



Proposal Submission

Playground Equipment Replacement Imagination Station – Troutdale, OR

Contact:

Leathers & Associates

Marc Leathers, President/Owner. Email: marc@leathersassociates.com or Phone: 607-592-0577 (Cell)

LEATHERS & ASSOCIATES

1771 B Hanshaw Rd. Ithaca, NY 14850 • 725 N. A1A Unit C201, Jupiter, FL 33477

Toll Free 877-564-6464 • Florida 561-746-9581 • Fax 607-277-1433

www.leathersassociates.com



TABLE OF CONTENTS

<u>SECTION A:</u>	COVER LETTER
<u>SECTION B:</u>	FIRM AND KEY STAFF MEMBERS EXPERIENCE
<u>SECTION C:</u>	DETAILED WORK PLAN
<u>SECTION D:</u>	RECENT EXPERIENCE AND REFERENCES
<u>SECTION E:</u>	DESIGN
<u>SECTION F:</u>	BUDGET

LEATHERS & ASSOCIATES

1771 B Hanshaw Rd. Ithaca, NY 14850 • 725 N. A1A Unit C201, Jupiter, FL 33477
Toll Free 877-564-6464 • Florida 561-746-9581 • Fax 607-277-1433
www.leathersassociates.com

SECTION A: COVER LETTER

4 October 2017

Tim Seary
City of Troutdale Public Works Department
342 SW 4th Street
Troutdale, OR 97060

RE: Playground Equipment Replacement Imagination Station Troutdale Oregon

Dear Mr. Seary:

Leathers & Associates (L&A) is pleased to submit a proposal for the design and construction services for the rebuilding of a custom-designed multi-faceted Imagination Station 2. As the original designers of your existing project, we would welcome the opportunity to join together and create a new state-of-the-art playground for the Troutdale community.

L&A has reviewed all elements of the RFP and understand what is expected. With over 45 years of extensive design and building experience, L&A projects can be found in all 50 states as well as seven other countries. All L&A designs meet and exceed the ASTM, CPSC and ADA recommendations and requirements. Upon completion of your project, one of our Certified Playground Safety Inspectors will inspect and certify that the playground meets these recommendations and guidelines.

Our designs offer exceptional levels of visibility, all-inclusive play options and accessibility. We will work closely with the City of Troutdale from pre-design through construction to ensure that our design meets the wants and needs of the families in your community. Together we will create an amazing play space that reflects your community, drawing inspiration from natural and historic features, local traditions and architecture – and, of course, the dreams and ideas of your kids!

A project management team will work closely with your committee to ensure your project is completed on time. Along with your project management team you will also be provided with hard copy and electronic online tools to assist you with organizing and tracking your project. These tools coupled with your project manager will guarantee success!

Our experienced construction consultants will provide the labor for the project and ensure that it is completed on time and in compliance with the drawings.

The new playground design provides two age appropriate play areas for children 2-5 and 5-12 years of age. The Generation Two Imagination Station design uses the full area outlined in the RFP and is of similar style and scope. Special attention has been given to the design to ensure that it provides all-inclusive play with a heavy focus on accessibility. The play equipment that has been chosen challenges users by addressing their physical, social and mental development while providing exciting play opportunities. Safety fall surfacing on the entire project will consist of poured in place rubber. Special attention has been given to honor the history and aesthetics of the original playground design.

We understand that the City will be responsible for the site preparation, including demolition and removal of the existing playground. L&A will provide the tools needed to accommodate the construction needs of

LEATHERS & ASSOCIATES

1771 B Hanshaw Rd. Ithaca, NY 14850 • 725 N. A1A Unit C201, Jupiter, FL 33477

Toll Free 877-564-6464 • Florida 561-746-9581 • Fax 607-277-1433

www.leathersassociates.com

our staff and any volunteers. All work will be completed under the direct supervision of a Certified Playground Safety Inspector (CPSI).

L&A is available upon acceptance of our proposal and able to complete the construction no later than September 2018. A more detailed schedule is included in our proposal. We will work with you to create and modify all timelines and schedules based on your team's availability and city preferences.

The following pages are in response to your RFP and describe our understanding of your project. You may also visit our website at www.leathersassociates.com to view project photos and secure additional information on our firm. We would welcome the opportunity to join together with your team in designing a state-of-art accessible play experience! You may contact myself (information provided on cover page) or Kyle Cundy at 877-564-6464 (office) or 607-592-0881 (cell) and by email at kcundy@leathersassociates.com with questions related to this proposal.

Sincerely,

Marc Leathers, President

LEATHERS & ASSOCIATES

1771 B Hanshaw Rd. Ithaca, NY 14850 • 725 N. A1A Unit C201, Jupiter, FL 33477
Toll Free 877-564-6464 • Florida 561-746-9581 • Fax 607-277-1433
www.leathersassociates.com

SECTION B: FIRM AND KEY STAFF MEMBERS EXPERIENCE

L&A is a corporation that was founded by Robert S. Leathers in 1971. Marc Leathers has served as owner and President of the company for the past 15 years. Our firm has more than 45 years of experience creating custom-designed inclusive playgrounds. We are a small family business with 16 staff members, and their responsibilities run the gamut from administration to design, drafting, project management, and construction supervision and management.

Our staff has a combined 222 years of experience designing custom all-inclusive playgrounds. L&A has completed more than 3,400 projects and they can be found in all 50 states as well as seven other countries. This experience includes designing and building two post-tsunami playgrounds in India and two projects in Israel. Each required creative problem solving, special design solutions and extensive management.

All L&A designs meet and exceed the ASTM, CPSC and ADA recommendations and requirements. Marc Leathers volunteers on the ASTM committee which helps create safety standards for public playgrounds. Upon completion of your project, one of our Certified Playground Safety Inspectors will inspect and certify that the playground meets these recommendations and guidelines. During our staff retreat, we provide professional training to our entire staff on accessibility and all-inclusive playground design. Our staff continually monitors current trends and developments in all-inclusive play.

L&A has received numerous design awards over the years. We've been featured in major publications (Time, Smithsonian, People, etc), as well as, being televised on popular TV productions such as Sesame Street and Mister Rogers' Neighborhood. Our all-inclusive playground, Matteo's Dream in Concord, CA was featured in this year's Rose Bowl Parade and received the tournament Special Trophy. The founders of Tatum's Garden, Amanda and Shawn Bakker, were chosen to represent Central CA for the National Jefferson Awards. While in DC they also received the Jacqueline Kennedy Onassis Award for Outstanding Public Service. Just prior to this Leathers & Associates had five of its playgrounds recognized in the Top 30 most impressive accessible and inclusive playgrounds in the world as selected by special-education-degree.net, with Tatum's Garden (Salinas, CA) featured at #2 and Shiver Me Timbers (Lake Charles, LA) at #1!

Our firm has been integral in the creation and organization of the Community Built Association and over the years has spearheaded numerous conferences. These conferences have provided staff with the ability to participate, learn and grow by presenting and attending numerous presentations and workshops. In addition, we attend the National Parks & Recreation conferences which are held on an annual basis.

Over the years we have completed numerous complex projects that ranged from science centers, zoos and teen centers to very large all-inclusive fully-accessible playgrounds. Our build models include community build (100% volunteer build), contractor build (100% paid contractors), and a hybrid model of the two (contractors and volunteers). We feel strongly that our team has the experience and abilities to provide your City with the very best customized playground.

Key team members include Marc Leathers (Team Leader), Kyle Cundy (Project Manager), Bill Hugill (Construction Supervisor) and James Houghton (Lead Designer). Brief Bios are provided below. This team consists of skilled professionals, with many years of experience-based knowledge. They will approach this project with the highest regard for design, safety, play value, and long term care.

LEATHERS & ASSOCIATES

1771 B Hanshaw Rd. Ithaca, NY 14850 • 725 N. A1A Unit C201, Jupiter, FL 33477

Toll Free 877-564-6464 • Florida 561-746-9581 • Fax 607-277-1433

www.leathersassociates.com



Marc Leathers, President & Owner

Marc Leathers is the President and owner of Leathers & Associates and has been employed by L&A for 36 years. Six years prior to working full time for the firm, he owned his own construction company. It didn't take him long to realize the positive impact L&A's projects have on communities – especially the kids. When Marc decided to team up with his father, Robert Leathers, and solely focus on L&A's custom playgrounds, his design, management and construction background provided him the perfect balance required to lead L&A over the past 15 years.

