

To: Mayor and City Council  
 From: Rachel Waldron  
 Parks and Recreation Director  
 Re: Windwood Hollow Park Playground Resurfacing  
 Date: May 11, 2026

**Action**

Approval of an agreement with Playworx Playsets, LLC for playground resurfacing at Windwood Hollow Park.

**Details**

The city solicited proposals from firms interested in providing playground resurfacing for Windwood Hollow Park. The selected firm will remove and replace the existing Pour-In-Place (PIP) playground safety surface, install new concrete curbing, and verify subgrade and drainage conditions. All work must comply with applicable safety and fall height standards.

Technical responses made up 80% of a firm’s score, with the remaining 20% evaluated based on the submitted project fee. Below are the six submitting firms and their total scores.

<b>Submitting Firm</b>	<b>Total Score</b>
Playworx Playsets, LLC	82.67
Gametime c/o Dominica Recreation Products, Inc.	81.67
Bliss Products	80.67
Lanier Plans, Inc. dba Korkat	78.33
Playground Solutions Corporation	73.67
Playworld Preferred, Inc.	72.33

Funding for this project, in the amount of \$159,720, which includes a 10% contingency, will be allocated from Parks General Capital.

**Recommendation**

Staff respectfully requests that Council: (1) Authorize an agreement with Playworx Playsets, LLC in the amount of \$159,720, which includes a 10% contingency, for playground resurfacing at Windwood Hollow Park; (2) authorize Staff to provide funding for the agreement; (3) authorize the City Manager to execute the necessary documents.



# Windwood Hollow Park Playground Resurfacing

May 11, 2026

# Summary

- The city solicited proposals from firms interested in providing playground resurfacing for Windwood Hollow Park. The selected firm will remove and replace the existing Pour-In-Place (PIP) playground safety surface, install new concrete curbing, and verify subgrade and drainage conditions. All work must comply with applicable safety and fall height standards.
- Playworx Playsets, LLC received the highest score of 82.67.

# Background/Timeline

- Playground surface was roll-coated in 2024; last replaced in 2014.
- Work is expected to be completed approximately 5-6 weeks from date of contract award, dependent on weather and manufacturing lead times. *August is best time for work based on pavilion rentals.*



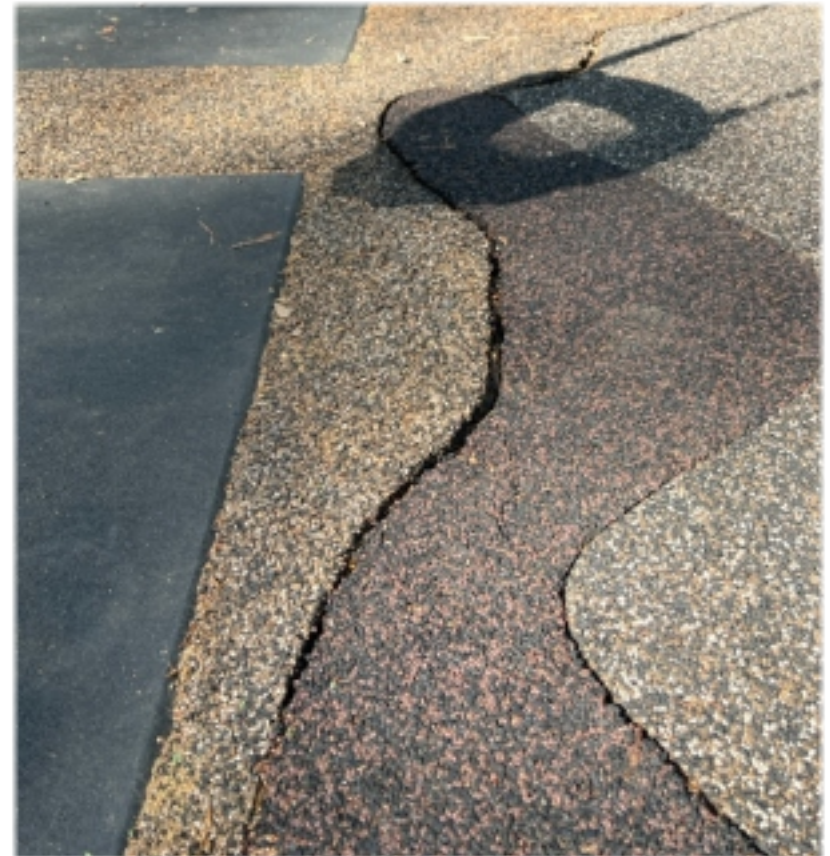
# Financial Impact

- Funding for this project, in the amount of \$159,720, which includes a 10% contingency, will be allocated from Parks General Capital.



