



## **Playground Assessment Report New Bern, North Carolina**

### **Inspection Date**

05-17-18

### **Inspector**

Bill Hugill

### **Playground Name**

Kidsville New Bern

### **Date playground was built**

04-17-94

### **Report Date**

06-11-18

### **Report submitted by**

Bill Hugill

This assessment is based on a site visit meeting with the client. The playground is 24 years old. The playground should be expected to last around 20 years with proper maintenance. The original materials used in the playground were pressure treated wood posts and framing. The original wood was treated with CCA. It is apparent from its condition that this playground is a well-used attraction in the area. There is a strong emotional connection with the community and the playground.

## General Observations Photos









## **MAIN SUPPORT POSTS**

### **Support post materials**

Pressure treated wood

### **Support post size**

Average 8" Dia.

### **Support post treatment**

CCA

### **Support post condition**

Medium= Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

### **Support post ranking**

2. Needs corrective action.

### **Support post comments**

Although posts don't seem to be rotting beneath the ground surface, they are in poor shape which is evident by splitting, checking and splintering.

### **Support post recommendations**

Replace with low maintenance recycled structural plastic where needed.

### **Support post picture #1**



Support post picture #2





## **FRAMING**

### **Framing materials**

Pressure treated wood

### **Framing size**

2x10, 2x8, 2x6

### **Framing treatment**

CCA

### **Framing condition**

Medium= Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

### **Framing ranking**

2. Needs corrective action.

### **Framing Comments**

Although some framing is in good condition, there is much framing that is showing signs of its age. Checking, splitting and cracking is evident throughout the playground.

### **Framing recommendations**

Replace with low maintenance recycled structural plastic.

### **Framing picture #1**



Framing picture #2





## **DECKING**

### **Decking materials**

Pressure treated wood.

### **Decking size**

2x6, 2x4

### **Decking treatment**

CCA

### **Decking condition**

Poor= Visible damage / deterioration / decay observed. Structural issues imminent.

### **Decking ranking**

1. Needs immediate corrective action.

### **Decking comments**

The decking on this playground is showing its age. Deterioration, splitting and rot are evident everywhere. A small area of decking has been replaced with a composite decking.

### **Decking recommendations**

Replace with recycled plastic.

### **Decking picture #1**



Decking picture #2



## **HANDRAILS**

### **Handrail materials**

Pressure treated wood

### **Handrail height for 2-5 Area**

38"

### **Handrail height for 5-12 Area**

38"

### **Handrail size**

2x6

### **Handrail treatment**

CCA

### **Handrail condition**

Poor= Visible damage / deterioration / decay observed. Structural issues imminent.

### **Handrail ranking**

1. Needs immediate corrective action.

### **Handrail comments**

Most of the handrails are splitting, and many have become loose

### **Handrail recommendations**

Replace with composite to reduce the amount of pressure treated lumber on the structure.



Handrail picture #1



Handrail picture #2



## **HANDRAIL POSTS**

### **Handrail posts materials**

Pressure treated wood

### **Handrail posts size**

2x4

### **Handrail post treatment**

CCA

### **Handrail post condition**

Poor= Visible damage / deterioration / decay observed. Structural issues imminent.

### **Handrail post ranking**

1. Needs immediate corrective action.

### **Handrail post comments**

Handrail posts have become loose and wiggly.

### **Handrail post recommendations**

Replace with low maintenance recycled structural plastic.

### **Handrail post picture #1**





Handrail post picture #2





## **BALUSTERS**

### **Baluster materials and size**

Pressure treated 2x4's

### **Baluster condition**

Medium= Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

### **Baluster ranking**

2. Needs corrective action.

### **Baluster comments**

Many of the balusters are intact, yet a few are showing signs of splitting and a checking. The trim cap has begun to separate from balusters.

### **Baluster recommendations**

Replace with recycled plastic 2x2 balusters to increase visibility.

### **Baluster picture #1**



Baluster picture #2



## **MAZE CUBES**

### **Maze cube materials**

Pressure treated wood framing and decking.

### **Maze cube size**

25.5" outside length

### **Maze cube condition**

Poor= Visible damage / deterioration / decay observed. Structural issues imminent.