As a hands-on owner, Marc is involved in all aspects of the company from design, through project management and construction. In a team working environment, he works together with his staff to ensure the firm is providing top notch design solutions and serves to meet client needs. Marc volunteers on the ASTM committee which helps create safety standards for public playgrounds. He is a nationally certified playground safety inspector (CPSI) and knows the safety standards and guidelines that apply to today's playgrounds.

Marc has project managed and built hundreds of playgrounds both here in the US and internationally. His experience goes far beyond design and project management. He has been in the field managing volunteers and leading playground builds since he was a teenager. His project experience covers community-build, contractor install and a combination of the two. Marc has project managed and lead more than 30 contractor installs recently ranging from \$250,000-\$1.2 million. L&A had five of its playgrounds recognized in the Top 30 most impressive accessible playgrounds in the world, with Shiver Me Timbers at #1 and Tatum's Garden at #2.

Recent Projects:

- ♦ Stewart Vincent Wolfe Memorial Playground, Yuma, AZ
- ♦ Tatum's Garden, Salinas, CA
- ♦ Shiver Me Timbers, Lake Charles, LA
- ♦ All-Together Playground, Orem, UT
- ♦ Brooklyn's Playground, Pocatello, ID
- ♦ Miami Springs Community Playground, Miami Springs, FL
- ♦ Angel Park, Perry Hall, MD
- ♦ Valplayso, Valparaiso, IN
- ♦ Sugar Sand Science Playground, Boca Raton, FL
- ♦ Kid's Kingdom 2, Andrews, TX
- ♦ Hope Park, Frisco, TX
- ♦ Rosenbloom Religious School, Baltimore, MD

References:

- ♦ Amanda Bakker, Co-Coordinator, Tatum's Garden and Tatum's Treehouse, 831-206-2462
- ♦ Peter Wolfley, Co-Coordinator, All-Together Playground, City of Orem, 801-299-7099
- ♦ Kelli Szczybor, Project Coordinator, Angel Park, 410-608-0600
- ♦ Ricky L. Rinehart, Project Manager, City of Yuma, 928-373-5018 (contractor build)
- ♦ Glen Hackler, City Manager, City of Andrews, 432-523-4820 (contractor build)
- ♦ Omar Luna, Director of Parks and Recreation, Miami Springs, FL, 305-805-5075 (contractor build)

Additional References available upon request.

LEATHERS & ASSOCIATES

1771 B Hanshaw Rd. Ithaca, NY 14850 • 725 N. A1A Unit C201, Jupiter, FL 33477
Toll Free 877-564-6464 • Florida 561-746-9581 • Fax 607-277-1433
www.leathersassociates.com



Jim Houghton, Lead Designer

Jim is an integral part of L&A's creative design team. Before joining L&A, Jim operated his own design studio for close to three decades, doing work which included magazine illustration, technical drawings, advertising and collateral design, book and text book illustration, cartoon strips and more. Jim's responsibilities with our firm include all phases of design, schematics, artist 3D renderings, details and innovative new component designs. His years as a puppeteer serve him well when talking to kids or conducting presentations on Design Days.

He is a nationally certified playground safety inspector (CPSI) and knows the safety standards and guidelines that apply to today's playgrounds.

Jim notes: "When I was a kid, playgrounds looked nothing like they do today. L&A literally invented much of the visual and structural iconography of the modern playground. It's exciting to have the chance to participate in such a legendary organization, and to help develop the next generation of 'essential' playgrounds".

Jim has specialized training in graphic design, illustration, photography, architectural drafting and Computer Aided Design from Tompkins Cortland Community College. As part of Jim's continued education, he has taken courses and workshops on all-inclusive accessible play and playground safety. His designs can be found all-across the country and much of his work focuses on all-inclusive accessible play. He has been with L&A for seven years designing and project managing. During this time, he has designed more than 100 playgrounds and parks. His all-inclusive designs have been recognized internationally as the world's top all-inclusive playgrounds!

Recent Projects:

- ♦STAR Park, Ferndale, WA
- ♦Tatum's Garden, Salinas, CA
- ♦Fort Wildflower, Flower Mound, TX
- ♦Shiver Me Timbers, Lake Charles, LA
- ♦All-Together Playground, Orem, UT
- ♦Heart of the City Playground, Cookeville, TN
- ♦Willmar Destination Playground, Willmar, MN
- ♦Angel Park, Perry Hall, MD
- ♦Tatum's Treehouse, Salinas, CA
- ♦Sugar Sand Science Playground, Boca Raton, FL
- ♦St. Francis All-Abilities Playground, St. Francis, WI
- ♦Zanesville Community Playground, Zanesville, OH
- ♦Oak Bluffs Community Playground, Oak Bluffs, MA
- ♦Jensen Beach Community Playground, Jensen Beach, FL

References:

- ♦Amanda Bakker, Co-Coordinator, Tatum's Garden and Tatum's Treehouse, 831-206-2462
- ♦Peter Wolfley, Co-Coordinator, All-Together Playground, City of Orem, 801-299-7099
- ♦Kelli Szczybor, Project Coordinator, Angel Park, 410-365-6053

Additional references available upon request

LEATHERS & ASSOCIATES

1771 B Hanshaw Rd. Ithaca, NY 14850 • 725 N. A1A Unit C201, Jupiter, FL 33477
Toll Free 877-564-6464 • Florida 561-746-9581 • Fax 607-277-1433
www.leathersassociates.com



Kyle Cundy, Project Manager

Kyle joined L&A's team in 1992. The first ten years she worked directly with our founder, nationally acclaimed architect, Robert Leathers. During that time, she was trained in project management, community organizing and assisted with design work. Today, she enjoys every aspect of the firm from organizing clients in preparation for design days to leading special features design work on community playground builds, and everything in-between. Over the past 25 years she has personally project managed hundreds of playground projects around the world helping successfully guide them from pre-design through construction.

Empowered happy clients—both young and old—is what motivates Kyle to give her very best each day. She finds creative solutions in challenging situations and tackles each task with positive energy. In addition to her strong business skills, Kyle is a talented mosaic artist. Prior to relocating to our FL office, she owned her own mosaic design studio in NY where she taught workshops, lead community mosaic projects and produced commissioned work. Her artwork has been in juried shows, as well as, solo exhibitions. Kyle is skillful in managing and teaching volunteers in the creation of large scale community mosaics.

A kid at heart, she continues to push the limits of play and given the opportunity is always the first to test new play components! Growing up and playing with a cousin that has cerebral palsy, she understands first-hand the importance and benefits of all-inclusive playgrounds. Kyle served on the Community Built Association's (CBA) Board of Directors for three terms and as conference coordinator for four. She has presented and participated in CBA conferences since 1995. She enjoys, promotes and encourages collaborations with other CBA members.

Recent Projects:

- ♦Stewart Vincent Wolfe Memorial Playground, Yuma, AZ
- ♦Tatum's Garden, Salinas, CA
- ♦Willmar Destination Playground, Willmar, MN
- ♦All-Together Playground, Orem, UT
- ♦Brooklyn's Playground, Pocatello, ID
- ♦Jensen Beach Community Playground, Jensen Beach, FL
- ♦Angel Park, Perry Hall, MD
- ♦Valplayso the Next Generation, Valparaiso, IN
- ♦Sugar Sand Science Playground, Boca Raton, FL
- ♦Heart of the City Playground, Cookeville, TN
- ♦Hope Park, Frisco, TX
- ♦Tamworth Adventure Playground, Tamworth, Australia
- ♦Gulf Stream Elementary School, Gulf Stream, FL
- ♦Zanesville Community Playground, Zanesville, OH

References:

- ♦Dave Baker, Willmar Destination Playground, Willmar, MN, 651-296-6206
- ♦Amanda Bakker, Co-Coordinator, Tatum's Garden and Tatum's Treehouse, 831-206-2462
- ♦Peter Wolfley, Co-Coordinator, All-Together Playground, City of Orem, 801-299-7099
- ♦Kelli Szczybor, Project Coordinator, Angel Park, 410-608-0600
- ♦Rob Thorgren, Project Coordinator, Valparaiso the Next Generation, Valparaiso, IN, 219-405-6668

Additional References available upon request.

