

Section 1---General Information

The Roxborough Village Metropolitan District is requesting proposals from qualified playground equipment providers to design, provide and install an inclusive playground to replace an old playground that was removed a few years ago. The playground/park is at Community Park, 7671 N Rampart Range Rd, Littleton, CO 80125. The proposed playground is to be an inclusive playground that incorporates equipment for children ages 2 - 12 years old. A map of the site along with pictures are included in Appendix C.

The overall work is to include design, grading, drainage, hardscaping, installation of new surfacing, installation of site furnishings, and miscellaneous site work. The scope of this RFP includes the excavation, foundations, equipment, border, seating, and surfacing. Demolition, grading, drainage, site work, site furnishings, site concrete, an engineered wood fibre (EWF) play surface, etc. are included in the scope of this RFP and shall be considered part of the budget provided.

This project seeks to meet the goals and guidelines set forth in the Playground Design Guidelines in Appendix A. The District will review the designs of vendors who respond to this RFP and make a selection based on the quality of the design, quality of the play equipment, and overall value.

Section 2---Scope of Services

The District is looking to select a playground design based on quality and adherence to Playground Design Guidelines and requirements identified in Appendix A.

2.1 Design Options for Inclusive Playground Improvements

- a. Provide a minimum of two designs for the proposed Inclusive Playground to be located in the location shown in Appendix B. Options should include elements that tie the playground into the unique Roxborough landscape.
- b. Include with each design option a summary list of elements provided by the Vendor for each option.
 - Drawings
 - Renderings
 - Product cutsheets and data
 - Other information to illustrate the Vendor's design intent for each Design Option.

2.2 Pricing:

- a. Provide pricing for all labor and equipment required for excavation, foundations, equipment, border, seating, and surfacing within the playground border for each design option. The designs are not to exceed \$350,000 each and more than two designs and variations thereof are acceptable.
- b. Pricing is to be itemized by element provided by the Vendor which shall include all installation/material costs.
- c. The Owner is a tax-exempt entity. Do not include taxes in Vendor pricing submittal.

2.3 References/Maintenance items:

Please provide an example of three similar projects in size and scope, including references

Section 3---Project Schedule

The District reserves the right to cancel this RFP process at any time.

- a. It is expected that award of the project will occur within five months of receipt of the RFP documents.
- b. Provide a proposed schedule on when construction will commence and conclude. If material delivery is expected to be an issue, provide details on what lead times are expected.

Section 4---Proposal Meeting

A pre-proposal meeting is not required. Any questions or requests for a pre-proposal meeting or site visit related to this RFP shall be made in writing or by email to the District Manager, Peggy Ripko at pripko@sdmsi.com. She can be reached by phone at 303-987-0835.

Section 5---Submittal Requirements

Proposals will be received by the District until 4:00 PM on February 28, 2025. Proposals received after this date and time may be rejected by the District.

Proposals must be submitted electronically to Peggy Ripko at pripko@sdmsi.com.

Section 6---RFP Format/Evaluation Criteria

- a. Evaluation:

Proposals will be evaluated based on the enclosed selection criteria. Please be advised that proposals submitted to the District are subject to applicable Federal, State, and local public information disclosure regulations. Requests to view a proposal will be arranged upon receipt by the District of a written request for such; therefore, any proposal may be subject to viewing by the public. If any information contained in the documents submitted is deemed proprietary in nature, the Offeror is required to defend the District concerning any litigation arising from the Offeror's request for confidentiality.

- b. Proposal Format:

There is no page number requirement for this proposal. Pages shall be letter-size (8.5" x 11") pages or larger for drawings, portrait orientation or landscape orientation for drawings, and shall include the information specified in the "Proposal Content" section below.

- c. Proposal Content:

Proposals must address each of the following subjects in the order specified below, using the headings provided. These elements correspond to the evaluation criteria noted in Section 7. Failure to provide the information requested may result in the proposal being rejected.

Section A. Past Performance

Present the company's past performance on specific projects similar in scale and scope to this project. For each project identified include: Team member(s), project name, project owner and contact information, design contract amount, and the date the contract was awarded.

- Section B. Understanding of the Project/Project Approach
the Consultant's understanding of the scope, challenges, and limits within the context of the project.
- Section C. Statement of Service
Provide a Statement of Service the District can expect to receive throughout the lifetime of the product.
- Section D. Playground Designs
Provide designs for each playground scenario.

