

CITY OF PHILADELPHIA PENNSYLVANIA

OFFICE OF THE CONTROLLER

Promoting honest, efficient, and fully accountable government

DEPARTMENT OF PARKS AND RECREATION

FACILITIES REVIEW

MARCH 2013



City Controller
ALAN BUTKOVITZ



CITY OF PHILADELPHIA

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ALAN BUTKOVITZ
City Controller

JOHN H. THOMAS
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April 8, 2013

Susan Slawson, First Deputy Commissioner
Recreation and Programs
1515 Arch Street, 10th Floor
Philadelphia, PA 19102-1587

Dear Deputy Commissioner Slawson:

Pursuant to Section 6-400(d) of the Home Rule Charter, the Controller's Office conducted a review of recreation centers and playgrounds to assess maintenance conditions. The results of this assessment are contained in the attached report, a synopsis of which is provided in the executive summary.

We discussed our findings and recommendations with you and your staff at an exit conference and included your written response to our comments as part of the report. We believe that our recommendations, if implemented by management, will improve the efficiency and effectiveness of programs administered by the Department of Parks and Recreation. Our recommendations have been numbered to facilitate tracking and follow-up in subsequent years.

We would like to express our thanks to you and your staff for the courtesy and cooperation displayed toward us during the conduct of our work.

Very truly yours,

A handwritten signature in black ink, appearing to read "Alan Butkovitz".

ALAN BUTKOVITZ
City Controller

cc: Honorable Michael A. Nutter, Mayor
Honorable Darrell L. Clarke, President
Honorable Members of City Council
Members of the Mayor's Cabinet
Michael DiBerardinis, Commissioner



Department of Parks and Recreation Facilities Review 2013

Executive Summary

Why The Controller's Office Conducted The Examination

In April 2004 and June 2008, the Controller's Office issued reports on the Department of Recreation's maintenance operations at recreation facilities. These reports set forth lengthy lists of serious maintenance problems. The objective of our current review was to determine if the same kinds of problems still persisted throughout the city's recreation system.

What The Controller's Office Found

During site visits to recreation facilities in September and October of 2012, we found many of the same maintenance problems cited in our 2004 and 2008 reports. Among these conditions were fire hazards, electrical hazards, safety and tripping hazards, water damage, damaged or deteriorated masonry, and damaged or missing equipment or fixtures.

A few of the specific conditions found included the following:

- Fire exits were locked with chains and blocked with objects at eight of ten recreation centers visited. Forty percent of the recreation centers had fire extinguishers that were either expired or empty.
- More than half of the recreation centers visited had water-leaking issues. At one facility, the toilet would overflow into the kitchen.
- A large hole exists on the side of one the recreation centers, creating heating and cooling issues as well as allowing for building debris to fall on the sidewalk below.
- A main lobby door is missing at one facility, allowing unsupervised children to access the area and hide until the center is closed.

What The Controller's Office Recommends

The Controller's Office has developed a number of recommendations aimed at improving the condition of recreation facilities including annual safety inspections of recreation centers, pools and playgrounds. These recommendations can be found in the body of the report.

CONTENTS

Page

INTRODUCTION

Objective, Scope, and Methodology	1
---	---

FINDINGS AND RECOMMENDATIONS

Problem Conditions Persist at a Number of Recreation Sites.....	2
---	---

Problems Identified	3
---------------------------	---

Summary of Findings by Facility.....	10
--------------------------------------	----

Recommendations	15
-----------------------	----

APPENDIX

Photographs of Conditions Found During Inspections: Figures 1 through 84.....	16
---	----

AGENCY RESPONSE

Susan Slawson, First Deputy Commissioner, Department of Parks and Recreation	31
--	----

INTRODUCTION

OBJECTIVE, SCOPE, AND METHODOLOGY

In April 2004 and again in June 2008, the Controller's Office issued a report on the effectiveness of the Department of Recreation's maintenance operations at recreation facilities. In fiscal 2010, as a result of an amendment to the Philadelphia Home Rule Charter, the Department of Recreation was merged with the Fairmount Park Commission and the new department was renamed the Department of Parks and Recreation.

Both the 2004 and 2008 Recreation Department reports set forth a lengthy list of serious maintenance problems. The objective of our current review was to determine if the same kinds of problems still persisted throughout the city's recreation system.

