



## Park District Board of Commissioners Special Meeting Minutes November 19, 2015



*The mission of the Crystal Lake Park District is to enhance the lives of our residents by providing programs, services, facilities and open spaces that safely promote health, recreation and community in an environmentally and fiscally responsible manner.*

- Call to Order:** President Gallagher called the meeting to order at 7:00 PM.
- Commissioners Present:** Commissioners Aquilina, Collins, Bachour-Chemaly, Hartwig, Wheeler, Gallagher
- Staff:** Jason Herbster, Erik Jakubowski, Ann Viger, Debra Oldham, Kim Buscemi, Jack Sebesta, Jessica Ortega, Anne Sandor
- Citizens:** Doug Oberbroeckling, Jen Oliver, Frank Talluto
- Pledge of Allegiance:** The Pledge of Allegiance was recited.
- Approval of Agenda:** Commissioner Wheeler moved to approve the agenda as presented.  
Seconded by Commissioner Aquilina  
Roll Call:  
Ayes: 6 (Aquilina, Collins, Bachour-Chemaly, Hartwig, Wheeler, Gallagher)  
Nays: 0
- Presentation:** Ann Viger gave a presentation of 5 Options for the replacement of the Main Beach Playground. A copy of the presentation is attached.
- After the presentation the Park Board and the Public reviewed the options and voted on the options. Reese Recreation was the favorite. It was suggested to replace the climbing wall with a higher slide. The Board asked for more information on restoration from Leathers and Associates to lower the cost. Ann Viger will report back to the Board at the next regular board meeting.
- Adjourn:** Commissioner Collins moved to adjourn the meeting at 6:58 pm.  
Seconded by Commissioner Aquilina  
Roll Call:  
Ayes: 6 (Aquilina, Collins, Bachour-Chemaly, Hartwig, Wheeler, Gallagher)  
Nays: 0



**CRYSTAL LAKE PARK DISTRICT**  
*An IAPD/IPRA Distinguished Agency*

Memorandum

DATE: November 11, 2015  
TO: Park Board of Commissioners  
FROM: Ann Viger, Director of Planning and Development  
SUBJECT: Main Beach Playground Replacement Options

**BACKGROUND**

The Crystal Lake Park District was awarded a \$400,000 Open Space Land Acquisition and Development (OSLAD) grant for Phase I improvements to Main Beach. This includes constructing a new boat rental building, new boat rental piers, expanded beach with sand play structures, a new playground, permanent baggo courts, a covered patio area, walkways and landscaping. Although the grant funding is on hold, we have continued with the planning and design work for the project to stay on schedule for a construction start date of September 2016.

If grant funding is not restored, a decision will need to be made which parts of the project, if any, to move ahead with in 2016.

**PHASE 1 MASTER PLAN**

Staff has had a series of meetings with the design team over the last six months to finalize all aspects of Phase 1. Hitchcock Design Group and Apex Project Management will present the final design for Phase 1 during the regular Board Meeting on November 19. The only exception is that the playground equipment will not be shown. The boat rental building, beach, walkways, landscaping and patio areas have been designed and are ready for construction documents and specifications.

**PLAYGROUND CRITERIA**

Following standard procedure, a Request for Proposal was sent by the design consultant, Hitchcock Design Group, to playground vendors with the following specifications:

*The concept plan should take on a subtle nautical character with a light and airy (beachy) color palette. The overall budget for the play equipment is \$100,000, not including installation.*

*We are asking you to create a modular play structure layout within the designated play area as outlined on the attached plan. Also attached is the site plan for reference. The play structure*

*must provide both school age and pre-school age play opportunities and give children a variety of play choices. Please include the following types of play equipment in the playground design:*

- 1. 5-12 age play structure*
- 2. 2-5 age play structure*
- 3. Swings-2 bays which include 6 belt swings, 4 toddler swings, 1 ADA swing*
- 4. Independent play elements*
- 5. Slides*
- 6. Other equipment which will offer interactive and cooperative opportunities*
- 7. Consider electronic game options*

***The play equipment design, layout, and use zones shall comply with ASTM and CPSC standards and meet ADA Requirements. Proposals shall be accompanied with a letter indicating the proposed design meets these standards.***

Additionally, the Board requested two other options. One would be to repair the existing Leathers Playground and the second would be to replace the playground with another wood structure.

