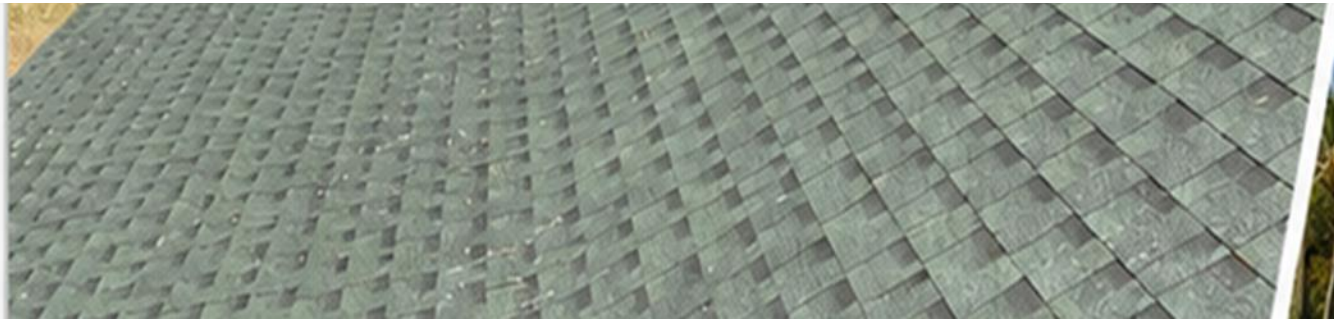
DPR Roof Asset Management Project

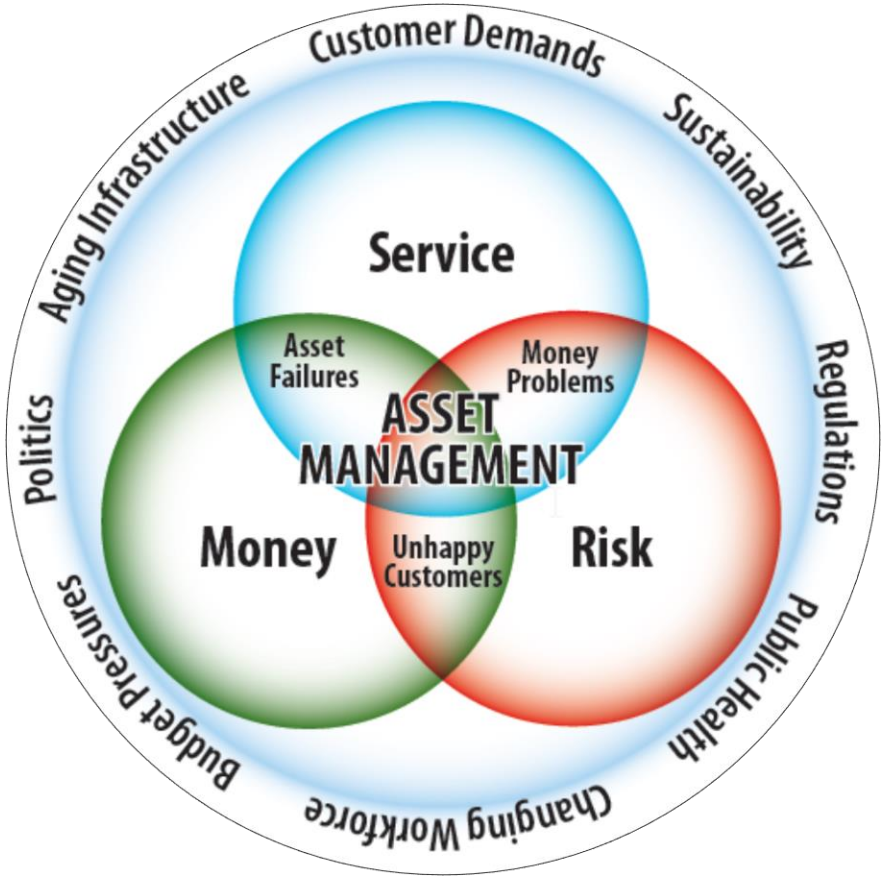


Board of Parks and Recreation - July 20, 2026

CDM Smith

Asset Management (AM) Maintenance Plan Project goals

- **Inventory DPR park buildings**
  - Assess condition of roofs, gutters, and downspouts
  - Identify and prioritize repair and replacement needs and their costs
- **Forecast budget needs**
- **Define maintenance strategy**
- **Set up DPR to sustain and expand program over time**