Members of the Controller's Office Technical Unit and Special Investigations Unit visited 28 recreation sites (10 recreation centers and 18 playgrounds) from September 26 to October 9, 2012. These sites were selected judgmentally from the department's web site, and they represented 16 percent of the City's recreation centers and playgrounds.

The Controller's staff examined the physical conditions at each of the 28 sites selected for review and took photographs, some of which are presented in this report (see figures 1–84).

FINDINGS AND RECOMMENDATIONS

PROBLEM CONDITIONS PERSIST AT A NUMBER OF RECREATION SITES

During our site visits in 2012, the Controller’s staff found many of the same kinds of maintenance problems cited in our 2004 and 2008 reports. Among these conditions were safety and tripping hazards, fire hazards, electrical hazards, water damage, damaged or deteriorated masonry, and damaged or missing equipment or fixtures.

The National Playground Safety Institute has created a checklist of the 12 leading causes of playground injuries (“The Dirty Dozen Checklist”).¹

Condition	Description
1	Improper protective surfacing
2	Inadequate use zone
3	Protrusion & entanglement hazards
4	Entrapment in openings
5	Insufficient equipment spacing
6	Trip hazards
7	Lack of supervision
8	Age-inappropriate activities
9	Lack of maintenance
10	Crush, shearing and sharp edge hazards
11	Platforms with no guard rails
12	Equipment not recommended for public playgrounds

Three of these Dirty-Dozen conditions (items 1, 6, and 9) were found at various Department of Parks and Recreation facilities.

¹ The Dirty Dozen Checklist represents the top 12 problems found at playgrounds by the National Recreation and Park Association’s National Playground Safety Institute.

PROBLEMS IDENTIFIED

Fire Hazards

Fire hazards were noted at fifty percent of the facilities included in our review.

Blocked or locked fire exits. Eight of the ten recreation centers we visited had fire exits that were locked with chains and blocked with fans, bleachers, or other objects. We were informed that these exits are often intentionally blocked and locked as a security measure. This does not meet the fire code but some of the recreation leaders feel that the increased security is worth the very slight chance that a masonry building will catch on fire and the exit will be needed (figures 5, 6, 15, 23, 28, 38, 47, 59, and 61).



Blocked Fire Exit: Athletic

Expired fire extinguishers. Forty percent of the recreation centers had fire extinguishers that were either expired or empty (figures 9, 45, 58, and 62). We also found some extinguishers which were not placed in the proper locations, such as in a kitchen where it may be used in the case of a kitchen fire.



Expired Fire Extinguisher: Mantua

Safety Surface Hazards

At forty-six percent of the locations, we found safety surface hazards.

Most of the safety surfaces that would reduce the impact of a child's fall were damaged to some extent. This is typical from normal wear and tear on the surfaces. The areas below high use equipment like slides or swings were often in the worst shape. Areas that had the safety surface tiles or grids were almost always open at the seams creating a tripping hazard. Safety surfaces at all sites should be evaluated and repaired as necessary (figures 3, 16, 39, 54, 55, 67, 71, 77, and 79-84).



Damaged Safety Surface: Stokley

Tripping Hazards

Dangerous trip hazards were discovered at sixty-four percent of the facilities.

Gaps in the pavement and holes in the ground are a major issue at the sites visited and have led to over half of the money in claims that the city has paid out in lawsuits from 2003 to 2007 on behalf of the Recreation Department. These areas should be analyzed and addressed to reduce liability and to improve the appearance of the sites (figures 22, 56, 68, 72, and 74).



Tripping Hazard: Morris Estate

Electrical Hazards

We identified electrical hazards at fifty percent of the sites.

Missing GFCI outlets near water sources. The International Building Code requires Ground Fault Circuit Interrupters (GFCI) outlets near water sources to prevent electrical shocks. Several of the outlets near sinks did not have these. GFCI outlets are relatively inexpensive and easy to install and could likely be done by the maintenance staff on site (figures 11, 12, 29, 69).



Outlet should have GFCI: Carousel House

Exposed Wires. Many of the sites had exposed wires that should be covered for safety (figures 17, 34, 46, 64, 65, and 78).



Exposed Wires: Papa

Water Damage

Water damage was identified at fifty percent of the facilities.

