

Baker Park Improvements Existing Facilities Assessment



Date Visited:
November 1, 2022
Existing Facilities Assessment



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Statement of purpose

The existing facility assessment is performed as a resource to observe existing conditions as it relates to the scope of work for renovation, upgrades, and additions. The site visit was organized by David Schmidt with Pond and Company as the design consultant and attended by Effingham County staff and project manager Angela Stanley. County manager Timothy Callanan was also present and was very helpful in sharing his thoughts throughout the assessment to help gain feedback from the attending county staff on both the state of the existing facilities as well as program elements he would like to see incorporated into the design.

A complete walk of the site was performed visiting key areas of interest throughout the park. Pictures were taken to help document the assessment and have been provided below. The following is a list of items discussed as well as client supplied documents to assist the design team moving forward.



Project: Baker Park Improvements
Project No.: 1220746
Date: November 1, 2022
Time: 1:30-3:00
Address: 216 Courthouse Road Ext., Springfield, GA. 31329

Evaluators:

- | | |
|------------------------|----------------------------|
| David Schmidt, Pond | Angela Stanley, External |
| Ashley Rivera, Pond | Seth Zeigler, External |
| Melissa Phillips, Pond | Jamie Stuckey, External |
| | Timothy Callanan, External |
| | Jeff Lonon, External |
| | Carl Palumbo, External |

Executive Summary

Conditions

Site Conditions

Baker Park has 10 locations that were visited during this assessment. The report below highlights key concerns and condition reviews.

Structure/ Exterior / Cladding

The structures of the locations are detailed out in these reports. Areas of concern were identified based on client suggestions.

Interior

The restrooms were open to capture snapshots of the conditions, fixtures, and finishes. The report below expands on the overall experience.

Fixtures

Exterior light pole, external outlets and electrical box locations are noted in combination with the locations and their conditions in the following report.

Finishes

Much of the finishes are designed for high traffic and usage. The below reports identify some conditions based on their site locations.

SITE CONDITIONS

General Observations

McCall Park located on McCall Road near the intersection of McCall Rd. and Hwy 21 was shared as an appropriate project to reference for the design of Baker Park. Weather and other seasonal elements have played a role in degrading the existing restroom, pavilion, and grilling stations at Baker Park.

Park Entrance/ Parking/ Features

1. Structure/ Exterior

- a. The park entry is currently situated at the Southeast corner of the property boundary. Vehicles enter East to West from Courthouse Road onto a gravel road through a galvanized chain link fence. Overhead powerlines run the length of the East property boundary. Two existing culverts exist with the southernmost one being favored for the future entry abandoning the current entry location. An existing swale was observed along Courthouse Road and will need to be accounted for in the future design. The park does not currently have a monument sign. The client has expressed adding one at the park entrance as well as one on highway 21.
- b. Parking areas are crushed gravel or crushed concrete. The largest parking area is just inside the entry located along the south property boundary. No pavement markings or directional signage was observed. 4"x4" white posts are currently being used to delineate parking boundaries. A culverted swale separates the parking from the entry drive. No sidewalk has been observed connecting the surrounding neighborhoods to the park. Large mature shade trees align the driveway and will need to be protected during construction
- c. The park currently has galvanized chain link fencing along Courthouse Road. The client has expressed an interest in removing this fence and replacing with stained wooded rail fence matching that found at McCall Park. The northwest portion of the property has an adjacent private property with approximately 850' of barb wire fencing. Being that this barb wire is on the private property and more than likely it can't be removed or changed, the idea of using evergreen planting in this area was requested by the client.



Good	Fair	Poor
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1. Stormwater Control

- a. Stormwater for the site is directed into the lake via natural sheet flow, culverts, and outfall pipe as seen in the images. Repair will be necessary to all outfalls where erosion has been experienced. The east and west portions of the tennis courts will need to be addressed as it appears drainage was not addressed when installed. The addition of parking, sidewalks, and pickle ball courts will necessitate additional infrastructure to capture the additional surface runoff incurred.



Good	Fair	Poor
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1. Landscape and Irrigation

- a. Landscape throughout the park is minimal with very little plant beds or overall theme. Additional landscape beds were mentioned with a possible 18,000 budget for improvements. The client has assured us that there is an irrigation system that needs repair, around 8 to 10 zones for an estimated cost of 15,000.



Good	Fair	Poor
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1. Seating

- a. The seating is currently provided through bench style seating around the lake, movable tables at the main pavilion, small pavilion, and bleachers at the tennis courts. The client has expressed a desire to remove and replace the bench style seating around the lake as well as provide suggestions for other seating options.