LEATHERS & ASSOCIATES

1771 B Hanshaw Rd. Ithaca, NY 14850 • 725 N. A1A Unit C201, Jupiter, FL 33477
Toll Free 877-564-6464 • Florida 561-746-9581 • Fax 607-277-1433
www.leathersassociates.com



Bill Hugill, Lead Construction Supervisor

For the past 17 years Bill has worked with L&A as a construction consultant. From the east coast to the west coast and all locations around the nation, you will find awesome playgrounds that Bill supervised. From small tot playgrounds to large all-inclusive play spaces – Bill's been a part of them all! His experience spans from the community build model to contractor installs. Bill's experience is extensive and solid.

Among his many great qualities, his outgoing personality and excellent people skills are one of the biggest assets he brings to L&A and the communities he works with. In the field, Bill draws on his wealth of building experience and expertise to help bring great playground designs to fruition. His creativity is evident when working with the design and special features committees in creating unique playground details and artwork. Bill has a can-do, positive attitude and excellent on-site teaching ability.

Bill is a nationally certified playground safety inspector (CPSI) and knows the safety standards and guidelines that apply to today's playgrounds.

He has personally supervised hundreds of successful playground builds. In addition to his experience throughout the US, Bill has also led projects internationally in England and Australia.

Recent Projects:

- ♦ Tamworth Adventure Playground, Tamworth, Australia
- ♦ Tatum's Garden, Salinas, CA
- ♦ Shiver Me Timbers, Lake Charles, LA
- ♦ All-Together Playground, Orem, UT
- ♦ Brooklyn's Playground, Pocatello, ID
- ♦ Miami Springs Community Playground, Miami Springs, FL
- ♦ Heart of the City Playground, Cookeville, TN
- ♦ Valplayso the Next Generation, Valparaiso, IN
- ♦ Sugar Sand Science Playground, Boca Raton, FL
- ♦ Kid's Kingdom 2, Andrews, TX
- ♦ Hope Park, Frisco, TX
- ♦ Piedmont Community Playground, Piedmont, OK
- ♦ Holdingford Playground, Holdingford, MN
- ♦ Denver Community Playground, Denver, IA

References:

- ♦ Amanda Bakker, Co-Coordinator, Tatum's Garden and Tatum's Treehouse, 831-206-2462
- ♦ Peter Wolfley, Co-Coordinator, All-Together Playground, City of Orem, 801-299-7099
- ♦ Glen Hackler, City Manager, City of Andrews, 432-523-4820 (contractor build)
- ♦ Omar Luna, Director of Parks and Recreation, Miami Springs, FL, 305-805-5075 (contractor build)

Additional References available upon request.

LEATHERS & ASSOCIATES

1771 B Hanshaw Rd. Ithaca, NY 14850 • 725 N. A1A Unit C201, Jupiter, FL 33477
Toll Free 877-564-6464 • Florida 561-746-9581 • Fax 607-277-1433
www.leathersassociates.com

The following is a sampling of Generation Two (G2) projects that Leathers worked with on their original playground builds and they chose to work with us again.

1. Yuma, AZ – G2, contractor
2. Antioch, CA – G2, community build
3. Davis, CA – G2 contractor
4. Sacramento, CA – G2, community build
5. St. Helena, CA – G2, contractor
6. Vacaville, CA – G2, community build
7. Frisco, CO – G2, community build
8. Arcadia, FL – G2, community build
9. Boca Raton, FL – Major Reno
10. Fort Pierce, FL – G2, community build
11. Jacksonville, FL – reno, contractor
12. Miami Springs, FL – G2, contractor
13. Naples, FL – reno, contractor
14. New Smyrna Beach, FL – G2, contractor
15. Okeechobee, FL – G2, contractor
16. Orange Park, FL – reno, contractor
17. Pace, FL – reno and addition, contractor
18. Palm City, FL – G2, community build
19. Perdido, FL – reno, contractor
20. Tarpon Springs, FL – reno, contractor
21. Wellington, FL – reno, community build
22. Maquoketa, IA – G2, community build
23. Lewiston, ID – G2, community build
24. Valparaiso, IN – G2, community build
25. Elizabethtown, KY – G2, community build
26. Winfield, KS – G2, contractor build
27. Lake Charles, LA – G2, contractor
28. Littleton, MA – G2, community build
29. Orleans, MA – G2, community build
30. Baltimore, MD – G2, community build
31. Fallston, MD – reno, contractor
32. Wayne, ME – G2, contractor
33. Grand Ledge, MI – G2, community build
34. Grand Haven, MI – In process to be completed community build
35. Holdingford, MN – G2, community build
36. Picayune, MS – reno, community build
37. St. Andrews, NB – reno, community build
38. Merrimack, NH – reno, community build
39. Wolfeboro, NH – G2, community build
40. Brigantine, NJ – reno, community build
41. Moorestown, NJ – G2, community build
42. Roxbury Township, NJ – G2, community build
43. Elko, NV – reno, community build
44. Ballston Lake, NY – G2, community build
45. Carmel, NY – G2, community build
46. Clayton, NY – reno, community build
47. Ithaca, NY – HSJ – G2 L&A build
48. Mt. Joy, NY – G2, community build
49. Nanuet, NY – G2, community build
50. Newfield, NY – reno, contractor
51. Saugerties, NY – G2, In process to be completed community build
52. Centerville, OH – G2, community build
53. Granville, OH – G2, In process to be completed community build
54. South Euclid, OH – G2, contractor
55. Zanesville, OH – G2, community build
56. Corvallis, OR – G2, community build
57. Medford, OR – G2, community build
58. Ligonier, PA – Reno, community build
59. Mount Joy, PA – G2, community build
60. Warren, RI – G2, community build
61. Cookeville, TN – G2, community build
62. Covington, TN – G2, community build
63. Oak Ridge, TN – G2, community build
64. Andrews, TX – G2, contractor
65. Arlington, TX – G2, community build?
66. Coppell, TX – G2, community build
67. Irving, TX – G2, community build
68. Keller, TX – G2, community build
69. Pleasant Grove, UT – G2, In process to be completed community build
70. Chesapeake, VA – reno, community build
71. Federal Way, WA – reno, contractor
72. Tri-Cities, WA – G2, community build

LEATHERS & ASSOCIATES

1771 B Hanshaw Rd. Ithaca, NY 14850 • 725 N. A1A Unit C201, Jupiter, FL 33477

Toll Free 877-564-6464 • Florida 561-746-9581 • Fax 607-277-1433

www.leathersassociates.com

SECTION C: DETAILED WORK AND INSTALLATION PLAN:

Project Goals:

L&A has developed a custom design based on the criteria provided in the RFP. Our goal is to maintain a similar look and feel as the original design that we created in 1994, while incorporating new play components and making it fully accessible for children of all abilities. The new design utilizes 20,000 sq. ft.

The main materials are a variety of recycled plastic lumber. The new playground will be expected to last minimally 30 years with proper maintenance. The playground will be designed and constructed to the current ASTM F1487 and CPSC Pub.325 safety standard and guidelines as well as the current ADA requirements.

The current proposed design has a fence surrounding the tot lot and the Liberty Wheelchair Swing. If the client chooses to sell engraved pickets as a fundraiser, we can fence the entire playground to allow for additional fundraising opportunities.

General Scope of Work:

This proposal is based on L&A providing materials and labor to complete the work. The city has the option of receiving a credit for supplementing volunteers for the construction as outlined below. While we have submitted a design in response to the RFP, we expect design feedback and changes to be made as part of the design development process. Together we will finalize a design that reflects your community, drawing inspiration from natural and historic features, local traditions and architecture – and, of course, the dreams and ideas of the kids! The result will be an all new one-of-a-kind playground to serve Troutdale for many years to come. It is a priority of L&A that we meet the wants and needs of the City and the community.

Construction:

L&A will provide the materials, labor and tools necessary to perform the work unless otherwise specified under Client's responsibilities. The work will be performed under the direct supervision of a Certified Playground Safety Inspector (CPSI). L&A will ensure that the finished work complies with the current version of ASTM F1487 and CPSC Pub.325 and ADA requirements. Upon completion, we will arrange for an independent Playground Safety Inspector to inspect the playground and certify compliance.

Safety Surfacing:

Included in this proposal is unitary rubber surfacing. Type of sub-base is yet to be determined but will be either compacted crushed stone or concrete. Any required drainage would be outside our scope of work. We will work closely with the City on demo and site preparation requirements necessary for the safety surfacing.

