

# ECHO LAKE PARK

## Park Assessment

August 28, 2016 (rev. March 2017)

In the past, the City of Fort Worth has been asked to assume maintenance and management of Echo Lake Park from Tarrant County. The purpose of this report is to provide an update on the letter issued on May 19, 2003 to City Manager Gary Jackson.

1. PLAYGROUNDS: Two approved CFW playground prototypes were installed since 2004. Both have an accessible walk to the playground. However, there is no HC parking available. Playground prototype equipment has been damaged and not replaced. It appears that the rubber mats were removed from under found at any of the slides or swings. No maintenance has been performed on the engineer wood fiber surfacing and grass growing inside the playground. The fiber is also low at both locations. Multiple standalone playground equipment pieces were found in the park with no safety surfacing or handicap accessibility. Standalone equipment needs to be removed.

Estimated cost \$35,400.00 (removal of standalone equipment, playground replacement parts, wood fiber surfacing, 12 wear mats).





2. **BALLFIELD LIGHTING:** Current lighting does not meet PARD's standards for ballfield illumination. Overall site electrical components, including ballfield lighting, were inspected by the City Planning & Development Department in February 2017 and found to be satisfactory – after some recent conduit improvements and securing of panel boxes. Wood poles and fixtures are not PARD standards. The existing electrical panel may not have the capacity to add lights to increase the illumination to PARD's standards for ballfield illumination. The existing power source box next to the west ballfield is not secured to the ground. The footing is made out of plastic and foam and has no anchor to the ground. Open electrical boxes were found next to the fence at the far west ballfield.

Estimated cost \$500,000.00 (Demolition and installation of 2 ballfield lighting systems).





3. BALLFIELDS: Echo Lake Park has five ballfields. The four ballfields on the south side of the park are in poor condition. These fields are very small, close together, difficult to maintain, and they are not handicap accessible. Additionally, power line supporting poles are too close to the ballfield and are a hazard to the players. Only two of four scoreboards are functional (east and west). The remaining scoreboards are either vandalized or rusted. All wood frames in the dugouts need to be replaced or demolished. The entire ballfield fence needs to be upgraded or replaced. The foul poles need to be repaired or replaced. Drinking fountains are not PARD standard and they need to be replaced or removed from the site. Due to the amount of damage and danger surrounding all the ballfields they either need to be demolished or re-configured into non-competition fields. Bleachers do not meet ADA requirements. There is no clear accessible route to any of the bleachers.

Some of the existing frames are rusting or bent. The bleachers need to be removed and replaced.

Estimated cost: \$667,042.00 (Fencing 5 fields, rebuilt dugout at 5 fields, 2 Drinking Fountain, 2 Scoreboards, 2 irrigated fields, Concrete Sidewalk, 2 Competition fields with 3 practice fields, 12 Bleachers)











4. **RESTROOM AND STORAGE BUILDINGS:** All buildings must be inspected by Property Management. Access to the inside of the roof and utilities was not available. No doors were found at the entrance for winterization. Restroom buildings must be removed due to damaged roof, trip hazards, ADA accessibility issues, pest damage and poor condition of fixtures. Future

restroom facilities to consist of port-a-lets inside decorative enclosures. The storage building next to the ballfields requires miscellaneous repairs including siding replacement and roof replacement.

Estimate cost: \$100,000; \$75,000 to install two new restroom enclosures with port-a-lets (1 ea.) and \$25,000 to demo two bathroom buildings and the storage building.



5. SECURITY LIGHTING: Most of the existing light poles are missing a fixture or need bulb replacement. There is no security lighting located at the parking lots, basketball court or the playground equipment.

Estimated cost \$286,000.00 (26 lights).





6. PICNIC TABLES: There are 34 existing picnic tables and concrete pads. None of the tables meet the ADA requirements for accessibility. All existing picnic tables need to be replaced due to poor condition. Approximately half (17) of the concrete pads must be replaced.

Estimate cost \$56,250.00 (25 standard picnic tables, 9 HC tables and 17 concrete pads)





7. ROADS: Roads appear to be in good shape. The parking lots have no accessible parking spaces, no stripping or handicap signage that meets Texas Accessibility Standards. The east parking lot next to the ballfield has two handicap signs that are holding an unsafe chain link fence that needs to be removed.

Estimated cost: \$27,500.00 (Striping and signage for 9 accessible parking spaces)

- Note: Public streets to be assessed by TPW and possibly incorporate 'complete streets' components (sidewalks, bike lanes, lighting and signage)



8. GATE & GUARDRAIL: The vehicular gate to the boat ramp has been damaged and needs to be replaced. A guard rail must be installed in the boat ramp area to mitigate the steep drop off from the edge.