More than half of the recreation centers that we visited had water leaking issues. These leaks can be relatively inexpensive to fix compared to the amount of damage that can be caused by the leaks. The water damage ranges from discolored ceiling tiles to rotted ceilings. In several of the centers the leaking water can lead to slipping hazards as the water is falling onto the floor (figures 7, 10, 14, 35, 40, and 60).



Water Damage: Lawncrest

Damaged Masonry

Damaged masonry was found at thirty-six percent of the locations.

Many of the sites had damaged masonry varying from crumbling masonry fences to a large hole in the wall of one of the recreation centers (figures 1, 24, 30, 31, 32, and 37).



Damaged Masonry Wall: Lawncrest

Damaged Fences

We found forty-three percent of the sites had damaged fences surrounding the playground or recreation center.

Twelve sites had damaged fences surrounding the playground or recreation center. Damaged fences can lead to security issues as well as injuries caused from the jagged edges of the broken fences (figures 27, 42, 50, and 52). It appears that this is an ongoing problem and that the department has been attempting to repair fences as they are damaged, as we found many repaired fences.



Damaged Fence: McCreesh

Site Drainage Issues

Outdoor storm drains were clogged at thirty-two percent of the sites, causing minor flooding issues as well as mosquito problems and the associated health issues (figures 25, 44, 51, and 70).



Clogged Storm Drain: Cruz

Damaged/Malfunctioning Equipment

Damaged and/or malfunctioning equipment was discovered at fifty-seven percent of the locations.

Damaged Equipment. Many of the facilities had damaged bleachers, tables, benches, or swings. Some of the broken bleachers and tables had sharp edges at the breaks. At the Mantua Recreation Center there is a bench with a screw exposed that could cut a child (figures 2, 4, 18, 21, 26, 36, 41, 48, and 49).



Damaged Bleacher: McCreesh

Lights blocked by trees. Several of the ball fields have lights that are supposed to shine onto the fields but are instead blocked by the adjacent trees. These trees could be trimmed back so that the lights are effective (figures 20 and 66).



Trees Blocking Lights: Papa

FINDINGS AND RECOMMENDATIONS

PROBLEM CONDITIONS FOUND BY FACILITY									
CONDITION	Fire Hazards	Damaged Safety Surfaces	Tripping Hazards	Electrical Hazards	Water Damage	Damaged Masonry	Damaged Fences	Site Drainage Issues	Damaged/ Malfunctioning Equipment
FACILITY									
Lawncrest Recreation Center	x	x	x	x	x	x	x		x
Ramp Playground		x	x	x					x
Jacobs Playground			x			x		x	x
Heitzman Recreation Center	x		x	x	x		x		x
Stokley Playground		x	x		x				x
Roosevelt Playground				x				x	
Morris Estate Recreation Center	x	x	x	x	x	x	x	x	x
Kenderton Playground					x				
Ziehler Playground		x				x	x	x	
Kendrick Recreation Center	x		x	x	x	x	x		
Mallery Playground	x	x					x	x	
Mt. Airy Playground									x
Athletic Recreation Center	x		x		x				x
Clemente Playground				x					
Amos Playground		x	x			x	x		x
Cruz Recreation Center	x		x			x	x	x	x
Rambler Playground							x		
Schmidt Playground	x	x	x	x	x				
Palumbo Recreation Center	x	x				x		x	
Columbus Playground	x	x		x					x
Sacks Playground			x			x	x		x
Mantua Recreation Center	x		x	x	x			x	x
Carousel House Recreation Center	x	x		x	x				
Lee Cultural Center Playground			x		x	x	x		x
Papa Playground	x		x	x	x				x
Christy Recreation Center	x		x	x	x				
Wharton Square Playground		x	x						
McCreesh Playground		x	x	x	x		x	x	x
Percentage of Facilities with Condition	50%	46%	64%	50%	50%	36%	43%	32%	57%

SUMMARY OF FINDINGS BY FACILITY

Lawncrest Recreation Center (Rising Sun Ave. and Comly St.)

- The damaged fence may allow people access at night to misuse the playground
- The roof is leaking
- There is water damage in the building
- The fire escape is blocked
- Fire extinguisher was not in its case
- Broken fire pull arm
- Paint peeling off the gym wall
- Damaged safety surface
- Damaged bleachers
- Exterior wall is damaged
- The outside wall is rotted
- Sidewalk tripping hazard
- Exposed electrical wire

Ramp Playground (Rowland St. and Solly St.)