Condition Scoring

Condition Rating	Definition	Age-Based Example
Excellent (1)	Fully functional and reliable. No noticeable defects. Some wear and tear may be visible.	▪ New or virtually new with 90 percent (%) or more of life remaining ▪ 30-year asset: 0–3 years old
Good (2)	Fully functional and reliable. Only minor deterioration or defects are evident. Minor maintenance may be needed.	▪ Between 90% and 50% of useful life remaining ▪ 30-year asset: 3–15 years old
Fair (3)	Function and reliability are not significantly affected. Deterioration or defects are evident. Minor repairs may be required.	▪ 50% to 10% of useful life remaining ▪ 30-year asset: 15–27 years old
Poor (4)	Function or reliability is significantly affected. Serious deterioration or defects in at least some portion of the asset. Or minor defects that present a legitimate hazard to the public or employees. Significant repairs or replacement are required.	▪ 10% or less of useful life remaining ▪ 30-year asset: 27–30 years old
Very Poor (5)	Barely functional, not functional, or demonstrated track record of major reliability or safety problems. Extensive deterioration or defects in the asset. Major repairs or replacement are required.	▪ Asset has reached or exceeded its useful life ▪ 30-year asset: 30 or more years old

Building Criticality Framework

- 1 to 5 score - where 5s reflect the buildings most important to DPR's mission
- Scores based on building types and how they are used
  - Building type (e.g., gym, comfort station)
  - Usage
    - Staffed?
    - Used by the public for activities or classes?
    - Used by the public for meetings or as a gathering place?
    - Supports the Summer Fun program?
    - High permitted use?

Risk-based Prioritization Framework

- Combines Condition and Criticality results to:
  - Identify the assets that present the highest risks to DPR
  - Suggest what action should be taken
    - Proactive maintenance and repairs
    - Reactive replacements
- Framework should be useful for other DPR asset types

Condition \ Criticality	1	2	3	4	5
1	P1	P1	P1	P2	P2
2	P1	P1	P1	P2	P2
3	P1	P1	P1	P2	P2
4	R1	R1	R2	R2	R3
5	R1	R2	R2	R3	R3

P1	Proactive. Lowest priority maintenance and repairs
P2	Proactive. Highest priority maintenance and repairs
R1	Reactive. Lowest priority replacement
R2	Reactive. Medium priority replacement
R3	Reactive. Highest priority. Replace ASAP

Inventory and Assessment Spreadsheet

District	Council District	Park Name	Building Name	Building Address	Building Type	Building Criticality	Roof Condition	Risk Rating	Critical Maintenance Needs?	Roof Area (SqFt)	Roof Material	Condition Comments
1	5	McCully District Park	School Building 1	831 Pumehana Street	Education	5	4	R3	Yes	5,198	Concrete	The roof is in weathered condition and shou from full failure. Deteriorating coating debris clean up both drains are leaking (2) Leaks at internal piping below roof drains.
1	4	Kilauea District Park (Kīlauea)	Gym/Multi Purpose 1	4109 Kilauea Avenue	Gym	5	5	R3	Yes	34,082	Metal	Metal roof has rust corrosion along roof edg numerous leaks and damage in the interior There are multiple areas that has rust corro causing damage in the building, also there i deteriorated with rust caused by water dam Crw also had concerns about the roof hatch
1	4	Wailupe Valley Neighborhood Park	Office 2 (B)	939 Hind Iuka Drive	Office	5	5	R3		11,024	Single Ply	Sections of the roof has been blown off caus high winds. Multiple plants growing from roof. Roof membrane has been blown off creatin water intrusion and high winds. Large corroded holes in gutters with plant g
1	5	Palolo Valley District Park (Pālolo)	Pool Building 1	2007 Palolo Avenue	Pool Building	4	5	R3		2,688	Alumanation	The roof is beyond repair with significant pla and the roof membrane actively cracking ar The roof should be replaced. Clogged drains filled with plant Vent torn off Plant growing out the roof
1	5	Ala Wai Community Park	Recreational/Multi Purpose 1 (Ala Wai)	2015 Kapiolani Boulevard	Recreational	5	5	R3		22,694	Wood Shakes	rust corrosion on roof badly damaged wood shakes

Building and Roof Data | Building Usage | Risk Matrix | Replacement Cost Lookup | Building Type Importance Lookup | Risk Mat

IF THE plan
doesn't WORK
CHANGE THE PLAN
BUT
never the
GOAL