Construction period:

- The completion date for the project is to be no later than September 30, 2018 as outlined in the RFP.
- Construction is expected to take approximately six weeks, including approximately two weeks for the safety surfacing. There is a buffer included in case of adverse weather.

L&A responsibilities:

- Collect design feedback based on design submitted in the RFP
- Develop and finalize the design based on client feedback
- Provide full set of drawings (schematic design; final design in 1/8" and 1/4", details; ADA drawing; surfacing drawing; and a 3D artist rendering)
- Develop a materials list and order the necessary materials for the project
- Secure any required permits
- Stakeout the playground perimeter and post locations
- Provide labor to complete the construction
- Provide onsite construction supervision to the volunteers
- Provide the tools needed to complete L&A's obligation, including tools for the volunteers

LEATHERS & ASSOCIATES

1771 Hanshaw Rd., Suite B. Ithaca, NY 14850 • 725 N. A1A Unit C201, Jupiter, FL 33477

Toll Free 877-564-6464 • Florida 561-746-9581 • Fax 607-277-1433

www.leathersassociates.com

- Provide final site cleanup of construction materials
- L&A will carry a general liability insurance policy in the amount of \$1 million - \$2 million
- Certify the final product meets ASTM F1487 standards, CPSC Pub.325 guidelines and ADA and arrange for independent CPSC inspection
- Provide Long-term care guide upon completion along with as-built drawings and warranty information in both hard and soft copy

Client's responsibilities:

- Supplying a liaison from the City to help coordinate the design and construction process between the Client and L&A
- Pay for any necessary permits if applicable
- Provide any necessary site work, such as grading or drainage
- Remove the existing equipment
- Coordinate volunteer outreach to assist L&A staff during construction
- Allow L&A the use of power/water sources in the area
- Complete any site cleanup restoration such as grass area outside of the playground border

Volunteer Credit Program

Volunteers are encouraged to assist during construction. They will be guided under L&A's supervision. L&A will work closely with the City to guide them in preparing and maximizing volunteer involvement to meet the project's goals.

- Children under 18 are encouraged and welcome but must be accompanied by an adult
- Volunteers must be at least 18 years old to qualify for credit
- A credit of \$10/hr. will be given to unskilled volunteers and \$15/hr. for skilled volunteers
- A skilled volunteer is defined as a person that is capable and knowledgeable in using a handheld circular saw
- The maximum allowed credit is \$30,000
- If selected, we are happy to review and discuss opportunities related to this program

Warranty

L&A will continue to work with your community for the life of the project. It is extremely important to us that playgrounds maintain their successful status as community-built projects. We provide unlimited telephone support—call our maintenance team at any time with questions regarding care and safety issues. Long-Term Care Guides, which include scheduled maintenance procedures, inspection and maintenance checklists, education, sample forms, and materials and supplier information, will be provided to the owner and the volunteer group responsible for continued maintenance. A semi-annual newsletter provides important maintenance information and community-built news. Our web site (www.leathersassociates.com) is also a valuable resource for updates, news, blog posts and project profiles.

Our maintenance department maintains client files and can easily assist with product replacement parts. The structural recycled plastic that we utilize carries a 50-year warranty. Recycled plastic composite warranties vary depending on the manufacturer (range from 20-25 years). Moisture Shield composite decking has a transferable lifetime warranty. Our manufactured components (slides, swings, overhead equipment, etc) are bulk ordered for our clients and carry their own warranty.

Work Plan

Our intent is to begin the design process immediately upon acceptance of our proposal with completion of the project no later than September 2018.

No matter what kind of spin other companies try to claim, L&A is the most experienced and qualified company to design, organize and replace your playground. We have completed more than 3,400 projects. L&A has an incredible track record

LEATHERS & ASSOCIATES

1771 Hanshaw Rd., Suite B. Ithaca, NY 14850 • 725 N. A1A Unit C201, Jupiter, FL 33477

Toll Free 877-564-6464 • Florida 561-746-9581 • Fax 607-277-1433

www.leathersassociates.com

for design, safety and on-time completion. In addition to our thousands of community build projects, we also have experience leading more than 30 contractor installs. In many cases our contractor builds finish ahead of schedule.

Our schedule allows for reasonable weather delays. The general plan during construction is to work rain or shine unless we encounter unsafe weather conditions. We own our own tools trailer and can provide the tools necessary to complete the project including those tools needed by volunteers.

There are a lot of moving pieces to these projects and a we want to be as efficient as possible. We are very good at anticipating possible issues that can cause delays.

We have a very through process that we've been using for the last 45 years to allow volunteers to participate in the construction. A Project Manager will be available to work with the city and provide assistance throughout the entire process from design to construction

Pre-construction:

- Provide City a Playground Planning Guide to help aid in securing volunteers
- Work with volunteer coordinator while securing volunteers
- Work with the city to define any rules related to construction
 - Kids under 18
 - Skilled vs. Unskilled
- Provide information to volunteers prior to construction

Construction:

- Sign in process
 - Sign in waiver
 - Name tags
 - Skill level assessment
 - Transition of volunteers to L&A staff for job assignments

Leathers will have employees on site during the entire construction period. There will be hands on building opportunities throughout the construction period. L&A staff will work directly with the volunteer coordinator and volunteers to ensure all participating are safe, monitor quality of work and have a good time.

LEATHERS & ASSOCIATES

1771 Hanshaw Rd., Suite B. Ithaca, NY 14850 • 725 N. A1A Unit C201, Jupiter, FL 33477

Toll Free 877-564-6464 • Florida 561-746-9581 • Fax 607-277-1433

www.leathersassociates.com

PROJECT TIMELINE / INSTALLATION PLAN

PHASE I (PRE-CONSTRUCTION)	Start	End	Duration/days	Comments
Project awarded	Prior to 12/1/17			
Notice to proceed	12/1/2017	12/2/2017	1	
Review design with City	12/4/2017	12/4/2017	1	
Finalize the design based on Cities feedback	12/5/2017	12/18/2017	10	
City approves final plan	12/19/2017	12/22/2017	4	Goal to be completed before Christmas
City starts volunteer recruitment	12/23/2017	8/1/2018	158	We will continually work with your volunteer coordinator
Mid Project review (City & L&A)	4/2/2018	4/2/2018	1	Review status and process (City & L&A)
L&A places order for materials and equipment	4/8/2018	4/22/2018	10	
L&A double checks materials and equipment orders	5/21/2018	5/28/2018	6	
Remove old playground (City)	6/18/2018	6/22/2018	5	Can be modified based on Cities goals
Prepare playground site (City)	6/25/2018	6/29/2018	5	Can be modified based on Cities goals
Pre-construction review (City & L&A)	7/3/2018	7/3/2018	1	Final project review - Site and construction meetings
Stage materials & equipment (L&A)	7/11/2018	7/15/2018	3	
PHASE II (CONSTRUCTION)	Start	End	Duration/days	
Construction start	7/16/2018	8/23/2018	29	
Stakeout	7/16/2018	7/16/2018	1	
Dig post holes	7/17/2018	7/31/2018	11	
framing/decking	7/18/2018	8/1/2018	11	
Custom details	8/2/2018	8/21/2018	14	
Rail/balusters	8/3/2018	8/21/2018	13	
Install equipment	8/6/2018	8/21/2018	12	
Initial inspection (L&A CPSI)	8/17/2018	8/17/2018	1	
Install safety surfacing	8/31/2018	9/14/2018	11	
Finial inspection (3rd party CPSI)	9/15/2018	9/15/2018	0	
*The total timeframe allows of reasonable weather delays. Work will continue regardless of weather assuming it's a safe working environment				
* The construction schedule may vary based on volunteer turn out, skill level and weather				
* Volunteers can assist throughout the construction timeline excluding safety surfacing installation				

LEATHERS & ASSOCIATES

1771 Hanshaw Rd., Suite B. Ithaca, NY 14850 • 725 N. A1A Unit C201, Jupiter, FL 33477

Toll Free 877-564-6464 • Florida 561-746-9581 • Fax 607-277-1433

www.leathersassociates.com

SECTION D: RECENT EXPERIENCE AND REFERENCES:

The following examples show projects of similar size and scope to the Imagination Station Playground. Sample 3D artist renderings along with a variety of photos have been provided for these projects.