Section 7---Selection Process

The District Board shall make a selection based upon the proposal submitted, interviews of the Consultant's clients, and feedback from District residents.

Once the selection process is completed, the selected Consultant may be contacted by the District Manager to participate in a meeting to discuss the final scope of services. One (1) design will be selected for the park. A signed contract agreement, drafted by the District, will be required to proceed with the successful Consultant. If an agreement cannot be reasonably finalized after the District's selection, the District may, at its sole discretion, terminate negotiations, and negotiate an agreement with another respondent.

Section 8--Contract Requirements

- a. The District has the right to award the contract based on a combination of price, design, materials used, and company history.
- b. The selected firm will be required to hold the District, its employees, Board, Consultants, and its agents harmless.
- c. The selected firm will be required to provide insurance coverage with minimum General Liability Limits of \$1,000,000 Per Occurrence/\$2,000,000 Aggregate, Automobile Limits of \$1,000,000, and provide proof of Workers Compensation Coverage
- d. The selected firm will be required to provide an insurance certificate listing the District as Additional Insured and include a 30-day notice of cancellation clause.

Appendix A District Playground Design Guideline

Outcome

The District pledges to provide high quality playgrounds across the community. Below are the design guidelines and standards that will be used to design and build new playgrounds that are inclusive, creative, durable and long-lasting, engaging, and fun for all users.

Design Goals

- Design for different types of play and abilities in order to provide maximum play challenge and value to the users.
- Promote creativity, learning, development, and social interaction.
- Utilize durable surfaces and materials to maximize life.
- Limit the amount of overall maintenance needed through the life-cycle.
- Utilize safe designs.
- Limit the possibility of vandalism.
- Incorporate built-in shade enabling and encouraging more usage during hot days.
- Be fun!

Play Value

- Playground design shall provide options for users of different ages and abilities.
- Playground design shall provide integrated or separate structures for the 2-5 and 5-12 age groups
- Playground equipment shall encourage physical exercise.
- Playground equipment shall allow care-givers to assist children when needed.
- Playground equipment shall consist of durable components to maximize play value for the life of the equipment.
- All District playgrounds should consider and include components of each type of play.

Active

Description: Active play includes running, jumping, swinging to and fro, rolling, reaching, climbing, spinning, and balancing. Active play moves the user's body up, down, and around.

Examples: Monkey bars, swings, seesaws, climbers, balance beams, stepping pods, upper body equipment, rotating equipment, etc.

Passive/Reflective

Description: Passive and reflective play includes watching, resting, thinking, and day dreaming

Examples: Benches, activity panels, seating walls, creative seats and spaces.

Creative

Description: Creative play includes drawing, crafting, painting, coloring, writing, singing, drumming, and dancing. Creative expression encourages children to communicate and connect and provides an opportunity for discovery.

Examples: Alphabet panels, tic tac toe, creative play panels, drums and musical equipment.

Imaginative

Description: Imaginative play includes dressing up, make-believe, and pretend play. This also can include manipulative play pieces, building, pouring, scooping, sifting, stacking, altering, and combining.

Examples: Play houses, store panels, puppet panels, themed play equipment, and nature play.

Social

Description: Social play includes opportunities for talking, sharing, taking turns, team play, following the rules and playing sports. The design should include space for users to congregate and to transition between different play components.

Examples: Multiuser play equipment such as rockers and teeter totters, spaces to interact with other individuals.

Sensory

Sight (Vision)

Description: Playgrounds can be colorful and vibrant or subtle and natural, but they should be visually interesting. Playground design and color selection shall provide contrast in light and shadow for the visually impaired. There should be a variety of shapes, layers, words, and letters. Playgrounds shall provide the opportunity for the user to track movement with the eyes and learn to filter and distinguish necessary versus unnecessary information.

Examples: Panels, diversity of color and texture, hidden shapes and animals molded into plastic.

Sound (Audition)

Description: Sound is the perception of differing vibrations. Different materials allow the brain to interpret and recognize tones in low and high range stimuli.

Examples: Drums, chimes, bells.

Touch (Somatosensory)

Description: Touch is the perception of differing textures and pressures. Playgrounds shall provide components that elicit a reaction as a result of touch.

Examples: Raised lettering, channel grooves in panels and slides, rough and smooth surfaces.

