



FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

TO: Chairman and Members
Park Authority Board

VIA: Kirk W. Kincannon, Director

FROM: Todd Johnson, Director
Park Operations Division

DATE: October 16, 2014

Agenda

Park Operations Committee
Wednesday, October 22, 2014 – 5:15 p.m.
Boardroom – Herrity Building
Chairman: Edward R. Batten, Sr.
Vice Chair: Anthony J. Vellucci
Members: Linwood Gorham, Faisal Khan

1. Infrastructure Overview – Playgrounds (*with presentation*) – Information*

*Enclosures



If accommodations and/or alternative formats are needed, please call (703) 324-8563. TTY (703) 803-3354

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Board Agenda Item
November 5, 2014

INFORMATION

Infrastructure Overview- Playgrounds (with presentation)

The Park Authority infrastructure continues to age without adequate resources to maintain, replace, renovate properly and address the deferred maintenance. Over the next several Park Operations Committee meetings, staff will update the Board on the condition some of the agency's most popular park amenities and the maintenance and resource challenges moving forward.

Staff will share information on the provide an overview of the current condition of the Park Authority playgrounds to include an overview of the playground life expectancy, Facility Condition Assessment process, examples of the conditions and averages cost of replacements options. Staff will also share the history of funding and the estimated funding requirements to provide the playgrounds moving forward.

ENCLOSED DOCUMENTS:

None

STAFF:

Kirk W. Kincannon, Director
Sara Baldwin, Deputy Director/COO
Cindy Messinger, Acting Deputy Director/CFO
Todd Johnson, Director, Park Operations Division
Barbara Nugent, Director, Park Services Division
Cindy Walsh, Director, Resource Management Division
Dave Bowden, Director, Planning and Development Division
Davood Majidian, Engineer III-Energy Manager, Park Operations Division

Infrastructure Overview

Playgrounds



Playground Quick Facts

- Parks with Playgrounds: 170
- Total number of Playgrounds: 205
- Playgrounds installed before 1995: 16
- Playgrounds installed between 1995-2000: 66
- Playgrounds installed between 2001-2005: 69
- Playgrounds installed between 2006-2010: 40
- Playgrounds installed between 2011-2015: 14



CPSI

Certified Playground Safety Inspector

- Park Operations has a total of 9 employees that are certified.
- CPSI's are required to attend a two day class and pass an exam once every three years.



Understanding Playground Standards

There are four documents that are relevant to playgrounds:

- ADA
- ASTM F1487-11 and ASTM F2223-10
(American Society for Testing and Materials)
- CPSC-Handbook for Public Playground Safety
(Consumer Product Safety Commission)



Playground Standards

- All public playgrounds are required to meet the ADA requirements:
 - For Accessibility
 - For play and social value
- ASTM F1487-11 is the standard that manufacturer's and CPSI's use to make sure that playgrounds are free of hazards.
- ASTM F2233-10 is the standard used to define what is a safe surface for playground use



Playground Standards (cont.)

CPSC Publication #325 Public Playground Safety Handbook

- A government document that closely links with the ASTM specifications with small differences.
- Designed to be used by a variety of playground personnel including public playgrounds.



Compliant vs. Noncompliant

- A compliant playground is one that has been audited by a CPSI and is free of hazards as identified by the ASTM specifications and CPSC guidelines.
- ADA regulations do not address if a playground is compliant or noncompliant for safety hazards.



Do we have noncompliant playgrounds?

- Yes we do. There are a number of older playgrounds that were installed prior to 1995 that are noncompliant.
- In addition, many of our playgrounds have surface issues that make them noncompliant and require major renovations of the surfacing.



Common Compliant issues

Entanglement



More than 2 threads of the bolt is exposed

Entrapment



This probe cannot enter an opening to a depth greater than 4". If it does this is a compliant violation

Maintenance Issues

Entrapment



Gap created when hood pulled away from railings

Repaired



Bolt inserted to secure the hood from moving

Maintenance Issues

Deck failure



Deck Replaced



Maintenance issues

Damaged post



Post Repaired



Surfacing

Two types of surfaces are found on Park Authority playgrounds.

