

Agenda Report Reviewed by:  
City Manager 

CITY OF SEBASTOPOL  
CITY COUNCIL  
AGENDA ITEM

Meeting Date: January 21, 2020  
To: Honorable Mayor and City Councilmembers  
From: Kari Svanstrom, Planning Director   
Subject: Libby Park Final Playground Design and Authorization to Procure Bids  
Recommendation: Receive Staff Report, Approve the Recommended Option and Authorize Staff to Proceed with Procuring Bids  
Funding: Currently Budgeted:  Yes  No  N/A  
Net General Fund Cost: \_\_\_\_\_  
Amount: \$100,000 (Park in-lieu funding account 212-00-00-4999 for CIP Project Account 700-21-02-9901 CIP No. 0402-2.00 Page 17 CIP Budget Book, plus \$30,000 from the City's Rotary Club (total of \$130,000)  
Account Code/Costs authorized in City Approved Budget  (verified by Administrative Services Dept)

**BACKGROUND:**

The City's Capital Improvement Plan (CIP) adopted June 25, 2019, includes a project to replace the degrading playground structure at Libby Park. This structure is becoming difficult to maintain as the company that provided the structure is out of business, and parts are no longer available. Public Works staff is repairing the equipment where possible, however some components of the project have needed to be removed.

The City's Rotary Club has stepped forward with a fundraising effort and will be contributing \$30,000 of the \$130,000 budget, (in addition to supporting the project with work days to prepare the site for the new playground equipment. The remaining funding will come from a State Proposition 68 Park grant.

City staff distributed a survey of potential elements of the playground to see what elements the City's youth (aged 5-12) would like to see in the playground. The survey was distributed to the area elementary schools (Parkside, Brookhaven, and Reach) and via the City's website and recent electronic newsletter. Images and paper ballots were also collected at the Sebastopol Library.

The City received over 500 surveys; the 'global motion', 'zipkrooz', and 'oodle swing' (an ADA accessible swing that is universally accessible and family-friendly) were the top three favorites among the votes. The elements were incorporated into the design options by the playground designer. Staff requesting that the ADA oodle swing be included in all three Options as part of

ADA compliance but also goals for a more universally accessible playground, as this swing can be used by families, groups of children, adults with mental disabilities, and allows both able-bodied and disabled children and adults to interact together (such as a parent with a disability swinging with their child).

The Planning Commission voted unanimously to recommend Option 1 to the City Council, which includes a composite 'super playground' structure as well as the global motion and oodle swings, both of which are stand-alone pieces of equipment. The zipkrooz is not included due to budgetary requirements, however the design has been modified to reserve a location in the playground area for future installation of this component.

This option includes a larger super playground than the other structures, and is also within the project budget while allowing for a small contingency (~\$120,000, which includes equipment and installation, but does not include replacement wood chips and other site work). The zipkrooz component would require additional funding (approximately \$12-14,000). This option was also the favorite of the Rotary group staff is working with.

The other options had either smaller composite 'super playground' structures. This option includes a larger super playground than the other structures, or did not include all of the three top survey options at buildout.

**ENVIRONMENTAL REVIEW:**

This project is categorically exempt as it is replacement of an existing minor structure under the California Environmental Quality Act (CEQA) under Guidelines Section 15301(d).

**PUBLIC COMMENT:**

No public comments have been received as of the writing of this staff report.

**RECOMMENDATION:**

Approve the final Libby Park design option as recommended by the Planning Commission; and, authorize staff to proceed with getting bids for the project. Staff will return with a recommended vendor for the project for Council authorization.

**ATTACHMENTS:**

1. Recommended Design Option
2. Planning Commission Staff Report and Minutes from December 12, 2019

# Attachment 1: Recommended Design Option



# Attachment 1: Recommended Design Option



# Attachment 1: Recommended Design Option



*lsr*  
landscape  
structures

Libby Park

**ROSS**  
Recreation Equipment

1140520-01-01-02 • 10.15.2019

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# Attachment 1: Recommended Design Option

landscape structures



The play components identified on this plan are IPMA certified. (Unless model number is preceded with \*) the use and layout of these components conform to the requirements of ASTM F1487. To verify product certification, visit [www.ipma.org](http://www.ipma.org)

THIS PLAY AREA & PLAY EQUIPMENT IS DESIGNED FOR AGES 5-12 YEARS UNLESS OTHERWISE NOTED ON PLAN.

