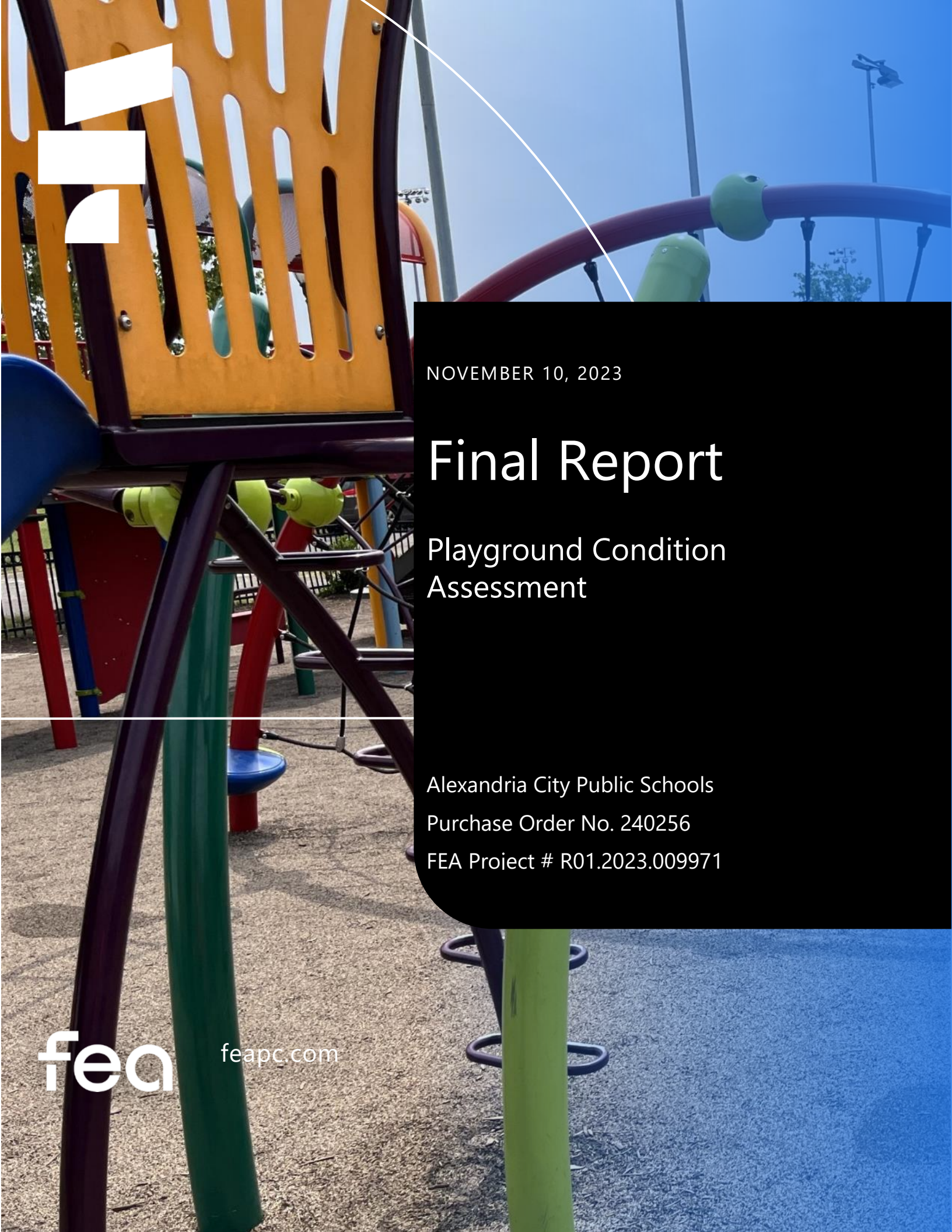


NOVEMBER 10, 2023

Final Report

Playground Condition Assessment

Alexandria City Public Schools

Purchase Order No. 240256

FEA Project # R01.2023.009971

feapc.com

November 10, 2023

Alexandria City Public Schools
Attn: Sophie Huemer
1340 Braddock Place, Suite 620
Alexandria, Virginia 22314

SUBJECT: Final Report
Playground Condition Assessment - Alexandria City Public Schools
Purchase Order No. 240256
FEA Project No. R01.2023.009971

Facility Engineering Associates, P.C. (FEA) is pleased to provide this final report of our Playground Condition Assessment for Alexandria City Public Schools (ACPS). Our work was performed in accordance with the Agreement signed April 21, 2023, and ACPS Purchase Order number 240256.