Good	Fair	Poor
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Restroom and Pavilion

1. Structure/ Exterior

- a. The state of the existing restrooms and main pavilion could be rated a poor condition. Weather and other seasonal elements have played a role in degrading these facilities. Wood rot and water damage was evident throughout. Several posts were observed to have been added post construction to possibly support sagging elements of the roof structure of the pavilion. Various additions to the concrete surface as well as roof appear to have been made post original construction.

Only one small grilling station was observed. Trash cans were exposed without lids providing opportunities for the surround wildlife. No performance test was performed on the existing drainage system in the bathrooms but was suggested to understand their current state. Movable tables have been provided by the county and could be repurposed.

Pavilion Recommendations:

- Remove extra post, support, look at making roof lone with new brick columns around posts to match building.

Grilling Stations Recommendations:

- 3 locations, main one having a serving table



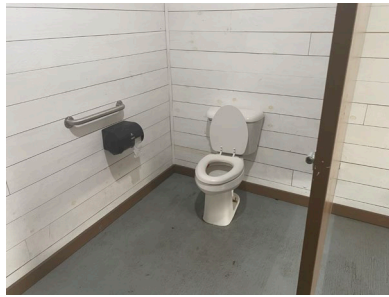
Good	Fair	Poor
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1. Interior/ Fixtures/ Finishes

- a. Exposed plumbing could be seen under the sinks posing a risk for vandalism. No automated locking mechanisms were observed only keyed locks. Several light fixtures were completely exposed causing concern for possible electric shock. Paint was peeling in both the women's and men's bathroom.

Bathroom Recommendations:

- Men's side: 2 toilets, one being handicap, 2 urinals.
- Add door off back side to a new pavilion.
- Ladies side: 3 toilets one being handicap
- Add a door off back side to new pavilion
- Both require changing tables
- Cut face block and brick



Good	Fair	Poor
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Pump House

1. Structure/ Exterior

- a. The existing pump house is made of wood material with a shingled gable roof. Access was not provided to view the inside of the structure. A padlock was observed to be added possibly due to the existing locking devices malfunctioning. No automated locking mechanism were observed only keyed.

Pump House Recommendations:

- The client expressed interest in rebuilding the existing pump house to match the bathrooms. The addition of video surveillance of the park was mentioned with the pumphouse being a viable option for the equipment cabinet and tower to be located.



Good	Fair	Poor
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Playground

1. Structure/ Exterior

- a. The playground is outdated and recommended to be replaced. The location is centralized near the pavilion and provides the best availability for views in and out of the areas for parents to watch their kids. Low chain link fencing has been used to corral the children and should also be replaced. The playground area benefits from existing shade trees but selective pruning is recommended for safety. The client has shared a 150,000 budget for this amenity to include a rubber surface, two walkthrough gates, one maintenance gate and follow specifications used at McCall Park.



Good	Fair	Poor
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Gazebo Area and Bridge

1. Structure/ Exterior

- a. Opposite of the pavilion and sport courts is the Gazebo area located on the north side of the lake. The bank protrudes out in this area providing a great location for a destination point and Gazebo. This area will require fill soil to bring to level and can serve as a destination point for park patrons. There is an existing electrical pole that can be used for lighting or power for the desired gazebo. This area also has a small wooden bridge that is in disrepair and should be removed and replaced. The client is interested in a complete redesign of this area and bridge crossing.



Good	Fair	Poor
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Nature Trail/ Walking Trail

1. Structure/ Exterior

- a. The walking trail is the most used amenity of the park. People from all over the county come to Baker Park for the walking trail which is exactly one mile. The paving surface is weathered and uneven in multiple locations throughout the trail. Roughly ten to 15 trees were observed as needing to be removed with roots extending to the lake and heaving the trail. As a result, root pruning is recommended along the tree side of the trail. Several trees need to be flagged by a certified arborist for pruning. The client discussed an interest in a complete demo and reinstall of a 10' wide trail in concrete or asphalt with an aggregate base but would like to get a cost estimate prior to deciding. No mile marker signs were observed and would be recommended.



Good	Fair	Poor
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Tennis and Pickle Ball Area

1. Structure/ Exterior

- a. The tennis courts are newly constructed and in excellent shape. An existing access way runs along the south property line toward the rear pickle ball area on the west side of the tennis courts. This is the most viable option for egress and maintenance. No shade structures or baseline judge seating for tournaments. Topography appears to slope to the southwest of the property in this location into a wetland.