IT IS THE MANUFACTURERS OPINION THAT THIS PLAY AREA DOES CONFORM TO THE A.D.A. ACCESSIBILITY STANDARDS, ASSUMING AN ACCESSIBLE PROTECTIVE SURFACING IS PROVIDED, AS INDICATED, OR WITHIN THE ENTIRE USE ZONE.

THIS CONCEPTUAL PLAN WAS BASED ON INFORMATION AVAILABLE TO US. PRIOR TO CONSTRUCTION, DETAILED SITE INFORMATION INCLUDING SITE DIMENSIONS, TOPOGRAPHY, EXISTING UTILITIES, SOIL CONDITIONS, AND DRAINAGE SOLUTIONS SHOULD BE OBTAINED, EVALUATED, & UTILIZED IN THE FINAL DESIGN. PLEASE VERIFY ALL DIMENSIONS OF PLAY AREA, SIZE, ORIENTATION, AND LOCATION OF ALL EXISTING UTILITIES, EQUIPMENT, AND SITE FURNISHINGS PRIOR TO ORDERING. SLIDES SHOULD NOT FACE THE HOT AFTERNOON SUN.

CHOOSE A PROTECTIVE SURFACING MATERIAL THAT HAS A CRITICAL HEIGHT VALUE TO MEET THE MAXIMUM FALL HEIGHT FOR THE EQUIPMENT (REF. ASTM F1487 STANDARD CONSUMER SAFETY PERFORMANCE SPECIFICATION FOR PLAYGROUND EQUIPMENT FOR PUBLIC USE, SECTION 8 CURRENT REVISION). THE SUBSURFACE MUST BE WELL DRAINED. IF THE SOIL DOES NOT DRAIN NATURALLY IT MUST BE TILED OR SLOPED 1/8" TO 1/4" PER FOOT TO A STORM SEWER OR A "FRENCH DRAIN".

ACCESSIBLE/PROTECTIVE LOOSE FILL MATERIAL (ENGINEERED WOOD FIBER SUGGESTED) 5801 SQ. FT.

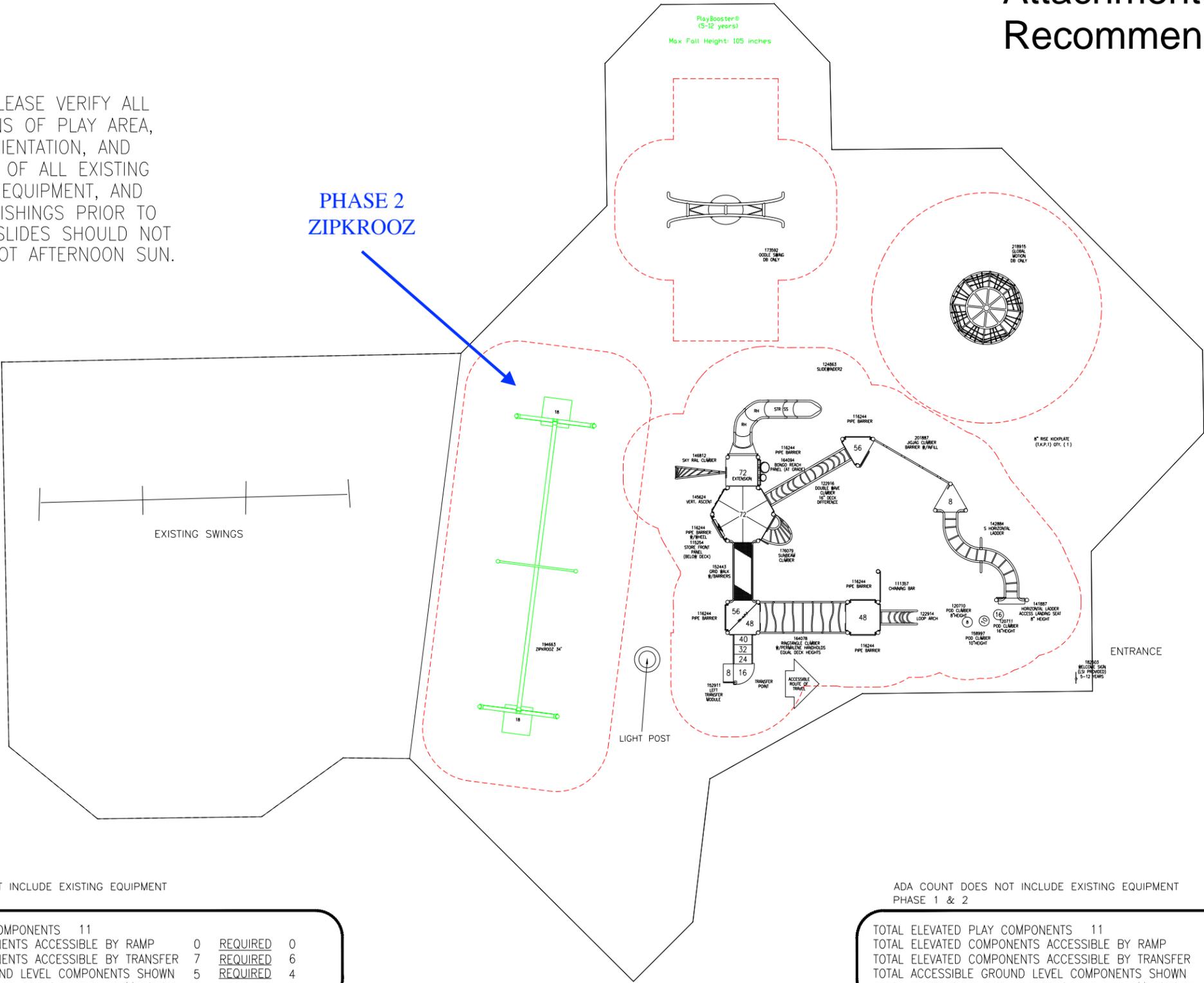
IT IS THE MANUFACTURER'S OPINION AND INTENT THAT THE LAYOUT OF THESE COMPONENTS CONFORM WITH THE U.S. CONSUMER PRODUCT SAFETY COMMISSION'S (CPSC) "HANDBOOK FOR PUBLIC PLAYGROUND SAFETY".

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JAG  
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601 7th STREET SOUTH - P.O. BOX 198  
DELANO, MINNESOTA 55328  
PH: 1-800-328-0035 FAX: 1-763-972-6091

10/14/19	1140520-01-01	JAG
11/7/17	110527-2-1	HMM
Date	Previous Drawing #	Initials

\*NOTE: PLEASE VERIFY ALL DIMENSIONS OF PLAY AREA, SIZE, ORIENTATION, AND LOCATIONS OF ALL EXISTING UTILITIES, EQUIPMENT, AND SITE FURNISHINGS PRIOR TO ORDERING. SLIDES SHOULD NOT FACE THE HOT AFTERNOON SUN.

PHASE 2  
ZIPKROOZ



ADA COUNT DOES NOT INCLUDE EXISTING EQUIPMENT  
PHASE 1

TOTAL ELEVATED PLAY COMPONENTS	11		
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0	REQUIRED	0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	7	REQUIRED	6
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	5	REQUIRED	4
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	5	REQUIRED	5

ADA COUNT DOES NOT INCLUDE EXISTING EQUIPMENT  
PHASE 1 & 2

TOTAL ELEVATED PLAY COMPONENTS	11		
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0	REQUIRED	0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	7	REQUIRED	6
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	6	REQUIRED	4
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	6	REQUIRED	6



Libby Park

Ross Recreation  
Equipment Company, Inc.  
Astrid Cynor

SYSTEM TYPE:  
PlayBooster  
DRAWING #:  
1140520-01-02



# Attachment 1: Recommended Design Option



Recreation Equipment

Building Community since 1973

Opportunity Name Libby Park play equip  
 Quote Name Libby Park LSI design 1-1  
 Bill To Name Sebastopol Public Wk, City of  
 Bill To 714 Johnson St  
 Sebastopol, California 95472  
 United States

Quote Number 00024112  
 Quote Date 10/17/2019  
 Quote Exp Date 11/30/2019  
 Est Lead Time 4-6 weeks  
 Ship To Name Willard Libby Park  
 Ship To Pleasant Hill Ave & Valentine Ave  
 Sebastopol, California  
 United States