The scope of this assessment was a comprehensive Playground Condition Assessment (PCA) that documents accurate data on ACPS playgrounds to support life-cycle replacement planning, capital renewal and replacement efforts, and future capital planning. The report incorporates feedback received from ACPS on the Draft Report submitted September 22, 2023.

We appreciate the opportunity to assist ACPS in its efforts to improve its school playgrounds. If you have any questions, need additional information, or require clarification on any matter, please contact us.

Best regards,

FEA

John Edwards, P.E., CFM, FMP
Project Manager

Maureen Roskoski, CPSI, CFM, SFP, ProFM
Vice President

Table of Contents

Executive Summary

Facility Engineering Associates, P.C. (FEA) assessed a total of 23 playgrounds and one shade structure at 15 Alexandria City Public Schools (ACPS) locations. The goals of the assessment were to provide defensible data that could be used to make prudent and informed decisions regarding the allocation of resources to playgrounds and to identify potential items of work for future capital projects.

Each location was evaluated using FEA's proprietary Site Condition Assessment (SCA) methodology and a compilation of playground standards which included ACPS Educational Specifications, ADA Standards for Accessible Design, the US Consumer Product Safety Commission Public Playground Safety Handbook, and the National Recreation and Park Association's Playground Safety Checklist.

We determined that the asset portfolio, as a whole, was in "Good" condition with a condition index of 0.123 (on a scale from 0.000 to 1.000, where the smaller the condition index value the better the condition of assets). The total 10-year projection of condition-based system renewal needs was approximately $8.6 million (or an average of about $860,000 annually).

Potential safety items were noted at nine playgrounds. None were considered an immediate danger that would require closing any playground. All noted safety items should be addressed as soon as possible. It is also recommended that ACPS implement Comprehensive Playground Compliance Inspection and Risk Assessment program to continually assess playground conditions, to ensure compliance with current standards, and mitigate risk.

With respect to conformance with ACPS Educational Specifications (Ed Spec), we identified approximately $2.5 million in needs to fully meet all Ed Spec items. The most prevalent recommendations were in the area of accessibility, which accounted for about $1.7 million of the needs related to ACPS Ed Specs.

The individual playground with the greatest total long-term needs was at Naomi Brooks Elementary School, primarily because of the expected replacement of the artificial turf field in the 10-year window of projections. The school site with the greatest total long-term needs was James K. Polk Elementary School. The playground and school with the smallest total long-term needs was Ferdinand T. Day Elementary School.

The following table summarizes the financial needs identified through this project. Specific school findings are detailed in the individual playground summaries.

Location	Projected 10-Year Condition Needs	ACPS Ed Spec Needs	Total 10-Year Needs by Playground	Total 10-Year Needs by School
Alexandria City High School	$ 157,439	$ -	$ 157,439	$ 157,439
George Washington Middle School, Exterior Playground	$ 152,585	$ 51,700	$ 204,285	$ 364,770
George Washington Middle School, Interior Playground	$ 152,585	$ 7,900	$ 160,485	
Jefferson Houston School	$ 224,241	$ 27,500	$ 251,741	$ 251,741
Charles Barrett Elementary School	$ 283,926	$ 302,400	$ 586,326	$ 586,326
Cora Kelly School (Large)	$ 70,058	$ 333,400	$ 403,458	$ 1,188,587
Cora Kelly School (Medium)	$ 287,895	$ 80,100	$ 367,995	
Cora Kelly School (Small)	$ 392,834	$ 24,300	$ 417,134	
Ferdinand T. Day Elementary School	$ 18,687	$ 14,500	$ 33,187	$ 33,187
George Mason Elementary School	$ 766,461	$ 36,300	$ 802,761	$ 802,761
James K. Polk Elementary School (Large)	$ 571,666	$ 174,600	$ 746,266	$ 1,845,683
James K. Polk Elementary School (Medium)	$ 346,765	$ 235,600	$ 582,365	
James K. Polk Elementary School (Small)	$ 226,752	$ 290,300	$ 517,052	
John Adams Elementary School (Large)	$ 697,902	$ 16,200	$ 714,102	$ 1,276,813
John Adams Elementary School (Medium)	$ 360,984	$ 23,300	$ 384,284	
John Adams Elementary School (Small)	$ 147,427	$ 31,000	$ 178,427	
Lyles Crouch Traditional Elementary	$ 515,551	$ 142,500	$ 658,051	$ 658,051
Mount Vernon Community School (Large)	$ 400,245	$ 122,200	$ 522,445	$ 977,632
Mount Vernon Community School (Small)	$ 422,187	$ 33,000	$ 455,187	
Naomi Brooks Elementary School	$ 1,295,389	$ 220,000	$ 1,515,389	$ 1,515,389
Patrick Henry Elementary School	$ 291,351	$ 5,700	$ 297,051	$ 297,051
Samuel Tucker Elementary School	$ 235,158	$ 500	$ 235,658	$ 273,734
Samuel Tucker Elementary School - Shade Structure	$ 38,076	$ -	$ 38,076	
William Ramsay Elementary School	$ 558,363	$ 330,700	$ 889,063	$ 889,063
TOTALS	**$ 8,614,526**	**$ 2,503,700**	**$ 11,118,226**	**$ 11,118,226**