### **PLAYGROUND PROPOSALS**

The following proposals will be presented at the public meeting on Thursday, November 19 at 6:00 PM.

- Columbia Cascade Company/Timberform (this is the only U.S. manufacturer of wood playgrounds for public parks)
- Cunningham Recreation (Gametime equipment)
- Reese Recreation (Playworld Systems equipment)
- Nutoys Leisure Products (Landscape Structures equipment)
- Leathers and Associates (rebuild existing)

The submittals begin on the next page with the exception of Leathers and Associates. It will be emailed separately upon receipt.

**Columbia Cascade/Timberform**



**Columbia Cascade Company**

1300 S.W. Sixth Avenue Tel.: 503.223-1157  
 Suite 310 Fax: 503.223-4530  
 Portland, OR 97201-3464 E-mail: HQ@timberform.com  
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[www.timberform.com](http://www.timberform.com)

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TimberForm No. 4803-TF-M

Main Beach  
 Crystal Lake, IL  
 Crystal Lake Park District

Dwg. No.: P-15136-X

Drawn by: AT Rev. by: AT

Date: 11-03-15 Date: 11-05-2015

Scale: None  
 Sheet: 2 of 8



**Columbia Cascade Company**

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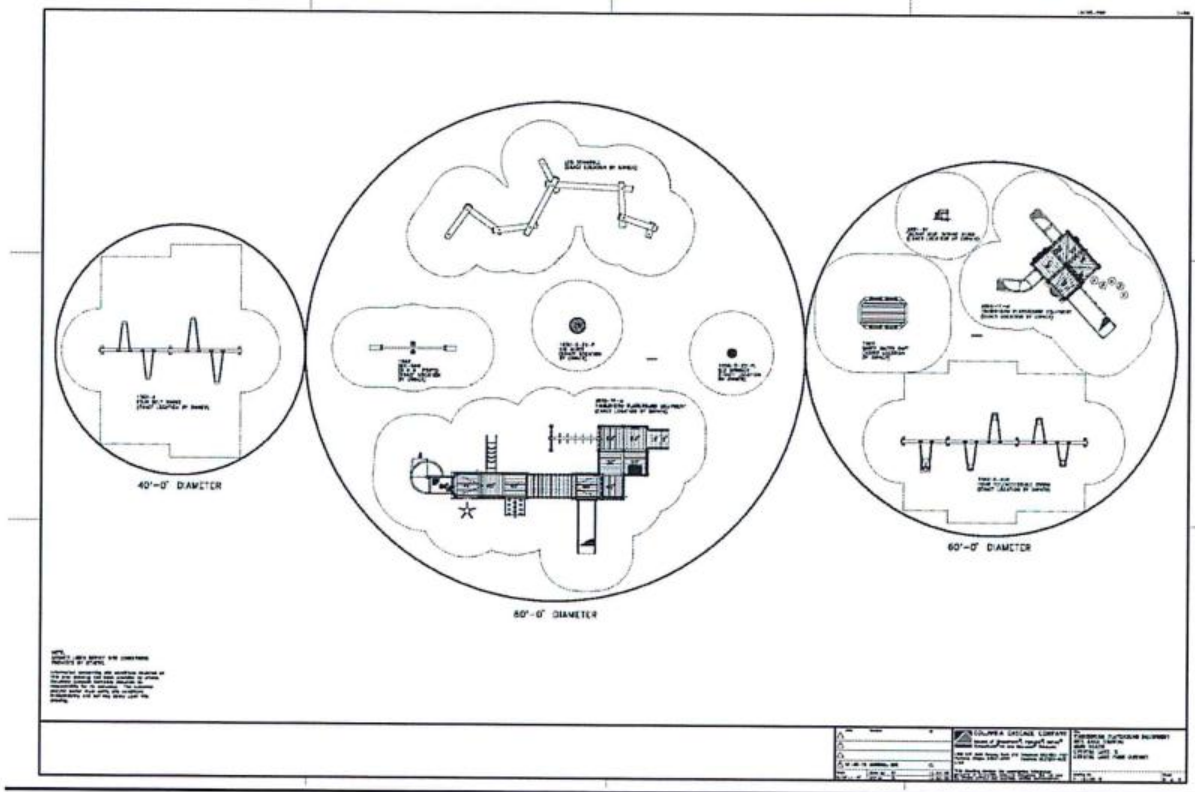
[www.timberform.com](http://www.timberform.com)