- Safety surface worn at swings
- Uneven sidewalk – tripping hazard
- No GFCI switch near water source
- The stall doors are missing on toilets in men’s and women’s restroom
- Cracked and peeling paint in utility room ceiling
- Missing window covered in plywood in the utility room

Jacobs Playground (Linden St. and Jackson St.)

- Bleachers missing parts
- Uneven concrete – tripping hazard
- Hole in wall
- Deteriorated side fascia
- The sand from the infield has been moved around the park due to sight drainage issues

Heitzman Recreation Center (2136 Castor Ave.)

- No GFCI switch near sink
- Locked fire exits
- Numerous possible tripping hazards
- Water damage on gym walls
- Holes in fence
- Broken bench

Stokley Playground (3000 Edgemont St.)

- Missing swings
- Damaged safety surface
- Water leaking
- Missing utility cover is a tripping hazard

Roosevelt Playground (6455 Walker St.)

- No GFCI switch near sink
- Water accumulating/ponding in ball court

Morris Estate (16th St. and Cheltenham Ave.)

- Broken sidewalk is a tripping hazard
- Damaged safety surface

- Missing swings
- Damaged concrete wall
- Expired fire extinguisher
- Fire exit locked
- Water damage to ceiling
- Leaks
- Exposed wires in basement
- Poor drainage
- Damaged fence at tennis courts

Kenderton Playground (20th St. and Tioga St.)

- The gutters are filled and leaking
- There is a dead tree on the roof

Ziehler Playground (B St. and Olney Ave.)

- Damaged safety surface
- Damaged masonry in pool pumping area
- Water accumulating/ponding in softball field
- Damaged fence

Kendrick Recreation Center (Ridge Avenue and Pensdale St.)

- Roof has leaking issues (a contract has been bid to correct this issue)
- The facility does not have temperature controls. The radiators have to be disconnected when it gets really hot
- The only locations to pull the fire alarm is in the center of the building
- The alarm sounds but does not call the fire department
- A door is missing in the main lobby and there is no plan to fix it (There has been an issue with unsupervised children getting into this area and hiding until the center is closed)
- The building is not ADA accessible
- When the toilet overflows it flows into the kitchen
- The steam pipe in the basement leaks which could lead to a burning hazard
- The insulation is also missing from the pipe (Children are not allowed in that half of the basement)
- There are numerous possible tripping hazards
- The fence is damaged
- There are exposed wires in the computer room
- The rear masonry entry stairs are damaged

Mallery Playground (Morton St. and Johnson St.)

- The fire alarm installed in 2009 is still not operative (The alarm sounds but does not call the fire department)
- Safety surface is damaged
- The fence is missing a section
- Clogged drain

Mt. Airy Playground (Germantown Ave. and Sedgwick St.)

- A bleacher has cracked boards
- There is a picnic table that has a burn mark in it
- An extension ladder and other equipment are not adequately secured

Amos Playground (16th St. and Berks St.)

- The masonry wall around the pool is damaged and missing about 10 bricks as well as concrete
- A bench is rotted on half of the length of the sitting surface
- Three swings are missing and the safety surface was damaged below the missing swings

- A picnic table has a board that is cracked in half rendering half of the table unusable
- The rim was pulled down on the basketball hoop
- A section of the fence is missing adjacent to 16th St. at the north end of the playground
- There are possible tripping hazards

Athletic Recreation Center (26th St. and Master St.)

- The pool is not self draining and had six inches of water in it (A pump is delivered to the site to pump it out when there is a substantial amount of water in it) This is an inefficient process and allows for damage in the winter through freezing and thawing
- There is water damage throughout the building which can be seen in the discolored ceiling panels
- Birds fly into the center through the upstairs windows
- The basement has mold and several water leaking issues
- Water in the basement bathroom is constantly dripping from the sink
- A board is missing from one of the bleachers
- There is an illegal dumping problem from the neighborhood at 27th and Jefferson which is adjacent to the children's playing area
- Several fire exits are blocked and locked
- There are several possible tripping hazards

Cruz Recreation Center (6th St and Master St.)