Scope of the Playground Condition Assessment

The scope of this project was to complete a comprehensive assessment of ACPS playgrounds to provide defensible data that could be used to make prudent and informed decisions regarding the allocation of resources to playgrounds, and to calculate costs for deficient conditions utilizing nationally recognized standards such as R.S. Means. The results of this project can be used to prioritize funding of future playground capital projects and as the initial scope for the full design (by others) of any repair and improvement efforts.

The project encompassed a total of 23 playgrounds and one shade structure at 15 ACPS locations. The on-site Playground Condition Assessment (PCA) included one high school, one middle school, one pre-kindergarten through eighth grade school, and 12 elementary schools:

List of Playground Locations

Alexandria City High School

George Washington Middle School (Exterior)

George Washington Middle School (Interior)

Jefferson Houston School

Charles Barrett Elementary School

Cora Kelly School (Large)

Cora Kelly School (Medium)

Cora Kelly School (Small)

Ferdinand T. Day Elementary School

George Mason Elementary School

James K. Polk Elementary School (Large)

James K. Polk Elementary School (Medium)

James K. Polk Elementary School (Small)

John Adams Elementary School (Large)

John Adams Elementary School (Medium)

John Adams Elementary School (Small)

Lyles Crouch Traditional Elementary

Mount Vernon Community School (Large)

Mount Vernon Community School (Small)

Naomi Brooks Elementary School

Patrick Henry Elementary School

Samuel Tucker Elementary School

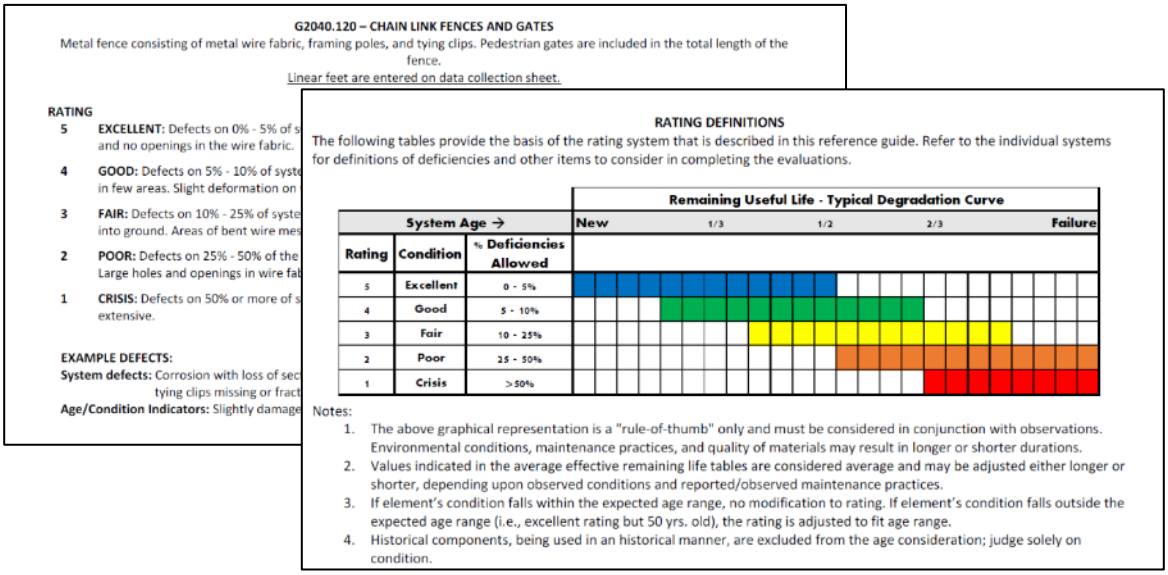
Samuel Tucker Elem. School - Shade Structure

William Ramsay Elementary School

Each location was evaluated using FEA's proprietary Site Condition Assessment methodology and a compilation of playground standards which included ACPS Educational Specifications, ADA Standards for Accessible Design, the US Consumer Product Safety Commission Public Playground Safety Handbook, and the National Recreation and Park Association's Playground Safety Checklist.

