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JohnstownCO.gov

## TOWN COUNCIL AGENDA COMMUNICATIONS

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**AGENDA DATE:** May 6, 2024

**SUBJECT:** Playground Equipment Replacement for Eddie Aragon Park and West Lake Park

**ACTION PROPOSED:** Consider Approving the Replacement of Playground Equipment For Eddie Aragon Park and West Lake Park

**ATTACHMENTS:**

1. Professional Services Agreement
2. Eddie Aragon Park Options
3. West Lake Park Options

**PRESENTED BY:** Jason Elkins, Public Works Director

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### AGENDA ITEM DESCRIPTION:

Johnstown is home to seven public parks maintained by the Public Works Department (PWD). Several of those parks contain playground equipment that has surpassed its expected service life and is in need of replacement with new, modern equipment that meets current safety and design standards. Eddie Aragon Park and West Lake Park have been identified as high priorities due to frequent maintenance requirements and aging equipment.

#### **Eddie Aragon Park**

Staff, in collaboration with a local playground designer, Go Play Inc., have developed three design options for Eddie Aragon Park. Each option has its own set of advantages and disadvantages, as outlined in the comparison matrix below:

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Eddie Aragon Park  
Option Comparison

Option 1	Option 2	Option 3
Total project \$276,400	Total project \$311,920	Total project \$ 492,446
Under budget.	Under budget.	Over budget.
Offers more equipment of similar size than existing playground.	Offers more equipment of similar size than the existing playground.	Offers much more play equipment of a larger size than the existing playground.
Both swing frames have an 8' pivot. Total of (2) belts, (2) buckets and (2) ADA seats.	Swing frame has 8' pivot with (2) belts, (2) buckets and (2) ADA seats.	More belt swing seats ( 4) in the 5-12 swing option, with a 10' pivot height. 2-5 swing has 8' pivot, (2) buckets and (2) ADA seats.
More traditional equipment. 5-12 structure has modern style shade roof.	More contemporary equipment with modern free-play unit for older children and barrel dome shade roof on structure.	On trend equipment with Tower Structure and active play unit for older children, as well as a large climbing net for a more active experience.
One overhead ladder event, a variety of slides at varying heights (3' - 6') and a wide variety of climbers.	Two overhead ladder events, a variety of slides at varying heights (3' - 5'), a wide variety of climbers and (2) Spinners.	Two overhead events, a variety of slides at varying heights (3' - 12'), a wide variety of climbers and (1) Spinner.
Design is similar to existing footprint of playground.	Design is similar to existing footprint of playground.	Design is larger and more spacious than existing footprint of playground.
Design is ADA complaint and meets or exceeds all ASTM / CPSC Safety Standards.	Design is ADA complaint and meets or exceeds all ASTM / CPSC Safety Standards.	Design is ADA complaint and meets or exceeds all ASTM / CPSC Safety Standards.
Non-slip, rubber poured-in-place surfacing throughout.	Non-slip, rubber poured-in-place surfacing throughout.	Non-slip, rubber poured-in-place surfacing throughout.

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After careful consideration, Staff recommends that Council consider Option 3 for the renovation of Eddie Aragon Park playground equipment. While this option exceeds the budget allocation of \$350,000, it offers significant potential for transforming Eddie Aragon Park into a premier recreational area for Johnstown. Option 3 not only addresses the need for modernized equipment, but also compliments the park's appeal with existing amenities such as the basketball court, hockey rink, skate park, and ample open space with a park shelter. Selecting Option 3 for Eddie Aragon Park not only addresses the immediate need for equipment replacement, but also positions the park as a defining asset for the Town. Staff believes the long-term benefits of this investment will far outweigh the initial costs, enhancing the quality of life for residents and fostering community engagement.

Option 3 for the playground equipment replacement of Eddie Aragon Park comes with a total cost of \$492,446.41, exceeding the allocated budget of \$350,000 from the Parks & Open Space Fund by \$142,446.41. While this presents a financial challenge, Staff will work to manage the overrun within the 2024 Adopted Budget, however, a future budget amendment may be necessary. Alternatively, as discussed during the May 3 Work Session with Town Council and the Town Manager, the Capital Improvement Fund may provide for a feasible option to secure the necessary funds should Council opt for this course of action.

