

Como Lake Park




2012 - 2016 Capital Improvements:

Project Name	Problem/Issue	Type of Work Completed	Cost to Complete
Carpentry Shop	Roof in poor shape, leaking and significant damage/rot.	Roof replaced, replaced rotted wood decking, rafter tails, vinyl soffit and metal flashing.	\$32,540.00
Bowen Grove	Roof in poor shape and leaking in areas, plumbing, lighting and painting needed.	Entire roof replaced, including rooted roof decking. Siding installed on gable ends, new lights, amenities and painted.	\$69,790.00
Parking Lot & Roadway Improvements—Phase 1	Several parking lots and miles of roadway were in terrible condition.	Prioritized worse area to patch/resurface and oil & chip (Lancaster Parking Lot, Maintenance Lot and roadway throughout.	\$85,000.00 (Estimate- work done as part of a HWYs bid)
Rich Marino Gazebo Stabilization	Potential safety issues detected and documented by consultant—structural.	As per recommendation by consultant, repaired/improved structure.	\$32,628.00
Rich Marino Gazebo Roof	Age and overall poor condition.	Roof replaced while “Out of Service”.	\$44,149.00
Cook Shelter Roof	Age and overall poor condition.	Roof replaced while gazebo “Out of Service”.	\$5,554.00
Shelter #1 Roof	Age, leaking and rotted wood decking.	New Roof and sections of rotted wood deck.	\$15,081.00
Shelter #4 and #14 Stabilization	Consultant discovered potential safety issues with both structures.	Currently making necessary repairs as per recommendation from consultant.	\$15,041.00
Casino Doors/Windows	Very old and non-efficient windows, doors need replacement.	Replacing all windows and doors as needed.	\$39,222.00
Lancaster Place	Age and condition of roof, old non-efficient windows, various carpentry work.	Replaced roof, carpentry work, windows replaced and painting.	\$31,126.00
Parking Lot & Roadway Improvements—Phase 2	Continue efforts to improve areas within park that are in poor condition/shape.	Replaced DI at Bowen Grove, paved several roads within park and employee parking area.	\$59,979.00
Dam Sedimentation Study	Dam and lake have become silted in.	Consultant studying potential issues, potential remedies and costs associated with to include in 2016 Capital Budget.	\$71,618.00

2012 - 2016 Capital Improvements:

Project Name	Problem/Issue	Type of Work Completed	Cost to Complete
Dam Safety Concern	Top of dam open to the public and possible safety concern.	Vendor provided a fence/gate to block of public from accessing top of dam wall but allowing to maintain (gate).	\$1,450.00
Pedestrian Bridge	Fence along bridge in disrepair.	Fence replaced	\$3,525.00
Shelters 9, 29, 36, 38, 56, 58 and "E" Comfort Station Renovations	Roof in poor shape, concrete pad cracked and uneven, siding in disrepair. Comfort station also had shattered windows, peeling paint and rotted ceilings.	New roof installed, new concrete pad poured, new hardy board siding installed. Shelter 9 had 2 pillars and 2 interior posts installed to strengthen roof support and a new plywood drop ceiling. Comfort station had new glass block windows installed, ceiling replacement and interior painting.	\$134,920.00
Park Road Guiderails	Vehicles were going off the road at the curve.	New guiderail installed along main park road curve	\$10,771.00
Sled Hill Upgrades	No lighting. Fence in disrepair.	Fence replaced, lights installed	\$17,329.00
Maintenance Shop Upgrades	Garage doors were broken, falling down and in overall poor condition. Heat not working.	New garage doors and drop down Reznor heating units were installed.	\$11,562.00
Shelters 13, 17, 18, 19, 20, 32, 33 Gazebo Comfort Station Roof	Age and overall poor condition	New roof and face boards installed. Shelter 20 also had pillars repaired.	\$27,902.00



TOTAL: \$709,187.00