For the condition-based assessment, FEA visually assessed playground site systems and rated each based on observed condition, age, and anticipated remaining useful life. In a playground environment, typical systems include walkways, fences and gates, planters, athletic courts, railings, and the playground equipment itself. To help ensure consistency in condition

assessments across the large portfolio, trained assessors used FEA's Site Systems Condition Reference Guide (a copy of which has been provided separately to ACPS). The Reference Guide provides direction to assessors for how condition ratings are intended to be applied, general instructions for how to handle common situations that arise during an assessment, and objective criteria for rating individual systems. Ratings were developed using a five-point scale, ranging from "Excellent (5)" to "Crisis/Failure (1)". This approach provided repeatable, defendable condition ratings for systems assessed by FEA. A list of site systems that were rated is included in Appendix A.



G2040.120 – CHAIN LINK FENCES AND GATES

Metal fence consisting of metal wire fabric, framing poles, and tying clips. Pedestrian gates are included in the total length of the fence.

Linear feet are entered on data collection sheet.

RATING

5 **EXCELLENT:** Defects on 0% - 5% of s and no openings in the wire fabric.

4 **GOOD:** Defects on 5% - 10% of syst in few areas. Slight deformation on

3 **FAIR:** Defects on 10% - 25% of syste into ground. Areas of bent wire mes

2 **POOR:** Defects on 25% - 50% of the Large holes and openings in wire fab

1 **CRISIS:** Defects on 50% or more of s extensive.

EXAMPLE DEFECTS:

System defects: Corrosion with loss of sec tying clips missing or fract

Age/Condition Indicators: Slightly damage

RATING DEFINITIONS

The following tables provide the basis of the rating system that is described in this reference guide. Refer to the individual systems for definitions of deficiencies and other items to consider in completing the evaluations.

			Remaining Useful Life - Typical Degradation Curve				
System Age →			New	1/3	1/2	2/3	Failure
Rating	Condition	% Deficiencies Allowed					
5	Excellent	0 - 5%					
4	Good	5 - 10%					
3	Fair	10 - 25%					
2	Poor	25 - 50%					
1	Crisis	>50%					

Notes:

1. The above graphical representation is a "rule-of-thumb" only and must be considered in conjunction with observations. Environmental conditions, maintenance practices, and quality of materials may result in longer or shorter durations.
2. Values indicated in the average effective remaining life tables are considered average and may be adjusted either longer or shorter, depending upon observed conditions and reported/observed maintenance practices.
3. If element's condition falls within the expected age range, no modification to rating. If element's condition falls outside the expected age range (i.e., excellent rating but 50 yrs. old), the rating is adjusted to fit age range.
4. Historical components, being used in an historical manner, are excluded from the age consideration; judge solely on condition.

Example Reference Guide criteria and condition rating definitions

FEA used the collected condition information to calculate the current replacement value (CRV) of each system assessed. The CRVs were calculated using RSMeans data to identify raw costs for material and labor. These raw costs were then "marked up" by multiplying by a factor of 1.664 to establish the theoretical costs to recreate ACPS' assets "as is, where is." Costs for land acquisition, site development, improvements, or additions to assets, etc., are not included in CRV. The establishment of a CRV enables calculation of condition and funding metrics. This calculation was not meant to imply that demolition of existing assets and construction of new in their place was a recommended solution.

FEA also prepared cost estimates for repair or renewal of systems using RSMeans data to identify raw costs for material and labor. These costs were then "marked up" by multiplying by a factor of 1.869 to better approximate the funding needed to execute the work as a system repair or renewal project.

The markup factors of 1.664 (for calculating the CRV of each system) and 1.869 (for estimating the costs of system repair and renewal projects) were established by FEA and can be adjusted by ACPS as circumstances change.

