

Open Space Asset Register

Project Location
Park Name

Penrith
City Park

Prepared By (Name & Company).....JMD DESIGN.....

Assumed
Quantities

Type Group	Type Description	Material	Unit	Dimension	Quantity	Maintenance		Expected /Average useful life span
						Action	Frequency	
Civil Stormwater	Civil stormwater drainage throughout site including pits, pipes, trench drains, connections, harvesting etc.		item	No.	1.00	Inspect and clean	Monthly	
Hydraulic(water,water features)								
	Water Misting & Water Features							
	Fog pods in Civic		each	No.	7.00	Check filters / pumps	Monthly	Filters - 6 Monthly Nozzles - 12 Monthly Equip - 5 Years
	Fog pods in Communal		each	No.	3.00	Check filters / pumps	Monthly	Filters - 6 Monthly Nozzles - 12 Monthly Equip - 5 Years
	U-shaped water feature at informal lawn		m ²	area	60.00	remove scale/leaves, refill water	Once weekly in summer. Once fortnight in winter	8 Years
	Circular pond at garden		m ³	area	51.00	remove scale/leaves, refill water	Once weekly in summer. Once fortnight in winter	8 Years
	Water harvest & Re-Use for flushing toilets, incl. underground water storage		Item	No.	1	Clean Tank, Check Filters/pumps	Monthly	8 Years
	Water feature and Pond maintenance (Testing, Water treatment, etc)		Item	No.	1	Test water Clean filters Top-up chemicals Remove debris	Fortnightly	8 Years
	Pumps		Item	No.	1	Inspect for ware	Monthly	8 Years
	Filters		Item	No.	1	Backwash	Monthly or as required	10 Years
	Other (Chemical control and dosage equipment, Electrical control systems,Lighting,Finishes)		Item	No.	1	As recommended	Monthly	5-8 Years
Electrical Services (incl. CCTV, Wi-Fi,Lighting)								
	1000KV New electrical substation		item	No.	1.00		By Service Authority	
	Power							
	Power bollard/Custimised smart pole for Market stalls area		each	No.	1.00	Yearly test on power outlets, cable conditions, Yearly test on RCD breakers	12 monthly	
	Lighting							
	Feature lighting to entry marker structure		item	No.		Inspect, clean, replace faulty LED drivers and LEDs,rectify electrical faults	Electrical connection inspection: 6 monthly Cleaning: 12 monthly Visual inspection: Monthly Faulty items replacement on "as needed" basis	
	Uplighting to feature trees		item	No.	6.00	Inspect, clean, replace faulty LED drivers and LEDs, rectify electrical faults	Electrical connection inspection: 6 monthly Cleaning: 12 monthly Visual inspection: Monthly Faulty items replacement on "as needed" basis	
	Spotlights for diffused lighting in gardens		item	No.		Inspect, clean, replace faulty LED drivers and LEDs, rectify electrical faults	Electrical connection inspection: 6 monthly Cleaning: 12 monthly Visual inspection: Monthly Faulty items replacement on "as needed" basis	
	Lighting to pegola		item	No.		Inspect, clean, replace faulty LED drivers and LEDs, rectify electrical faults	Electrical connection inspection: 6 monthly Cleaning: 12 monthly Visual inspection: Monthly Faulty items replacement on "as needed" basis	
	Pathway light poles south of lawn area - smart pole with wifi, CCTV, & Power		each	No.	7.00	Inspect, clean, replace faulty LED drivers and LEDs, rectify electrical faults	Electrical connection inspection: 6 monthly Cleaning: 12 monthly Visual inspection: Monthly Faulty items replacement on "as needed" basis	
	In-ground spotlights at water fog points		item	No.	10.00	Inspect, clean, replace faulty LED drivers and LEDs, rectify electrical faults	Electrical connection inspection: 6 monthly Cleaning: 12 monthly Visual inspection: Monthly Faulty items replacement on "as needed" basis	
	Security/Communications							
	Smart pole on south of Lawn incl.CCTV,WIFI, and power point		item	No.	7.00	Inspect, clean, replace faulty elements, rectify electrical faults	Electrical connection inspection: 6 monthly Cleaning: 12 monthly Visual inspection: Monthly Faulty items replacement on "as needed" basis	
	Feature Smart pole in civic		item	No.	4.00	Inspect, clean, replace faulty elements, rectify electrical faults	Electrical connection inspection: 6 monthly Cleaning: 12 monthly Visual inspection: Monthly Faulty items replacement on "as needed" basis	
Pavement & Surface Finishes								
	Feature pavement at North West entrance to site - assume vehicle grade pavement with block paving including subgrade, subbase, reinforced concrete slab, stone paving block units & sealer	Concrete	m ³	area	315.00	Rubbish Removal	Daily	
						Water Pressure Clean	Weekly	
	Hardstand pavement assume vehicle grade pavement including subgrade, subbase, reinforced coloured concrete slab, washed surface finish & sealer	Concrete	m ²	area	2,379.00	Rubbish Removal	Daily	
						Water Pressure Clean	Weekly	
	Hardstand pavement - Green Concrete	Concrete	m ²	area		Rubbish Removal	Daily	
						Water Pressure Clean	Weekly	
	Hardstand pavement - Recycled Brick	Brick	m ²	area		Rubbish Removal	Daily	
						Water Pressure Clean	Weekly	