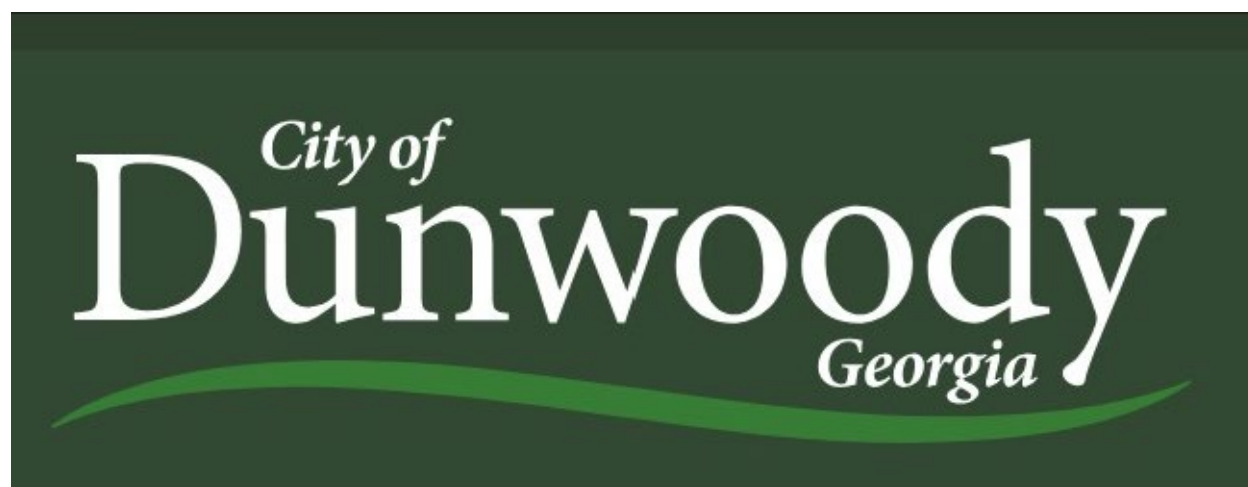
# Staff Recommendation

(1) Authorize an agreement with Playworx Playsets, LLC in the amount of \$159,720, which includes a 10% contingency, for playground resurfacing at Windwood Hollow Park; (2) authorize Staff to provide funding for the agreement; (3) authorize the City Manager to execute the necessary documents.





Windwood Hollow Park  
(RFP) 26-02





Playworx Playsets, LLC is the Little Tikes Commercial Play Systems rep for Georgia, Florida, and South Carolina.

We are a family-owned and -driven operation that has continued to provide quality commercial playgrounds, shade structures, and site amenities.

Playworx was formed in February of 2003, and our organization consists of:

- Owners/Brothers: Dave, Don, and Doug Howard
- Jennifer Howard, Office Manager
- 9 Sales Representatives & Project Managers between Georgia, Florida, and South Carolina
- Our qualified and hand-selected team of certified and experienced installers.

8014 CUMMING HWY  
SUITE 403 #313  
CANTON, GA 30115

PLAYWORX PLAYSETS IN BUSINESS SINCE 2003

**PLAYWORX PLAYSETS LLC****Date:** March 19, 2026**City of Dunwoody**

Dunwoody, Georgia

To Whom It May Concern,

Playworx Playsets LLC is pleased to submit this letter of experience and qualifications in support of our proposal for the playground surfacing replacement project at Windwood Hollow Park.

Playworx Playsets LLC was established in 2003 and has over 20 years of experience in the design, supply, and installation coordination of commercial playground equipment and safety surfacing systems, including poured-in-place (PIP) rubber surfacing. Throughout this time, our team has successfully completed numerous projects in public parks, schools, and municipal environments.

Our extensive experience working in active playground environments has provided us with a thorough understanding of industry standards, safety requirements, and best practices for working around existing playground equipment. As a provider of commercial playground systems, we are fully qualified to coordinate and execute surfacing and site improvement work in and around installed playground structures while maintaining their integrity and ensuring compliance with applicable safety standards.

Playworx Playsets LLC meets and exceeds the minimum requirement of five (5) years of relevant experience as outlined in the bid documents. Our long-standing presence in the industry, combined with our familiarity with ASTM guidelines, ADA accessibility requirements, and playground safety standards, ensures that we are well-equipped to successfully deliver this project.

We are confident in our ability to provide a high-quality, safe, and efficient installation for the City of Dunwoody and appreciate the opportunity to be considered for the Windwood Hollow Park project.

Please feel free to contact us should you require any additional information.

Sincerely,

**Playworx Playsets LLC**



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

09/14/2023

#16

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER		CONTACT NAME:	
BILL HEMBREE & ASSOC LLC		PHONE (A/C, No, Ext):	FAX (A/C, No):
2697 SANDY PLAINS RD		E-MAIL ADDRESS:	
MARIETTA GA 30066		INSURER(S) AFFORDING COVERAGE	
		INSURER A: NATIONWIDE MUTUAL FIRE INSURANCE COMP/	
		INSURER B:	
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	
INSURED		NAIC #	
PLAYWORX PLAYSETS, LLC		23779	
8014 CUMMING HWY STE 403			
CANTON GA 30115-9339			

**COVERAGES****CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	<b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
A	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY			ACP BAF 2353063291	10/17/2022	10/17/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N <input checked="" type="checkbox"/> N/A If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Waiver of subrogation is automatically provided where required by written contract per form AC7004 for auto protection coverage. Additional insured status is automatically provided where required by written contract per form AC7004 for auto protection coverage. Symbol 19 applies to mobile equipment subject to auto laws.

**CERTIFICATE HOLDER****CANCELLATION**

TX 78709	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE BARKSDALE

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# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/3/2024

#16.

