun in the Sun

https://www.ayresassociates.com/splashpads_hose_down_cost_fun_sun/#:~:text=The%20initial%20costruction%20cost%20for,and%20depends%20on%20the%20type.

“Construction cost for a splashpad is also attractive, typically running between \$200,000 and \$1 million, as opposed to pools, which run more in the \$4 million to \$10 million range.

Splashpad maintenance is simple and depends on the type”

Less expensive initial cost.

Design can be integrated with town theme – creative

Does not support entry fees like a pool, but pool fees do not usually cover much cost

Splash pads benefit Cities and Residents

https://www.craftontull.com/insights/insight_posts/view/62/splash-pads-benefit-cities-and-residents

Cost of construction is less than pool

Cost of maintenance is less than pool

Cost of operations depends on system: pass thru or recirculating.

recirculating cost more but saves water

Strict chemical control vs. Water crisis is only getting worse.

Splash Pad Evaluation Summary Report - January 2016 (Chelan County, WA)

<https://www.chelanpud.org/docs/default-source/commission/splash-pad-report-01-18-16.pdf>

Ongoing Cost: \$50k-100k annually

Consider: Access/Parking/Amenities

Key Considerations When Building a Splash Pad

<https://www.athleticbusiness.com/aquatic/key-considerations-when-building-a-splash-pad.html>

Consider sequencing – time water will run. Hours of operation. User activation.

My Splash Pad

<https://mysplashpad.net/pros-cons-fresh-water-recirculation-splash-pads/>

Recirculating vs. fresh water, recirculation will add about \$25K - \$50K

- [Federal mandates are that a bathroom is within 200 feet of the splash pad area](#), so if you do not have one already within the amount of feet needed then one will need to be built meeting other federal guidelines.
- Another federal mandate is a dryzone around the splash pad – this can be from 5' – 10' wide as a sidewalk around the perimeter of the splash pad which can double size of the splash pad concrete.
- You will have higher electric costs due to the pumps, filter, chlorinator, ph blancer, etc... and without knowing your electric costs, it could probably be \$200+ a month, but this is not an exact estimate.

Repeating Themes in Research:

Design is important element to consider. Appeal to our community and multiple age groups. Consider educational value – telling a story – fits with theme of community.

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1.11 Level 1

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- Pavers at water play area should be free of grass growth. See 1.01 for details on turf maintenance.

1.11.11 Remove debris from pad surface

Frequency: 1/day (May-Sep)

Task time: .5/splash pad (30 min)

Staff: Seasonal

1.11.12 Clean filters

Frequency: 4/day (May-Sep)

Task time: .5/splash pad (30 min)

Staff: Ranger, Maintenance Worker, Maintenance Lead

1.11.20 Splash pad controller inspections and monitoring

- All water feature equipment should be functioning properly with no leaks in the water and chemical distribution system.
- The splash pad anti-slip coating should be free of chipping or peeling and be uniform in coverage.
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- The [Basic Splash Pad Maintenance Manual](#) should be referenced for further specifics on maintenance and inspection tasks.
- The splash pad is inspected annually by the Multnomah County health inspector.

1.11.21 Water testing

Frequency: 4/day (May-Sep)

Task time: .5/splash pad (30 min)

Staff: Maintenance Worker, Maintenance Lead, Ranger

1.11.22 Staff inspections

Frequency: 1/month (May-Sep)

Task time: 2/splash pad & pump house

Staff: Maintenance Lead

11 Splash pad “A La Park”

Code	Task	Frequency	Time frame	Staff	#/year	Time per task	Cost per task	Annual cost		
1.11 Splash pad										
1.11.10	Splash pad play area									
1.11.11	Remove debris from play area	1/day	May-Sep	S, PW, R	153	0.5	pad \$13.19	pad \$2,017.31		
1.11.12	Clean filters	4/day	May-Sep	R, MT	612	0.5	pad \$18.99	pad \$11,623.41		
1.11.20 Splash pad controller inspections and monitoring										
1.11.21	Water testing	4/day	May-Sep	MT, R	612	0.5	pad \$18.99	pad \$11,623.41		
1.11.22	Staff inspections	1/month	May-Sep	MT	5	2	pad \$76.36	pad \$381.80		
								TOTAL	\$25,645.93	pad

11 Splash pad calendar

Task	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1.11.10	Splash pad play area											
1.11.11					1/day	1/day	1/day	1/day	1/day			
1.11.12					4/day	4/day	4/day	4/day	4/day			
1.11.20 Splash pad controller inspections and monitoring												
1.11.21					4/day	4/day	4/day	4/day	4/day			
1.11.22					1/month	1/month	1/month	1/month	1/month			