- Water accumulates in a few areas that should have drains to relieve the ponding
- There is a large hole in the side of the building that creates heating and cooling issues (This hole in the wall could be dangerous as building debris can fall onto the sidewalk below)
- Playgrounds are dark and kids hang out there at night. (The neighbors think there would be less trouble with additional lighting. The recreation leader said he has recently found needles in the playground from drug use.)
- The rear fire exit is blocked and locked
- There are numerous possible tripping hazards
- An outdoor bench is broken
- The fence on the south side of the property is damaged near the entrance

Roberto Clemente Playground (18th St. and Wallace St.)

- Exposed wires

Rambler Playground (G St. and Atlantic St.)

- Fence needs to be repaired
- There is trash and debris around the edges of the fields

Schmidt Playground (Howard St. and Ontario St.)

- The outside lights don't work
- There are exposed wires on the outdoor lights
- The fire exit is blocked and locked
- The roof leaks
- The outdoor safety surface is damaged
- There are numerous possible tripping hazards
- The roof has water damage in the girl's room
- The pool ramp may be too steep to be ADA accessible because it exceeds the maximum slope of 1:12 permitted by ADA standards
- Telephone wire is hanging into the pool area; it should be attached to the top of the fence
- The pool is filled and emptied daily because there are a lot of break ins, which were reported to occur almost every night of the summer. The filling and draining process takes a total of seven hours: 4 hours to fill and 3 to drain. The fence is very easy to climb over.
- We were informed the police are not being called by the night watchman as required

Palumbo (10th St. and Fitzwater St.)

- We were informed the fire alarm has not worked for at least five years
- Expired fire extinguisher
- The concrete masonry unit wall is cracked
- The safety surface is in bad shape
- There are two clogged storm drains in the southeast corner of the fields
- Blocked fire exit

Columbus Playground (12th St. and Wharton St.)

- Safety surface has holes under swings and has gaps in the seams
- Some outside lights are covered by trees
- Wires are exposed on the outside lights
- Toilet has trouble flushing and constantly backs up
- The lights are not on timers
- Some of the fire extinguishers were expired
- Damaged bleacher

Sacks Playground (4th St. and Washington Ave.)

- Wood is broken on bleachers
- There are numerous possible tripping hazards
- The fences around the ball field are damaged in spots
- Sidewalk and concrete wall around playground are crumbling
- The park attendant informed us he personally paid to have eight working cameras installed
- No door on the stall in the men's room
- Restrooms are not ADA accessible; there is no ramp, only a step

Mantua Recreation Center (3320-50 Haverford Ave.)

- Expired fire extinguisher
- Fire exits locked
- Bench missing wood and screws exposed at top
- Clogged drain at the bottom of the steps near the playground
- Exposed wires on the wall inside the building
- Numerous possible tripping hazards
- Roof leaking

Carousel House (Belmont Ave. and N. Concourse Dr.)

- Fire extinguisher is empty and missing the tag
- Leaking ceiling
- Damaged safety surface in playground
- Outlets missing GFCI near water sources
- Water leaking into building
- Dead tree should be removed
- Vents need to be cleaned, black stains near vents

Lee Cultural Playground (4400 Haverford Ave.)

- Fence damaged around swimming pool
- Missing wood from bench
- Broken boundary wall between sections of the playground
- Damaged bleachers
- Possible tripping hazards
- The gutters are leaking

Papa Playground (68th St. and Lansdowne Ave.)

- Exposed wires both in the building and on one of the lighting poles
- Gutter leaks down building face
- Outside lights are missing
- Possible tripping hazards
- Exposed wire on outside lights
- Lights covered by trees
- Locked and blocked fire exit

Christy Recreation Center (56th St. and Christian St.)

- Water leaking in ceiling
- Water supply leaking
- Possible tripping hazards
- Exposed wires
- Gym fire exit locked with chains

Wharton Square (23rd St. and Wharton St.)

- Safety mat damaged under swings
- Possible tripping hazards

McCreesh Playground (66th St. and Regent St.)