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<b>PRODUCER</b> Cooper Risk Advisors, LLC PO Box 638 904 N Main Street Lapel IN 46051	<b>CONTACT NAME:</b> Bill Hodgkins <b>PHONE (A/C, No, Ext):</b> 321-214-1990 <b>E-MAIL ADDRESS:</b> billh@cooperindiana.com		<b>FAX (A/C, No):</b> 765-534-2067
	<b>INSURER(S) AFFORDING COVERAGE</b>		
<b>INSURED</b> Playworx Playsets, LLC 8014 Cumming Hwy, Ste 403 #313 Canton GA 30115	PLAYPLA-01	<b>INSURER A:</b> Cincinnati Specialty Un Ins Co <b>INSURER B:</b> Evanston Insurance Company <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>	
		<b>NAIC #</b> 13037 35378	

**COVERAGES**

CERTIFICATE NUMBER: 104653998

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:	Y	Y	CSU0152519	7/3/2024	7/3/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 1,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ 3,000,000 \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT \$ (Ea accident) BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 0.00	Y	Y	EZXS3163800	7/3/2024	7/3/2025	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

**CERTIFICATE HOLDER****CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

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# National Recreation and Park Association

Let it be known that

## BETHANY STUBBS

has met the requirements of the standards set forth by the  
National Certification Board  
and is hereby granted certification as a

### Certified Playground Safety Inspector



CHAIRPERSON



NRPA PRESIDENT AND CEO



March 08, 2023

DATE CERTIFIED

48529-0423

CERTIFICATION NUMBER

April 01, 2026

EXPIRATION DATE

# National Recreation and Park Association

Let it be known that

## SHARON FALLS

has met the requirements of the standards set forth by the  
National Certification Board  
and is hereby granted certification as a

### Certified Playground Safety Inspector



CHAIRPERSON



NRPA PRESIDENT AND CEO



March 08, 2023

DATE CERTIFIED

57513-426

CERTIFICATION NUMBER

April 01, 2026

EXPIRATION DATE



## **References**

### **Butler Elementary School**

1909 Cynthia St., Savannah, GA 31415

**Nicole Callahan** – Savannah-Chatham County Public Schools

912-395-1339 [Nicole.Callahan@sccpss.com](mailto:Nicole.Callahan@sccpss.com)

### **Caramel Elementary School**

2275 Bascomb Carmel Rd, Woodstock, GA 30189

**Rocky Simpson** – Cherokee County School District

770-704-4204 [Rocky.Simpson@cherokee12.net](mailto:Rocky.Simpson@cherokee12.net)

### **Oasis at Bayside**

305 Glades Cir, Largo, FL 33771

**Keegan Biggers** – The Bridge Property Management

813-704-9350 [Keegan.Biggers@BridgePM.com](mailto:Keegan.Biggers@BridgePM.com)



## Project Approach

### Windwood Hollow Park Playground Surfacing Replacement

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#### 1. Pre-Construction & Mobilization

Upon award, Playworx will coordinate with City representatives to confirm project scheduling, site access, and logistics. Mobilization will occur within **3–4 weeks of award notification**, weather permitting. Prior to construction, the project area will be reviewed to verify existing conditions, drainage considerations, and layout requirements.

Temporary construction fencing will be installed around the work area to ensure **public safety and site security** throughout the duration of the project.

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#### 2. Demolition & Site Preparation

The project will begin with the **removal of approximately 6,000 square feet of existing poured-in-place (PIP) rubber surfacing**, including both the wear layer (EPDM) and underlying SBR base layer.

Following surfacing removal, the existing sub-base material will be excavated and removed. The team will then **inspect existing drainage conditions** to confirm proper functionality and identify any necessary adjustments prior to reconstruction.

All demolition debris will be properly removed and disposed of in accordance with applicable regulations.

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#### 3. Sub-Base Reconstruction

A new stone sub-base will be installed across the entire playground area. This process will include:

- Placement of engineered aggregate base material

- Grading to ensure proper drainage
- Mechanical compaction to achieve a stable and uniform foundation

The reconstructed base will provide a long-term, structurally sound platform for the new safety surfacing system.

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#### 4. Concrete Improvements

Playworx will install approximately **400 linear feet of 6" x 6" concrete header curb** to define and contain the playground surfacing area.

Additionally, **three (3) new concrete ramps** will be constructed to provide compliant and accessible entry points into the playground space. All concrete work will be installed in accordance with industry standards and ADA accessibility guidelines.

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#### 5. Installation of Poured-in-Place Surfacing

New poured-in-place rubber surfacing will be installed over the prepared stone base. The system will consist of:

- **SBR base layer**, installed to appropriate thickness based on fall height requirements
- **EPDM wear layer**, providing a durable, slip-resistant, and visually appealing finish

Surfacing thickness will be designed to meet or exceed applicable safety standards for the existing playground equipment and swing set.

All existing playground equipment will remain in place and will be protected throughout the installation process.

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#### 6. Quality Control & Testing

Upon completion of the surfacing installation, Playworx will perform **impact attenuation testing (Gmax/HIC)** at critical locations, including:

- Swing area
- Highest designated fall height within the playground

Testing will be conducted in accordance with **ASTM F1292 standards**, and results will be provided to verify compliance with safety requirements.

