



# Playgrounds by **LEATHERS** Dream. Build. Play!

## Pace, FL Benny Russell playground accessible addition

Leathers & Associates DATE: 12/23/15 Project Manager: Marc Leathers	Santa Rosa County, FL Benny Russell Playground Accessible addition
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### **READ THIS ENTIRE PROPOSAL CAREFULLY. IT CONTAINS IMPORTANT INFORMATION FOR YOUR PROJECT.**

This is a lump sum contract between Santa Rose County (Client) and Leathers & Associates, Inc. (L&A) for design services and construction services to renovate the Benny Russell Playground originally designed by L&A.

This proposal constitutes an estimate of the work our office will provide for your project and the associated fees. The fees described in this proposal assume that we are providing standard design services based on the original design by Leathers & Associates, Inc. The fees outlined here will vary only if additional work is requested or required. Any modifications to this proposal will be handled through written change orders.

The construction phase will not change except by mutual agreement between Leathers & Associates and the city. Certain conditions may be encountered during construction that significantly affects the ability to complete the project during the designated constructing period. Variables such as weather are impossible to identify until the time of construction and may affect the total hour's necessary for construction consultation. Additional fees will be charged only if construction varies from the times outlined in this proposal and reviewed with the client.

The following pages contain an outline of the scope of work and associated responsibilities. This proposal is valid through 1/23/16

#### **Project goals:**

- Design an all-inclusive addition to the existing Bennet Russel Playground.
- Design the new playground to blend with the existing structures
- Ensure the new playground meets ASTM F1487 and CPSC Pub.325 safety standard and guidelines
- Ensure the new playground meets ADA requirements
- The new structure will not contain any wood and utilize a variety of recycled plastic lumber
- Base the design on a \$200,000 budget
- Construction to be a Hybrid of County staff, inmate crews & L&A staff

**Scope of work:**

Based on the schematic design by L&A dated 12/22/15

There are some fundraising opportunity included in the design.

**Components sale:**

- 2- Store fronts
- We-Saw
- Roller table
- Slide
- Blue Angle accessible swinging platform
- Pre-school music station (multiple musical instruments)
- Bongos musical instrument
- Oddle swing
- Omni spinner
- Expression swing
- Frog spring toy
- 4 activity panels
- Accessible rubber surfacing

You can route names in the pickets and sell them (We recommend \$25-\$75 per picket). In the current design there are around 400 pickets available for names (\$10,000 -\$30,000). There's an additional cost if you have the plastic company do the engraving but you still make money on selling these. If you find a local source to route them you might make more especially if they become a sponsor of the playground and donate their services. Timing will be tight to make the March start date so a quick decision will be required.

**Construction period:**

- The dates are to be determined but estimated to start the first week in March 2016. Materials ordering and delivery is a key factor.
- The goal is to work 5 consecutive 10hr (7am-5pm) days. Monday - Friday

**City's responsibilities:**

- Provide temporary safety fencing (or other) around construction site if required
- Purchase all necessary materials according to L&A's materials list
- Supplying a liaison from the city to help coordinate the design and construction between the county and L&A
- Obtain any necessary permits if applicable
- Provide a storage container (8' wide x 10' long x 8' high +/-) on site to keep the smaller materials in
- Supply a power source during construction. If generators are used they must be GFI protect and be able to function in inclement weather
- Provide 10 county workers for the outlined length of the build
- Arrange for 2-10 inmate crews to assist the construction
- Provide the tools according to a tool list developed by L&A
- Prepare the site for construction and safety surfacing
- Coordinate all aspects of installing the safety surfacing
  - L&A will provide a safety surfacing drawing showing the necessary fall height requirements for the design
- Provide a dumpster for construction materials and removal
- Provide final site cleanup of construction materials/site

**L&A responsibilities:**

- Develop a final design based on the schematic design dated 11/4/15 final design
- Develop a materials list so the city can purchase the necessary materials for the project

- Supply onsite project supervision and work directly with the City/contractor to ensure everything is built in conformance with the drawings
- Assist the client in securing a safety surfacing supplier and coordination
- Provide some additional labor to assist the county's workers
- Provide the majority of the tools need to complete the project
- Certify the final product meets ASTM F1487 standards, CPSC Pub.325 guidelines and ADA

**L&A Fees:**

The following is an outline of fees for Leathers & Associates' professional services:

<b><u>DESIGN DEVELOPMENT &amp; CONSTRUCTION DOCUMENTS PHASE</u></b>	
Design Development, Detailed Drawings, Materials list, tools list etc.	\$23,000
<b>Construction</b>	<b>\$15,200</b>
L&A Construction Consultants (On site supervision) Includes all labor and travel expenses & tools	
<b>Final inspection</b>	<b>\$1,300</b>
Inspected by L&A's CPSI for safety compliance	
<b>Total L&amp;A</b>	<b>\$39,500</b>
<b>Estimated materials</b> (purchased by county)	<b>\$174,000</b>
<b><u>TOTAL PROJECT COST</u></b>	<b>\$213,500</b>

Estimated Payment schedule

Timing	Amount
Upon acceptance of proposal	15% = \$5,925
Upon completion of Design development and construction document phase	35% = \$13,825
Prior to start of construction	35% = \$13,825
Within one week completing construction phase	15% = \$5,925

**BASIC SERVICES**

The Basic Services consist of the phases described below.

**DESIGN DEVELOPMENT/CONSTRUCTION DOCUMENTS PHASE**

**Design Development**

Leathers & Associates shall review the original design documents and consult with the client on design modifications. Leathers & Associates will develop a plan view drawing of the project and modifications. Leathers & Associates will prepare a materials list to allow the city to purchase all the necessary materials. No substitutions can be made without Leathers & Associates approval.

We will provide re-design services to bring the project up to current ASTM F 1487, CPSC Pub. 325 standards and guidelines. We will also increase the ADA needs and function.

**Construction Documents**

Leathers & Associates shall prepare the necessary working drawings and specifications setting forth the requirements for the construction of the entire project as needed by our construction consultants. The final drawings will conform to the current safety and accessibility guidelines (ASTM 1487, CPSC Pub. No. 325). They will also meet any ADA requirements.

These documents typically consist of plan view drawings and are outlined below:  
1/8" plan view, 1/4" plan view, 1/8" stakeout, 1/8" plan of Safety surfacing area, and any other drawings L&A deems necessary. These drawings are not typically construction drawings and are prepared for our trained construction consultants.

If necessary Leathers & Associates shall assist the committee in filing the required documents for the approval of governmental authorities having jurisdiction over the project. It is, however, the committee's responsibility to identify any such requirements and authorities and to follow through with any required filings. Any additional work that may be needed is not included in this proposal.

**PROJECT MANAGEMENT PHASE**

The client will be assigned a project manager, who will serve as the community's main contact through the construction of the project. The project manager is available from 8 a.m. to 5 p.m. Eastern Time and can be reached by telephone, email or fax.

**CONSTRUCTION PHASE** Exact construction dates and completion to be determined.  
The current estimate is based on five consecutive 10 hour days totaling 100 hours. L&A will inspect the completed playground for compliance with the drawings and all relevant safety aspects.

**Authorized Santa Rosa County official:**

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Name (please print)

\_\_\_\_\_  
Signature:

\_\_\_\_\_  
Date:

**Leathers & Associates**

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Name (please print)

\_\_\_\_\_  
Signature:

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Date: