



## Playground Assessment Report

**Inspection Date:** 5/6/2015

**Report Date:** 5/21/2015

**Location:** Concord, NH

**Playground Name:** Monkey Around Playground

**Report Submitted by:** Justin Fowler and 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 meeting with the David Gill, Chris Jacques and Craig Barrett.

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 6x6's, framing and decking. The original wood was treated with CCA.

It's apparent from its condition that the playground has been very well maintained. It is also apparent 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:** Large poles

**Treatment:** CCA

**Comments:**

The post are in good shape

**Recommendations:**

The post should be sanded smooth.

Stain/seal with solid body stain.

**Pictures:**



**SPECIFIC ITEMS:**

**Framing**

**Materials:** Wood

**Size:** 2X6

**Treatment:** CCA

**Comments:**

The framing is in good condition.

**Recommendations:**

Stain/seal exposed surfaces with solid body stain.

**Pictures:**



**SPECIFIC ITEMS:**

**Decking**

**Materials:** Wood

**Size:** 2x6

**Treatment:** CCA

**Comments:**

The decking is in poor condition and has severe splintering  
Some of the original decking was Timbrex.

**Recommendation:**

Replace with recycled plastic  
Add joists where necessary

**Pictures:**



**SPECIFIC ITEMS:**

**Handrails**

**Materials:** Wood

**Size:** 2x6

**Height:** 38 ¼"

**Treatment:** CCA

**Comments:**

The handrails are in medium condition. Some splintering but not structural.  
The handrails are treated with CCA and are a high contact area

**Recommendation:**

Replace with recycled plastic

**Pictures:**



**SPECIFIC ITEMS:**

**Handrail Posts**

**Materials:** Wood

**Size:** 2x4

**Treatment:** CCA

**Comments:**

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

**Recommendation:**

Replace with recycled structural plastic.

**Pictures:**



**SPECIFIC ITEMS:**

**Balusters**

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

**Comments:**

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

**Recommendation:**

Repalce with recyceld plastic balusters.

**Pictures:**



**SPECIFIC ITEMS:**

**Mazes cubes**

**Materials:** Wood framing and decking.

**Size:** 24.5"

**Comments:**

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

**Recommendation:**

Replace the decking with recycled plastic

Add joists where necessary

**Pictures:**



**SPECIFIC ITEMS:**

**Accessible ramps**

**Comments:**

The entrance ramp is over 12' without a landing

The ramps have no lower handrail

**Recommendation:**

Rebuild entrance ramp adding a landing

Add lower handrails

**Pictures:**



**SPECIFIC ITEMS:**

**Fence**

**Post:** Plastic 4x4's

**Framing:** Pressure treated wood

**Pickets:** Pressure treated 2x2's

**Names on pickets:** No

**Comments:**

The fence is in bad condition (major splintering, missing pickets and wear).

The playground is within 200' of the lake

**Recommendation:**

Replace with new all plastic fence.

Fence the entire playground due to proximity to water

**Pictures:**



**SPECIFIC ITEMS:**

**Low perimeter**

**Material:** Pressure treated 6x6's (Double layer)

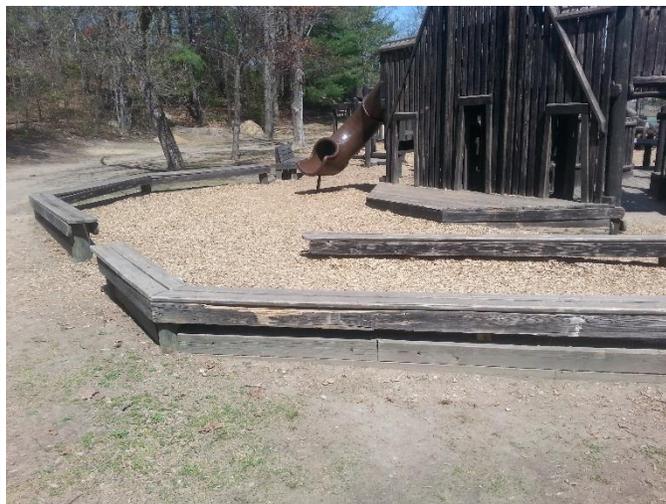
**Comments:**

Perimeter is in medium condition.

**Recommendation:**

Replace perimeter with fence

**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 medium condition. Some areas are not at a 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.

**(Not included in estimate)**

**Pictures:**



**Specific Equipment:**

**Equipment type/name:** Slides

**Comments:**

The Manufacture slides are worn and showing signs of corrosion.  
The site built slides have metal beds and some are in direct sunlight.  
The site built tunnel slide has wooden sides

**Recommendations:**

Replace the majority of the slides with low maintenance manufactured slides  
Rebuild the site built tunnel slide with recycled plastic sides

**Pictures:**



**Specific Equipment:**

**Equipment type/name:** Swings

**Comments:**

The swings are site built and are showing signs of wear. There are no therapeutic swings

**Recommendations:**

Replace the swings with low maintenance manufactures ones.

Add therapeutics swings.

**Pictures:**



**Specific Equipment:**

**Equipment type/name:** Hose and chain climbing equipment

**Comments:**

Much of the hose and chain equipment has been rebuilt or replaced with low maintenance cables

**Recommendations:**

Replace the remaining equipment with low maintenance cables.

**Pictures:**



**Specific Equipment:**

**Equipment type/name:** Trolley ride

**Comments:**

The Trolley ride is no longer compliant.

**Recommendations:**

Replace the Trolley ride with new custom designed equipment.

**Pictures:**



**Specific Equipment:**

**Equipment type/name:** Rubber Bridge

**Comments:**

The conveyor belt has been removed and one of the handrails is missing.

**Recommendations:**

**Pictures:**



**Specific Equipment:**

**Equipment type/name:** Suspension Bridge

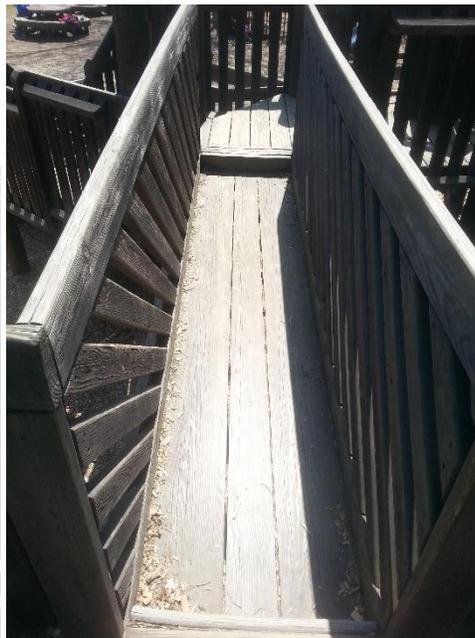
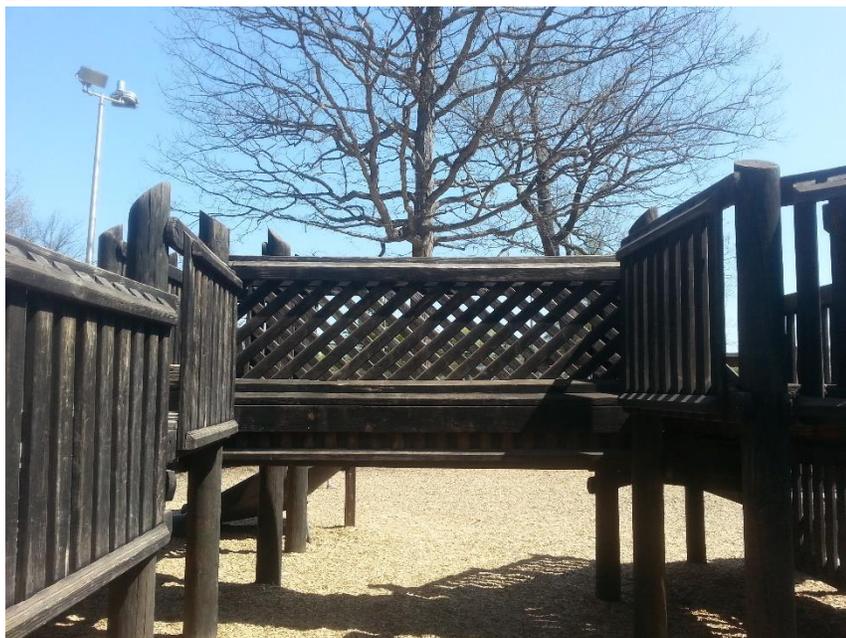
**Comments:**

The decking on chains has been removed.

**Recommendations:**

Rebuild Suspension Bridge with recycled plastic and adjustment turnbuckles.

**Pictures:**



**Specific Equipment:**

**Equipment type/name:** Overhead equipment

**Comments:**

The site built overhead equipment is worn and the hardware is corroded.