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## 7. Safety & Site Management

Safety is a top priority throughout the project. Measures will include:

- Installation and maintenance of **temporary construction fencing**
- Controlled access to the work zone
- Daily site cleanup and hazard mitigation

These practices will ensure the safety of both workers and the general public.

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## 8. Project Timeline

- **Mobilization:** Within 3–4 weeks of award
- **Construction Duration:** Approximately **8–10 working days**, weather permitting

Playworx will coordinate closely with the City to ensure efficient scheduling and timely completion.

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## 9. Project Closeout

Upon completion, the site will be cleaned and restored. A final walkthrough will be conducted with City representatives to ensure all work meets expectations and project requirements. All applicable documentation, including testing results, will be provided at closeout.



PlayPower LT Farmington, Inc.  
878 E. US Hwy 60  
Monett, MO 65708  
1-800-325-8828

QUOTE: OE26005757  
CUSTOMER: PL08063  
PROJECT: 26005406

**Bill To:**

City of Dunwoody  
4800 Ashford Dunwoody Road  
Dunwoody, GA 30338  
John Gates

**Project Name & Location:**

**Windwood Hollow Park**

**Prepared by:**

PLAYWORX PLAYSETS LLC  
8014 CUMMING HWY  
SUITE 403- #313  
CANTON, GA 30115  
Faith Stubbs  
[faith@playworx.com](mailto:faith@playworx.com)  
[sharon@playworx.com](mailto:sharon@playworx.com)

**Ship To Address:**

Doug Howard  
Windwood Hollow Park  
  
4865 Lakeside Drive  
Atlanta, GA 30360  
678-643-1703 (phone)

**End User:**

Windwood Hollow Park  
City of Dunwoody  
4865 Lakeside Drive  
Atlanta, GA 30360, USA

Quote Number: OE26005757  
Quote Date: 3/19/2026  
Valid For: 30 Days From Quote Date

**Parts By Other**

Part Number	Description	Qty	Weight	Volume	Unit Price	Total
Accessible Ramp	Concrete Accessible Ramp	3	0.00	0.00	1,200.00	3,600.00
CONCURB	6" X 6" Concrete Header Curb	400 LF	0.00	0.00	40.00	16,000.00
Demo/Removal	Removal and Disposal of Existing EPDM and Plastic Border. Inspect and Verify Subgrade and Drainage Lines.	1	0.00	0.00	13,500.00	13,500.00
DUMPSTER	Dumpster for Waste Disposal	2	0.00	0.00	850.00	1,700.00
EPDM	EPDM -POUR IN PLACE SURFACING-TO INCLUDE STONE SUB-BASE, SBR AND CAP	6000 SF	0.00	0.00	18.00	108,000.00
Impact Testing	Post-Installation Fall-Height Testing with Documentation	1	0.00	0.00	1,200.00	1,200.00
Temporary Fencing	Temporary Fencing Due to High Traffic Area	1	0.00	0.00	1,200.00	1,200.00

**Totals:**

Installation:	\$0.00 (Included)
Estimated Sales Tax*:	\$0.00
Freight:	\$0.00 (Included)
Products by Other:	\$145,200.00
<b>Grand Total:</b>	<b>\$145,200.00</b>

**Make Purchase Orders Out To:**  
 PLAYWORX PLAYSETS LLC  
 8014 CUMMING HWY  
 SUITE 403- #313  
 CANTON, GA 30115  
 Faith Stubbs  
 faith@playworx.com  
 sharon@playworx.com

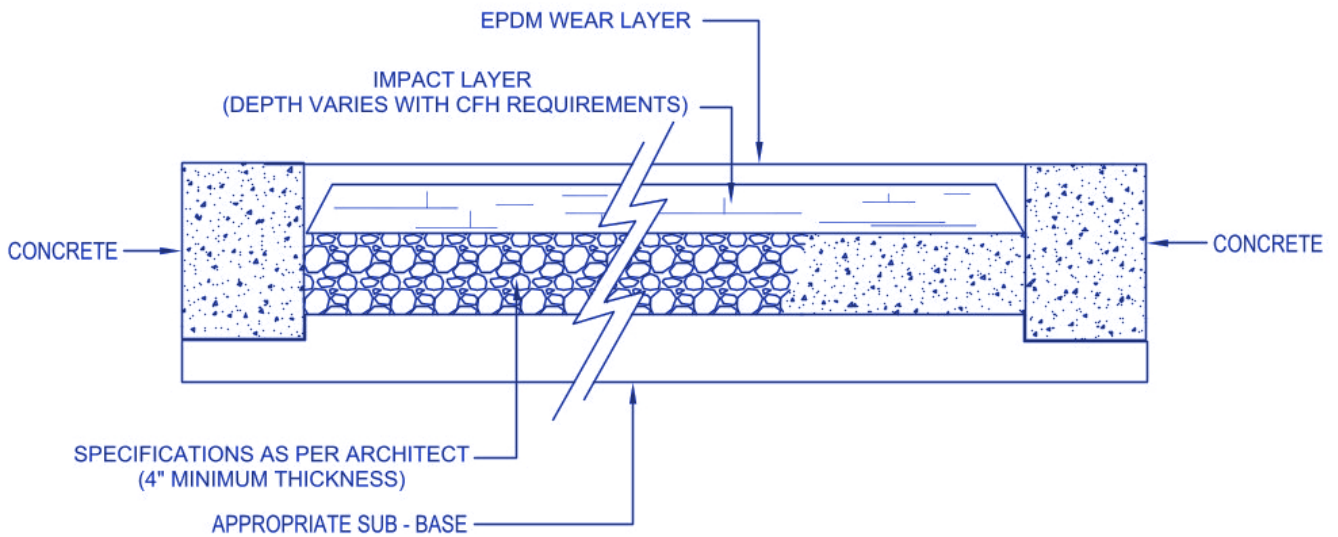
**Make Checks Payable To:**  
 PLAYWORX PLAYSETS LLC  
 8014 CUMMING HWY  
 SUITE 403- #313  
 CANTON, GA 30115  
 Faith Stubbs  
 faith@playworx.com  
 sharon@playworx.com

**NOTE:**

\* Applicable sales taxes will be confirmed once order and any tax certificates are received  
 † Denotes drop ship item.  
 Unloading, storage, installation, surfacing and site work are not included unless specifically noted on quotation.  
 Not responsible for filter cloth, irrigation rerouting, grass damage, or checking for underground utilities.  
 If installation is quoted, it is assumed that the site has been prepared and that any grade slope in any direction does not exceed 2%. In the event that unexpected soil conditions, such as subsurface rock, are encountered during installation, additional costs to the customer will be applicable.  
 The acceptance signature below serves as authorization to order the items quoted and indicates acceptance of the prices listed. All terms are subject to credit approval.

CUSTOMER HEREBY SUBMITS ITS OFFER TO PURCHASE THE EQUIPMENT ACCORDING TO THE TERMS STATED IN THIS QUOTE AND SUBJECT TO FINAL APPROVAL BY PLAYWORX PLAYSETS, LLC.

<b>Submitted By</b>	<b>Printed Name and Title</b>	<b>Date</b>



**NOTE:**

Industry Standard for border is 6" to 8"; however 4" to 8" is acceptable. Positive drainage required.



**Black**



**Eggshell**



**Brown**



**Yellow**



**Dark Purple**



**Red**



**Teal**



**Light Blue**



**Grey**



**Beige**



**Cocoa**



**Earth Yellow (Gold)**



**Light Purple**



**Green**



**Blue**



**Orange**



8014 Cumming Hwy., Ste. 403 #313  
 Canton, GA 30115  
 (866) 502-5013  
 info@Playworx.com

## Pour-in-Place

### Playground Safety Surfacing Specification

#### **PART 1 - GENERAL**

##### **1.1 DESCRIPTION**

- A. Dual-density, resilient, seamless, pour-in-place, playground safety surfacing.

##### **1.2 RELATED DOCUMENTS**

- A. Maintenance and Cleaning Instructions
- B. Warranty
- C. Aggregate Subsurface Specification
- D. Concrete Subsurface Requirements
- E. Asphalt Subsurface Requirements

##### **1.3 REFERENCES**

- A. US Consumer Product Safety Commission (CPSC) Public Playground Safety Handbook
- B. ASTM F1292-09: Standard Specification for Impact Attenuation of Surface Systems Under and Around Playground Equipment
- C. ASTM F1951-09: Standard Specification for Determination of Accessibility of Surface Systems Under and Around Playground Equipment

##### **1.4 SUBMITTALS**

- A. Product Data: Submit manufacturer's specification
- B. Samples: Submit manufacturer's samples of pour-in-place playground safety surfacing showing texture, color, and thickness.
- C. Manufacturer's Project References:
  1. Submit list of successfully completed projects.
  2. Include project name and location, name of owner, and type and quantity of poured- in-place playground safety surfacing furnished.
- D. Maintenance and Cleaning Instructions: Submit manufacturer's maintenance and cleaning instructions.

- E. Warranty: Submit manufacturer's warranty.

## **1.5 QUALITY ASSURANCE**

- A. Manufacturer's Qualifications:
  - 1. Continuously engaged in manufacturing of pour-in-place playground safety surfacing of similar type to that specified.
  - 2. Furnished a minimum of 10,000 square feet of pour-in-place playground safety surfacing of similar type to that specified within the past 6 months.

## **1.6 DELIVERY, STORAGE, AND HANDLING**

- A. Delivery: Deliver materials to site in manufacturer's original, unopened containers and packaging, with labels clearly identifying product name and manufacturer.
- B. Storage: Store materials in a dry area at a minimum temperature of 40 degrees F.
- C. Handling: Protect materials during handling and installation to prevent damage or contamination.

## **1.7 ENVIRONMENTAL REQUIREMENTS**

- A. Material Temperature: Ensure material temperature is a minimum of 40 degrees F at time of installation.
- B. Air Temperature: Ensure air temperature is a minimum of 40 degrees F for a minimum of 24 hours before, during, and a minimum of 72 hours after installation.
- C. Precipitation: Ensure no prospect of precipitation during and a minimum of 72 hours after installation

## **1.8 LIMITATIONS**

- A. The following chemicals may cause damage to the pour-in-place playground safety surfacing and should be avoided: disinfectants, concentrated chlorine bleach, gasoline, diesel fuel, hydraulic and lubricating oils, acids and organic solvents.
- B. Dissolved minerals and other chemicals such as hydrochlorides from water play areas, pool surrounds, and similar applications may cause surface discoloration.
- C. An amber shading of the upper wear/cap course may be noticeable when using standard binding agent.
- D. Areas more than 1000 square feet or composed of adjacent colors may contain a cold join or seam due to the nature of the installation process. Large areas or adjacent colors require the material to be installed on separate days.