The data and cost values for condition based needs were provided to ACPS in a Microsoft Excel data file and pivot table. The pivot table format allows ACPS to view the condition data by playground, by individual system type, by condition rating, or various combinations thereof, providing a means to analyze playground conditions across the portfolio. Data for each playground is also presented in a series of tables, excerpts from which are included in this report under the individual playground assessment summaries.

FEA used this condition and cost information to derive the values for deferred maintenance, condition indices, and a long-term projection of annual capital renewal expenditures needed to maintain all assets through their life cycles. More detail on the results of these analyses is covered in the section titled "Playground Portfolio Summary."

For safety, accessibility, and educational adequacy, FEA compiled a checklist of 60 criteria (shown in Appendix B) using the reference sources noted earlier. We evaluated each playground against the standards to produce ratings that were categorized as

- Green: Aligns with Standard
- Yellow: Somewhat Aligns with Standard
- Red: Does Not Align with Standard
- N/A: Standard Not Applicable

The assessment was a review of general alignment with the guidelines and standards and was not a comprehensive compliance and safety inspection and assessment, as referenced in ASTM 1487 and the US Consumer Product Safety Commission Public Playground Safety Handbook, nor an ADA compliance assessment.

The recommendations and cost values for ACPS Educational Specifications needs were provided to ACPS in a Microsoft Excel data file. The spreadsheet allows ACPS to sort Ed Spec data by playground, ACPS priorities, by deficiency type, or various combinations thereof, providing a means to analyze Ed Spec needs across the portfolio. For each playground, we produced a report of issues that should be corrected and recommendations (with cost estimates) for improvements to better align the playgrounds with ACPS Educational Specifications.

Disclaimer

The report is based on our observations and information provided to our assessors. FEA believes the information contained within this PCA report to be correct at the time of delivery. Although a "standard of care" was exhibited by trained professionals, it is possible that conditions may exist that can affect the findings and recommendations presented, which may not have been discovered or presented to us during the survey. This assessment report should not be relied upon as an exhaustive record of all possible risks or hazards that may exist or potential improvements that can be made. FEA is not responsible for any consequences arising from the use of the information herein.

Playground Portfolio Summary

Portfolio Overview

The project encompassed a total of 23 playgrounds and one shade structure at 15 ACPS locations. We determined that the portfolio, as a whole, was in "Good" condition with very little deferred maintenance for a portfolio of this size. Potential safety items were noted at nine playgrounds. None were considered an immediate danger that would require closing any playground. All noted safety items should be addressed as soon as possible. It is also recommended that ACPS implement Comprehensive Playground Compliance Inspection and Risk Assessment program to continually assess playground conditions, to ensure compliance with current standards, and mitigate risk.

With respect to conformance with ACPS Educational Specifications, the most prevalent recommendations were in the area of accessibility. It should be noted that compliance with the latest ADA standards will apply with any playground renovation or development of a new playground.

The individual playground with the greatest total long-term needs (considering both condition-based needs and Ed Spec Needs) was at Naomi Brooks Elementary School, primarily because of the expected replacement of the artificial turf field in the 10-year window of projections. The school site with the greatest level of total needs was James K. Polk Elementary School. The playground and school with the smallest level of total needs was Ferdinand T. Day Elementary School.

The following table summarizes the financial results of this assessment project, with more detail provided in the subsequent paragraphs.