Type Group	Type Description	Material	Unit	Dimension	Quantity	Maintenance	Expected /Average useful life span
Fixtures & Furniture	Seats/benches (allowance)		each	No.	TBC	Clean	Weekly and paint annually
	Bollard	Stainless Steel	each	No.	TBC	Clean	Monthly
	Removable Bollards	Stainless Steel	each	No.	TBC	Clean	Monthly
	Bike racks	Stainless Steel	item	No.	1.00	Clean	Monthly
	Signage		item	No.	4.00	Clean	Monthly
Amenities Building (including water feature & water re-use pump room, MSB)	Adult change wc		item	No.	1.00	Clean	Daily (2x)
	Basin		item	No.	1.00	Clean	Daily (2x)
	unisex wc		item	No.	1.00	Clean	Daily (2x)
	ambulant wc,		item	No.	1.00	Clean	Daily (2x)
	accessible wc		item	No.	1.00	Clean	Daily (2x)
	Store room 1 -20.5m2		item	No.	1.00	Clean	Fortnightly
	Store room 2-pump room- 17m2		item	No.	1.00	Clean	Fortnightly
	EDS cupboard		each	No.	1.00	Clean	Fortnightly
	Comms Cupboards		each	No.	1.00	Clean	Fortnightly
Specialised Structures	Open roof pergola beams (Material TBC. Possibly timber or fiberglass)	Timber beams	item	No.		Oil	6 monthly
		Pre-cast concrete or GRC	item	No.		Clean	Monthly
		Cables	item	No.		Clean	Monthly
	Structural frame 3.4m high	Structural steel posts	item	No.		Clean	Monthly
Landscape	Trees including fertiliser, mulch top up, prune, pest and disease						
	Evergreen trees	Trees	each	item	26.00	Fertilise	3 monthly
						Mulch top up	6 monthly
						Prune	12 monthly
						Pest and Disease	Monthly
	Deciduous trees	Trees	each	item	25.00	Fertilise	3 monthly
						Mulch top up	6 monthly
						Prune	12 monthly
						Pest and Disease	Monthly
	Existing Feature Trees	Trees	each	item	1.00	Fertilise	3 monthly
						Mulch top up	6 monthly
						Prune	12 monthly
						Pest and Disease	Monthly
	Mass Planting including weed eradication, fertiliser, mulch top up, prune, pest and disease, replacement						
	Cumberland grasses/shrubs	Plants	m ²	area	120.00	Weed eradication	Monthly
						Fertiliser	3 monthly
						Mulch top up	6 monthly
						Prune	12 monthly (Aug/sept)
						Pest and Disease	Monthly
						Replacement	As Required
	Mass plantings - sensory planting	Plants	m ²	area	260.00	Weed eradication	Monthly
						Fertiliser	3 monthly
						Mulch top up	6 monthly
						Prune	6 monthly (after flowering)
						Pest and Disease	Monthly
						Replacement	As Required
	Mass plantings in raingarden	Plants	m ²	area	563.00	Weed eradication	Monthly
						Mulch top up	6 monthly
						Prune	6 monthly (after flowering)
						Pest and Disease	Monthly
						Replacement	As Required
	Mass plantings in passive irrigation	Plants	m ²	area	191.00	Weed eradication	Monthly
						Mulch top up	6 monthly
						Prune	6 monthly (after flowering)
						Pest and Disease	Monthly
						Replacement	As Required
	Turfing including weed eradication, fertiliser, mowing, aeration						
	Central lawn turfing		m ²	area	2800.00	Mow (Spring/Summer)	Weekly
						Mow (Autumn/Winter)	Fortnightly
						Fertilise	3 monthly
						Weed eradication	Monthly
						Aeration	12 monthly
	Informal lawn		m ²	area	270.00	Mow (Spring/Summer)	Weekly
						Mow (Autumn/Winter)	Fortnightly
						Fertilise	3 monthly
						Weed eradication	Monthly
						Aeration	12 monthly
	Irrigation						
	Turf		each	item	1.00	Check and Repair	Monthly
						Adjust Program	6 monthly
	Mass planting (excl. Passive irrigation areas)		each	item	1.00	Check and Repair	Monthly
						Adjust Program	6 monthly
	Trees in pits		each	item	1.00	Check and Repair	Monthly
						Adjust Program	6 monthly
	Planting in lawn areas		each	item	1.00	Check and Repair	Monthly
						Adjust Program	6 monthly
	Raingarden		each	no.		Filter media inspection	3-monthly or after heavy rain. During establishment (approx 3 to 6 months) it requires attention weekly to ensure plant survival.
						Drainage inspection	6-monthly or after heavy rain. During establishment (approx 3 to 6 months) it requires attention weekly to ensure plant survival.