



Playground Assessment Report

Inspection Date: 12/15/2015

Onsite inspector: Larry Mattingly

Location: Medford, OR

Playground Name: Children's Community Playground

Report Date: 1/25/2016

Report Submitted by: Carrie Moore & Marc Leathers

OVERVIEW:

The playground was built in 1988 and is in poor Condition. There are some maintenance issues and some safety non-compliances. A few poles show some signs of rot.

The playground was designed before current guidelines were in place.

This is not a full playground audit, but a subjective assessment of your playgrounds condition and our professional recommendations.

GENERAL OBSERVATIONS:

This assessment is based on a site visit, and meeting with Tim Stevens, Park Maintenance Director.

The playground is 27 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. The original wood was treated with CCA.

It's apparent from its condition that this playground is a well-used and well maintained attraction in the area. There is a strong emotional connection with the community and the playground.



SPECIFIC ITEMS:

Main support posts

Materials: Wood

Size: Poles

Treatment: CCA

Comments:

Some poles are beginning to deteriorate.

Recommendations:

Repair as needed, contact the office for directions on patching/filling posts

Stain/seal with solid body stain.

Pictures:



SPECIFIC ITEMS:

Framing

Materials: Wood

Size: 2x6

Treatment: CCA

Comments:

The framing is in poor condition. Has severe splintering and some structural issues.

Recommendations:

Replace where needed

Stain/seal exposed surfaces with solid body stain.

Pictures:



SPECIFIC ITEMS:

Decking

Materials: Wood

Size: 2x6

Treatment: CCA

Comments:

The decking is in poor condition and has severe splintering

Recommendation:

Replace with recycled plastic

Pictures:



SPECIFIC ITEMS:

Handrails

Materials: Wood

Size: 2x6

Height: 2-5 5-12 36"

Treatment: CCA

Comments:

The handrails are in poor condition and have severe splintering

Recommendation:

Replace with recycled plastic

Raise handrails to 38" (from top of decking to top of handrail)

Pictures:



SPECIFIC ITEMS:

Handrail Posts

Materials: Wood

Size: 2x4

Treatment: CCA

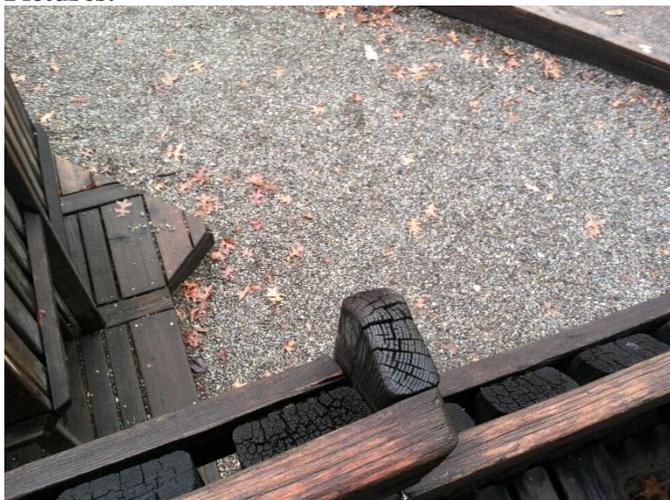
Comments:

The handrail posts are in poor condition. Has major splintering and some structural issues.

Recommendation:

Replace with recycled structural plastic.

Pictures:



SPECIFIC ITEMS:

Balusters

Materials & Size: Pressure treated wood 2x4's.

Comments:

The balusters are in medium condition (minor splintering & wear).

Recommendation:

Replace with composite balusters.

Pictures:



SPECIFIC ITEMS:

Maze cubes

Materials: Wood framing and decking.

Size: 24"

Comments:

The maze cubes are in medium condition (minor splintering & wear).

Recommendation:

Replace the decking with composite.

Pictures:



SPECIFIC ITEMS:

Accessible ramps

Comments:

The decking is worn and the handrails are not up to current standards.