### **Maze cube ranking**

3. No corrective actions required at this time.

### **Maze cube comments**

The decking on some of the cubes is failing to the point of being unsafe.  
The framing seems a little more intact, but shows signs of splitting

### **Maze cube recommendations**

Replace all maze cube decking.

### **Maze cube Picture #1**





Maze cube picture #2



## **ACCESSIBLE RAMPS**

### **Accessible ramps condition**

Poor= Visible damage / deterioration / decay observed. Structural issues imminent.

### **Accessible ramps ranking**

1. Needs immediate corrective action.

### **Accessible ramps comments**

The decking on all of the ramps is deteriorated, rotting, and splitting.

### **Accessible ramps recommendations**

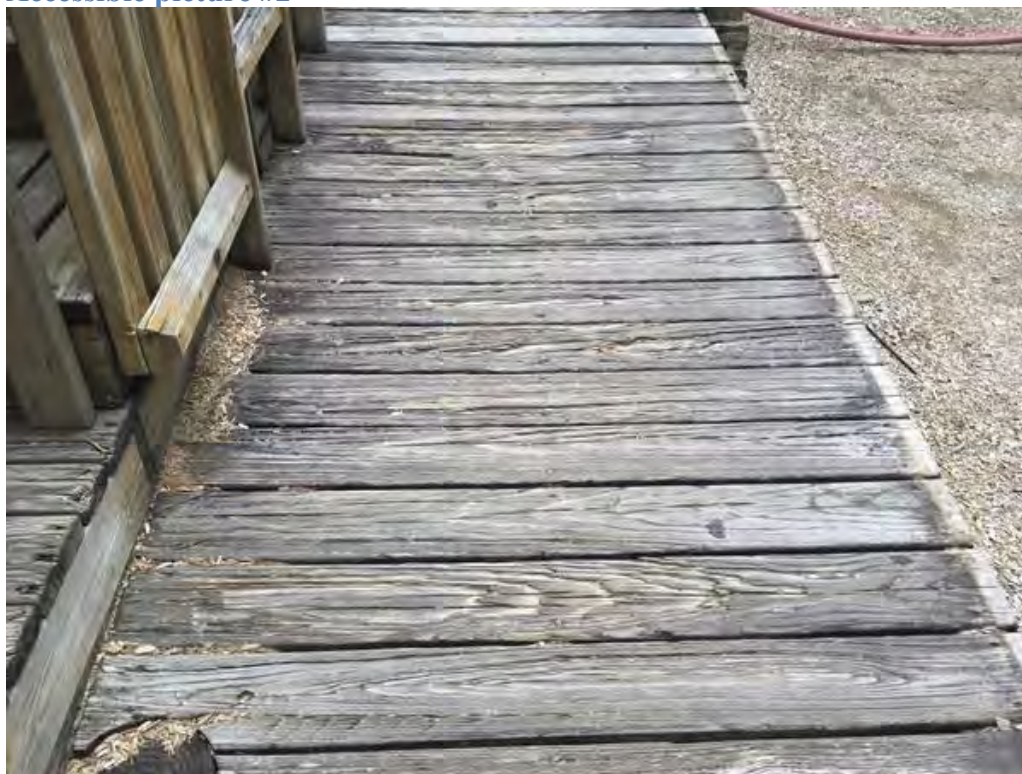
Replace during a rebuild

### **Accessible picture #1**





Accessible picture #2



Accessible picture #3





## **FENCE**

### **Fence posts**

Pressure treated wood 4x4's

### **Fence framing**

Pressure treated wood

### **Fence pickets**

Pressure treated 1x3's

### **Fence picket names**

Yes

### **Fence condition**

Medium= Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

### **Fence ranking**

2. Needs corrective action.

### **Fence comments**

The fence is in medium condition (minor splintering - missing pickets and wear).

### **Fence recommendations**

Replace with a new all plastic fence.

### **Fence picture #1**



Fence picture #2



## **SAFETY SURFACING**

### **Safety surfacing type**

Appears to be Engineered wood fiber, verify with owner. Also unitary rubber

### **Safety surfacing condition**

Medium= Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

### **Safety surfacing ranking**

2. Needs corrective action.

### **Loose fill deficiency.**

4"to 6" Deficient throughout

### **Safety surfacing comments**

Safety surfacing is in poor condition several areas need more surfacing added. There is an area in the tot lot which has poured in-place rubber surfacing. This needs to be touched up or replaced as it is showing its age.