### **West Lake Park**

Staff, in collaboration with Go Play Inc., have developed two design options for West Lake Park. Each option has its own set of advantages and disadvantages, as outlined in the comparison matrix below:

West Lake Park  
Option Comparison

Option 1	Option 2
Total project \$367,354	Total project \$395,987
Slightly over budget.	Over budget.
Offers more equipment than existing playground in park.	Geared toward 5-12 year-old age group with few toddler/ younger child activities. There's a 48" slide and Tea Cup Spinner for ages 2-5 and full-bucket swing seats for toddlers.
Multiple slides of varying heights up to 8'.	Multiple slides of varying heights up to 10'.
Innovative / contemporary net climber	Ascent Net Climbers and a custom tower structure.
Geared toward 5-12 year-old age group with few toddler/ younger child activities.	All ages playground for ages 2-12 years-old
Multiple overhead ladder events, offering more than existing playground.	Wide varitey of play events, many more than existing and Option 1.
Separate swing structures to allow for 2-bay belt swing with a 10' pivot height.	One swing structure with variety of swing options save space, but all swings have an 8' pivot height.
Design is ADA complaint and meets or exceeds all ASTM / CPSC Safety Standards.	Design is ADA complaint and meets or exceeds all ASTM / CPSC Safety Standards.
Non-slip, rubber poured-in-place surfacing throughout.	Non-slip, rubber poured-in-place surfacing throughout.

After careful consideration, Staff recommends that Council consider Option 2 for the renovation of West Lake Park playground equipment. While this option exceeds the budget allocation of \$350,000, it delivers a safe and inclusive recreational space for all residents of Johnstown who like to frequent Johnstown Lake. Option 2 stands out by incorporating features such as a net

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climbing structure and a custom tower with climbing elements. This design caters to children of all ages and fosters active play experiences enhancing the overall park experience for visitors.

Option 2 for the playground equipment replacement of West Lake Park comes with a total cost of \$395,986.97, exceeding the allocated budget of \$350,000 from the Conservation Trust Fund by \$45,986.97. It is important to note that the Conservation Trust Fund is unlikely to have sufficient fund balance to cover this extra expense, necessitating a budget amendment sourced from a different fund. As discussed during the May 3 Work Session with Town Council and the Town Manager, the Capital Improvement Fund presents a feasible option for securing the additional funds should Council opt for this course of action.

The playground equipment in all of the options presented to Council are sourced from a BuyBoard National Purchasing Cooperative vendor. BuyBoard vendors have been awarded contracts for products and services through a competitive bid procurement process, with a minimum discount of 12%. The playground equipment purchasing options presented to Council meet or exceed the minimum discount.

#### **STRATEGIC PLAN ALIGNMENT:**

- Safe & Welcoming Community
  - *Grow an open, inclusive environment where all residents have the opportunity to flourish*
- Natural & Built Environment
  - *Invest in, enhance, and conserve our parks, open spaces, agricultural areas and natural environment*
  - *Expect and encourage community centered design*
- Quality Infrastructure & Facilities
  - *Establish and maintain levels of service*
  - *Ensure future viability of infrastructure and facilities*
  - *Repair and maintain existing infrastructure, facilities and equipment*

#### **LEGAL ADVICE:**

N/A

#### **FINANCIAL ADVICE:**

The contract amounts for Option #3 at \$492,446.41 and Option #2 at \$395,986.97 exceed the allocated budget amount of \$350,000 each. A future budget amendment may be necessary for each unless Council authorizes the use of the Capital Improvements Funds for completion of the two projects based on Staff's recommendation.

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**RECOMMENDED ACTION:** Staff supports awarding the contract to Go Play Inc.

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**SUGGESTED MOTIONS:**

**For Approval:** I Move to Approve Awarding the Contract, with Option 3 for Eddie Aragon Park and Option 2 for West Lake Park, to Go Play Inc. as Presented and Authorize the Town Manager to Sign the Contract.

**Alternative For Approval:** I Move to Approve Awarding the Contract, with Option 3 for Eddie Aragon Park and Option 2 for West Lake Park, to Go Play Inc. as Presented With a Not to Exceed Cost of \$500,000 and \$400,000 Respectively Utilizing Available Additional Funds from the Capital Improvement Fund, and Authorize the Town Manager to Sign the Contract.

**For Denial:** I Move to Deny Awarding the Contract as Presented.

*Reviewed and Approved for Presentation,*

A handwritten signature in blue ink, appearing to be 'W. J. C.', is written over a horizontal line.

Town Manager