1. [Willmar Destination Playground, Willmar, MN.](#) City of Willmar, MN. This destination playground is a fully-accessible all-inclusive playground located in Willmar, MN. The 16,000 sq. ft. design using recycled plastic building materials with poured in place rubber surfacing. The project was completed in the Summer of 2017. L&A provided design, project management and construction supervision for this community build project. The playground budget was \$800,000. Designer: Jim Houghton; Project Manager: Kyle Cundy; Build Leader: Dave Johnson Other Build Supervisors: Justin Fowler and Taj Leathers.
[Reference:](#) Dave Baker, Project Coordinator, 651-296-6206, dbaker0327@gmail.com.
<https://willmarplayground.com/>
2. [Kid's Kingdom 2, Andrews, TX.](#) City of Andrews, TX. L&A had the opportunity to work with the City of Andrews in designing and replacing their existing L&A playground. The 11,800 sq. ft. design used recycled plastic building materials with poured in place rubber surfacing. The project was completed in the Spring of 2017. L&A provided design, project management, and construction services and supervision. The City provided some City staff to work along-side L&A's construction crew during this contractor build. Designer: Jim Houghton; Project Manager: Marc Leathers; Build Leader: Marc Leathers & Bill Hugill.
[Reference](#) :Glen Hackler, City Manager, City of Andrews, 432-523-4820
3. [All Together Playground, Orem, UT.](#) City of Orem. The All Together Playground is a fully-accessible all-inclusive playground located in Orem, UT. The 18,000 sq. ft. design utilizes recycled plastic building materials with poured in place rubber surfacing. This project was completed in the Fall of 2016. Overall budget for the project was \$550,000. L&A provided design, project management and construction supervision for the project.
[References:](#) Peter Wolfley pwolfley@orem.org; Steven M. Downs smdowns@orem.org.
<http://www.alltogetherplayground.com/> Video: <https://www.youtube.com/watch?v=ZqsR6BbxD-0>
4. [Stewart Vincent Wolfe Memorial Playground, Yuma, AZ.](#) City of Yuma. This 12,000 sq. ft. all-inclusive playground is located at the West Wetlands Park. The project was designed by L&A and construction was supervised by L&A. Project budget was \$1.5 million. Local contractors were hired to work with us during a twelve-week period. They celebrated their grand opening in December 2015. Team members include: Marc Leathers, Kyle Cundy and Jim Houghton.
[Reference:](#) Ricky L. Rinehart, Deputy City Administrator, City of Yuma, 928.373.5018,
Ricky.Rinehart@YumaAZ.gov
5. [Angel Park, Perry Hall, MD.](#) County of Baltimore. This is a memorial project that began as a tribute to Kelli's son. She decided she wanted to dedicate the park to all individuals that have experienced losing a loved one, hence the name Angel Park. The 15,000 sq. ft. all-inclusive fully-accessible playground utilizes recycled plastic building materials and has poured in place rubber surfacing. The park is owned and operated by the County of Baltimore. Design day occurred May 2014 and they celebrated their grand opening in October 2016. Overall budget was 1.2 million, however, this includes much more than the playground. The park also included a 250 seat amphitheater, restrooms and other amenities. The playground portion is budgeted for \$600,000. Team members include: Marc Leathers, Jim Houghton and Kyle Cundy.
[Reference:](#) Kelli Szczybybor, akszczybor@yahoo.com 410-608-0600. <http://www.angel-park.org/>
6. [Tatum's Garden, Salinas, CA.](#) City of Salinas. Shawn and Amanda Bakker. Tatum's Garden is a fully-accessible all-inclusive playground located in Sherwood Park. Amanda and Shawn Bakker's daughter, Tatum, was the inspiration behind bringing this special playground to Salinas. Tatum has Spina Bifida and uses a wheel chair. The 20,000 sq ft design utilizes recycled plastic building materials with poured in place rubber surfacing. L&A collaborated with a local architect, Michael Wadsworth, and a construction company, Bakker Construction, for

LEATHERS & ASSOCIATES

1771 Hanshaw Rd., Suite B. Ithaca, NY 14850 • 725 N. A1A Unit C201, Jupiter, FL 33477

Toll Free 877-564-6464 • Florida 561-746-9581 • Fax 607-277-1433

www.leathersassociates.com

master planning and park development. This project was completed in the fall of 2013. Tatum's Garden was named in the top 30 (#2) accessible playgrounds in the world. Design Day was held May 2013 and the playground build was completed September 2013. Overall budget for the entire park was 1.2 million. In addition to the all-inclusive playground, this included storm water management, parking lot, restrooms and picnic area. L&A provided design, project management and construction supervision for this project. Project team members involved in this project include: Jim Houghton, Kyle Cundy, Marc Leathers & Bill Hugill.

Reference: Amanda Bakker, Co-Coordinator, amanda@bakkerconstruction.com, 831.206.2462. Shawn Bakker, Co-Coordinator, shawn@bakkerconstruction.com, 831-206-3034. <http://tatumsgarden.org/>

7. [Valplayso: The Next Generation, Valparaiso, IN.](#) City of Valparaiso. This all-inclusive fully-accessible playground replaced their beloved playground that was originally constructed in 1994. The project is located at Glendale Blvd. East of Roosevelt Rd. The new 16,500 sq. ft. design utilized recycled plastic building materials with poured in place rubber surfacing. Design day occurred in January 2014 and a successful community build was completed in October 2014. L&A collaborated with local landscape architects in designing a master plan for the park. Overall budget was \$400,000. L&A provided design, project management and construction supervision for this project. Project team members involved in this project include: Kyle Cundy, Jim Houghton and Marc Leathers.
Reference: Barbie Johnson, Valpo Parks District, 219-462-5144, bjohnson@valpo.us. Rob Thorgren, Co-General Coordinator, rob@thorgren.com. 219-405-6668.
8. [Hope Park, Frisco, TX.](#) City of Frisco, TX. Hope Park is a fully-accessible all-inclusive park that is located at 8000 McKinney Rd, Frisco, TX. Rene Sinclair (Tri-Coordinator) was integral in the creation of Hope Park and was driven by the desire to provide her son, Trevor, along with the other special needs population a place to play, learn and grow together – regardless of their physical challenges. The total square footage of Hope Park is 16,000 with an adjacent picnic area of 3,700 square feet. Materials consisted of recycled plastics and the ground cover is poured in place rubber surfacing. Adjacent to Hope Park is Friendship Park, an older L&A playground that was renovated and updated during the Hope Park community build. Hope Park was designed September 2011 and they completed a successful community build April 2013. Project budget was \$650,000. Hope Park is truly a destination playground for the greater Dallas Fort Worth area. Hope Park was named in the top 30 (#8) accessible playgrounds in the world. L&A provided design, project management and construction supervision for this project. Project team members involved in this project include: Kyle Cundy, Jim Houghton, Marc Leathers & Bill Hugill.
Reference: Rene Sinclair, Tri-General Coordinator, renesinclair@yahoo.com, 972.816.9816.
9. [Shiver Me Timbers, Lake Charles, LA.](#) City of Lake Charles. This 20,000 sq. ft. all-inclusive fully-accessible playground utilized all recycled plastic composite building materials and poured in place rubber surfacing. This incredible design includes a three-story tree house and bigger than life size pirate ship as focal points. The project was designed February 2011 and completed November 2011. The park is owned and operated by the City of Lake Charles. This all-inclusive design has received numerous design awards. It was named as the #1 accessible playground in the world. Overall budget was \$700,000. L&A provided design, project management and construction supervision for this project. Project team members involved in this project include: Marc Leathers, Kyle Cundy, Jim Houghton & Bill Hugill.
Reference: Lori Marinovich, lmarinovich@cityoflc.us, 337-491-1429.
<http://www.cityoflakecharles.com/departments/division.php?fDD=2-250>

LEATHERS & ASSOCIATES

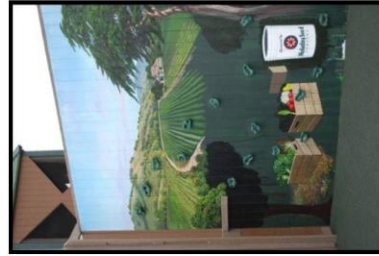
1771 Hanshaw Rd., Suite B. Ithaca, NY 14850 • 725 N. A1A Unit C201, Jupiter, FL 33477
Toll Free 877-564-6464 • Florida 561-746-9581 • Fax 607-277-1433
www.leathersassociates.com