## **1.9 WARRANTY**

- A. A five (5) year warranty from the date of completion of installation shall be provided against defects in materials and workmanship.

**PART 2 - PRODUCT****2.1 MANUFACTURER**

- A. Midwest Elastomers, Inc. Surfacing

**2.2 POUR-IN-PLACE PLAYGROUND SAFETY SURFACING**

- A. MEI Pour-in-Place Playground Safety Surfacing
1. Description: Dual-density, resilient, seamless, pour-in-place, playground safety surfacing.
  2. Compliance: Meet or exceed CPSC guidelines for impact attenuation.
  3. Material: SBR rubber shreds and EPDM rubber granules mixed with binding agent.
  4. Binding Agent: 100 percent solids, aromatic, MDI polyurethane.
  5. Lower Base/Impact Course: Mixture of black SBR rubber shreds and binding agent.
    - a. Binder to Rubber Ratio: Approximately 15 pounds of binder to 100 pounds of rubber.
    - b. Thickness: Sufficient to meet impact attenuation requirements as determined by designated fall height of playground equipment.
  6. Upper Wear/Cap Course: Mixture of colored and/or black EPDM rubber granules and binding agent.
    - a. Binder to Rubber Ratio: Approximately 20.5 pounds of binder to 100 pounds of rubber.
    - b. Thickness: 0.5 inch, nominal.
  7. Total Thickness: From 1.5 inches to 5 inches as determined by designated fall height of playground equipment.
  8. Colors: Standard color combinations include red, green, blue, beige, grey, eggshell, brown, cocoa brown Custom color combinations, custom solid colors and custom graphics are optional. Standard color combinations were chosen based on popularity, UV stability, and cost.
- B. Test Results:
1. ASTM F1292-09, Gmax < 200, HIC < 1000
  2. ASTM F1951-09, Pass
  3. ASTM C1028-07, Dry > 0.80, Wet > 0.50
  4. ASTM E303-93, Wet BPN average of both directions between 40 and 60
  5. ASTM D2859, Pass
  6. ASTM D412, Average tensile strength > 60 psi, average elongation > 30%
  7. ASTM D624, Average lbs/force at rupture > 16, average thickness > .5", average tear strength > 28 lbs/force/inch
  8. ASTM D2240, Average change between 4% and 5%

## **PART 3 - EXECUTION**

### **3.1 EXAMINATION**

- A. Examine areas to receive pour-in-place playground safety surfacing. Ensure all applicable site work, including subsurface preparation, fencing, playground equipment installation and all other relevant work, has been completed. Notify owner if areas are not acceptable. Do not begin installation until unacceptable conditions have been corrected.

### **3.2 PREPARATION**

- A. Prepare subsurface in accordance with manufacturer's instructions to ensure proper support and drainage for pour-in-place playground safety surfacing. Finished elevations of subsurface shall be as indicated on the Drawings. Finished elevations of adjacent areas/ borders/edging shall be as indicated on the Drawings. Subsurface shall be installed in a true, even plane and sloped to drain unless otherwise indicated on the Drawings.
- B. Aggregate Subsurface: Aggregate subsurface shall be as specified in Section 1.2.

### **3.3 INSTALLATION**

- A. Install pour-in-place playground safety surfacing in accordance with manufacturer's instructions at locations indicated on the Drawings.
- B. Ensure prepared subsurface is dry, clean and free of any foreign or loose material.
- C. Install edges in accordance with manufacturer's instructions and as indicated on the Drawings.
- D. Install cold seams as indicated on the Drawings.

### **3.4 PROTECTION**

- A. Owner shall not allow foot traffic on pour-in-place playground safety surfacing until a minimum of 80 percent cure is obtained. (Estimated time to obtain 80 percent cure will range from 6 to 72 hours depending on temperature and humidity.)
- B. Owner shall protect completed pour-in-place playground safety surfacing from damage during installation and cure time.
- C. Owner shall protect completed pour-in-place playground safety surfacing from damage from subsequent construction activity.

### **3.5 MAINTENANCE AND CLEANING**

- A. Owner should maintain and clean pour-in-place playground safety surfacing in accordance with manufacturer's instructions



# **MAINTENANCE & CLEANING INSTRUCTIONS**



## **PLAYGROUND SAFETY SURFACING**

### **MAINTENANCE AND CLEANING INSTRUCTIONS**

Like many surfaces, such as concrete or asphalt, a good maintenance and cleaning program will enhance the longevity and appearance of your Playworx Playsets, LLC Surfacing

#### **I. ROUTINE CLEANING AND INSPECTION**

The frequency of routine cleaning and inspection of your Playworx Playsets, LLC Surfacing depends on the environment and the amount of use. Over time, your surfacing may get covered with dirt, debris or loose pieces of rubber. Routinely remove any debris or other loose material and inspect the surfacing for any signs of damage, unusual wear or movement. Immediately contact Playworx Playsets, LLC. if you think the surfacing requires any type of repair or a more thorough inspection.