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TimberForm No. 4855-TF-M  
 Main Beach  
 Crystal Lake, IL  
 Crystal Lake Park District

Dwg. No.: P-15136-X  
 Drawn by: AT Rev. by: AT Scale: None  
 Date: 11-03-15 Date: 11-03-2015 Sheet: 4 of 8



**Cunningham Recreation**





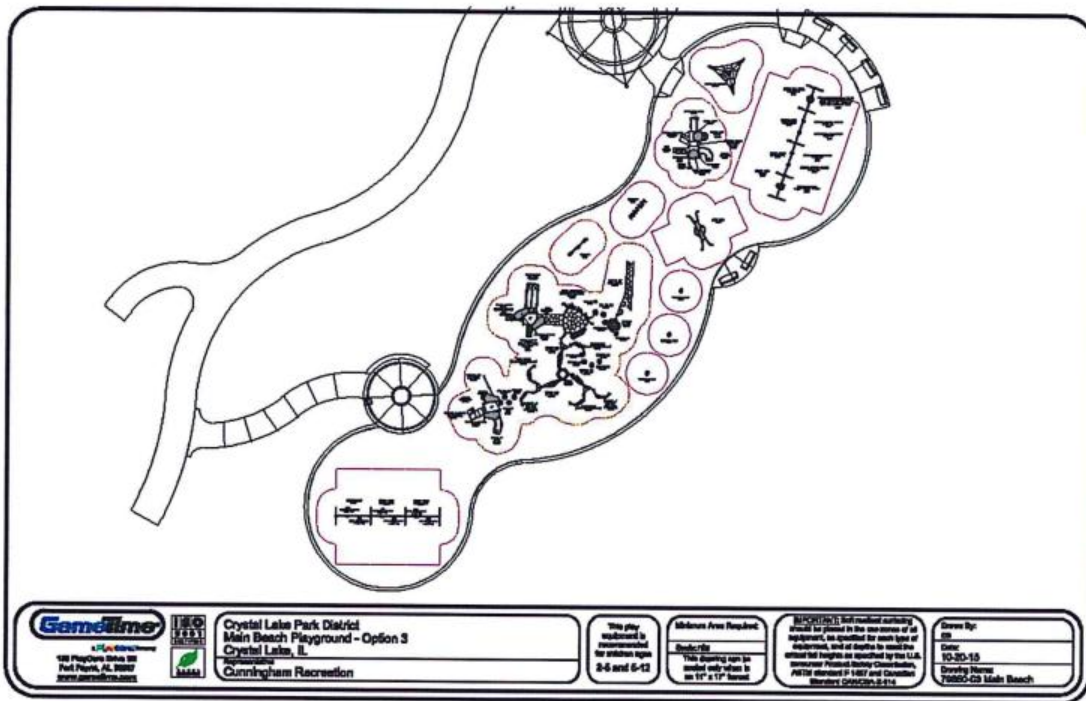
**Main Beach Park Playground**  
**Design 79640-03**

Design • Build • PLAY!