- Unitary which are the poured in place and tile systems.
- Engineered Wood Fiber which the majority of our playgrounds utilize. This is a loose fill material that when maintained is compliant, but wears out over time.



Unitary and EWF Surfaces



Unitary allows for more creative ideas and is completely ADA accessible within the playground. Expensive to install and replace.



EWF is easy to install and maintain. Very cost friendly, but does require more work to maintain it as an accessible surface.

Unitary Surfacing

We have (exclusive of Clemyjontri and Lee District) 10 playgrounds with either poured in place or tile surfacing.

- 9 playgrounds need the unitary surface replaced.
- Cost to replace the surface for the 9 playgrounds is estimated to be \$200,000.



Prioritizing the Replacements

These factors are considered when prioritizing replacements:

- Age of Equipment. Equipment installed prior to 1995 may have noncompliant issues that will likely require replacement of the playground.
- Equipment damage that can not be solved due to manufacturer no longer supporting equipment.
- Surfacing-safe and accessible.
- Use patterns.
- Community input.



Capital Improvement Plan

Issues with Playgrounds Installed prior to 1995

- Entrapments
- Entanglements
- Damaged parts that can't be replaced
- Severe rust



Where we have been



Where we are now



Capital Improvement Plan

2012 Bond

Priority Playground Replacement List

<u>Priority</u>	<u>Park Name</u>	<u>Date of Install or Last Renovation</u>	<u>Supervisory District</u>	<u>Area</u>	<u>Comments</u>
1	COLLINGWOOD	1990	MOUNT VERNON	3	Renovated in 2014 - Bond Funding
2	WICKFORD	1990	LEE	3	Scheduled for renovation 2014/2015 - Bond Funding
3	WILTON WOODS SS	1990	LEE	3	
4	SOUTH RUN DISTRICT	1992	SPRINGFIELD	4	
5	WAKEFIELD	1990	BRADDOCK	2	
6	HUNTSMAN	1990	SPRINGFIELD	4	
7	ROLLING VALLEY WEST	1990	SPRINGFIELD	4	Scheduled for renovation 2015 - Monopole Funding
8	PARKLAWN	1990	MASON	2	Renovated in 2014 - Proffer Funding
9	BROOKFIELD	1990	BRADDOCK	4	
10	SURREY SQUARE #1	1990	BRADDOCK	4	
11	SURREY SQUARE #2	1990	BRADDOCK	4	This playground has elements older than 1990.
12	BUCKNELL MANOR	1990	MOUNT VERNON	3	
13	FARRINGTON AVENUE	1990	MOUNT VERNON	3	
14	LAKE ACCOTINK	1995	BRADDOCK	4	
15	TYSONS WOODS	1994	PROVIDENCE	1	
16	WOLF TRAILS	1995	HUNTER MILL	1	
17	MUNSON HILL	1990	MASON	2	Playground no longer exists and has been removed from the inventory.
18	WOODLAWN	1990	LEE	3	2000 playground relocated from Vernon Heights in early 2013
19	BRYN MAWR	1998	DRANESVILLE	1	Renovated in 2010. Replaced with t-swing and Buck-A-Bout
20	STANTON	1990	DRANESVILLE	6	Swing was replaced in 2006. No other components exist.



