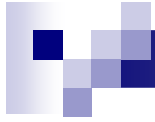




# OCC HOA 2007 Playground Equipment

March 2007



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# Goal

- Modernize Playground equipment to meet the needs of the OCC community by ensuring:
  - All equipment is safe for use
  - The playground supports the community population of children, target for the 2-5 year old age group
  - Cost is controlled



# Current Playground

- Consists of 2 sections of play equipment
  - Original “octopus” playground, circa 1990
    - Vandalism damage to tube slide, burn marks on the deck and bubble panel missing
    - Some components have excessive wear, e.g. paint, rust, wear marks on swing bracket surfaces
    - **Does not meet current playground codes** due to swings being attached to main unit, not ADA accessible and pea gravel used for fall safe versus smooth stones (river stone)
  - Fall safe area, circa 2003
    - Modern play equipment and in good repair
    - Needs regular refill of fall safe material



# Options

- Option 1: Recycle Octopus
- Option 2: Remove Octopus and replace with new play set
- Option 3: Add new play set

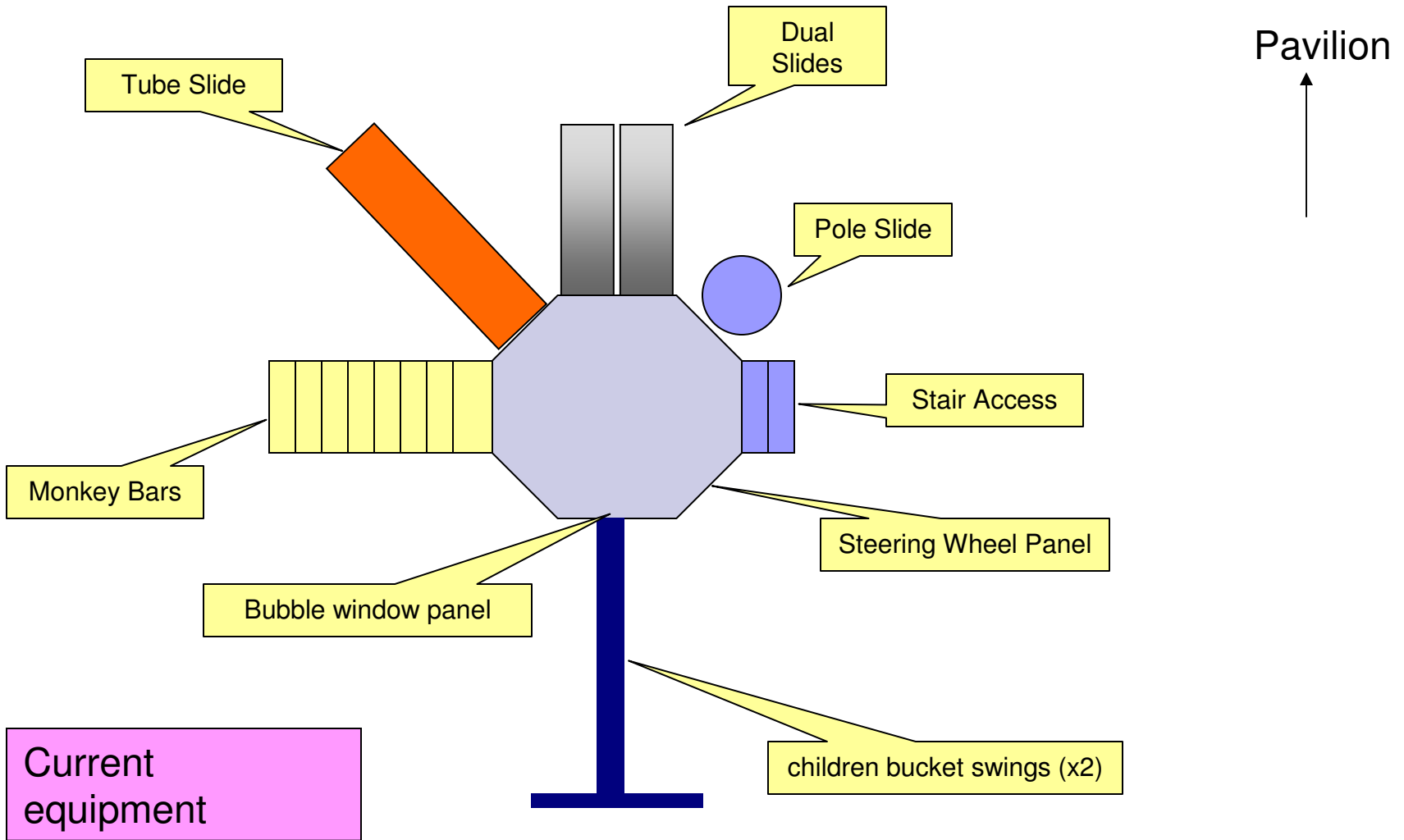


# Option 1 – Recycle Octopus

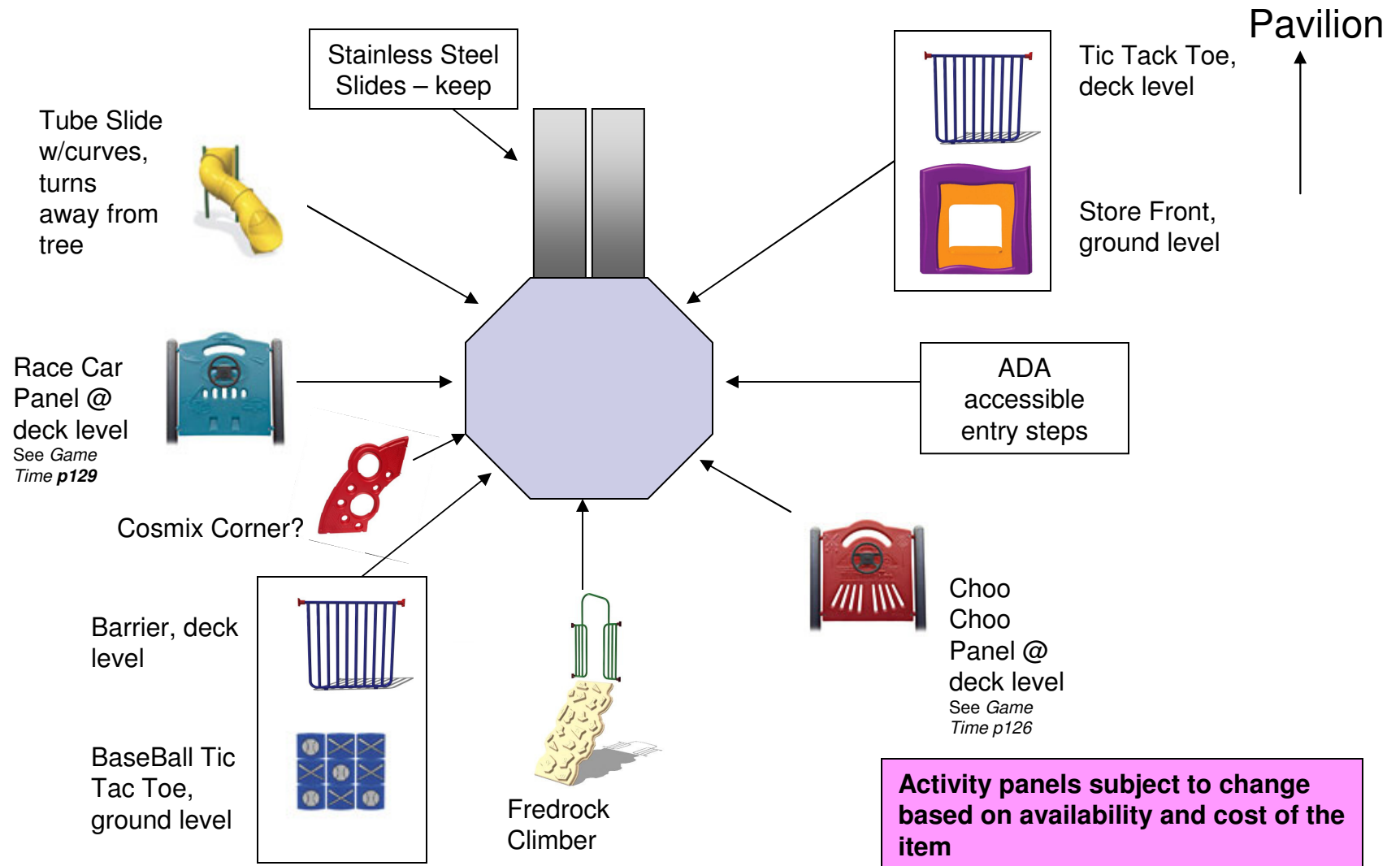
## ■ Summary:

- Remove components attached to the “Octopus” and attach modern equipment in its place. Each of the 8 sides can accommodate equipment, we can pick and choose what we want ‘a la carte’.
- Remove baby swing attachment – swings cannot be attached to the main structure, they must be free standing
- Remove monkey bars – unsafe height and awkward access for toddler age group
- Remove the pea gravel and landscaping timber border.
- Add fall safe materials and safety border to match the 2003 equipment

# Current Octopus



# Option 1 – Recycled Octopus







# Option 2 – Remove Octopus

- Summary:

- Remove the “Octopus” and replace with modern equipment play set
- Renovate “octopus” play area with new equipment and fall safe surface



## Option 3 – Add new play set and Octopus unchanged

### ■ Summary:

- No change to the “Octopus”, only update the fall surface materials
- Add new play set to open area canopy in center of park area – need to re-route the walk path and relocate 2 picnic tables and a grill.



# Recommendation

- Recommendation
  - Option 2 is not advised. Too costly, no short term gains and loss of original investment (the base octopus unit).
  - Follow a staged implementation to modernizing playground and equipment, starting with Option 1 (modernize octopus)
  - After Option 1 completes, begin planning for Option 3 (new play set in center of park). Select a committee to chose the play set and propose funding options, e.g. have a phased delivery of the new play set by individual sections, wait until reserve reaches full funding or have a special assessment to cover full cost all at once.
- Pros
  - Under Option 1 scenario, the current Equipment can be modernized quickly (3 weeks) by keeping the octopus platform and replacing the attachments.
  - Cost can be controlled via selection of replacement part types, style and number of parts
  - Equipment will meet current playground safety needs
  - The number of child activity stations increased
- Cons
  - Cost must include removal and replacement of the pea gravel with the approved fall safe materials. Note the pea gravel can be recycled as drainage field material for a future new play set – it doesn't have to be hauled away.
  - Baby bucket swings are removed (due to safety requirements). Suggestion: replace 2 of the 4 strap swings on the 2003 equipment with new baby buckets
  - The orange vertical posts and brown deck on the octopus will not be painted new colors, so they may look mismatched against new equipment



# Project Proposal - Option 1

## ■ Phase 1

- Add 9” of fall safe material to existing modern play area
- Place protective mats under the 4 adult swings to prevent future “dig outs”
- Remove pea gravel and landscape timbers from octopus area and replace with fall safe material and plastic timbers. Pea gravel is to be placed along the pool fence line for future recovery

## ■ Phase 2

- Remove current octopus equipment and replace with modern equipment
- Attach new A-Frame support to baby bucket swings and place swing in new location
- Alternative if baby swing change cannot be accomplished: Replace 2 of the 4 adult swings with the existing baby buckets – results in loss of 2 adult swings

# Project Timeline

2007 Milestones	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
Propose Concept										
Contact Vendors										
Proposal submission and revision period										
Select Proposal and Approve Funding										
Implementation										
Post Project Review										

Pool Opens

OCC Annual Picnic

Note: Start date of project is subject to parts delivery, approximately 4-6 weeks after approval of proposal



# Questions?

- Contact Houston Community Management Services,  
phone 281.333.5173