Quantity	Product	Product Description	Sales Price	Total Price
1.00	PlayBooster, 5-12	Landscape Structures PlayBooster, ages 5-12. Design 1140520-1-1.	\$79,025.00	\$79,025.00
1.00	Installation	Installation of Landscape Structures PlayBooster design 1140520-1-1 by a manufacturer certified installer at prevailing wage rates.  *Project DIR # needed for State Prevailing Wage projects. **Installation price quoted for favorable working conditions. If rock, poor soil conditions, a high water table and/or other unforeseen site conditions exist requiring additional materials and labor, additional charges may be incurred.	\$27,658.00	\$27,658.00

Total Quote Amounts			
County/ City Tax	Sonoma County/ Sebastopol	Materials Amount	\$79,025.00
Tax Rate	9.0000%	Tax Amount	\$7,112.25
Credit Terms	Net 30 On Materials Shipment	Labor Total	\$27,658.00
		Freight Amount	\$6,417.00
		<b>Total</b>	<b>\$120,212.25</b>

### Notes to Customer

Thank you for the opportunity to quote your upcoming project. PLEASE NOTE: quote does not include payment and performance bonds, engineering calculations, security, storage, permits, inspection or safety surfacing unless otherwise noted.

Deposits may be required before order can be placed depending on customer credit terms. Your purchase is subject to the terms and conditions of this quote, approval of this quote agrees to those terms.

Signature \_\_\_\_\_  
 Name \_\_\_\_\_  
 Title \_\_\_\_\_  
 Date \_\_\_\_\_

Prepared By Nick Philbin  
 Email nickp@rossrec.com

100 Brush Creek Road, Suite 206, Santa Rosa, California 95404  
 p 707.538.3800 • f 707.538.3826 • rossrec.com • Contractors License #520752 • DIR #1000003500 • TaxID #68-0103540

City Council  
Mayor Patrick Slayter  
Vice Mayor Una Glass  
Michael Carnacchi  
Sarah Glade Gurney  
Neysa Hinton



Planning Director  
Kari Svanstrom  
Associate Planner  
Alan Montes  
Senior Administrative Assistant  
Rebecca Mansour

## City of Sebastopol Planning Commission Staff Report

Meeting Date: December 10, 2019  
Agenda Item: 8A  
To: Planning Commission  
From: Kari Svanstrom, Planning Director   
Subject: Libby Park Playground Design  
Address: 7950 Bodega Avenue  
CEQA Status: Categorically Exempt  
General Plan: PA - Park  
Zoning: CF – Community Facilities

### **Background:**

The City's Capital Improvement Plan (CIP) adopted June 25, 2019, includes a project to replace the degrading playground structure at Libby Park. This structure is becoming difficult to maintain as the company that provided the structure is out of business, and parts are no longer available. Public Works staff is repairing the equipment where possible, however some components of the project have needed to be removed.

The City's Rotary Club has stepped forward with a fundraising effort and will be contributing \$30,000 of the \$130,000 budget, (in addition to supporting the project with work days to prepare the site for the new playground equipment. The remaining funding will come from a State Prop 68 Park grant.

City staff distributed a survey of potential elements of the playground to see what elements the City's youth (aged 5-12) would like to see in the playground. The survey was distributed to the area elementary schools (Parkside, Brookhaven, and Reach) and via the City's website and recent electronic newsletter. Images and paper ballots were also collected at the Sebastopol Library.

The City received over 500 surveys; the 'global motion', 'zipkrooz', and 'oodle swing' (an ADA accessible swing that is universally accessible and family-friendly) were the top three favorites among the votes. These elements were incorporated into the design options included in this staff report for the Commissions consideration as follows, and in the renderings in Attachment 1, with staff requesting that the ADA oodle swing be included in all three Options.

### **OPTION 1:**

Option 1 includes a composite 'super playground' structure as well as the global motion and oodle swings, both of which are stand-alone pieces of equipment. The zipkrooz is not included

due to budgetary requirements, however staff is working with the consultant to modify the design to reserve a location in the playground area for future installation of this component.

This option includes a larger super playground than the other structures, and is also within the project budget while allowing for a small contingency (~\$120,000, which includes equipment and installation, but does not include replacement wood chips and other site work). The zipkrooz component would require additional funding (approximately \$12-14,000).

**OPTION 2:**

Option 2 includes all three of the top survey options, the zipkrooz, oodle swing, and global motion, but provides a much smaller super playground structure. There would be no way to expand the structure once it is installed. This project is also approximately \$5,000 more than Option 1 (~\$125,000), so does not include a contingency for any cost rises or unexpected conditions.