[www.cunninghamrec.com](http://www.cunninghamrec.com)

Site shown in rendering is an interpretation and may not reflect as-built conditions. 800.438.2780



 <p>1800 Gardner Drive P.O. Box 100 Crystal Lake, IL 60014 www.gardner.com</p>		<p>Crystal Lake Park District Main Beach Playground - Option 3 Crystal Lake, IL Cunningham Recreation</p>	<p>This play equipment is recommended for children ages 2-6 and 6-12</p>	<p>Minimum Area Required: See site plan This quantity is in square feet when in an 11' x 11' layout</p>	<p>REVISIONS: See revision history sheet for dates of all changes, the quantity for each type of equipment, and all depths to meet the minimum heights as specified by the LLA, American Public Safety Committee, ASTM standards F-1487 and Canadian Standard CAN/CSA Z-612.</p>	<p>Drawn By: Date: 10-20-10 Drawing Name: 70003-03 Main Beach</p>
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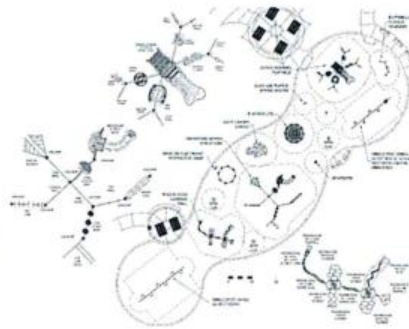
**Reese Recreation**

# MAIN BEACH PLAYGROUND

PLAY FEATURES - OPTION 5

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**Nutoys Leisure Products**



**MAIN BEACH**  
CRYSTAL LAKE, IL    October 23, 2015    88955-1-Q-1

*slr*  
landscape  
structures



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**MAIN BEACH**  
CRYSTAL LAKE, IL    October 27, 2015    88955-1-Q-1-2

*slr*  
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**MAIN BEACH**  
CRYSTAL LAKE, IL October 27, 2015 88955-1-2-1-3

*slr*  
landscape  
structures



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**MAIN BEACH**  
CRYSTAL LAKE, IL October 27, 2015 88955-1-2-1-4

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structures



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# Main Beach *Option 1*





## Playground Assessment Report

**Inspection Date:** 11/5/2015

**Report Date:** 11/18/2015

**Location:** Crystal Lake, IL

**Playground Name:** Regatta Playground at Main Beach

**Report Submitted by:** Dave Johnson , Marc Leathers

### OVERVIEW:

The playground was built in 1994 and is in medium condition.

There are some maintenance issues and some safety non-compliances.

### GENERAL OBSERVATIONS:

This assessment is based on a site visit and meeting with Ann Viger, Director of Planning and Development for the Crystal Lake Park District

The playground is 21 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 poles and treated framing. The original wood was treated with CCA. Wood was used for decking.

It's 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.



**SPECIFIC ITEMS:**

**Main support posts**

**Materials:** Wood

**Size:** Round Poles

**Treatment:** CCA

**Comments:**

Poles seem to be in generally very good shape. They've been well sealed through the years. Some surface cracking and splitting is evident. They seem to be solid below grade.

**Recommendations:**

Stain/seal with solid body stain & seal with EPL coating.

**Pictures:**





**SPECIFIC ITEMS:**

**Framing**

**Materials:** Wood

**Size:** 2x6, 8 & 10

**Treatment:** CCA

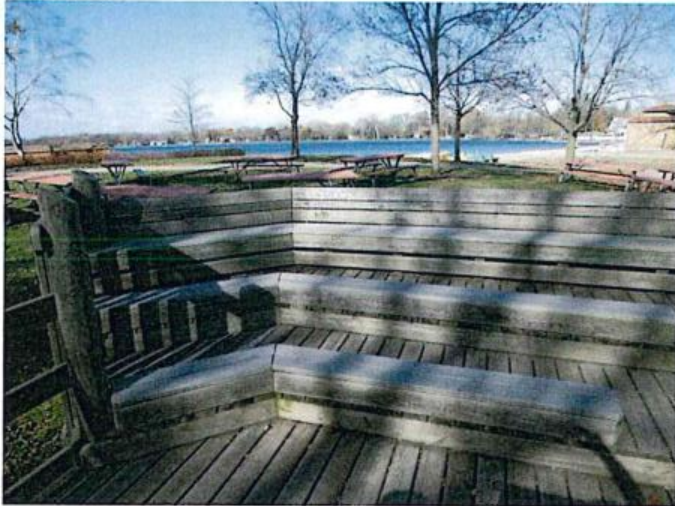
**Comments:**

The framing is in good condition.