### **Are there marks to show proper safety surfacing depth?**

no

### **Safety surfacing recommendation**

Add additional engineered wood fiber to a total depth of 12" throughout. The poured in place rubber in the tot lot needs to be touched up or replaced as its showing its age.



Safety surfacing picture #1



Safety surfacing picture #2



## **SLIDES**

### **Slide 1 – Right Turn Tube Slide**

#### **Slide name or type**

Right turn tube

#### **Slide 1 condition**

Medium= Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

#### **Slide 1 ranking**

2. Needs corrective action.

#### **What is the height of the deck from the safety surfacing?**

70"

#### **Does the slide have any gaps, cracks or entanglements?**

no

#### **What is the height of the exit region from bottom of safety surfacing?**

22"

#### **Does the slide have proper use zones?**

Yes

#### **Comments:**

The framing around the slide is deteriorating. The deck at the entrance has got splintered boards and gaps between the boards. The top of the slide features an unintended platform

#### **Slide recommendation:**

Replace with new.



Slide 1 picture #1



Slide 1 picture #2





## **Slide 2 – Open Spiral Slide**

### **Slide name or type**

Open spiral

### **Slide 2 condition**

Good= No visible damage / deterioration / decay observed.

### **Slide 2 ranking**

1. Needs immediate corrective action.

### **What is the height of the deck from the safety surfacing?**

86”

### **Does the slide have any gaps, cracks or entanglements?**

yes

### **What is the height of the exit region from bottom of safety surfacing?**

18”

### **Does the slide have proper use zones?**

Yes

### **Comments:**

The framing and decking at the top entrance of the slide are in poor condition, leaving a few hazards, entanglements being the most serious.

### **Slide recommendation:**

Replace with new.

Slide 2 picture #1



Slide 2 picture #2







### **Slide 3 – Long Wave Slide**

#### **Slide name or type**

Long wave

#### **What is the height of the deck from the safety surfacing?**

N/A – the slide has been removed

#### **Does the slide have any gaps, cracks or entanglements?**

no

#### **What is the height of the exit region from bottom of safety surfacing?**

N/A – the slide has been removed

#### **Does the slide have proper use zones?**

N/A – the slide has been removed

#### **Comments:**

This slide is missing and has been “walled off” with handrail and balusters installed to block off the deck.

#### **Slide recommendation:**

Replace with new.

#### **Slide 3 picture #1**



Slide 3 picture #2



## **SWINGS**

### **5-12 area swings**

**Do they have proper use zones?**

yes

**Maximum 2 seats per bay?**

yes

**Condition of the hardware?**

Poor

**Condition of seats?**

Missing

**Condition of the support frame?**

Fair

### **5-12 area swings condition**

Medium= Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

### **5-12 area swings ranking**

2. Needs corrective action.

### **Comments**

There's only a tire swing, and it is missing. The beam and framework is still in place along with the swivel, but there are no chains or tire at this time

### **Swings 5-12 recommendation**

Replace with new manufactured equipment.



Swings 5-12 picture #1



Swings 5-12 picture #2



Swings 5-12 picture #3



## **2-5 area swings**

### **Do they have proper use zones?**

no

### **Maximum 2 seats per bay?**

yes

### **Condition of the hardware?**

Old but ok

### **Condition of seats?**

Poor

### **Condition of the support frame?**

Good

## **2-5 area swings condition**

Good= No visible damage / deterioration / decay observed.

### **Comments**

There's one bucket seat missing. The top swings are showing signs of age... Stainless steel is peeling up

### **Swings 2-5 recommendation**

Replace with new manufactured equipment.

### **Swings 2-5 picture #1**





Swings 2-5 picture #2



Swings 2-5 picture #3



## OVERHEAD EQUIPMENT

### Track Rides

**Hand grip is between 64" - 78" to the safety surfacing.**

Yes

### Track ride condition

Good= No visible damage / deterioration / decay observed.