**OPTION 3:**

Option 3 includes the zipkrooz and oodle swing, and a mid-sized super playground structure, but does not include the global motion, which was the top vote getter in the survey. As with Option 2, there would be no way to expand the structure once it is installed. This project is also approximately \$5,000 more than Option 1 (~\$125,000).

**Staff Analysis:**

While all of the Options will provide a significantly upgraded playground structure, staff recommends Design Option 1, with the potential to expand the equipment to include the “ZipKrooz” at a later time as funding allows. Staff reviewed these options with the Rotary group, and they support this option as well.

**Public Comment:**

No public comments have been received as of the writing of this staff report.

**Recommendation:**

Review the Design Options and select an option to recommend to Council.

**Attachments:**

1. Design Options

# OPTION 1



# OPTION 1

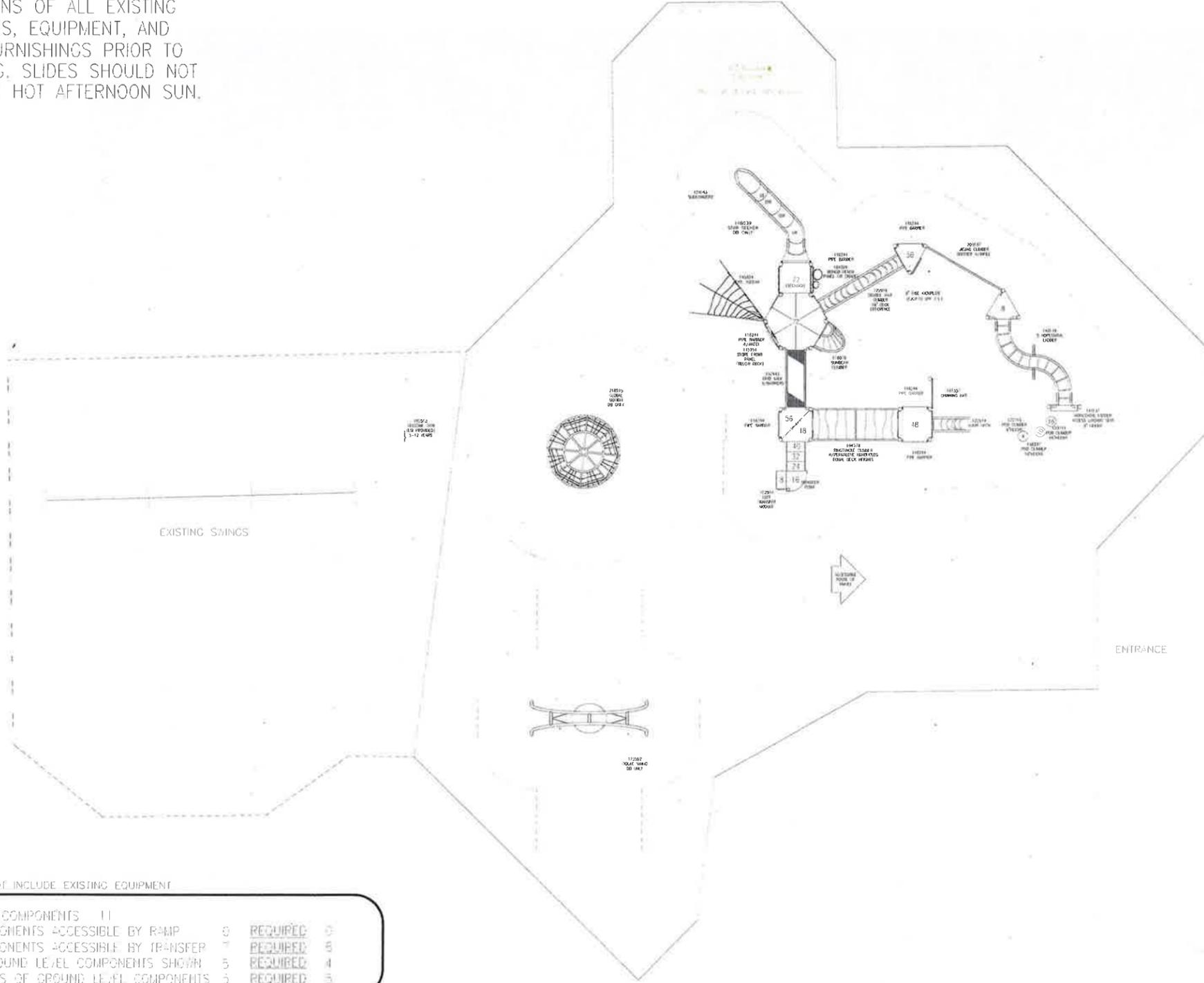


# OPTION 1



# OPTION 1

\*NOTE: PLEASE VERIFY ALL DIMENSIONS OF PLAY AREA, SIZE, ORIENTATION, AND LOCATIONS OF ALL EXISTING UTILITIES, EQUIPMENT, AND SITE FURNISHINGS PRIOR TO ORDERING. SLIDES SHOULD NOT FACE THE HOT AFTERNOON SUN.



**landscape structures**

**IPEMA CERTIFIED**  
INTERNATIONAL PLAY EQUIPMENT MANUFACTURERS ASSOCIATION