Temperature

Description: The material selection, relationship to sun and wind, and placement of the playground contribute to the experienced temperature on the playground. Temperature is tied to safety and comfort and the sense of touch. Design and component selection shall avoid using materials on play equipment that heat up in the sun to the point that they could burn the skin upon contact. Swings and slides shall be oriented so the user is not looking into the sun while swinging or sliding. Playground shall be naturally shaded or provide shade to the users.

Examples: Avoid metal slides, avoid dark colors on high touch components, canopies and roofs

Balance (Vestibular)

Description: Balance registers acceleration, go-force, and body movements and head position. It includes the body position relative to gravity and movement. The balance of auditory and visual processing related to balance, attention, eye control, and coordination. Play equipment shall encourage reach, with intermediate steps and handrails, and provide transitions of varying heights.

Examples: Suspension bridges, balance beams, standing rocking equipment, climbers.

Body Awareness (Proprioception/Kinetic)

Description: Body awareness is how bodies are positioned in space, their proximity to equipment and other users, and the strength and effort needed for the movement. Playgrounds shall provide graduated challenges that can be continuously changing and provide opportunities for growth. This is similar to vestibular, but it includes relationship between energy and body parts. The need is for jumping, grasping, opening and closing.

Examples: Swings, see saws, climbing bars, rotating equipment.

Challenge

Description: Playgrounds are intended to be a place of challenge to learn and grow. There are inherent risks moving from one level of mastery to another. The hazards are to be avoided that could lead to injury from falls.

Examples: obstacle courses, climbers and opportunities to figure out how to move your body, rock walls

Accessibility

- At a minimum, all playgrounds must meet the current ADA standards for accessible design.
- Playground surfacing shall be generally level and shall not exceed maximum allowable slopes as defined

by the current ADA standards.

- Provide elevated accessible play opportunities with egress that allows the user to return unassisted to the original transfer point.
- Provide an accessible route between the parking lot or public right of way and the playground.
- Playgrounds shall be oriented such that the transfer station is oriented closest to the hard surface access path.
- When specifying rubber safety surfacing, include ground level universally accessible play pieces.
- Provide an access path to existing sidewalks, pavilions, and restrooms.

Safety

- Follow all current and applicable ASTM and CPSC standards.
- Playgrounds should be easily visible from surrounding areas and should have a clear line of sight through the playground.
- Avoid hiding places and obstructed views.
- Follow standard for outdoor fitness equipment for ages 13+. Outdoor fitness equipment shall never be in the same footprint as play equipment.

Materials

- All playground equipment and surfacing shall be IPEMA Certified.
- No plexi-glass or lexan panels or components shall be used.
- Components that are composed of multiple sections connected with hardware shall be avoided if gaps between segments cannot be eliminated by tightening the hardware.
- Play surfaces shall use engineered wood fibre (EWF). No sand, pea gravel, loose rubber fill, or any rocks small enough for a child to carry shall be utilized.
- Use durable play area borders that will contain the EWF and prevent it from blowing away or piling up (Roxborough is known for its high winds).
- Avoid stepping pods with chain and connection at the bottom.
- Use durable, easy to repair equipment and surfacing.
- Avoid items that may require frequent replacement, such as tetherballs.
- Avoid equipment that utilizes cables that are easily cut by vandals.

- Care should be taken in the selection and use of moving parts that may wear out quickly.
- Avoid electronic play components.
- Avoid talking tubes.
- When selecting musical equipment:
 - Avoid loose mallets, if possible. If using mallets, ensure they are durably tethered and accessible to individuals with grasping issues.
 - Post mounted bongo style drums are not considered to be durable.

Playground Borders

- A permanent playground border shall be provided.
- Border shall be made of 6" wide concrete curb.
- Border shall abut the sidewalks and shall double as a retaining wall and seating area where the sidewalk grade is more than 8" above the play surface.
- Playground border shall be located outside of all use zones. A 12" buffer shall be provided between the use zone and the edging.
- Provide accessible hard surface path between playground and existing hard surface in the park (e.g. sidewalks, multiuse trails, parking lots).
- Playground border shall be concrete.

Site and Drainage

- Positive drainage shall be provided away from the playground.
- Whenever feasible, underdrains shall be provided. Underdrains shall daylight and be designed to avoid erosion.
- The playground footprint shall be elevated if installed in low lying areas.
- Surrounding grade from top of playground border into turf or hard surfacing shall be a 2% grade for sixteen feet at a minimum if existing terrain allows.
- Playground surfacing shall be a consistent grade to prevent ponding of water.
- All material removed shall be taken off site to be disposed of at no additional cost. Care shall be taken to make sure the site is clear of debris and litter on a daily basis. A magnetic roller is to be used upon completion of the work in all grass, beds and parking lots to assure all nails are collected and disposed of.