LEATHERS & ASSOCIATES

1771 Hanshaw Rd., Suite B. Ithaca, NY 14850 • 725 N. A1A Unit C201, Jupiter, FL 33477
Toll Free 877-564-6464 • Florida 561-746-9581 • Fax 607-277-1433
www.leathersassociates.com

Tatum's Garden, Salinas, CA An All-Inclusive Playground



LEATHERS & ASSOCIATES

1771 Hanshaw Rd., Suite B. Ithaca, NY 14850 • 725 N. A1A Unit C201, Jupiter, FL 33477
Toll Free 877-564-6464 • Florida 561-746-9581 • Fax 607-277-1433
www.leathersassociates.com



LEATHERS & ASSOCIATES

1771 Hanshaw Rd., Suite B. Ithaca, NY 14850 • 725 N. A1A Unit C201, Jupiter, FL 33477
Toll Free 877-564-6464 • Florida 561-746-9581 • Fax 607-277-1433
www.leathersassociates.com

Yuma, AZ



LEATHERS & ASSOCIATES

1771 Hanshaw Rd., Suite B. Ithaca, NY 14850 • 725 N. A1A Unit C201, Jupiter, FL 33477
Toll Free 877-564-6464 • Florida 561-746-9581 • Fax 607-277-1433
www.leathersassociates.com

Hope Park, Frisco, TX: An All-Inclusive Playground



LEATHERS & ASSOCIATES

1771 Hanshaw Rd., Suite B. Ithaca, NY 14850 • 725 N. A1A Unit C201, Jupiter, FL 33477
Toll Free 877-564-6464 • Florida 561-746-9581 • Fax 607-277-1433
www.leathersassociates.com

Brooklyn's Playground, Poccatello, ID:
An All-Inclusive Playground



LEATHERS & ASSOCIATES

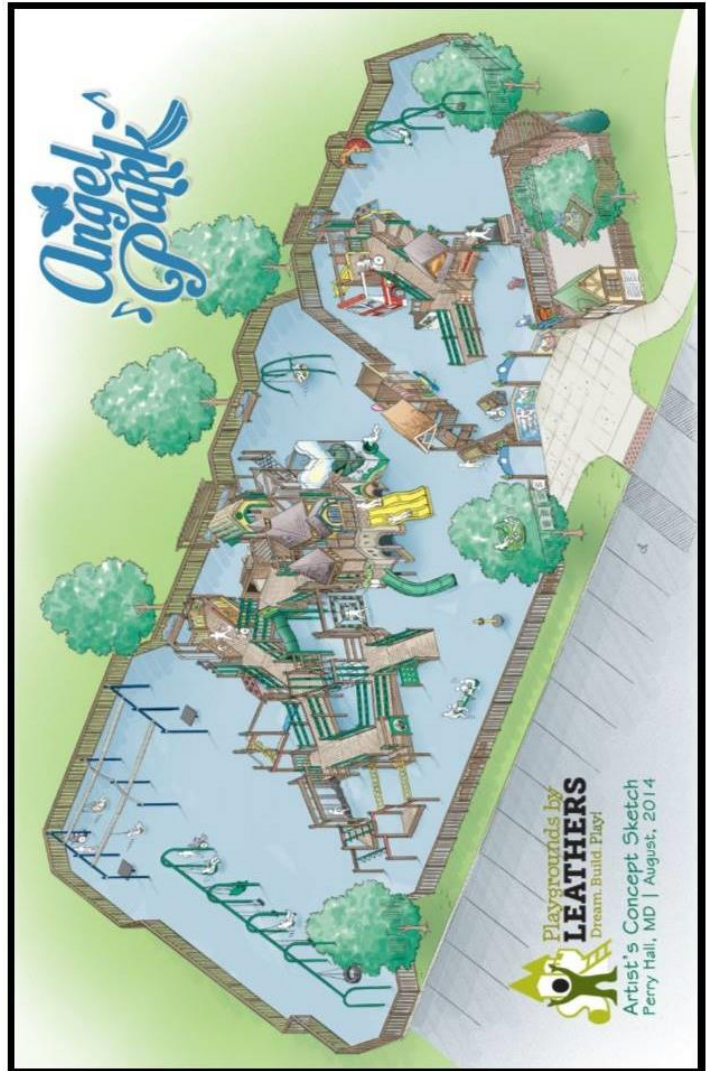
1771 Hanshaw Rd., Suite B. Ithaca, NY 14850 • 725 N. A1A Unit C201, Jupiter, FL 33477
Toll Free 877-564-6464 • Florida 561-746-9581 • Fax 607-277-1433
www.leathersassociates.com

Lake Charles, LA



LEATHERS & ASSOCIATES

1771 Hanshaw Rd., Suite B. Ithaca, NY 14850 • 725 N. A1A Unit C201, Jupiter, FL 33477
Toll Free 877-564-6464 • Florida 561-746-9581 • Fax 607-277-1433
www.leathersassociates.com



LEATHERS & ASSOCIATES

1771 Hanshaw Rd., Suite B. Ithaca, NY 14850 • 725 N. A1A Unit C201, Jupiter, FL 33477
Toll Free 877-564-6464 • Florida 561-746-9581 • Fax 607-277-1433
www.leathersassociates.com

SECTION E: DESIGN

As the original designers of the existing Imagination Station, we understand the hard work and amount of community participation that went into its completion. The community-build model instills a strong attachment and sense of pride. Our design staff has taken this into consideration and honored the history of the original design. While doing this, we also improved site lines and offered an all-inclusive fully-accessible design with today's state-of-the-art materials. The result provides the best of the existing design while bringing in all new exciting all-inclusive play opportunities that will benefit children of all ages and abilities. On the surface, it will be an extremely exciting play environment – but more than that, it's going to be maintenance friendly and long lasting! Something the community and the City will greatly appreciate.

We have maximized the number of play components within your available space and given special consideration to all-inclusive and accessible options. The play equipment selected challenges children by addressing their physical, social, and mental development. There are composite structures and individual elements throughout both the tot area and older children's area. There are opportunities for children to interact and play with one another through cooperative play experiences. This design allows children of all abilities the chance to learn, grow and develop together. The playground will be a place where children can play together with their peers, family, friends, and neighbors without experiencing physical or social barriers to inclusion. The proposed design provides age-appropriate play areas that serve children ages 2-5 and 5-12.

The new design also includes several customized site-built historical and architectural elements that are a part of Troutdale. The tot area includes a historic barn that will represent the local Barn Museum. We've also incorporated a Bird Blind (of the Sandy River Delta) that will provide children the opportunity to identify a variety of local bird species along with hearing what sounds they make. You will also find a historic large wheeled wagon that represents those that traveled along the Oregon Trail. All of these elements are accessible.

The older children's area also incorporates some special features that include a Volcano that represents the formation and geologic history of the Cascade Range. An elevated fort that will reflect the National Historic Fort Vancouver. The rock climbing wall will feature a mural of the Multnomah Falls. In addition to local history, we also took into account the existing design and incorporated elements from the original design into the new!

As per the RFP requirements, the surfacing will be RubberBond by RubbeRecycle which is IPEMA, CPSC and ASTM requirements. The majority of building materials consist of polyforce and moisture shield products. All components are non-toxic in ordinary use. All equipment meets the required safety guidelines and standards.

Our playgrounds are expected to have a minimum of 30-year life span. Polyforce carries a 50-year warranty and moisture shield has a transferable lifetime warranty. Our manufactured components (slides, swings, overhead, etc.) carry the same warranty as other manufacturers. L&A provides a 1-year warranty on installation. We provide maintenance support and guidance for the life of the project.

L&A ACCESSIBLE DESIGN PHILOSOPHY

Leathers and Associates is a long-time advocate of fully-inclusive play. We believe in creating exciting play opportunities which offer a range of challenges for children of all different abilities, to encourage shoulder-to-shoulder play and socialization.