The play component is designed in accordance with the ASTM F1487 standard. This standard requires a product comply with the use and layout of these components conform to the requirements of ASTM F1487. To verify product certification, visit [www.ipema.org](http://www.ipema.org).

THIS PLAY AREA & PLAY EQUIPMENT IS DESIGNED FOR AGES 5-12 YEARS UNLESS OTHERWISE NOTED ON PLAN.

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DESIGNED BY: JAC

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DELAND, MINNESOTA 55328  
PH: 1-952-328-0535 FAX: 1-763-372-0991

11/7/17	110520-01-01	JRM
Date	Previous Drawing #	Initials

ADA COUNT DOES NOT INCLUDE EXISTING EQUIPMENT

TOTAL ELEVATED PLAY COMPONENTS	11	REQUIRED	0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0	REQUIRED	0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	7	REQUIRED	6
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	5	REQUIRED	4
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	5	REQUIRED	3

<p>SCALE IN FEET:</p>		<p>Libby Park</p>	<p>Ross Recreation Equipment Company, Inc. Astrid Cynor</p>	<p>SYSTEM TYPE: PlayBooster</p> <p>DRAWING NO: 1110520-01-01</p>	
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# OPTION 2



# OPTION 2



# OPTION 2



Sven  
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Libby Park

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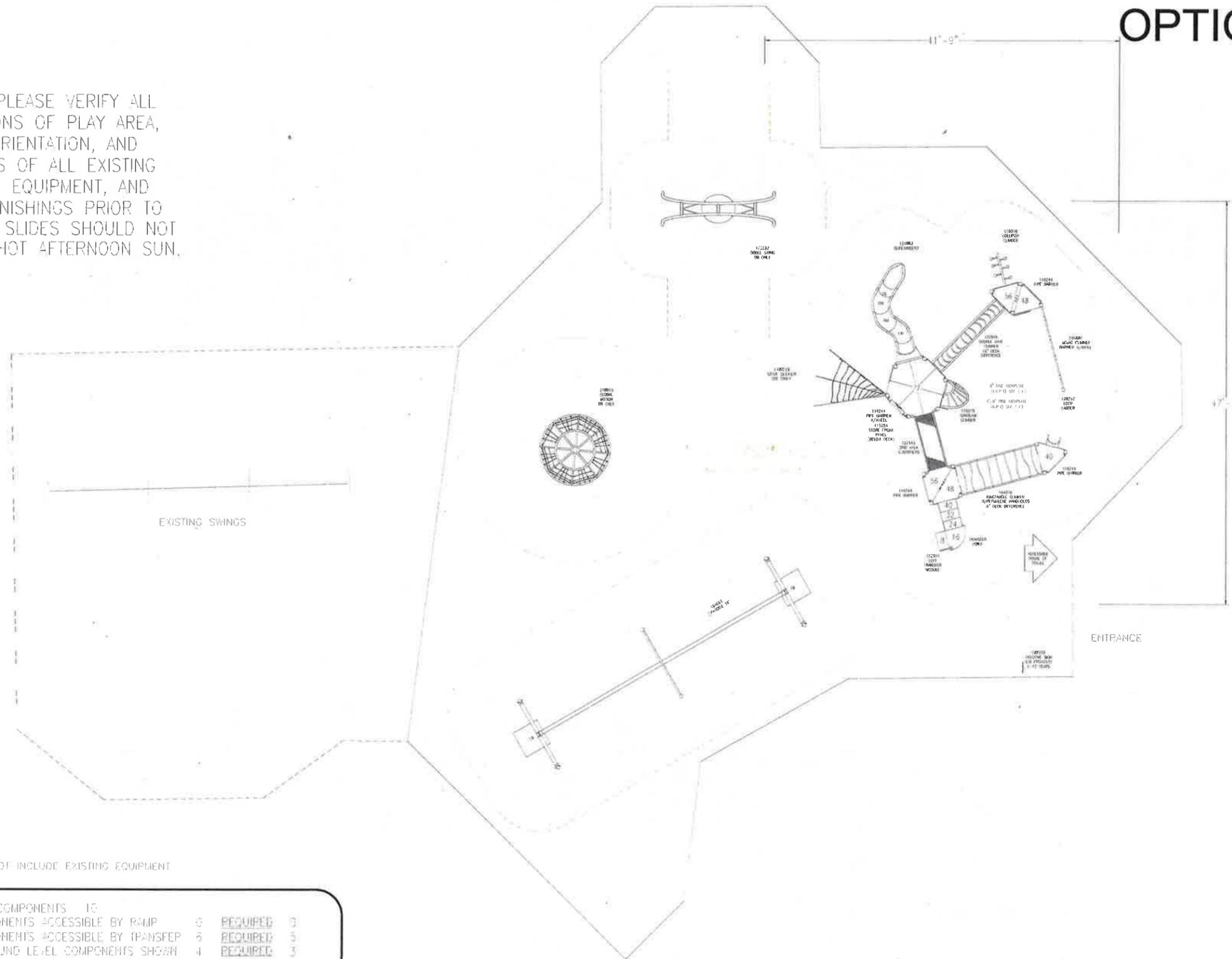
ROSS