##### **1.1 Broom**

Sweeping the surfacing with a stiff bristle outdoor broom is the most common method of keeping it clean. However, because of the porosity and texture of the surface, it is difficult to remove all contaminants by sweeping alone.

##### **1.2 Water Hose**

Use a water hose with a spray nozzle attachment to remove contaminants from the surfacing. This is more thorough than just using a broom.

##### **1.3 Cleaning Agents**

Household or commercial cleaners that contain both odor suppressants and disinfectants can be used on your surfacing. Dilute the cleaning agent as recommended by the manufacturer. Apply to the surface using a mop or scrub brush. This will remove most light stains.



## I. ANNUAL CLEANING and Roll Coating

Your surfacing should be broom swept, vacuumed and **roll coated** at least once a year. This is required maintenance to your surface. Lack of maintenance will void the warranty. The roll coat process can be done by the customer or OSS. If you decide to roll coat your surface yourself, please take before and after pictures. If the roll coat is not done you may have black residue come off of the surface. The time period for this is determined by usage and UV exposure.

### 1.1 Tools:

1. Broom (stiff bristle outdoor broom).
2. Vacuum (Shop Vac or equivalent).
3. Water hose with spray nozzle attachment.
4. Household or commercial cleaning agent (heavy duty, high foaming detergent).
5. Bucket and scrub brush.

### 1.2 Procedure:

1. Remove any debris or other loose material.
2. Broom surface.
3. Vacuum surface.
4. Dilute the cleaning agent as recommended by the manufacturer.
5. Clean surface in 5' by 5' sections. Apply diluted cleaning agent to the surface until wet.
6. Thoroughly scrub surface and work diluted cleaning agent to a thick foam.
7. Hose thoroughly. No foam or evidence of residue should be apparent after hosing.
8. After cleaning entire surface, re-wet with water to ensure complete flushing.

## ROLL COAT INSTRUCTIONS

Depending on the usage of your playground you may need a roll coat every 2-3 years. The application is just like painting an interior wall with a roller. Dip the roller into a tray with the binder and apply just like you would paint with a 3/8" nap roller. The conditions can not have any moisture what so ever. If there is dew early in the morning, wait till it dries. The moisture in the air we can't control so it usually does not have any effect.

The only other rule is it can't be below 40 degrees.



# WARRANTY INFORMATION



## POURED-IN-PLACE (EPDM) PLAYGROUND SAFETY SURFACING

### FIVE YEAR LIMITED WARRANTY

Playworx Playsets, LLC. warrants the Poured-in-Place Safety Surfacing (“the Surfacing”) installed for \_\_\_\_\_ (“the Owner”), located at \_\_\_\_\_ for a period of five (5) years commencing from the date of substantial completion established on \_\_\_\_\_ and expiring on \_\_\_\_\_.

*This limited warranty includes only Playworx Playsets, LLC. obligation to repair, replace or issue a credit, at Playworx Playsets, LLC. option, for defective material or workmanship in the Surfacing that has failed during the warranty period. A failure in the Surfacing includes edge raveling, bubbling, delamination, peeling or loss of integrity as a result of degradation. Playworx Playsets, LLC. is under no obligation or responsibility to repair and/or replace the Surfacing if damaged by vandalism (including cuts, burns, gouges, etc.), misuse, abuse or alteration, improper subsurface design or construction, improper drainage, improper or lack of maintenance, any foreign residue that may be deposited on the surface, normal wear and tear, damage from sharp objects (high heels, spikes, etc.) or acts of God.*

*All warranty claims shall be made in writing to Playworx Playsets, LLC. within ten (10) days after Owner has knowledge thereof, but in no event later than ten (10) days after expiration of the warranty. Written notice shall include the date of discovery of the failure, description of the failure, photos of the failure and a request for a warranty claim meeting with Playworx Playsets, LLC. at the location of the Surfacing for which the warranty claim is being made. Playworx Playsets, LLC. shall not be responsible for warranty claims if Owner fails to provide written notice within ten (10) days of discovery of the failure.*

*Playworx Playsets, LLC. shall determine the validity of all warranty claims after sufficient evidence has been gathered. Playworx Playsets, LLC. shall then repair, replace or issue a credit for any valid claims. Any credit issued to the Owner on a warranty claim shall be on a prorated basis and may only be used to purchase replacement and/or additional Surfacing. The prorated formula for issuing a credit shall be 100% of the original purchase price during year one, 80% during year two, 60% during year three, 40% during year four, and 20% of the original purchase price during year five.*



*Any dispute as to whether and to what extent there is a Surfacing failure and a subsequent valid warranty claim within the meaning of this limited warranty shall be initially dealt with by joint investigation and discussion between Playworx Playsets, LLC. and the Owner in order to achieve a mutually agreeable solution. If such a solution cannot be reached within thirty (30) days, then either Playworx Playsets, LLC. or the Owner shall submit the matter to an arbitrator who shall make a determination in accordance with the rules and regulations of the American Arbitration Association. The decision of said arbitrator shall be binding on both parties.*