2. Interior/ Fixtures/ Finishes

- a. Bleachers were observed at the west side of the courts but do not provide ample accommodations for major events. Drainage concerns were observed along both the east and west sides of the court and appear to have been recently dug. Court lighting was not observed but assured that it works and can be accessed via a mobile app. We were unable to locate a manual switch or timer and no locking mechanisms were observed on the gates only latches. An electrical panel is located the northeast corner of the tennis courts and should be screened or protected. No available voltage or amperage was provided for the electrical panel but will need to be coordinated for additional demand when the pickle ball courts are installed.



Good	Fair	Poor
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Exercise Stations

1. Structure/ Exterior

- a. The exercise station located at the northeast corner of the property near the boat ramp is in poor condition and needs to be replaced. Since the park has become a destination for residents to exercise, the client would like to incorporate the following equipment throughout the park, cut in with weed barrier and mulch.
- b. Pushup, Fixed logs or balance beam, Cardio walker, Parallel bars, seated chest press, horizontal bar, and chin up, leg press, Lat pull down, sit-up bench, and rower.

Good	Fair	Poor
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Lake Bank and Fishing Dock Area

1. Lake Bank Conditions

- a. Several washouts and outfall pipes were observed and need to be repaired or replaced. Additional drainpipes need to be added at the tennis and pickle ball courts and at the covered bridge to promote better drainage and work with the natural flow of the land. Additional shade trees are recommended along the trail to provide a more comfortable walking experience.



Good	Fair	Poor
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1. Fishing Dock Conditions

- a. Because Baker Park is prized for its walking trail, the client has expressed an interest in a nature trail back into the wooded area at the southwest area of the property. Various features may be required like pedestrian bridges and boardwalks, if found to be wet. Further investigation will need to be made once the site survey is received.
- b. Several washouts and outfall pipes were observed and need to be repaired or replaced. Additional drainpipes need to be added at the tennis and pickle ball courts and at the covered bridge to promote better drainage and work with the natural flow of the land. Additional shade trees are recommended along the trail to provide a more comfortable walking experience.
- c. The area proposed for a future fishing dock currently serves as conveyance from the concrete parking at the main pavilion.



Good	Fair	Poor
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Boating Ramp

1. Structure/ Exterior

- a. The boat ramp and associated parking is located at the northeast corner of the property and exists of a gravel drive and concrete slip. Vehicles can enter through a chain link gate from Courthouse Road west into the park. The space is very limited and does not provide ample room for a safe turnaround movement. Vehicles are also required to cross the walking trail to enter the water blocking the walking trail while doing so. The client shared that typically there is no more than three boats at one time so the need for a large parking area is minimal.



Good	Fair	Poor
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Park Accessories

1. Interior/ Fixtures/ Finishes

- a. Picnic tables are provided at the main pavilion, but new ones have been requested matching a family of other accessories throughout the park. ADA compliant tables and bench options were not observed but recommended. Trash cans are currently located at each pavilion, the tennis courts, gazebo area, and boat launch (21 total). A more permanent solution, preferably a 40- or 50-gallon option, is needed with footer to provide a more secure receptacle and prevent theft or wildlife damage.

Good	Fair	Poor
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Conclusion

This concludes the existing facilities assessment. The data gathered and valuable insights from the client will now be included in the design development drawings.

Should there be any items I may have failed to miss, please contact me at 904-559-0117 or by email at David.schmidt@pondco.com to discuss further.

Sincerely,

A handwritten signature in black ink that reads "David Schmidt". The signature is written in a cursive, flowing style with a horizontal line underneath the name.

David Schmidt, ASLA
Senior Project Manager



49 Park of Commerce Way, Suite 203
Savannah, Georgia 31405

T: 912.704.6985
www.pondco.com

APPENDIX A :

CLIENT: Effingham County

PROJECT NAME: Baker Park Improvements

PROJECT NUMBER: 1220746

POND ASSESSMENT STANDARDS & APPLICATION

The following describes the types of documents utilized for facility assessments and defines Pond's ratings, templates and terminology used in assessment reporting.

ASSESSMENT RATING:

Use [POND Assessment Direct Rating Standard version 01](#) and provide a rating of Good, Fair or Poor to all assessed conditions. Rating should accurately reflect condition and/or degradation of the given object/unit assessed.

ASSESSMENT LEVEL FORMATTING:

Use [POND Assessment Level Formatting Standard](#) to categorize all assessed conditions under the System, Sub-System and Building Element standard. The [Assessment Level Formatting Standard](#) is the baseline Table of Contents across all disciplines. Format is intended to be all inclusive. Not all systems will be listed in every report as each building has its own unique construction.

-END