- Damaged fence could cause a dangerous fall of five or more feet where the fence is missing
- Missing wood from bench and bleachers
- Post holes not filled in causing tripping hazard
- The hand rails are missing on the outside stairs
- Damaged safety surface in play areas
- Field does not drain properly
- The roof reportedly leaks and has caused mold issues. There have been work order requests on the roof since 2005. The roof above the recreation leader's desk has reportedly been repaired over ten times in the past five years, and it reportedly still leaks each time it rains.
- The toilet in the boy's room does not flush properly
- It has been reported that the electrical box is a hazard and makes loud banging noises intermittently
- There are exposed electrical wires in the girl's room
- Two vandal lights need to be replaced on the poles outside the building

RECOMMENDATIONS

The Controller's Office recommends that the Department of Parks and Recreation develop a plan to inspect every recreation center, pool and playground in the city to identify and correct maintenance and safety issues [441613.01]. These inspections should start immediately and continue on an annual basis. These inspections could be conducted by the recreation leader or maintenance person who is assigned to the site.

We also recommend management take the following actions to address the deficiencies found in our review:

- Unblock and unlock fire exits [441613.02]
- Update fire extinguishers as necessary [441613.03]
- Establish and maintain a regularly scheduled fire extinguisher maintenance program [441613.04]
- Install GFCI outlets where appropriate [441613.05]
- Cover exposed wires [441613.06]
- Repair bleachers, benches, and picnic tables [441613.07]
- Unclog area drains [441613.08]
- Repair safety surfaces and other tripping hazards [441613.09]
- Repair fences as needed [441613.10]
- Locate leaks and address as necessary [441613.11]

Many of these issues are low cost items that could be completed by the recreation leaders or maintenance people. Finally, we recommend that the large hole in the side of Cruz Recreation Center be repaired immediately [441613.12]. If not repaired, this problem will impact heating in the winter and could present a serious safety issue.

In response to our 2008 Recreation Facilities Review Report, Commissioner Slawson detailed a corrective action plan to address most of the findings that were presented in that review. We commend management for its ongoing efforts in addressing and implementing those corrective actions. Toward this end we recommend that management continue to place a high priority and greater emphasis on the following:

- Develop a comprehensive safety-inspection checklist and require personnel to complete and sign it on a regular basis. [20201.07]
- Communicate with the city's Law Department to identify the most common injury claims and to develop maintenance strategies to reduce such claims. [201608.01]
- Fill vacant positions in the Maintenance Division to provide a minimal level of maintenance and a reasonable degree of safety. [201608.05]

APPENDIX

APPENDIX

Photographs of Conditions Found During Inspections: Figures 1 through 84

The attached pictures were taken by Controller's Office staff during our visits to 28 Parks and Recreation sites. The 84 photographs illustrate some of the physical conditions found at the sites which included the following:

- fire hazards
- damaged safety surfaces
- tripping hazards
- electrical hazards
- water damage
- damaged or deteriorated masonry
- damaged fences
- site drainage issues
- damaged and malfunctioning equipment

Damaged safety surfaces, tripping hazards, and inadequate maintenance represent three of the 12 leading causes of playground injuries per the National Playground Safety Institute.