**Recommendations:**

Replace the overhead equipment with low maintenance manufactured equipment.

Rebuild low rings and low ladder with recycled plastic.

**Pictures:**



**Specific Equipment:**

**Equipment type/name:** Pyramid

**Comments:**

The tires have been removed

**Recommendations:**

Rebuild the Pyramid with new custom equipment

**Pictures:**



**Specific Equipment:**

**Equipment type/name:** Fire pole

**Comments:**

The Fire pole is no longer compliant

**Recommendations:**

Replace with a new compliant Fire pole

**Pictures:**



**Specific Equipment:**

**Equipment type/name:** Details

**Comments:**

The majority of the details are made from pressure treated wood

**Recommendations:**

Rebuild the majority of the details using recycled plastic and composite materials.

Use solid body stain to add color and seal any remaining wood.

**Pictures:**



**Specific Equipment:**

**Equipment type/name:** Activity panels

**Comments:**

The Soundwall is missing parts

**Recommendations:**

Repair Soundwall and stain/seal both panels with solid body stain

**Pictures:**





## **RECOMMENDATIONS:**

Most of the structure is in medium condition with some parts of the structure and equipment in need of repair. These areas can be repaired back to their original condition or in many 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:**
  - **Sand the posts smooth.**
  - **Stain/seal with solid body stain.**
- **Framing:**
  - **Stain/seal exposed surfaces with solid body stain.**
- **Decking:**
  - **Replace with recycled plastic**
  - **Add joists where necessary**
- **Handrails:**
  - **Replace the majority with recycled structural plastic**
- **Handrail Posts:**
  - **Replace the majority with recycled structural plastic**
- **Balusters:**
  - **Replace the majority with recycled structural plastic**
- **Mazes cubes:**
  - **Replace the majority of the decking with recycled plastic**
  - **Add joists where necessary**
- **Accessible ramps:**
  - **Rebuild entrance ramp adding a landing**
  - **Add lower handrails**
- **Fence:**
  - **Replace with new recycled plastic fence**
  - **Enclose entire playground**



- **Low perimeter:**
  - **Remove perimeter/install fence**
- **Slides**
  - **Replace the majority of the slides with low maintenance manufactured slides**
  - **Rebuild the site built tunnel slide with recycled plastic sides**
- **Swings**
  - **Replace the swings with low maintenance manufactures ones.**
  - **Add therapeutics swings.**
- **Hose and chain climbing equipment**
  - **Replace the remaining equipment with low maintenance cables.**
- **Trolley Ride**
  - **Replace the Trolley ride with new custom designed equipment**
- **Rubber Bridge**
  - **Rebuild the Rubber Bridge with recycled plastic**
- **Suspension Bridge**
  - **Rebuild Suspension Bridge with recycled plastic and adjustment turnbuckles.**
- **Overhead Equipment**
  - **Replace the overhead equipment with low maintenance manufactured equipment.**
  - **Rebuild low rings and low ladder with recycled plastic.**
- **Pyramid**
  - **Rebuild the Pyramid with new custom equipment**
- **Fire pole**
  - **Replace with a new compliant Fire pole**
- **Details**
  - **Rebuild the majority of the details using recycled plastic and composite materials.**
  - **Use solid body stain to add color and seal any remaining wood.**
- **Activity panels**
  - **Repair Soundwall and stain/seal both panels with solid body stain.**



**CONSTRUCTION OPTIONS:**

The majority of our projects are constructed through community volunteers. This process is L&A's heart and soul. The community built method not only saves money but empowers communities with limitless potential and benefits. At the same time we understand that the community built model is not always an option or the best choice. In those situations we also can work with contractors, city workers, volunteers and a variety of combinations. In many cases L&A can also be the contractor for the project. Our goal is to find the right solution for your community and situations.

**CONCLUSION:**

The playground has been well cared for over the years. There are many minor maintenance and safety compliance issues. The playground is older than its intended lifespan, in the next few years the maintenance needs will continue to increase rapidly. Following the recommendations above will help reduce overall maintenance needs, bring the playground back into safety compliance and ensure the structure will continue to 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 \$145,000.

This cost estimate is based on utilizing our community built model.

It's anticipated that the work can be completed in five days. With some demolition done prior.

As a reminder this is just an estimate until we define the final scope of work and get actual quotes for the materials.

**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,

Justin Fowler  
Playground Consultant &  
Community Outreach