



City of Bellevue

Bellevue Parks Operations & Maintenance

Tom Purcell | Structural Operations Manager

Justin Wilkinson | Grounds Operations Manager

Parks & Community Services Board

March 19, 2025

Maintenance & Operations Goals

- Provide efficient, cost-effective maintenance
- Create a pleasant, safe and accessible park system
- Alignment with the broader department mission



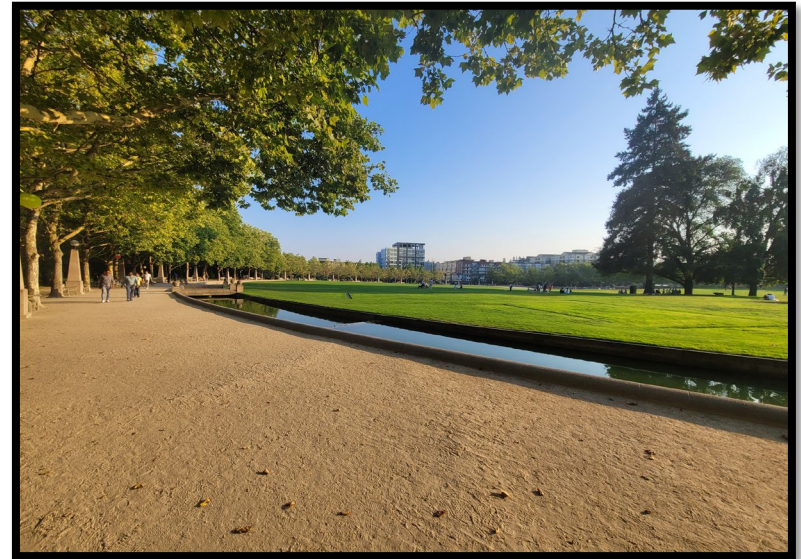
Benefits of Maintaining High-Quality Public Park Spaces

- Public Health and well-being
- Environmental Benefits
- Economic and Aesthetic Value
- Support for Educational and Recreation Programs



Scope of Grounds Operations and Key Areas Maintained

- Manages over 800 acres of developed park land.
- 78 developed park sites
- Includes Community Parks, Neighborhood Parks, Sports Fields, and Beach Parks
- Key areas include turf, trees, landscape beds, natural areas, irrigation systems and sports fields



Grounds Maintenance & Operations Model

- In-house maintained sites vs. contracted maintenance sites.
 - Park distinctions
- Why this model works
 - Cost-Effective Approach
 - Selective Tasks
 - Contractors Abilities and Goals
- Special Event Support



Achieving Service Delivery In-House Maintenance

- In-house maintenance for community, waterfront, and sports parks
- Importance of growing staff along with the parks system
- Other Responsibilities
 - Citywide weather & emergency response



Achieving Service Delivery Contracted Maintenance

- Contracted maintenance of 92 sites.
- Includes neighborhood parks, fire stations, stormwater and water utility sites
- Capital Projects
- Projects that require specialized equipment



Scope of Structural Operations and Areas Maintained

- Manages 360,000 sq ft of building structures.
- Includes Aquatics Center, 5 Community Centers
- Oversees structures in 80+ parks.
- Responsibilities include 49 playground sites, picnic shelters, restroom facilities, sports fields/courts, skate parks, and other park amenities.

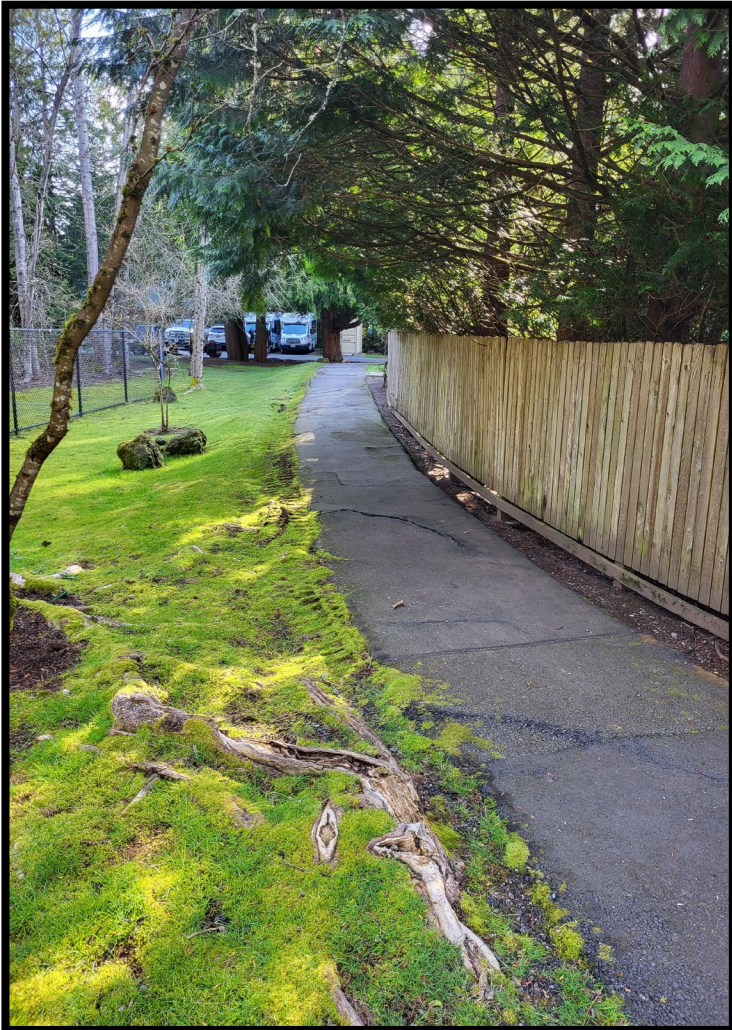


Structural Maintenance & Operations Model

- In-house maintenance for community centers, aquatic features, playgrounds and other Parks structures
- Contractors are utilized for larger maintenance and renovations projects and specialty needs.



Achieving Service Delivery Contracted Maintenance



ADA Playgrounds



Energy Saving Projects



Crossroads Community Center Emergency Repairs



Workload Planning and Asset Management

- Workload Planning Process
- Asset Inventory
 - Buildings and Structural components
 - Turf Areas
 - Sports Fields
 - Natural Areas
 - Irrigation Systems
 - Hard Surfaces (parking lots and sidewalks)
- Time Standards & Frequencies



Capital Projects

- Life Cycle Assessment
- Prioritized Based on Need
- Infrastructure Replacement
- Examples of Projects:
 - Playground replacements, large painting projects, HVAC replacements



Grounds Renovation Projects



Structural Renovation Projects



Hidden Valley Park



Crossroads International Restroom



Chandler Park



SE 40th Boat Launch

Questions