*This limited warranty does not include the subsurface (existing surface, existing or new aggregate, existing or new concrete or existing or new asphalt). If the subsurface fails for any reason whatsoever (including hydrostatic pressure, cracking, shifting, heaving or settling), this limited warranty shall be rendered invalid. If the subsurface is new concrete and a curing agent was used, this limited warranty shall be rendered invalid. In addition, there is no warranty against the Surfacing cracking along expansion joints or underlying cracks, or separating from an adjacent border, curb or walkway. This limited warranty does not include discoloration as a result of exposure to ultraviolet rays, unapproved cleaning materials or vandalism.*

- *Note that surface temperature can rise significantly when exposed to direct sunlight. Shoes and/or socks must be worn.*

*Owner agrees that it will not, under any circumstances, make alterations to the Surfacing without the written authorization of Playworx Playsets, LLC. Any unauthorized alterations by the Owner shall immediately void this limited warranty and shall give rise to the duty of the Owner to hold harmless, defend and indemnify Playworx Playsets, LLC. I from any claim, suit or cause of action, personal injury, death or property damage arising out of or related to said alteration.*

*This limited warranty is expressly made in lieu of any other warranties and is exclusive to the original Owner. Owner acknowledges that this limited warranty shall be voided if the Owner fails to follow the maintenance guidelines provided by Playworx Playsets, LLC. Owner agrees that in no event shall Playworx Playsets, LLC. have any liability to Owner for loss of use or loss of profits or any form of consequential damages. The following chemicals can damage the Surfacing and should be avoided: disinfectants, concentrated chlorine bleach, gasoline, diesel fuel, hydraulic and lubricating oils, acids and organic solvents.*

*Failure to pay for the Surfacing within the agreed upon terms shall void this limited warranty. Any damages to the Surfacing during the curing period are the responsibility of the Owner and shall be repaired at the Owner's expense. This limited warranty does not lessen or eliminate any other obligations of Owner to Playworx Playsets, LLC.*



# Why *Playworx Playsets, LLC.* Is the Right Choice for your Playground Needs!

## 1. **Highest Quality Materials**

We use only the finest materials, produced to our strict specifications, by top-tier vendors in the rubber industry.

## 2. **Competitive Pricing**

Our prices are designed to deliver exceptional value without compromising quality.

## 3. **Customer Commitment**

Your satisfaction is our priority, and we strive to exceed your expectations in every project.

## 4. **Reliable Warranty**

We stand behind our work and honor all warranty commitments to ensure your peace of mind.

## 5. **Unmatched Experience and Dedication**

With our expertise, dedication, and commitment to excellence, we deliver the best quality services. We take pride in the safety and quality we provide for thousands of children, athletes, and others who enjoy our surfaces daily.

As an **IPEMA-certified** company, we uphold the highest industry standards for playground safety and performance.

*Make Playworx Playsets, LLC. your number one choice for all your playground, site amenities, and indoor/outdoor surfacing needs.*



## Proposed Project Timeline

*Windwood Hollow Park – City of Dunwoody*

Phase	Description	Estimated Duration	Project Timing
1	Award & Kickoff	1 week	Week 0
2	Ordering/Manufacturing	2-3 weeks	Weeks 1-3
3	Shipping & Demo	4-6 days	Weeks 4
4	Curb Work	1-2 days	Weeks 4-5
5	EPDM Surfacing	2-5 Days	Weeks 5-6
6	Closeout	1-2 Days	Weeks 5-6

### **Phase 1 – Contract Award & Project Kickoff**

- **Milestone:** City of Dunwoody awards project and issues notice to proceed.
- **Duration:** Week 0 (starting point).

Activities: Execution of contracts and purchase orders.

Final confirmation of colors and layouts.

Coordination meeting with City staff and Playworx project management.

### **Phase 2 – Ordering & Manufacturing**

- **Estimated Duration:** 2-4 weeks

Timeline Considerations: Includes manufacturing lead time for rubber color choice and the ordering of sub-base, temporary fencing, and dumpsters.

### **Phase 3 – Shipping & Existing Surfacing Removal**

- **Estimated Duration:** 4-6 Days
- **Timeline Overlap:** Site demo/removal can begin **during** final manufacturing weeks once ship dates are confirmed.

Activities: Shipping of all materials and the start of removal of complete existing surfacing and sub-base.

### **Phase 4 – Installation of 6” Header Curb and Concrete Ramps**

- **Estimated Duration:** 1-2 Days (depending on weather conditions)

Activities: Forming and pouring new curbs around the perimeter of the playground and ramps in designated locations.

**Phase 5 – Safety Surfacing Installation**

- **Estimated Duration:** 2–5 Days (depending on weather conditions)
- **Dependencies:** Playworx cannot install EPDM surfacing in rainy conditions
- **Activities:** Installation of stone sub-base and EPDM poured-in-place rubber surfacing.
- Final inspection and touch-up, if any

**Phase 6 – Final Walkthrough & Project Closeout**

- **Estimated Duration:** 1-2 Days

Activities: City of Dunwoody to perform a walkthrough with Playworx team.

Punch list completion.

Final cleaning, inspection, and turnover of warranty documents.

**Total Estimated Project Duration**

🕒 **Approximately 5-6 weeks from date of award**

This timeline assumes:

- Prompt issuance of purchase orders and approvals
- Normal manufacturing lead times
- Assuming normal weather conditions