**Recommendations:**

Stain/seal exposed surfaces with solid body stain.

**Pictures:**



**SPECIFIC ITEMS:**

**Decking**

**Materials:** Wood & Composite

**Size:** 2x6

**Treatment:** CCA

**Comments:**

The decking is in medium condition. Some splintering but not structural.

**Recommendation:**

Replace with recycled plastic

Option 2: Leave as is and stain with Solid Body Stain

**Pictures:**





**SPECIFIC ITEMS:**

**Handrails**

**Materials:** Wood

**Size:** 2x6

**Height:** 2-5 – 38 ¼” : 5-12 – 38 ¼”

**Treatment:** CCA

**Comments:**

The handrails are in medium condition. Some splintering but not structural.

**Recommendation:**

Replace with recycled plastic

*Option 2:* Leave as is and stain with solid body stain.

**Pictures:**



**SPECIFIC ITEMS:**

**Handrail Posts**

**Materials:** Wood

**Size:** 2x4

**Treatment:** Unknown

**Comments:**

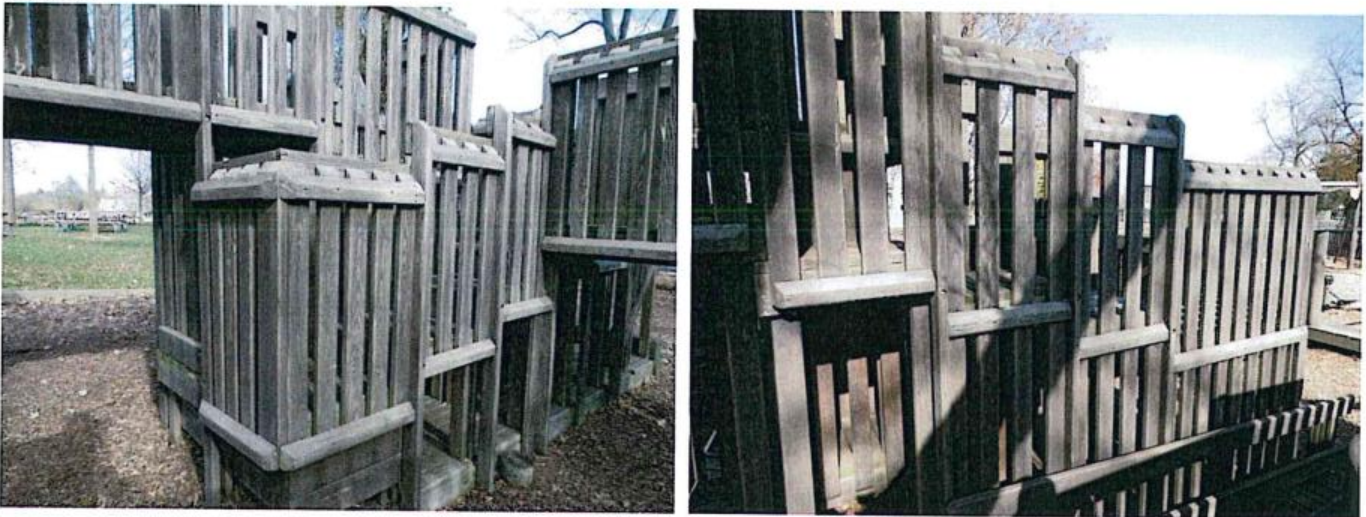
The handrail posts are in medium condition. Some minor splintering & wear.

**Recommendation:**

Replace with recycled structural plastic.

*Option 2:* Leave as is and stain with solid body stain.

**Pictures:**



**SPECIFIC ITEMS:**

**Balusters**

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

**Comments:**

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

**Recommendation:**

Replace with recycled plastic balusters.

*Option 2:* Leave as is and stain with solid body stain.

**Pictures:**





**SPECIFIC ITEMS:**

**Maze cubes**

**Materials:** Wood framing and decking.

**Size:** 24.5"

**Comments:**

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

**Recommendation:**

Other (see comments)

Replace the decking with recycled plastic decking

*Option 2:* Leave as is and stain with solid body stain.