Recreation Equipment

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# OPTION 2

\*NOTE: PLEASE VERIFY ALL DIMENSIONS OF PLAY AREA, SIZE, ORIENTATION, AND LOCATIONS OF ALL EXISTING UTILITIES, EQUIPMENT, AND SITE FURNISHINGS PRIOR TO ORDERING. SLIDES SHOULD NOT FACE THE HOT AFTERNOON SUN.



EXISTING SWINGS

ENTRANCE

ADA COUNT DOES NOT INCLUDE EXISTING EQUIPMENT

TOTAL ELEVATED PLAY COMPONENTS	10	REQUIRED	10
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0	REQUIRED	0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	6	REQUIRED	6
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	4	REQUIRED	4
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	4	REQUIRED	4



Libby Park

Ross Recreation Equipment Company, Inc.  
Astrid Cynor

SYSTEM TYPE:  
PlayBooster  
DRAWING NO:  
1140520-02-01



The play equipment identified in this plan was tested and certified to the ASTM F1487 standard. Please verify all dimensions of play area, size, orientation, and location of all existing utilities, equipment, and site furnishings prior to ordering slides should not face the hot afternoon sun.

THIS PLAY AREA & PLAY EQUIPMENT IS DESIGNED FOR AGES 5-12 YEARS UNLESS OTHERWISE NOTED ON PLAN.

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DELAID, MINNESOTA 55328  
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IT IS THE MANUFACTURER'S OPINION AND INTENT THAT THE LAYOUT OF THESE COMPONENTS CONFORM WITH THE U.S. CONSUMER PRODUCT SAFETY COMMISSION'S (CPSC) HANDBOOK FOR PUBLIC PLAYGROUND SAFETY.

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Date	Previous Drawing #	Initials