APPENDIX B

Community Park Playground

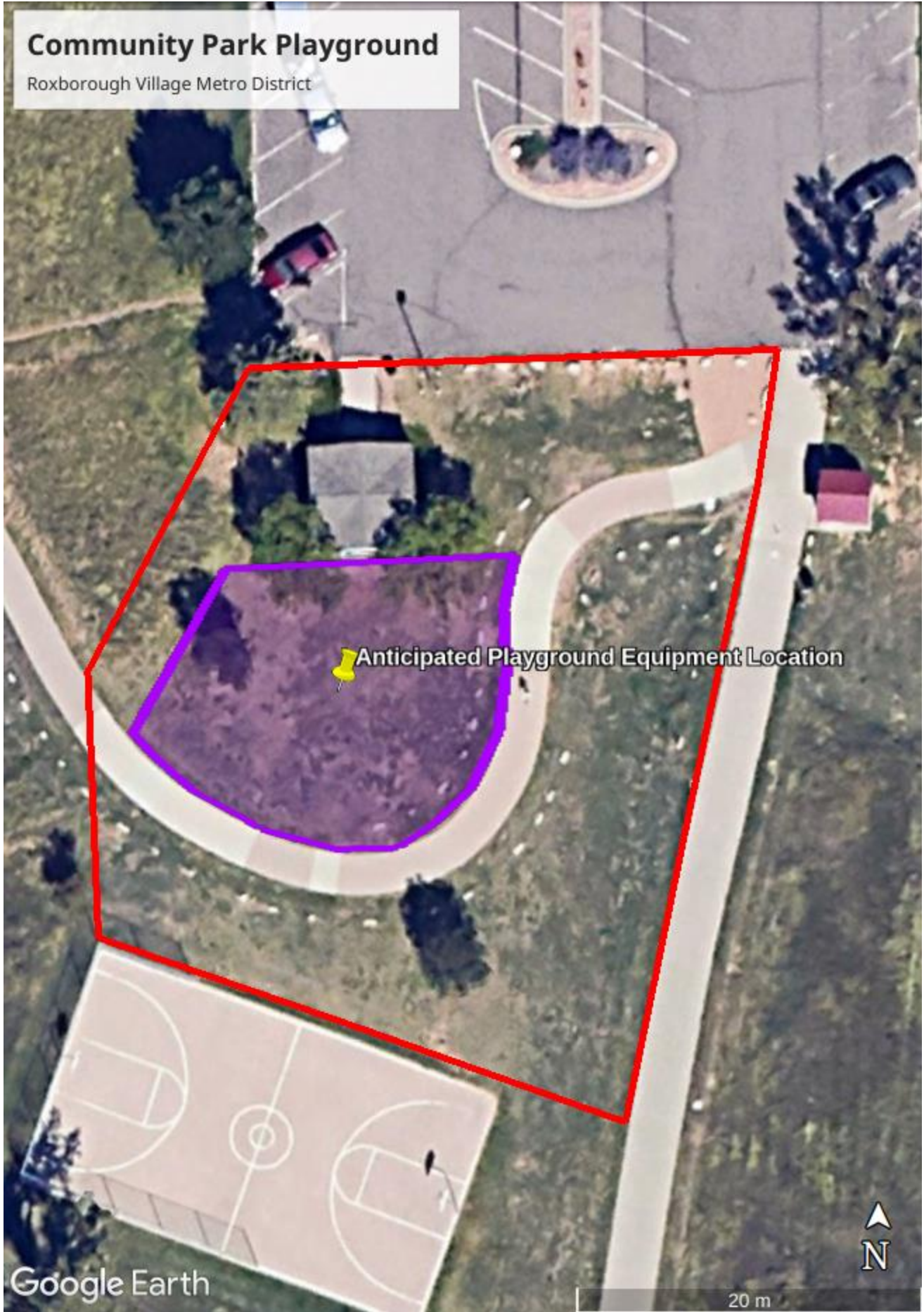
Roxborough Village Metro District

Anticipated Playground Equipment Location



Google Earth

20 m



Community Park Playground

Roxborough Village Metro District



Google Earth

Image Landsat / Copernicus

Image © 2024 Airbus

10 m