**Pictures:**



**SPECIFIC ITEMS:**

**Accessible ramps**

**Comments:** Ramp framing is in good to fair condition. Decking is in fair condition. Some of the ramps are inaccessible because of a lack of EWF creating an accessible approach.

**Recommendation:**

Install new recycled plastic decking

*Option 2:* Leave as is and stain with solid body stain.

**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).

**Recommendation:**

Replace missing/poor condition pickets. Stain with solid body stain.

*Option 2: replace with a recycled plastic versions. Names on the pickets could be used as a fundraiser.*

**Pictures:**





**SPECIFIC ITEMS:**

**Low perimeter**

**Material:** Pressure treated 6x6 (single layer)

**Comments:**

Perimeter is in medium condition.

**Recommendation:**

Replace loose or missing pieces.

**Pictures:**



**SPECIFIC ITEMS:**

**Safety Surfacing**

**Type of surfacing:** Appears to be engineered wood fiber. Confirm existing material meets ASTM standards

**Comments:**

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

**Recommendations:**

Add additional engineered wood fiber to a total depth of 12" throughout.  
Make sure the finished safety surfacing meets all safety requirements.

**Pictures:**



**Specific Equipment**

**Equipment type/name:** Slides

**Comments:**

Slides are in good to fair condition.

**Recommendations:**

Leave slides “as-is”

*Option 2: replace with new slides.*

**Pictures:**



### Specific Equipment

Equipment type/name: **Swings**

#### **Comments:**

Swings are in fair to good condition. Swing beams seem solid. Some swing brackets are fairly loose.

#### **Recommendations:**

Replace swings with newer, modern looking models.

*Option 2:* Tighten up swing brackets as necessary. Stain wooden swing beams and posts with Solid Body Stain.

#### **Pictures:**



**Specific Equipment**

**Equipment type/name:** Hose and chain climbing equipment – Cradle Bridge, chain bridge, cargo net, ships rigging soft climber

**Comments:**

Exposed chain and wear

**Recommendations:**

Replace with new cable versions

**Pictures:**





**Specific Equipment**

**Equipment type/name:** Trolley Ride

**Comments:**

Has been removed

**Recommendations:**

Replace with new manufactured version

**Pictures:**



**Specific Equipment**

**Equipment type/name:** Horizontal Ladder

**Comments:**

Original Wooden Structure – Appears sound, but has splinters and cracking.