Recommendation:

Replace both with accessible ramp rails.

Pictures:



SPECIFIC ITEMS:

Fence

Post: Wood pressure treated 4x4's

Framing: Pressure treated wood

Pickets: Pressure treated 2x2's

Names on pickets: No

Comments:

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

The picket spacing is greater than the current standard, 3.5". The pickets should be re-spaced.

Recommendation:

Others (see comments)

Re-space pickets

Pictures:



SPECIFIC ITEMS:

Low perimeter

Material: Pressure treated 8x8's (single layer)
Some double layer

Comments:

Perimeter is in medium condition.

Recommendation:

Leave as is.

Pictures:



SPECIFIC ITEMS:

Safety Surfacing

Type of surfacing: Pea gravel

Comments:

Safety surfacing is in poor condition. Many areas are not at sufficient depth.

Recommendations:

Other (see comments)

Remove pea-gravel and add 12” of engineered wood fiber to 12” compacted depth throughout

Make sure the finished safety surfacing meets all safety requirements.

Pictures:





Specific Equipment:

Equipment type/name: Slides – Tube Slide, Circular Slide, Tot Slide

Comments:

The slides have several entanglement hazards, are metal, and in general, are past a safe life cycle.

Recommendations:

Replace all slides with low maintenance manufactured slides

Pictures:



Specific Equipment:

Equipment type/name: Swings

Comments:

The use zones do not meet current standards, and there should be only 2 swings per bay.

Recommendations:

Replace with lower maintenance, manufactured swings.

Pictures:



Specific Equipment:

Equipment type/name: Hose and chain climbing equipment

Comments:

The chain bridge is removed.

Recommendations:

Replace with cable version of this equipment

Pictures:



Specific Equipment:

Equipment type/name: Rubber Bridge

Comments:

Poor Condition

Recommendations:

Rebuild using structural plastic lumber as originally designed

Pictures:





Specific Equipment:

Equipment type/name: Vertical Ladders

Comments:

Good condition, but does not meet current standards.

Recommendations:

Rebuild using structural plastic lumber, to today's guidelines and standards

Pictures:



Specific Equipment:

Equipment type/name: Fire Pole

Comments:

Not to current standards

Recommendations:

Rebuild to today's guidelines and standards

Pictures:



Specific Equipment:

Equipment type/name: Pyramids – Swinging Platform & Bouncing Horse

Comments:

Equipment has been removed

Recommendations:

Replace with modern equipment, possibly redesign this area to include more accessible equipment based on the needs and wants of the community.

Pictures:



Specific Equipment:

Equipment type/name: Trolley

Comments:

Trolley has been removed

Recommendations:

Replace with the Climbinator

Pictures:



Specific Equipment:

Equipment type/name: Rings (low & high)

Comments:

Poor condition, missing rings

Recommendations:

Replace with lower maintenance manufactured rings

Pictures:





Specific Equipment:

Equipment type/name: Ladders (low & high)

Comments:

Medium condition

Recommendations:

Replace with lower maintenance manufactured monkey bars

Pictures:



Specific Equipment:

Equipment type/name: Suspension Bridge

Comments:

This piece has been decked over as a catwalk

Recommendations:

Rebuild suspension bridge using structural plastic as originally designed

Pictures:



Specific Equipment:

Equipment type/name: Moving Floor

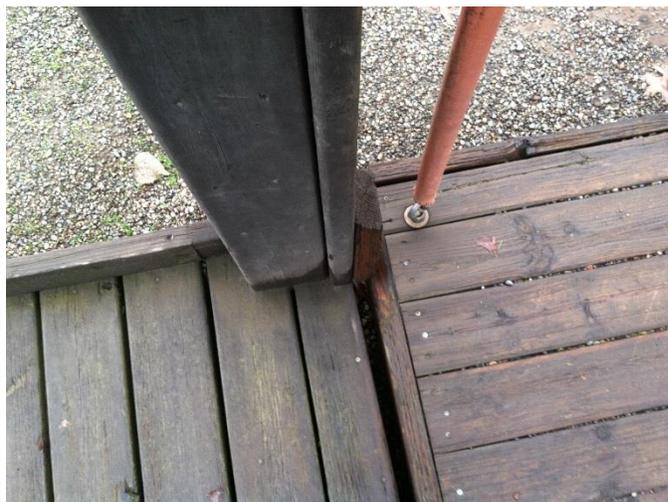
Comments:

Equipment is dated

Recommendations:

Rebuild another moving piece of equipment off the main accessible route

Pictures:





RECOMMENDATIONS:

Most of the structure is in poor condition with many parts of the structure and equipment in need of repair. These areas can be repaired back to their original condition or in some cases there are newer options that offer more maintenance friendly materials. When re-building or replacing, recycled plastic and low maintenance materials will be utilized as much as possible.

While the wood is sound, it is becoming dry and brittle. A renovation would extend the useful life of the playground 5 to 10 years and reduce maintenance, but will still be on a 27 year old wood structure. Current ADA recommendations would not be addressed.

Planning for replacement is recommended.

PROPOSED SCOPE OF WORK:

- **Main support posts:**
 - Repair as needed, contact the office for directions on patching/filling posts
 - Stain with solid body stain
- **Framing:**
 - Repair as needed
 - Stain/seal exposed surfaces with solid body stain
- **Decking:**
 - Replace with recycled plastic
- **Handrails:**
 - Replace with recycled plastic
 - Raise handrails to 38" (from decking to top of handrail)
- **Handrail Posts:**
 - Replace with recycled structural plastic
- **Balusters:**
 - Replace with composite balusters
- **Mazes cubes:**
 - Replace decking with composite
- **Accessible ramps:**
 - Replace decking and handrails
- **Fence:**
 - Re-space pickets
- **Low perimeter:**
 - Leave as is
- **Safety Surfacing:**



- Remove and replace with Engineered Wood Fiber (EWF) to a compacted depth of 12”
- **Slides**
 - Replace with lower maintenance manufactured slides
- **Swings**
 - Replace with lower maintenance manufactured swings
- **Hose and chain climbing equipment**
 - Replace with cable version
- **Rubber Bridge:**
 - Rebuild using structural plastic
- **Vertical Ladders:**
 - Rebuild using structural plastic lumber, to today's guidelines and standards
- **Fire Pole:**
 - Rebuild to today's guidelines and standards
- **Pyramids:**
 - Replace with modern equipment, possibly redesign this area to include more accessible equipment based on the needs and wants of the community
- **Trolley:**
 - Replace with climbinator
- **Rings (low & high):**
 - Replace with lower maintenance manufactured rings
- **Ladders (low & high):**
 - Replace with lower maintenance manufactured monkey bars
- **Suspension Bridge**
 - Rebuild suspension bridge using structural plastic lumber, as originally designed
- **Moving Floor:**
 - Rebuild another moving piece of equipment off the main accessible route



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. There are many maintenance and safety compliance issues. Following the recommendations above will help reduce overall maintenance needs, bring the playground back into safety compliance and ensure the structure last as it was intended to. The finished work will comply with the current version of ASTM F1487 and CPSC Pub.325.

ASSOCIATED COST:

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 \$190,000.

This cost estimate is based on utilizing our community built model. It’s anticipated that the work can be completed in five 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 the 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 \$245,000 for a playground with similar square footage as your existing playground.

This cost estimate is based on utilizing our community built model. It’s anticipated that the work can be completed in five days.

While a renovation is an option consideration should be given to the total amount 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
- Review when you would want the work completed by and develop a timeline from there

Please contact Carrie Moore (carriem@leathersassociates.com) if you have any questions. We truly appreciate the opportunity to work with your community again.

Sincerely,

Marc Leathers
President

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