### Track ride ranking

2. Needs corrective action.

### Comments

This is not the original track ride. This is not a L&A piece of equipment, and has been installed by others. It is a replacement and has been put in the wrong spot and overlaps uses zone with the tire swing causing a safety hazard. The swing beams must be removed, or the track ride must be removed to avoid safety use zones overlapping.

### Track ride recommendation

Leave as is if the swings (beams/supports) are removed.

### Track ride picture #1



Track ride picture #2





## Horizontal Ladder

Maximum of 15" center to center of rungs?

Yes

Maximum height of hand grip is 74"?

Yes

### Horizontal Ladder condition

Medium= Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

### Horizontal Ladder ranking

2. Needs corrective action.

### Comments

The headers on this item are splitting and checking.

### Horizontal Ladder recommendation

Replace with new manufactured equipment.

### Horizontal Ladder picture #1



Horizontal Ladder picture #2



## **Rings / Ring Bridge**

**Maximum of 15" from pivot point and bottom of handgrip**

yes

**Maximum height of hand grip is 84"?**

yes

## **Rings / Ring Bridge condition**

Medium= Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

## **Rings / Ring Bridge ranking**

2. Needs corrective action.

## **Comments**

The 2 x 10 headers on this ring bridge are splitting at the point of contact with the posts.

## **Rings / Ring Bridge recommendation**

Replace with new manufactured equipment.

## **Rings / Ring Bridge picture #1**





Rings / Ring Bridge picture #2



## **Chain Bridge**

### **Condition of chain & hose?**

Poor. Lower chain is split from its hose and on the ground. Upper “handrails” have a lot of chain exposed

### **Condition of hardware?**

Fair

### **Proper openings?**

Yes

### **Chain Bridge condition**

Medium= Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

### **Chain Bridge ranking**

2. Needs corrective action.

### **Comments**

This item is in fair condition. The framing seems sound, but the chains and hose should be replaced with cable

### **Chain Bridge recommendation**

Replace with newer cable version

### **Chain bridge picture #1**



Chain bridge picture #2





## **Chain Climbing Wall**

### **Condition of chain & hose?**

Poor. The Chain is stretched and the hose is splitting

### **Condition of hardware?**

Fair

### **Proper openings?**

No. The space between the posts at the deck is 6 feet. This needs to be a maximum of 15".  
The chain pulls away from the deck to 13 inches

### **Chain Climbing Wall condition**

Medium= Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

### **Chain Climbing Wall ranking**

2. Needs corrective action.

### **Comments**

This item should be updated to the current ASTM standard and the chain and hose should be replaced with the cable version.

### **Chain Climbing Wall recommendation**

Replace with newer cable version

### **Chain Climbing Wall picture #1**



**Chain Climbing Wall picture #2**



## **Chain Cradle Bridge**

### **Condition of chain & hose?**

Poor. The hose is now in sections, and the chain is beginning to rust

### **Condition of hardware?**

Rusty

### **Proper openings?**

Yes

### **Chain Cradle Bridge condition**

Medium= Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

### **Comments**

This item is old and has not been kept up

### **Chain Cradle Bridge recommendation**

Replace with newer cable version

### **Chain Cradle Bridge picture #1**





Chain Cradle Bridge picture #2



## **Chain Net Climber**

### **Condition of chain & hose?**

Poor. The hose is wearing thin and the hose was put in, in sections

### **Condition of hardware?**

Fair

### **Proper openings?**

No. The openings at the upper deck are much too great for current standards

### **Chain Net condition**

Medium= Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

### **Chain Net ranking**

2. Needs corrective action.

### **Comments**

This item should be replaced as part of renovation or rebuild.

### **Chain Net recommendation**

Replace with newer cable version.

### **Chain Net picture #1**



Chain Net picture #2





## **Chain Soft Climber**

### **Condition of chain & hose?**

Poor. The chain is stretched and rusting. The hose only covers a small portion of the chain.

### **Condition of hardware?**

Rusty

### **Proper openings?**

No. The opening at the top deck are much too great for the height deck off the safety service. This is a maximum of 15" openings.

### **Chain Soft Climber condition**

Medium= Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

### **Comments**

This item should be replaced

### **Chain Soft Climber recommendation**

Replace with newer high to low play element.