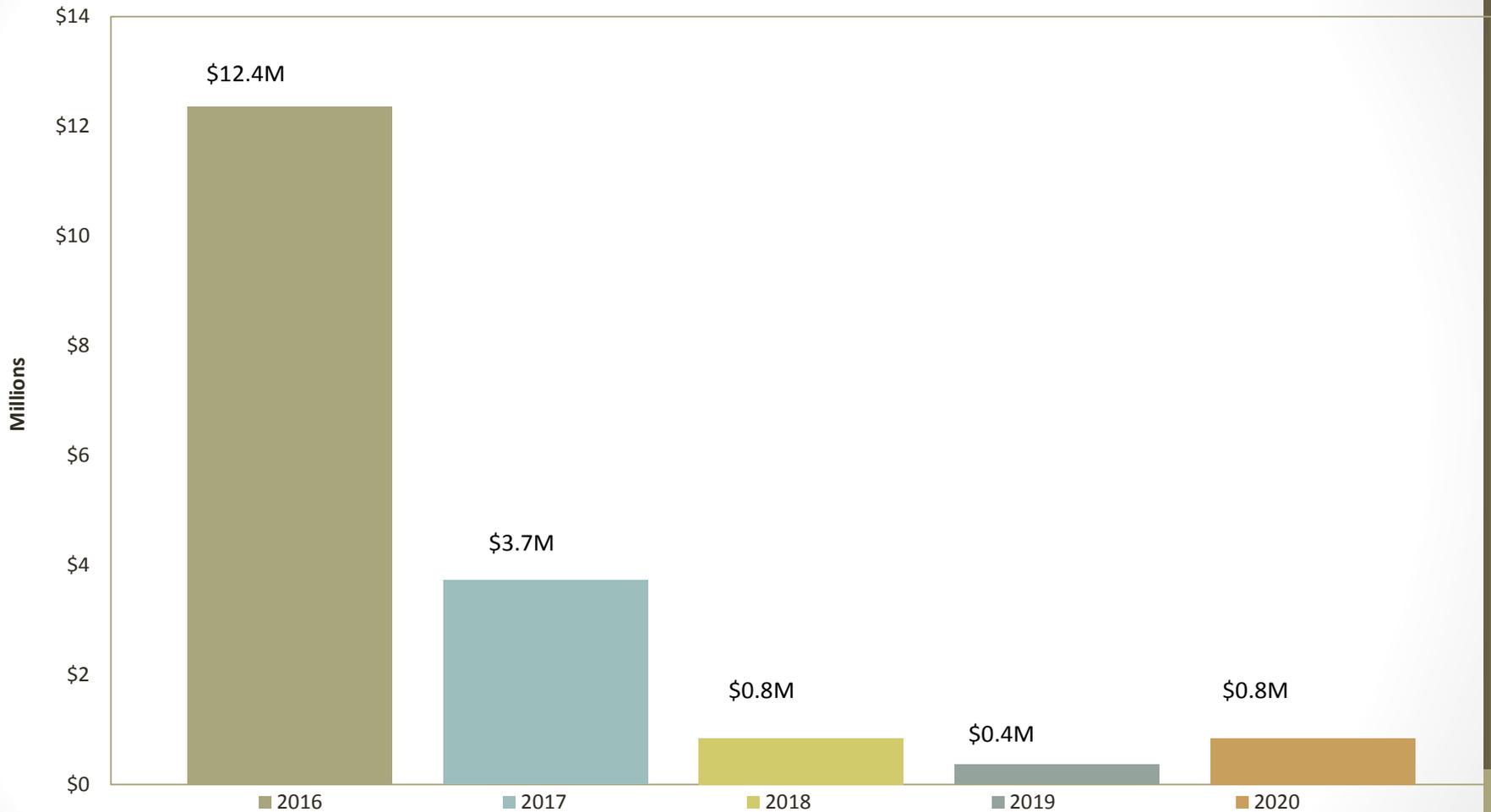
Average Cost Per Replacement

Replacement Type:

- Replace Equipment and Surface \$120,000
- Replace Unitary Surfacing \$22,000
- Replace EWF Surfacing \$5,100



Playgrounds Renovation Costs



Replacement Funding History

<u>Source</u>	<u>Budget</u>
1998 Bond*	\$2,491,023
2004 Bond**	\$755,976
2004 Bond Premium	\$500,000
2012 Bond	\$1,000,000
Total Remaining Funds	\$1,127,584

* Funding was for playgrounds, picnic areas, courts and shelters.
** Was allocated by Supervisory District



Stay Tuned:

- Roadways/ Parking Lots
- Amusements
- Outdoor Lighting Systems
- Trails



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