Our strategies include:

- **Accessibility.** Our fully inclusive playgrounds allow children of all levels of mobility to access all areas of the playground, including the elevated sections.
- **Parallel play.** We look for opportunities to group similar types of play experiences with different levels of difficulty and/or different access capabilities (such as low and high monkey bars), so that children of different abilities can play side-by-side.
- **Play value.** We look for low-barrier equipment that is popular among all children, which promotes cooperative play and socialization: children with special needs can play directly with their typically-abled peers because these

LEATHERS & ASSOCIATES

1771 Hanshaw Rd., Suite B. Ithaca, NY 14850 • 725 N. A1A Unit C201, Jupiter, FL 33477

Toll Free 877-564-6464 • Florida 561-746-9581 • Fax 607-277-1433

www.leathersassociates.com

pieces are exciting and sought out by all. We provide a design that offers children the ability to develop and experience sensory-rich play. In addition, Leathers' inclusive playgrounds are impressive and unique, and typically become destination playgrounds, further encouraging a mix of children from all over an area.

- **Addressing all types of developmental issues.** We have developed approaches and equipment that serve a full range of needs, including those of children with autism, sight and hearing limitations, and cognitive and developmental delays.
- **Dialogue with the special needs community.** While we look for a well-rounded play experience that serves all groups, we also talk to children, teachers, therapists and caregivers to learn about the particular needs of a given community so that we can make certain to serve a community's specific needs. We have also found this to be an excellent way to improve our understanding of special needs issues and how we may address them.

Our best possible outcome is a project that allows children of all abilities to meet, interact, learn, and grow together. L&A playgrounds provide a wide range of activities so that all children have an exciting experience and challenge their own abilities. We are proud of the playgrounds we have built and are always looking to go further and do more to bring fun and joy into the lives of children, caregivers, and the community.

PLAY COMPONENT LIST WITH DESCRIPTIONS

Tot Play Area (ages 2-5)

4-seat see-saw – Promotes social integration and teamwork. Four children can play together.

Bird Blind with Identification and Sounds – Like the Bird Blind of the Sandy River Delta, children will learn of local birds and experience their sounds. Local flora and fauna will also be included with learning opportunities of endangered and extinct species. Promoting sensory integration and learning opportunities. Fully accessible by ramp and landing.

5-Mushroom hoppers – These hoppers will allow for continuous play and promote balance and coordination.

Historic Barn Museum – Accessible by ramps and landing, this custom component will reflect the local Barn Museum. This semi enclosed structure will allow for self-discovery and allow children with autism a quiet space. There are two slides attached as exit routes.

Wide Slide – provides a double wide slide bed. Accessible at the upper deck by a transfer point and exiting on the ground level accessible path. Slides are important sensory components.

Cochlear Slide – This stainless steel enclosed slide provides a sliding opportunity for all children, but especially those that have cochlear implants. Slides are important sensory components.

Maze – Access from mushroom hoppers to the barn is provided by maze cubes. This offers a continuous play experience.

Historic Wagon with Swinging Platform & Steering Wheel – This large wheeled accessible historic wagon will represent those that traveled the Oregon Trail. It is accessible by ramp and landing. The platform of the wagon will sway side-to-side providing sensory integration, promoting balance and coordination. A steering wheel will be provided for imaginative play. Multiple children of all abilities can play together which helps promote social integration and teamwork.

Balance Beam – Promotes balance and coordination.

Low Monkey Bars – Promotes strength and challenge. Lower access for those children that may use wheelchairs, walkers, or have braces.

3-Bucket Swing Seats – enclosed swing seats for toddlers.

1-Therapeutic/Accessible Swing Seat – This seat is designed for children with physical challenges such as hypotonia (low muscle tone). Although it is designed with extra support for special needs, it also is used by typically developed children. Promotes sensory integration.

3-Bench Seating Areas – All seating in the tot area is found along the accessible path and allow for ample room on each side to accommodate a wheelchair.

2-Ramps – Providing access to the upper level play areas.

1-Transfer – Allowing access to transfer from upper level onto the slide. Exits along accessible path.

LEATHERS & ASSOCIATES

1771 Hanshaw Rd., Suite B. Ithaca, NY 14850 • 725 N. A1A Unit C201, Jupiter, FL 33477

Toll Free 877-564-6464 • Florida 561-746-9581 • Fax 607-277-1433

www.leathersassociates.com

Older Children's Area (ages 5-12)

Liberty Swing – This specialized swing is located with easy access to the entry and accessible path. The swing accommodates one wheelchair with a locking mechanism that provides safe play. This swing has been very popular with past clients and comes highly recommended. It is an important sensory play opportunity for children that use wheelchairs.

Retro Rocker – A 2-seater rocker. Promotes social integration and teamwork.

Fort Vancouver – This elevated fort will reflect the National Historic Fort Vancouver. Users can choose to exit through the spiral slide or by transfer path and ramps. A space for imaginative play and quiet semi enclosed space is provided at slide and ground level.

Spiral Slide – This slide is accessed by transfer path. Taking children from the upper level of Fort Vancouver to ground level along the accessible path

Airplane with Swinging Deck & Steering Wheel – The elevated accessible plane is accessed via ramp and landing. The deck swings from side-to-side promoting sensory integration, balance and coordination. Multiple children can use this together which helps promote social integration and teamwork. The steering wheel encourages imaginative play.

Braille Play Panel – This is an educational play panel.

Cable Bridge – Promotes sensory integration, balance and coordination. This play component can be enjoyed by multiple children which also promotes social integration and teamwork.

3-Stepper – These step hoppers promote balance and coordination.

Monkey Bars – The high monkey bars are located next to the low overhead rings to provide side-by-side play opportunity for children of all abilities. Promotes strength and challenge.

Low Overhead Rings – Located next to the high monkey bars to provide children with strength and mobility challenges the opportunity to play along-side their peers. Promotes strength and challenge.

Parallel Bars – Two parallel bars are installed at a height that allows children that use wheelchairs, walkers or have braces to use them. This component is located near the monkey bars and low rings to promote shoulder-to-shoulder play opportunities regardless of a child's physical abilities. Integrated into the accessible path.

Wobbler – Encourages continuous play from one elevated play area to another. Levels will change from one side to the other and the play component moves. Promotes balance, coordination, strength and challenge.

2-Vertical Ladder – The vertical ladders provide more challenging access and egress options for typically developed children. This provides options and opportunities for kids to make choices in terms of direction and routes. Promotes strength and challenge.

Fire Pole – Allows egress from the elevated rocket to ground level. Promotes strength, challenge and sensory integration.

Right Turn Slide – Takes children from the upper level of the rocket to ground level accessible path. Provides sensory integration.

Phone System – Allows children to talk to one-another from different locations within the playground. Promotes social integration and imaginative play.

Gyro Spinner Play Panel – An accessible play panel located on the upper level.

Volcano – Represents the formation and geologic history of the Cascade Range. Accessible by ramp and landing.

Crater Net Climb – A cable net provides climbing access from the from the surface to the volcano's deck.

Arched Climber – An arched climber with rock holds connecting from the volcano to ground level.

Cable Net – Connects upper level and lower level with a cable net. Encourages continuous play and offers an alternative access or egress option. Promotes strength and challenge.

Cable Walk – Children will walk across a single cable while balancing with two upper cables. Promotes balance and coordination.

Wiggle Bridge – This bridge provides for lateral movement using alternating hand grips and promotes balance and coordination.

Bouncy Platform – A bouncing element that promotes balance and coordination.

Bouncy Bridge – A bridge that will bounce which promotes balance and coordination. Multiple children can use this at one time which also provides social integration.

Rock Climber – A rock climbing wall that will feature a mural of the Multnomah Falls. Promoting strength and challenge while reflecting a historical feature of the Troutdale area.

Cable Climb – A cable climb from ground level to one of the castle cones. Promotes strength and challenge.

LEATHERS & ASSOCIATES

1771 Hanshaw Rd., Suite B. Ithaca, NY 14850 • 725 N. A1A Unit C201, Jupiter, FL 33477

Toll Free 877-564-6464 • Florida 561-746-9581 • Fax 607-277-1433

www.leathersassociates.com

Castle – This is a focal point of the playground design and a grand entry area. Large castle cones will reflect the history of the existing design. Multiple options and challenge levels for access and egress to the castle are provided. Fully accessible to children of all abilities via a combination of ramps, multi-level decks and transfer paths. Promotes imaginative play.

Post Steppers – These post steppers provide a high level of challenge for children to manipulate from one stepper to another through various levels of foot holds. Allows for continuous play and an additional route option.

Dragon Wavy Slide – Takes children from the castle to ground level along the accessible path. Accessible by ~~ramp and~~ transfer path. Promotes sensory integration.