### **Chain Soft Climber picture #1**



**Chain Soft Climber picture #2**



## **ROOFS**

### **Roofs/Towers/Seating/Benches**

#### **Roofs/Towers condition**

Medium= Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

#### **Roofs/Towers ranking**

3. No corrective actions required at this time.

#### **Roof/Tower comments**

The roofs are intact and seem to be holding up well.

#### **Roofs/Towers recommendation**

Leave as is.

#### **Roofs/Towers optional recommendations**

Staining these roofs would improve their appearance

#### **Roofs/towers pictures #1**





Roofs/towers pictures #2



Roofs/towers pictures #3



Roofs/towers pictures #4



### **Condition of Seating Area**

Poor. There are missing boards for the bench backs and all the decking and seating is splintering

### **Seating area condition**

Poor= Visible damage / deterioration / decay observed. Structural issues imminent.

### **Seating area ranking**

1. Needs immediate corrective action.

### **Seating area recommendations**

Make any necessary repairs with newer low maintenance materials.

### **Seating area pictures #1**





Seating area pictures #2



Seating area pictures #3



Seating area pictures #4



Seating area pictures #5





## **MISCELLANEOUS EQUIPMENT 5-12 area**

### **Fire Pole**

#### **Maximum of 15" between bollards**

no

#### **18"-20" between pole and platform**

no

#### **Minimum of 60" vertical above the platform**

yes

#### **Fire Pole condition**

Good= No visible damage / deterioration / decay observed.

#### **Fire Pole ranking**

2. Needs corrective action.

#### **Comments Fire pole**

There are 20 inches between the bollards at the deck. This needs to be a maximum of 15" opening. There is no framing behind the bollards from the deck to the ground. There is only 17 inches between the deck and the pole.

#### **Fire Pole recommendation**

Make any necessary repairs.

#### **Fire Pole optional recommendations**

Replace with new as part of a major renovation/rebuild



Fire pole picture #1



Fire pole picture #2



## **Suspension bridge**

**Are there any non compliant gaps greater than 1/2"?**

no

**Is the safety bridge in good condition?**

no

## **Suspension bridge condition**

Poor= Visible damage / deterioration / decay observed. Structural issues imminent.

## **Suspension bridge ranking**

2. Needs corrective action.

## **Comments**

The suspension bridge has been replaced with straight boards without chain. The handrails are loose and not sturdy.

## **Suspension bridge recommendation**

Replace decking as stationary catwalk, and rebuild handrail/balusters.

## **Suspension bridge optional recommendation**

Replace with new suspension bridge as originally build, utilizing low maintenance materials.

## **Suspension bridge picture #1**





Suspension bridge picture #2





## MISCELLANEOUS EQUIPMENT 2-5 area

### Sandboxes

#### Sandboxes condition

Medium= Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

#### Sandboxes ranking

3. No corrective actions required at this time.

#### Sandboxes Comments

This sandbox could use a little more sand, otherwise it is fine

#### Sandbox recommendation

Add play sand to appropriate level.

#### Sandboxes picture #1



Sandboxes picture #2



### **Low Accessible Ladder**

**Hand gripping device is a maximum 54" to the surfacing.**

Yes

### **Low Accessible Ladder condition**

Medium= Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

### **Low Accessible Ladder ranking**

2. Needs corrective action.

### **Low Accessible Ladder Comments**

This ladder is beginning to splinter, check and crack. The same can be said for the headers that support it

### **Low Accessible Ladder recommendation**

Replace with new manufactured equipment.

### **Low Accessible Ladder picture #1**





Low Accessible Ladder picture #2



### **Low Accessible Rings**

**Hand gripping device is a maximum 54" to the surfacing.**

Yes

### **Low Accessible Rings condition**

Medium= Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

### **Low Accessible Rings ranking**

2. Needs corrective action.

### **Low Accessible Rings Comments**

This item is missing one of the rings. This item has a flat spot built on top of the beam creating a designated playspace/platform. The beam has a number of checks through it.

### **Low Accessible Rings recommendation**

Replace with new manufactured equipment.