APPENDIX



Figure 1 Broken Concrete: Amos



Figure 2 - Broken Bleachers: Amos



Figure 3 – Missing Swings and Damaged Safety Mat: Amos



Figure 4 – Damaged Bleachers: Athletic



Figure 5 – Blocked Fire Exit: Athletic

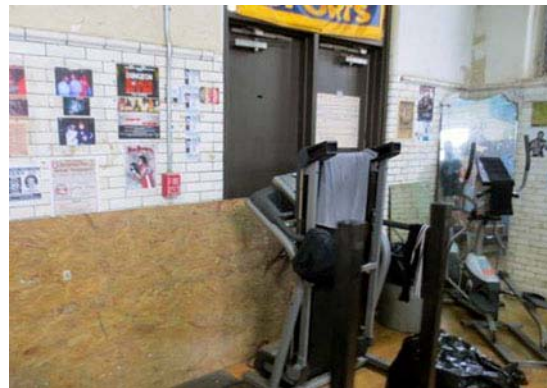


Figure 6 – Blocked Fire Exit: Athletic

APPENDIX



Figure 7 – Water Damage: Athletic



Figure 8 – Dead Tree: Carousel House



Figure 9 – Fire Extinguisher empty with no tag:
Carousel House



Figure 10 – Leaking Ceiling: Carousel House



Figure 11 – Outlet should have GFCI: Carousel
House



Figure 12 –Outlet should have GFCI: Carousel
House

APPENDIX



**Figure 13 – Air Ducts need to be cleaned:
Carousel House**



**Figure 14 – Water Leaking in Building:
Carousel House**



Figure 15 – Fire Exit Locked: Christy



**Figure 16 – Safety Surface Damaged:
Columbus**



Figure 17 – Exposed Wires: Columbus



Figure 18 – Damaged Bleachers: Columbus

APPENDIX



Figure 19 – Expired Fire Extinguisher: Columbus



Figure 20 – Lights Blocked by Trees: Columbus



Figure 21 – Broken Bench: Cruz



Figure 22 – Damaged Sidewalk: Cruz



Figure 23 – Locked Fire Exit: Cruz



Figure 24 - Hole in the Wall: Cruz

APPENDIX



Figure 25 - Clogged Storm Drain: Cruz



Figure 26 - Broken Bench: Heitzman



Figure 27 - Damaged Fence: Heitzman



Figure 28 - Locked Fire Exit: Heitzman



Figure 29 - Outlet should have GFCI: Heitzman



Figure 30 - Deteriorated Side Fascia: Jacobs

APPENDIX



Figure 31 – Pool Wall needs Mortar: Kendrick



Figure 32 – Damaged Masonry: Kendrick



Figure 33 – Exposed Hot Pipe Drips: Kendrick

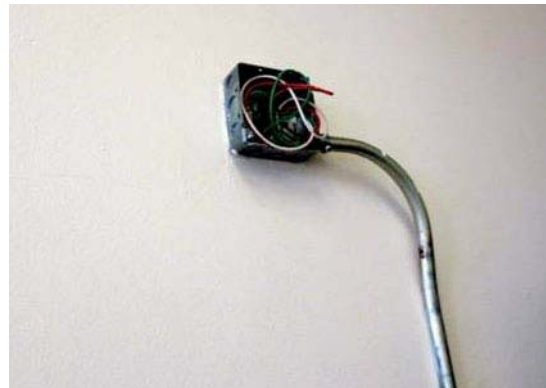


Figure 34 – Exposed Wires: Kendrick



Figure 35 – Water Damage: Kendrick



Figure 36 – Damaged Bleachers: Lawncrest

APPENDIX



**Figure 37 – Damaged Masonry Wall:
Lawncrest**



Figure 38 – Locked Fire Exit: Lawncrest



**Figure 39 – Damaged Safety Surface:
Lawncrest**



Figure 40 – Water Damage: Lawncrest



Figure 41 – Damaged Bleachers: Lee



Figure 42 – Damaged Fence: Lee

APPENDIX



Figure 43 – Leaking Gutters: Lee



Figure 44 – Clogged Drain: Mantua



Figure 45 – Expired Fire Extinguisher: Mantua



Figure 46 – Exposed Wires: Mantua



Figure 47 – Locked Fire Exit: Mantua



Figure 48 – Screw Protruding at Bench: Mantua

APPENDIX



Figure 49 – Damaged Bleacher: McCreech



Figure 50 – Damaged Fence: McCreech



Figure 51 – Clogged Drain: Morris Estate



Figure 52 – Damaged Fence: Morris Estate



Figure 53 – Damaged Roof and Gutters: Morris Estate



Figure 54 – Damaged Safety Surface: Morris Estate

APPENDIX



Figure 55 – Missing Swings and Damaged Safety Surface: Morris Estate



Figure 56 – Tripping Hazard: Morris Estate



Figure 57 – Damaged Ceiling: Morris Estate



Figure 58 – Expired Fire Extinguisher: Morris Estate



Figure 59 – Locked Fire Escape: Morris Estate



Figure 60 – Water Damage: Morris Estate

APPENDIX



Figure 61 – Blocked Fire Exit: Palumbo



Figure 62 – Expired Fire Extinguisher: Palumbo



Figure 63 – Damaged Roof and Gutter: Papa



Figure 64 – Exposed Wires: Papa



Figure 65 – Exposed Wires: Papa



Figure 66 – Trees Blocking Lights: Papa

APPENDIX



Figure 67 - Damaged Safety Surface: Ramp



Figure 68 - Tripping Hazard: Ramp



Figure 69 - Outlet should have GFCI: Roosevelt



Figure 70 - Clogged Drain: Mallery



Figure 71 - Gap in Safety Surface: Mallery



Figure 72 - Damaged Sidewalk: Sacks

APPENDIX



Figure 73 – Hole in Wall: Sacks



Figure 74 – Damaged Sidwalk: Sacks



Figure 75 – Blocked Fire Exit: Schmidt



Figure 76 – Damaged Ceiling: Schmidt



Figure 77 – Damaged Safety Surface: Schmidt



Figure 78 – Exposed Wires: Schmidt

APPENDIX



Figure 79 – Damaged Safety Surface and Missing Swings: Stokley



Figure 80 – Damaged Safety Surface: Stokley



Figure 81 – Damaged Safety Surface: Stokley



Figure 82 – Damaged Safety Surface: Wharton



Figure 83 – Damaged Safety Surface: Ziehler



Figure 84 - Damaged Safety Surface: Ziehler

AGENCY RESPONSE



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April 02, 2013

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12th Floor, Municipal Services Building
1401 John F. Kennedy Building