Estimate cost \$43,820.00 (replacement existing gate, guard rail and post & cable).



9. **SHELTERS:** Shelter on the west end of the park is in poor condition. The concrete floor has multiple cracked areas and is missing a pier. The roof is in poor condition and requires replacement of several framing members. The electrical wiring must be removed and replaced. There is no accessible route to the shelter.

Shelter to the east is also in poor condition. The concrete floor is in poor condition with several cracks. The shingles show some hail damage and the roof is in poor condition; support members show signs of rot, various degrees of degradation. Structure contains stone columns at all support columns and a 4 foot retaining wall; all of which have significant cracks and would have to be completely re-constructed.

In February 2017 the City Planning & Development Department assessed the condition of both shelters and recommended demolition of both due to structural stability issues, accessibility issues, and possible public health issues.

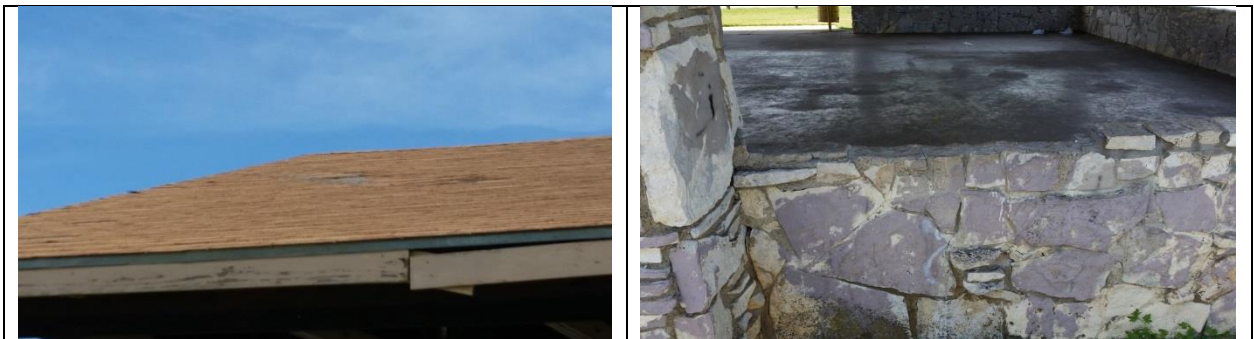
Estimate cost \$351,256.00 (Demo both structures, install a 24'X24' shelter on west side and a large group shelter on the east side – 40'X80')

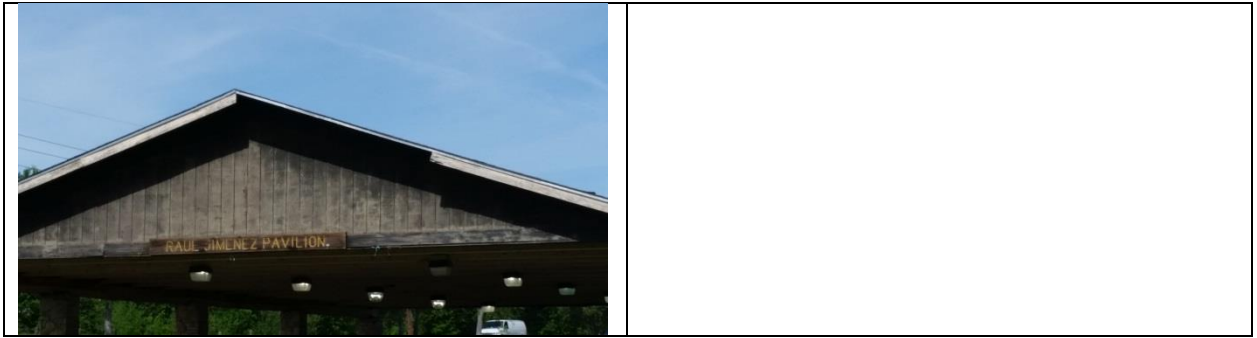


West Shelter



East Shelter (Raul Jimenez Pavilion)





10. BASKETBALL COURT: no accessible route to the court. The concrete court has several cracks that must be sealed. The goals are not secure to the ground and must be reset in concrete foundations. Volleyball poles are not in compliance to PARD standards and need to be replaced with official volleyball poles.

Estimate cost \$7,530.00 (Equipment replacement and repairs)



11. DAM: The existing dam impounds an approximately 17 acre "Echo Lake." The top of the dam is a railroad track (UP).

Estimate cost: Drainage improvements and UP approval to be completed by Tarrant County.

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