Mazes – An alternative option for access and egress for the castle.

Inclined Tunnel – Accessible tunnel taking children from one level to another. Accessible by ramp at both ends.

Elevated Seating Area – This elevated seating area provides the option for parents, children or whomever the ability to sit at the upper level for ease of supervision or simply a break from play.

Elevated Game Table – This game table is located on an upper level deck with adjacent seating area.

Team Swing – A large disc swing that allows children of all abilities to enjoy. Multiple children can swing together. Promotes sensory and social integration.

Tire Swing – Multi-axis tire swing allows for multiple children to swing together. Located along accessible path. Promotes social integration, teamwork and sensory integration.

4-Strap Swings – Standard trap swing seats. Promotes sensory integration.

2-Therapeutic/Accessible Swings - This seat is designed for children with physical challenges such as hypotonia (low muscle tone). Although it is designed with extra support for special needs, it also is used by typically developed children. Promotes sensory integration.

Space Net – A giant climbing cable net. Promotes challenge and strength. Allows for many children to play together on this one structure.

Inclusive Orbit – This merry-go-round is installed flush with the safety surfacing which allows direct wheelchair access. Located along the accessible route and provides play opportunity for multiple children regardless of their physical abilities. Promotes sensory integration, balance, and cooperative and social play.

Spinner – This spinner can be used by standing or sitting. More than one child can use it at one time. Promotes social and sensory integration along with balance and coordination.

Pentatonic Metallophone – A SoundPlay musical instrument has been included to promote sensory and social integration. Located along the accessible route.

3-Accessible Picnic Tables – All picnic tables offer surround seating and a place for a wheelchair to park and use.

5-Bench Seating Areas – All five seating areas are located along the accessible path and allow ample room for a wheelchair to alongside.

7-Ramps – **All** ramps are 5' wide to allow for two wheelchairs to pass or use side-by-side. Ramp circuit can be accessed from two different sides of the playground.

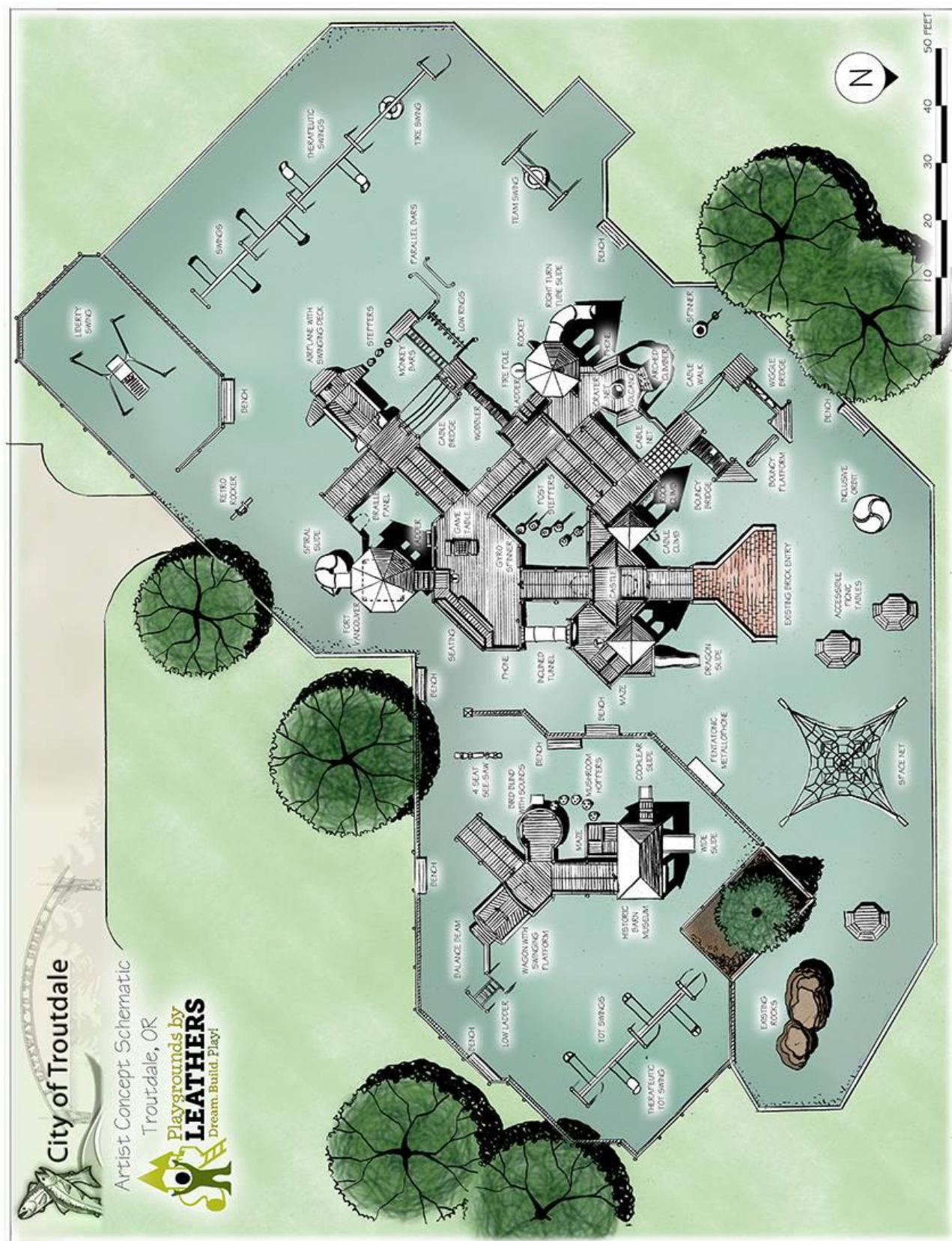
3-Transfers – Allowing children with the ability to transfer from their wheelchair onto the transfer point for access to slides and additional areas of the playground.

LEATHERS & ASSOCIATES

1771 Hanshaw Rd., Suite B. Ithaca, NY 14850 • 725 N. A1A Unit C201, Jupiter, FL 33477

Toll Free 877-564-6464 • Florida 561-746-9581 • Fax 607-277-1433

www.leathersassociates.com



City of Troutdale

Troutdale, OR

LEATHERS

Dream. Build. Play!

Dream. Build. Play!

LEATHERS & ASSOCIATES

TROUTDALE, OR
IMAGINATION STATION
REBUILD
OCTOBER, 2017



ARTIST CONCEPT
RENDERING BY

Playgrounds by
LEATHERS
Dream. Build. Play!



LEATHERS & ASSOCIATES

1771 Hanshaw Rd., Suite B. Ithaca, NY 14850 • 725 N. A1A Unit C201, Jupiter, FL 33477
Toll Free 877-564-6464 • Florida 561-746-9581 • Fax 607-277-1433
www.leathersassociates.com

SECTION F: BUDGET

COST DESCRIPTION AND BREAKDOWN

The following is a breakdown of fees related to the project.

Design/Pre-construction All design work, project management, construction documents, and construction coordination.	\$26,000
Construction Management L&A construction consultants: Includes all labor and travel expenses. All tools required for completion are included.	\$199,500
Estimated Materials/Equipment All material and equipment to complete the design	\$275,000
Unitary Safety Surfacing Surfacing edging is included in the materials as part of the fence or low border	\$255,000
Safety surfacing sub-base	\$5,000
One time set cost Rental equipment, tools, mobilization.	\$12,000
TOTAL PROJECT COST:	\$772,500

Rates:

Design rate is 120/hr.

Construction consultants rate is \$95/hr

Administrative rate is at \$55/hr.

*If additional on-site meetings are required at any time throughout the process we will bill at \$1,500 per trip including all travel expenses.

Payment schedule

Phase	Percentage Due
Upon acceptance of proposal	5%
Upon completion of pre-construction phase	35%
Seven weeks prior to construction start date	45%
Upon substantial completion of construction phase	10%
Upon final completion	5%

*If an on-site meeting is required at any time throughout the process we will bill at \$1,500 per trip.

Design rate is at \$120/hr. Administrative rate is at \$65/hr.

LEATHERS & ASSOCIATES

1771 Hanshaw Rd., Suite B. Ithaca, NY 14850 • 725 N. A1A Unit C201, Jupiter, FL 33477

Toll Free 877-564-6464 • Florida 561-746-9581 • Fax 607-277-1433

www.leathersassociates.com