# OPTION 3



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landscape  
structures

Libby Park

**R•SS**  
Recreation Equipment

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# OPTION 3



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Recreational Equipment

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Recreational Equipment

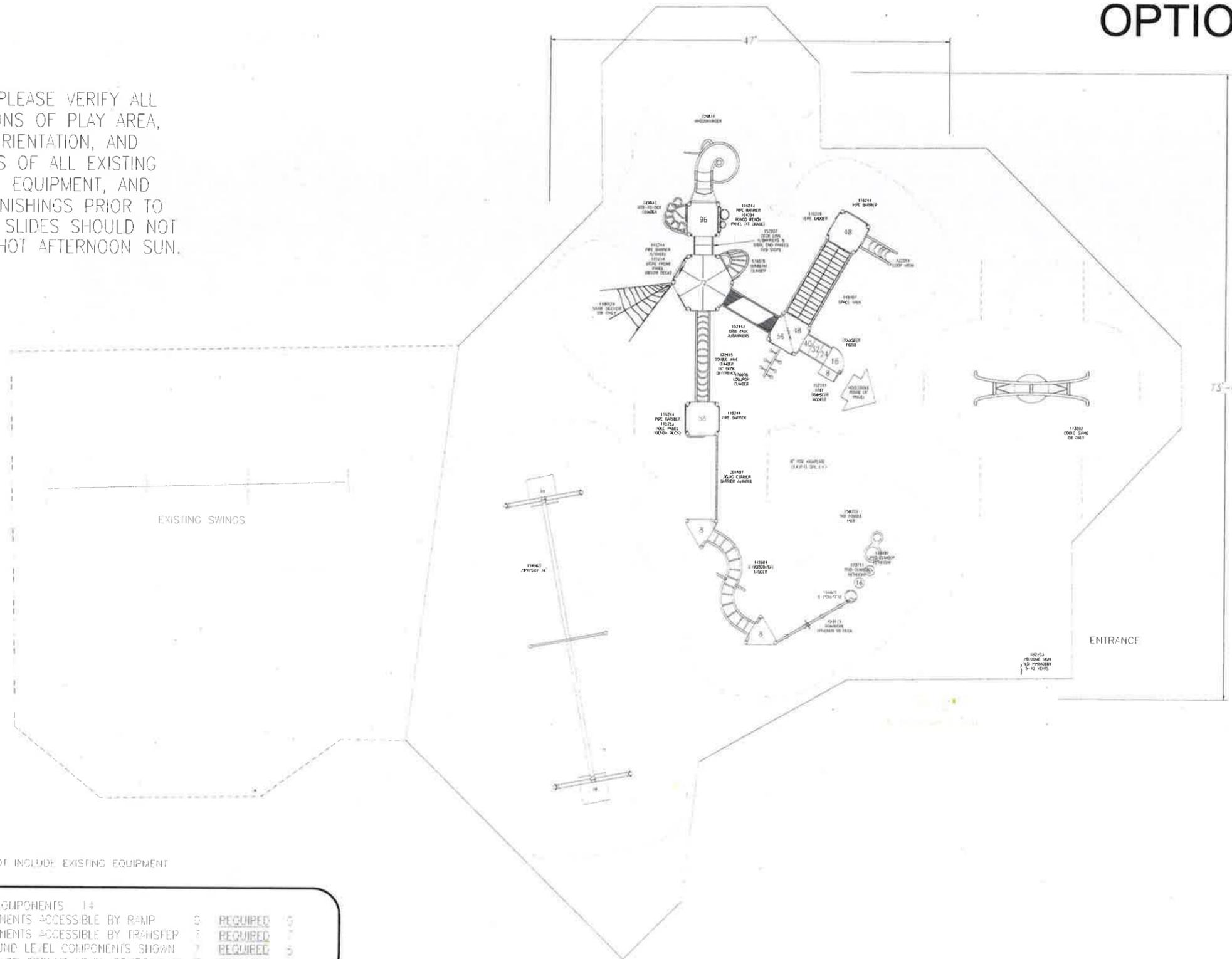
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# OPTION 3



# OPTION 3

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The City of Minneapolis advised on this plan that the equipment shown does not conform to the requirements of ASTM F1487. To verify, contact information: ipema.com

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DESIGNED BY: JAC

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 DELAND, MISSISSIPPI 39228  
 PH: 1-800-528-2035 FAX: 1-763-372-4091

Date	10/15/19	1140520-02-01	JAC
Previous Drawing #	11/7/17	110527-3-1	HBM
Initials			

ADA COUNT DOES NOT INCLUDE EXISTING EQUIPMENT

TOTAL ELEVATED PLAY COMPONENTS	14		
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0	REQUIRED	0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	7	REQUIRED	7
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	7	REQUIRED	7
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	7	REQUIRED	7



Libby Park

Ross Recreation Equipment Company, Inc  
 Astrid Cynor

SYSTEM TYPE: PlayBooster  
 DRAWING #: 1140520-02-02