### **Low Accessible Rings picture #1**



Low Accessible Rings picture #2





### **Rubber bridge 5-12 area**

#### **Rubber bridge 5-12 area condition**

Poor= Visible damage / deterioration / decay observed. Structural issues imminent.

#### **Rubber bridge 5-12 area ranking**

2. Needs corrective action.

#### **Rubber bridge 5-12 area Comments**

This item is old and has not been maintained. All of the wood on it is showing signs of wearing and cracking.

#### **Rubber bridge 5-12 area recommendations**

Rebuild new with low maintenance materials.

#### **Rubber bridge 5-12 area picture #1**



Rubber bridge 5-12 area picture #2



### **Balance Beam on Chains 5-12**

**Top of balance beam is a maximum of 16" above the surfacing?**

yes

### **Balance Beam on Chains 5-12 condition**

Poor= Visible damage / deterioration / decay observed. Structural issues imminent.

### **Balance Beam on Chains 5-12 ranking**

2. Needs corrective action.

### **Balance Beam on Chains 5-12 Comments**

There are two balance beams on chains in this area. One is double 2x6 wide, the other is a single 2x6 wide. They are both old and deteriorating, but still functioning. The single has too much action at the end and has become a battering ram. Given their age it is recommended they both be replaced with a modern spring version

### **Balance Beam on Chains 5-12 recommendation**

These should both be replaced with more modern equipment.

### **Balance Beam on Chains 5-12 picture #1**





Balance Beam on Chains 5-12 picture #2



## Activity Panels & Music

### Musical instruments condition

Medium= Some visible damage / deterioration / decay observed. Does not appear to be structural at this time.

### Musical instruments ranking

2. Needs corrective action.

### Musical instruments comments

Sound wall

### Musical instruments recommendation

Leave as is.

### Musical instruments picture #1



Musical instruments picture #2





## GENERAL ACCESSIBILITY

### Accessibility condition

Good= No visible damage / deterioration / decay observed.

### Accessibility ranking

2. Needs corrective action.

### Accessibility picture #1



Accessibility picture #2



Accessibility picture #3





## **MISCELLANEOUS EQUIPMENT**

### **Misc. 1 – Vertical Tire Tunnel**

#### **Misc. 1 condition**

Poor= Visible damage / deterioration / decay observed. Structural issues imminent.

#### **Misc. 1 ranking**

1. Needs immediate corrective action.

#### **Misc. 1 Comments**

This item is very worn, there is no chain and hose, or tires under the deck. This item should be blocked off/covered to prevent someone falling through it until it is repaired. This is a safety hazard as is.

#### **Misc. 1 Recommendations**

Replace with cable version – black hole net

#### **Misc. 1 Optional Recommendations**

This item can be removed entirely, and the entire platform can be decked without the hole in the middle.

#### **Misc. 1 picture #1**





Misc. 1 picture #2



## **Misc. 2 – Bouncer (Car)**

### **Misc. 2 condition**

Poor= Visible damage / deterioration / decay observed. Structural issues imminent.

### **Misc. 2 ranking**

2. Needs corrective action.

### **Misc. 2 Comments**

This item is very worn, and the “bouncer” is stuck and leaning to the North. The wood framing inside this item is splintered. The chain and tire connections to the “bouncer/car” are in poor condition as well. Everything is sagging on the ground and tires are missing under the “bouncer”. There is a lot of space used by this item, another item with more play value would be a great improvement.

### **Misc. 2 Recommendations**

Redesign this area with more accessible components.

### **Misc. 2 picture #1**



Misc. 2 picture #2





### **Misc. 3 – Pyramids - Bucking Bronco**

#### **Misc. 3 condition**

Poor= Visible damage / deterioration / decay observed. Structural issues imminent.

#### **Misc. 3 ranking**

3. No corrective action is needed at this time.

#### **Misc. 3 Comments**

Although it is not a safety violation, this piece of equipment is very worn and in its current condition has no play value. A redesign of this area would improve play value.

#### **Misc. 3 Recommendations**

Redesign this area with more accessible components.

#### **Misc. 3 picture #1**



#### **Misc. 4 – Pyramid - Swinging Platform**

##### **Misc. 4 condition**

Poor= Visible damage / deterioration / decay observed. Structural issues imminent.

##### **Misc. 4 ranking**

3. No corrective action is needed at this time.

##### **Misc. 4 Comments**

This item is worn, but still functioning. A redesign of this area would improve play value.

##### **Misc. 4 Recommendations**

Redesign this area with more accessible components.

##### **Misc. 4 picture #1**



### **Misc. 5 – Shaky Stairs**

#### **Misc. 5 condition**

Poor= Visible damage / deterioration / decay observed. Structural issues imminent.

#### **Misc. 5 ranking**

1. Needs immediate corrective action.

#### **Misc. 5 Comments**

The stairs have a lot of action/movement in them, and are very splintery.

#### **Misc. 5 Recommendations**

It is recommended the shaky stairs be removed, and replaced with another high to low piece of equipment with more play value.

#### **Misc. 4 picture #1**





Misc. 4 picture #2



### **Misc. 6 – Face Wall**

#### **Misc. 6 condition**

Poor= Visible damage / deterioration / decay observed.

#### **Misc. 6 ranking**

2. Needs corrective action.

#### **Misc. 6 Comments**

This item is in poor condition as it was made of plywood

#### **Misc. 6 Recommendations**

Rebuilding with maintenance-friendly material is recommended.

#### **Misc. 6 picture #1**



## Misc. 7 – Tic Tac Toe

### Misc. 7 condition

Poor= Visible damage / deterioration / decay observed. Structural issues imminent.

### Misc. 7 ranking

1. Needs immediate corrective action.

### Misc. 7 Comments

This item is very worn, and is barely intact. Parts of the framing/top piece are missing

### Misc. 7 Recommendations

Rebuilding with low-maintenance recycled plastic

### Misc. 7 picture #1





## **Misc. 8 – Parallel Bars**

### **Misc. 8 condition**

Poor= Visible damage / deterioration / decay observed. Structural issues imminent.

### **Misc. 8 ranking**

2. Corrective action is needed.

### **Misc. 8 Comments**

The bollards have come apart in a couple of spots

### **Misc. 8 Recommendations**

Rebuild this item

### **Misc. 8 picture #1**

## **SUMMARY RECOMMENDATION**

### **Summary recommendation**

Most of the structure has several structural & safety issues. It is recommended to begin planning for a replacement.

## **PROPOSED SCOPE OF WORK**

### **Support post recommendations**

Replace with low maintenance recycled structural plastic where needed.

### **Framing recommendations**

Replace with low maintenance recycled structural plastic.

### **Decking recommendations**

Replace with recycled plastic.

### **Handrail recommendations**

Replace with composite to reduce the amount of pressure treated lumber on the structure.

### **Handrail post recommendations**

Replace with low maintenance recycled structural plastic.

### **Balusters recommendations**

Replace with recycled plastic 2x2 balusters to increase visibility.

### **Maze cubes recommendations**

Replace all maze cube decking.

### **Accessible ramps recommendations**

Replace during a rebuild

### **Fence recommendations**

Replace with a new all plastic fence.

### **Safety surfacing recommendation**

Add additional engineered wood fiber to a total depth of 12" throughout. The poured in place rubber in the tot lot needs to be touched up or replaced as its showing its age.

### **Slide 1 - Right turn tube slide recommendations**

Replace with new.

### **Slide 2 – Open Spiral Slide recommendations**

Replace with new.

### **Slide 3 – Long Wave slide recommendations**

Replace with new.

#### **Slide 4 – Tot slide recommendations**

Replace with new.

#### **Swings 5-12 recommendations**

Replace with new manufactured equipment.

#### **Swings 2-5 recommendations**

Replace with new manufactured equipment.

#### **Track Ride recommendations**

Leave as is if the swings (beams/supports) are removed.

#### **Horizontal Ladder recommendations**

Replace with new manufactured equipment.

#### **Rings / Ring Bridge recommendations**

Replace with new manufactured equipment.

#### **Chain Bridge recommendations**

Replace with newer cable version

#### **Chain Climbing Wall recommendations**

Replace with newer cable version

#### **Chain Cradle Bridge recommendations**

Replace with newer cable version

#### **Chain Net recommendations**

Replace with newer cable version.

