



# Town of Lexington - FY2023-27 CPA Project

**Project Name:** Playground Enhancements - Pour-in-Place Surfaces **Date:** 11/16/2021  
**Project ID:** DPF-CPA-1 **Department:** Department of Public Facilities **Revised:**  
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## Description of Project:

Several Elementary Schools still have Engineered Wood Fiber (EWF) as the safety surfacing for fall protection. The product is not stable and is regularly washed out or kicked out by the students while using the various pieces of play equipment (most notable under swings or at the base of slides). When this occurs, the impact absorbent surfacing requirement of 12 inches is no longer being met and could cause serious injuries when a student falls in the compromised area. Pour In Place (PIP) safety surfacing is a rubber/urethane product and is the Town's standard in all new playground installations. There are a few benefits of this PIP surfacing, it drains extremely well, the safety surface is always at the required safety depth, and also aides in melting snow which allows the students to use the playgrounds during winter months.

In summer 2023, we propose to replace the surfacing at the remaining elementary schools: Bowman, Bridge, and Estabrook, and a completely new playground at Fiske Elementary. This would allow us to match the 15-year life cycle of surfacing and structures at all of the Elementary schools. The playgrounds can then be placed on a 15-year replacement schedule. To clarify the replacement cycles for all school playground moving forward, this assumes the projects requested proceed in 2022:

Estabrook	2033
LCP	2034* The equipment manufacturer went out of business; the structures may require replacement earlier based on availability of parts.
Hastings	2035
Bridge	2035
Bowman	2036
Harrington	2037
Fiske	2038

The costs of the PIP surfacing material is roughly \$29 per square foot installed. The original estimates from last year were lower because the actual square footage of the playground space was estimated. For this estimate, all areas were measured and calculated accordingly.

## Justification/Benefit:

Safety and usability of the equipment all year round is the benefit of this conversion to PIP.

## Impact if Not Completed:

We will continue to maintain the existing safety surfacing.

## Timeframe:

This project would be for summer 2022

## Replacement Frequency:

This product has a life of 15 years.

**Basis for Cost Projections:** Estimate based on previous installations.

**Stakeholders:** School department staff and students.

**Operating Budget Impact:**

If the existing materials are left in place, it will continue to require an annual supplement of mulch, regular time spent on raking the holes and general cleanup from the walk off by students. If the new material is installed, there is no cost for annual maintenance.

**Funding Source:** CPA

**Prior Authorizations:**

<b>Town Meeting</b>	<b>Description</b>	<b>Authorized</b>	<b>Expended*</b>	<b>Encumbered*</b>	<b>Remaining*</b>	<b>Returned</b>
2019/10F	Playground Replacement Program - Bowman	\$ 302,000	\$ 297,067	\$ —	\$ —	\$ 4,934
2020/14J	Playground Replacement Program - Bridge	\$ 302,000	\$ 281,890	\$ —	\$ —	\$ 20,110
2021/10D	Playground Pour-in-Place Program - Harrington	\$ 150,000	\$ —	\$ 150,000	\$ —	\$ —
<b>Totals</b>		<b>\$ 754,000</b>	<b>\$ 578,957</b>	<b>\$ 150,000</b>	<b>\$ —</b>	<b>\$ 25,044</b>

*\*Data current as of October 22, 2021.*

**Funding Request:**

	<b>FY2023</b>	<b>FY2024</b>	<b>FY2025</b>	<b>FY2026</b>	<b>FY2027</b>
Site Acquisition	\$ —				
Design/Engineer	\$ —				
Project Management	\$ —				
Construction	\$ 1,197,252	\$ —			
Equipment	\$ 206,200	\$ —			
Contingency	\$ 56,139	\$ —			
<b>Totals</b>	<b>\$ 1,459,591</b>	<b>\$ —</b>	<b>\$ —</b>	<b>\$ —</b>	<b>\$ —</b>
CPA Amount	\$ 1,459,591	\$ —	\$ —	\$ —	\$ —