**Recommendations:**

Replace with manufactured version

**Pictures:**



**Specific Equipment**

**Equipment type/name:** Ring Bridge

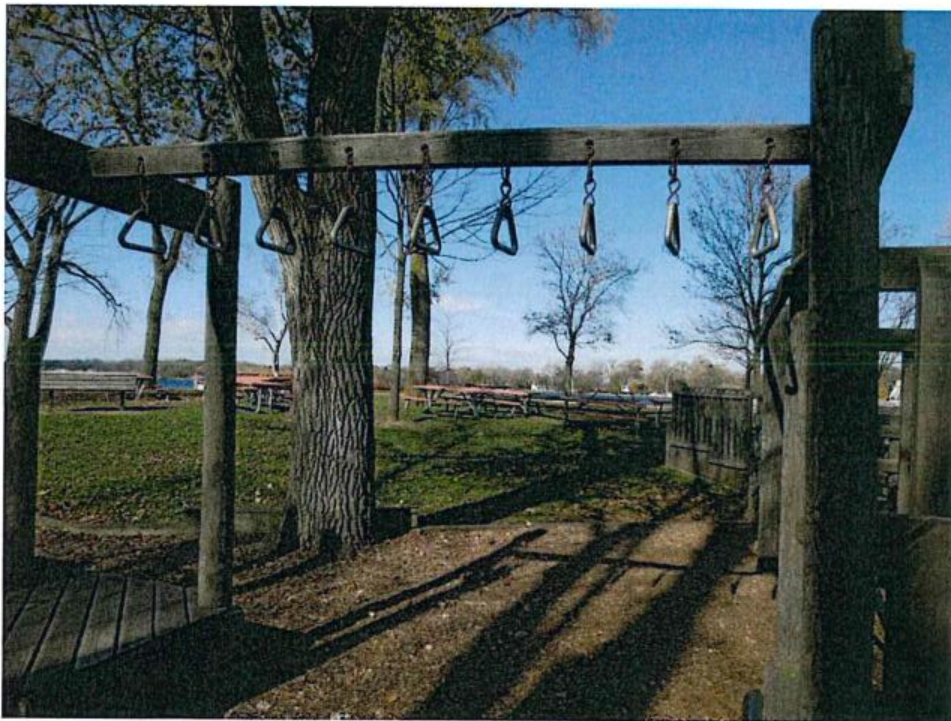
**Comments:**

Original Wooden Support beam is worn. Original Rings, chains and quick links are worn and rusted.

**Recommendations:**

Replace with manufactured version

**Pictures:**



**Specific Equipment**

**Equipment type/name:** Suspension Bridge

**Comments:**

Original Suspension Bridge has been removed and replaced with a straight “cat-walk.” The original wood framing is cracked and splintered. Deck is worn. Handrails are worn and splintered.

**Recommendations:**

Replace entire suspension bridge; framing, handrails, balusters and deck with new structural plastic framing and decking to match other areas.

**Pictures:**



**Specific Equipment**

**Equipment type/name:** Rubber Bridge

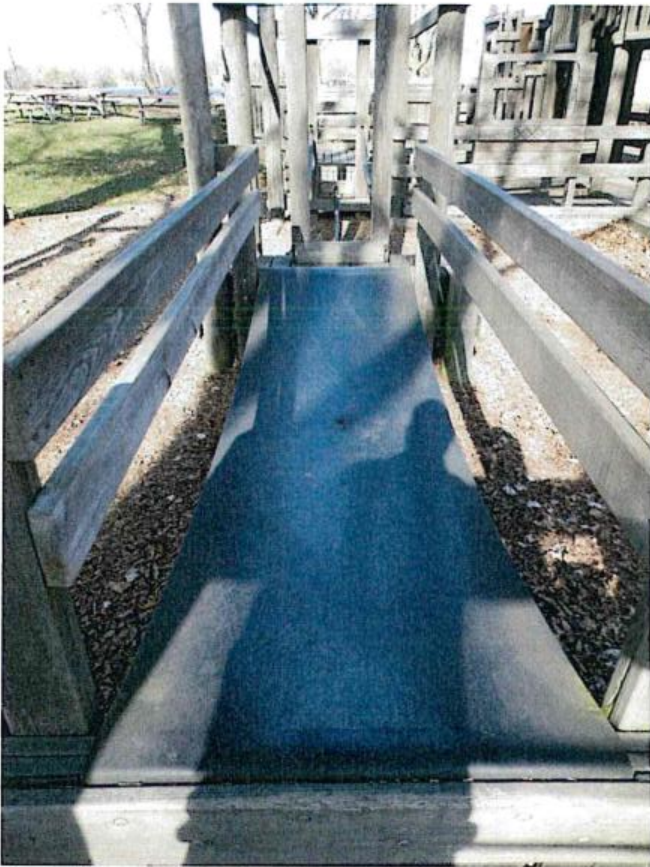
**Comments:**

Original Wood Framing is cracked and splintered. Handrails are worn and splintered. Rubber has been replaced. It is now sagging and loose.

**Recommendations:**

Replace with updated recycled plastic version

**Pictures:**



**Specific Equipment**

**Equipment type/name:** “Fish Bowl” Bouncer

**Comments:**

Chains connecting apparatus to decks have been removed. The “bouncer” still functions as a “stand-alone” apparatus. Original wood framing and decking is worn and splintered.

**Recommendations:**

Replace with new apparatus

**Pictures:**



**Specific Equipment**

**Equipment type/name:** Low Ladder (Tot Lot)

**Comments:**

Original Wood Framing is weathered cracked and splintered.

**Recommendations:**

Replace with manufactured version

**Pictures:**



**Specific Equipment**

**Equipment type/name:** Low Rings

**Comments:**

Original Wood Framing is weathered, cracked and splintered. Holes are elongated. Original rings, chains and quick links are worn and rusted.

**Recommendations:**

Replace with manufactured version

**Pictures:**





**Specific Equipment**

**Equipment type/name:** Balance on Chains

**Comments:**

Original Wooden Balance on Chains is weathered and worn. Holes from chains are elongated. Chains and hose have been replaced, but new hose is starting to break down.

**Recommendations:**

Replace with themed (fish?) wiggly platform

**Pictures:**



**Specific Equipment**

**Equipment type/name:** Sandbox and Sand Table

**Comments:**

Existing sandbox and associated play area is obsolete and somewhat of a nuisance. Debris and garbage accumulate there and the sand gets thrown out into the main play are and gets mixed with the safety surfacing

**Recommendations:**

Replace with new "Tot Lot" age-appropriate apparatus.

**Pictures:**





## **RECOMMENDATIONS:**

Most of the structure is in medium condition with many parts of the structure and equipment in need of repair. Although these areas can be repaired, it would be difficult to bring everything back to their original condition. 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.

## **PROPOSED SCOPE OF WORK:**

- **Main support posts:**
  - Power wash, Stain/seal with solid body stain & seal with EPL coating.
- **Framing:**
  - Power wash, Stain/seal exposed surfaces with solid body stain.
- **Decking:**
  - Remove existing decking and replace with recycled plastic decking.
- **Handrails:**
  - Replace with recycled plastic 2x6
- **Handrail Posts:**
  - Replace with recycled structural plastic.
- **Balusters:**
  - Replace with recycled plastic balusters.
- **Mazes cubes:**
  - Replace the decking with recycled plastic decking
- **Accessible ramps:**
  - Install new recycled plastic decking.



- **Fence:**
  - Replace missing/poor condition pickets.
  - In addition, it is recommended that the fence be painted with a solid body stain.
- **Low perimeter:**
  - Replace loose or missing pieces.
- **Safety Surfacing:**
  - Add additional engineered wood fiber to a total depth of 12" throughout.
  - Make sure the finished safety surfacing meets all safety requirements.
- **Slides**
  - Leave slides "as-is"
- **Swings**
  - Replace swings with powder coated steel swing supports and swing beams.
- **Hose and chain climbing equipment**
  - Cradle Bridge
    - Remove and replace with new cable version
  - Ship's Rigging Soft Climber
    - Remove and replace with new cable version
  - Chain Bridge
    - Remove and replace with new cable version
  - Cargo Net
    - Remove and replace with new cable version
- **Trolley Ride**
  - Set new structural plastic 6x6 posts and replace with a new manufactured trolley ride
- **Horizontal Ladder**
  - Replace with manufactured version
- **Ring Bridge**
  - Replace with manufactured version
- **Suspension Bridge**
  - Replace entire suspension bridge; framing, handrails, balusters and deck with new structural plastic framing and decking



- **Rubber Bridge**
  - Replace with updated recycled plastic version
- **“Fish Bowl Bouncer”**
  - Replace with “major” climbing apparatus such as a “spider net” or a “mast net”
- **Low Ladder (TOT Lot)**
  - Replace with manufactured version
- **Low Rings (TOT Lot)**
  - Replace with manufactured version
- **Balance on Chains**
  - Replace with themed (fish?) wiggly platform
- **Sand Box and Sand Table**
  - Replace with a “TOT” sized climbing apparatus as noted above

#### **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 some minor 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 (design, project management and construction consultation) and all materials is estimated at around \$150,000.00 for a community build model. A comparable contractor version of the same scope is estimated around \$225,000. It’s anticipated that the work can be completed in 14 working 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 to the structure's 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 \$315,000. A comparable contractor version of the same scope is estimated around \$425,000. It's anticipated that the work can be completed in 25 working days.

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

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

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

Sincerely,

Marc Leathers  
President