#### **Chain Soft Climber recommendations**

Replace with newer high to low play element.

#### **Roofs/Towers recommendations**

Leave as is.

#### **Benches & Seating Area recommendations**

Make any necessary repairs with newer low maintenance materials.

#### **Fire Pole recommendations**

Make any necessary repairs.

#### **Suspension Bridge recommendations**

Replace decking as stationary catwalk, and rebuild handrail/balusters.

#### **Sandbox recommendations**

Add play sand to appropriate level.

#### **Low Accessible Ladder recommendations**

Replace with new manufactured equipment.



**Low Accessible Rings recommendations**

Replace with new manufactured equipment.

**Rubber Bridge 5-12 area recommendations**

Rebuild new with low maintenance materials.

**Balance Beam on Chains 5-12 recommendation**

These should both be replaced with more modern equipment.

**Musical instruments recommendation**

Leave as is.

**Misc. 1 – Vertical Tire Tunnel Recommendations**

Replace with cable version – black hole net

**Misc. 2 – bouncer (Car) recommendations**

Redesign this area with more accessible components.

**Misc. 3 – Bucking Bronco Recommendations**

Redesign this area with more accessible components.

**Misc. 4 – Swinging Platform Recommendations**

Redesign this area with more accessible components.

**Misc. - 5 Shaky Stairs Recommendations**

It is recommended the shaky stairs be removed, and replaced with another high to low piece of equipment with more play value.

**Misc. 6 – Face Wall Recommendations**

Rebuilding with maintenance-friendly material is recommended.

**Misc. 7 – Tic Tac Toe Recommendations**

Rebuild this component using low maintenance materials.

**Misc. 8 – Parallel Bars Recommendations**

Rebuild this item.

## CONSTRUCTION OPTIONS

The majority of our projects are constructed through community volunteers. This process is L&A's heart and soul. The community built method not only saves money but empowers communities with limitless potential and benefits. At the same time, we understand that the community built model is not always an option or the best choice. In those situations, we also can work with contractors, city workers, volunteers and a variety of combinations. In many cases L&A can also be the contractor for the project. Our goal is to find the right solution for your community and situations.

## CONCLUSION

The playground has been well cared for over the years. Most of the structure has several structural & safety issues. It is recommended to begin planning for a replacement.

## ASSOCIATED COSTS

An estimate for the proposed scope of work above including L&A fees (design, project management and construction consultation) and all materials is estimated at around \$195,000-220,000, and includes engineered wood fiber as the ground cover. This cost estimate is based on utilizing our community built model. It's anticipated that the work can be completed in five to six (5-6) days.

As a reminder this is just an estimate until we define the final scope of work and get actual quotes for the materials.

Due the structures age and condition, we have provided an estimated cost to replace the playground with a new design utilizing all of today's latest materials (no wood). Today's playgrounds are expected to last minimally 30 years with minimal maintenance needs. A custom designed community built replacement estimate is around \$250,000-275,000 for a playground with similar square footage as your existing playground. This includes engineered wood fiber as the ground cover. If poured in place rubber is wanted in the tot lot as currently designed, this cost will be determined upon final design. This cost estimate is based on utilizing our community built model. It's anticipated that the work can be completed in five (5) days.

While a renovation is an option, consideration should be given to the total amount budgeted vs. the expected longevity of each option. Also, yearly maintenance cost and needs for upkeep must be kept in mind.

Removal or demo of the existing playground is not included in any of these estimates.

If neither of the two options above are within an obtainable budget a smaller scope based on a reduced budget could be developed.

## NEXT STEPS

- Work with L&A to develop a final scope of work based on your budget and our recommendations.
- Determine materials choices.
- Work with L&A to review your fundraising plan. We will provide you component sales as well as fence picket sales to help with raising funds and generating excitement for the project.
- Determine if the project will be a community built project, a local contractor build with L&A supervision, a turn-key L&A contractor build, or a combination of these.
- Review when you would want the work completed by and develop a timeline from there.

Please contact us if you have any questions. We truly appreciate the opportunity to work with your community again.

**\*For liability reasons, any changes made to the playground must be approved by or completed under the direction of L&A staff.**