Philadelphia, PA 19102-1679

Re: Department of Parks & Recreation Facilities Review 2013

Dear Mr. Butkovitz:

Thank you for providing the opportunity to comment on the findings and recommendations contained in the City Controller's Office Review of the **Department of Parks & Recreation Facilities Review 2013**.

WHAT THE CONTROLLER'S OFFICE RECOMMENDS

Recommendation: Recreation management should aim at improving the condition of recreation facilities including annual safety inspections of recreation centers, pools and playgrounds.

Response: We agree with the Auditor's recommendation and we are currently working on a comprehensive plan to address the current deficiencies found in the review as well as a preventive maintenance plan. The preventive maintenance plan will allow us to inspect every recreation center, pool, and playground in the city and identify and correct maintenance and safety issues. With the increase in the Parks & Recreation budget, the ability to hire additional staff in the Maintenance Division specifically Skill Trades and the opportunity to work with City Council members on various facility projects we will improve our capacity to address current facility concerns and be in a better position to plan future projects.

Recommendations: Management should take the following actions to address the deficiencies found in the review:

- Unblock and unlock fire exits [441613.02]
- Update fire extinguishers as necessary [441613.03]
- Establish and maintain a regularly scheduled fire extinguisher maintenance program [441613.04]
- Install GFCI outlets where appropriate [441613.05]
- Cover exposed wires [441613.06]
- Repair bleachers, benches, and picnic tables [441613.07]
- Unclog area drains [441613.08]
- Repair safety surfaces and other tripping hazards [441613.09]
- Repair fences as needed [441613.10]
- Locate leaks and address as necessary [441613.11]

Response: Management is currently reviewing, identifying and assigning staff to address the aforementioned deficiencies.

Recommendation: Management should develop a comprehensive safety-inspection checklist and require personnel to complete and sign it on a regular basis [20201]:

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AGENCY RESPONSE

- Repair bleachers, benches, and picnic tables [441613.07]
- Unclog area drains [441613.08]
- Repair safety surfaces and other tripping hazards [441613.09]
- Repair fences as needed [441613.10]
- Locate leaks and address as necessary [441613.11]

Response: Management is currently reviewing, identifying and assigning staff to address the aforementioned deficiencies.

Recommendation: Management should develop a comprehensive safety-inspection checklist and require personnel to complete and sign it on a regular basis [20201]:

Communicate with the City's Law Department to identify the most common injury claims and develop maintenance strategies to reduce such claims [201608.01]
Fill vacant positions in the Maintenance Division to provide a minimal level of maintenance and a reasonable degree of safety. [201608.05]

Response: Management has developed a comprehensive safety-inspection and we are currently using this form in our facilities. We are also developing standards for facilities to accompany the inspection form.

Management receives a monthly report from Risk Management identifying injury claims. In an effort to reduce such claims we will seek a Safety Officer for the Department.

Management is currently working with Office of Human Resource to fill positions in the Maintenance Division; which is a direct result of the administration increasing our budget and with the approval of City Council.

CORRECTIVE ACTION TAKEN ON PRIOR YEAR FINDINGS

The department takes seriously the findings and recommendations of the City Controller and we will continue to strive for compliance. We will further work to maintain the improvements achieved since prior reports

Thank you for affording us the opportunity to comment on the report. Please advise if you have any questions or require additional information.

Susan Slawson

Susan Slawson
First Deputy Commissioner
Philadelphia Parks & Recreation