



Office of the Town Manager
Stephanie Miller

Warrenton Town Council

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STAFF REPORT

Council Meeting Date:	January 13, 2026
Agenda Title:	Parks and Recreation Department Overview-Project Update
Requested Action:	For Information Purposes
Department / Agency Lead:	Parks and Recreation
Staff Lead:	Kelly Koernig

EXECUTIVE SUMMARY

The Parks and Recreation Department manages a diverse portfolio of indoor and outdoor public assets that serve thousands of residents annually. Many of these facilities are now approaching 20 years old or older, particularly the Warrenton Aquatic and Recreation Facility (WARF), which opened in 2007.

As infrastructure ages, the frequency and cost of repairs increase, along with the risk of unplanned service interruptions. The following report summarizes the status of key capital and lifecycle maintenance projects in various stages of planning, design, execution, or near-term scheduling. These projects support safe operations, protect Town assets, meet regulatory standards, and ensure facilities remain welcoming and functional for residents.

Overall, the Department's goal is to move from reactive repair toward proactive lifecycle asset management.

BACKGROUND

The Parks & Recreation Department oversees 7 town parks that include trails, playgrounds, courts, fields, open spaces and pavilions, along with the WARF.

Many facility systems, as well as amenities within the parks were installed during original construction and are either reaching the end of their recommended service life or need significant repairs to keep them in safe, working condition. In the past several years, the Department has begun evaluating and assessing assets to developing structured maintenance and replacement programs to include HVAC, flooring and playground and amenity repair schedules to ensure long-term sustainability.

Projects currently underway include safety improvements, structural assessments, surface repair and replacement, modernization of critical systems, and community-driven upgrades identified through recent comments and feedback.

Project Status Overview:

1. Water Play Structure Replacement

Approved in CARP for FY26. Scope of work has been defined, and the IFB has been issued. We anticipate selecting a vendor by the end of the month.

2. Parks & Recreation Master Plan

The first phase of the Parks and Recreation Master Plan was approved as a CIP project and included a comprehensive facilities assessment, benchmarking analysis, community survey, focus groups, and stakeholder interviews. These components have been completed by the consultant and compiled into a formal needs assessment report. The next step is to present and review the Needs Assessment with council. Following council review and direction, Phase Two will proceed with development of a long-term strategic plan. This work may be completed internally by staff or with the current consultant for an additional cost that has not been funded at this time.

3. Park Restroom Upgrades

Updates to the park restrooms at the Warrenton Sports Complex, Rady Park and Eva Walker Park are currently in progress. These improvements include new lighting, painting, and fixture replacements. All work is being completed using existing park maintenance operating funds

4. Fun For All Playground Repairs

This includes minor equipment repair, paint touch ups and swing installation, as well as new fencing being installed in collaboration with Public Works. The current fencing is being replaced, and additional fencing will be installed in FY 27 using park maintenance operations funds.

5. WARF Elevator Modernization

As noted in previous quarterly reports, the WARF elevator has required significant maintenance and repair over the past 18 months. A thorough assessment was completed and a modernization scope identified. Staff are working with HC to pursue VRSA grant funding to support this work.

6. Rady Park Bridges Replacement

This project is being updated within the CARP submission for a full replacement of both bridges at Rady Park and is expected to follow the stream restoration project timeline.

7. Skatepark Replacement

This project is currently scheduled within the FY27 CIP due to the aging equipment (16 years old) and emerging safety concerns. The current skatepark is a modular prefabricated design, with a typical lifespan of 10-20 years. Staff are securing updated cost estimates and preliminary design recommendations from contractors who advise replacing the facility with a poured-in-place concrete park which has an anticipated lifespan of 30-50 years. If funded, staff will engage the skateboarding community during the design process.

8. Leisure Pool Replaster

The leisure pool plaster surface, recoated in April 2022, began showing signs of hollow areas and cracking in March 2025. In several locations the plaster detached completely, exposing the concrete shell. This pool replaster was supposed to last 5-7 years. Contractors have indicated the deterioration is likely related to installation quality, with the warmer programmed water temperatures accelerating the breakdown as a secondary factor. Unfortunately, the one-year warranty has expired. During the annual August shutdown, a contractor completed repairs to several larger damaged areas in the water play area; however, plaster separation is continuing in other portions of the pool, including the lazy river. Based on consultant and contractor feedback,

staff recommend proceeding with a full leisure-pool replaster to prevent ongoing surface failure and potential structural damage. This project is expected to be included in the FY27 CARP for funding consideration.

9. Large Slide Tower Refurbishment

During a Spring 2025 facility walkthrough with our VRSA representative, several safety concerns were identified, including severe rusting and worn stair treads. A third-party contractor also identified railings and metal stair components requiring repair. Staff have obtained preliminary cost estimates and recommendations, and this project will be included in the FY27 CARP for funding consideration.

10. HVAC Systems Replacement Program

Staff are developing an ongoing HVAC lifecycle replacement plan in partnership with the new contractor to reduce unplanned system and equipment failures and downtime. Once priorities are confirmed, the repairs and replacements will be included in future capital planning.

11. Boiler Replacement

This project is currently in CARP for FY28. Staff are working with the new HVAC contractor to review system conditions and confirm estimated replacement costs.

12. Flooring Replacement

Staff are obtaining quotes and product recommendations for replacing aging flooring in the lobby and upper corridor, as well as the flooring in the lower leisure pool corridor. This project will be included in the FY27 CARP submission.

STAFF RECOMMENDATION

Receive this update on Parks and Recreation projects and ongoing facility improvements and provide feedback and guidance as appropriate.

Service Level/Collaborative Impact

As noted many of these projects require collaboration with the Public Works Department, as well as third party contractors to continue to have safe operations, protect Town assets, meet regulatory standards, and ensure facilities remain welcoming and functional for residents.

Policy Direction/Warrenton Plan 2040

CF-1.1: Foster high quality, equitable and accessible community facilities that meet the Town's service requirements and support a high quality of life for the community.

CF-1.3: Ensure that community facilities are accessible to persons in all stages of life and all abilities.

CF-1.4: Encourage and strengthen a sense of community and the character of Warrenton through the design and appearance of public facilities.

CF-5.1: Implement robust maintenance schedules on community facilities to extend the life of investments.

P-4.3: Develop a system Park Master Plan for the town to guide long term investments.

Fiscal Impact

Projects are either being funded through current allocated funds for FY 26 or are included in CARP/CIP submissions for funding consideration in FY 27.

Legal Impact

No known legal impact at this time

ATTACHMENTS

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- 2.
- 3.