Location	Projected 10-Year Condition Needs	ACPS Ed Spec Needs	Total 10-Year Needs by Playground	Total 10-Year Needs by School
Alexandria City High School	$ 157,439	$ -	$ 157,439	$ 157,439
George Washington Middle School, Exterior Playground	$ 152,585	$ 51,700	$ 204,285	$ 364,770
George Washington Middle School, Interior Playground	$ 152,585	$ 7,900	$ 160,485	
Jefferson Houston School	$ 224,241	$ 27,500	$ 251,741	$ 251,741
Charles Barrett Elementary School	$ 283,926	$ 302,400	$ 586,326	$ 586,326
Cora Kelly School (Large)	$ 70,058	$ 333,400	$ 403,458	$ 1,188,587
Cora Kelly School (Medium)	$ 287,895	$ 80,100	$ 367,995	
Cora Kelly School (Small)	$ 392,834	$ 24,300	$ 417,134	
Ferdinand T. Day Elementary School	$ 18,687	$ 14,500	$ 33,187	$ 33,187
George Mason Elementary School	$ 766,461	$ 36,300	$ 802,761	$ 802,761
James K. Polk Elementary School (Large)	$ 571,666	$ 174,600	$ 746,266	$ 1,845,683
James K. Polk Elementary School (Medium)	$ 346,765	$ 235,600	$ 582,365	
James K. Polk Elementary School (Small)	$ 226,752	$ 290,300	$ 517,052	
John Adams Elementary School (Large)	$ 697,902	$ 16,200	$ 714,102	$ 1,276,813
John Adams Elementary School (Medium)	$ 360,984	$ 23,300	$ 384,284	
John Adams Elementary School (Small)	$ 147,427	$ 31,000	$ 178,427	
Lyles Crouch Traditional Elementary	$ 515,551	$ 142,500	$ 658,051	$ 658,051
Mount Vernon Community School (Large)	$ 400,245	$ 122,200	$ 522,445	$ 977,632
Mount Vernon Community School (Small)	$ 422,187	$ 33,000	$ 455,187	
Naomi Brooks Elementary School	$ 1,295,389	$ 220,000	$ 1,515,389	$ 1,515,389
Patrick Henry Elementary School	$ 291,351	$ 5,700	$ 297,051	$ 297,051
Samuel Tucker Elementary School	$ 235,158	$ 500	$ 235,658	$ 273,734
Samuel Tucker Elementary School - Shade Structure	$ 38,076	$ -	$ 38,076	
William Ramsay Elementary School	$ 558,363	$ 330,700	$ 889,063	$ 889,063
TOTALS	**$ 8,614,526**	**$ 2,503,700**	**$ 11,118,226**	**$ 11,118,226**

System Renewal Observations and Estimated Needs

As was noted earlier in the Scope section, FEA assessed the playgrounds using our proprietary Site Condition Assessment methodology. This approach allowed us to calculate the current replacement value (CRV) of the playground assets to be $10,957,832. The CRV estimates the theoretical funds needed to recreate a constructed asset "as is, where is." Land acquisition, site development, improvements to the amenities, or additions to the asset, etc., are not included in the CRV. The CRV is used as the denominator in the calculation of various indices that are useful when analyzing and comparing asset conditions and funding requirements across a portfolio.

Deferred maintenance (DM; sometimes called deferred maintenance and repairs) is defined as the dollar value of maintenance and repairs that were not performed when they should have been, or were scheduled to be, and which are put off or delayed for a future period.1 One common use of deferred maintenance values is to calculate a condition index for each asset. The condition index is an industry-recognized measure of the relative condition of assets across a portfolio, calculated as the ratio of deferred maintenance to current replacement value (DM/CRV). The smaller the condition index, the better the condition of the portfolio of assets.

We calculated the total DM needs for the portfolio to be $1,353,287. The deferred maintenance was calculated using the sum of the replacement costs of all systems that were rated as "1 –

[1] Federal Accounting Standards Advisory Board (FASAB). *Statement of Federal Financial Accounting Standards 42: Deferred Maintenance and Repairs*, FASAB Handbook, Version 21 (06/22). https://fasab.gov/accounting-standards/document-by-chapter/

Crisis" plus the replacement costs of all systems that were rated as "2 – Poor" plus the costs for "Local Projects." (A Local Project is an immediate or near-term need for a *portion* of a system and describes repair efforts that could be undertaken before the *overall* system might require repair or renewal.)

With a DM of $1,353,287 and a CRV of $10,957,832, the portfolio condition index was calculated to be 0.123. This value indicates the portfolio is in generally "Good" condition when using the following scale:

Condition Category Legend		
Good	Fair	Poor
0 - 0.15	0.151 - 0.33	0.331 - 1

This same calculation of DM/CRV can be performed at the playground level to compare which locations are in the 'best' or 'worst' condition. In this study, we found 11 playgrounds that had no deferred maintenance and thus had a condition index of 0.000. The playground with the greatest (worst) condition index was John Adams Elementary School (Large) at 0.673.

The table on the following page shows the deferred maintenance and condition index for each playground.

Location	Deferred Maintenance Needs	Condition Index (DM/CRV)
Alexandria City High School	$ -	0.000
George Washington Middle School, Exterior Playground	$ -	0.000
George Washington Middle School, Interior Playground	$ -	0.000
Jefferson Houston School	$ -	0.000
Charles Barrett Elementary School	$ 1,000	0.004
Cora Kelly School (Large)	$ -	0.000
Cora Kelly School (Medium)	$ -	0.000
Cora Kelly School (Small)	$ -	0.000
Ferdinand T. Day Elementary School	$ -	0.000
George Mason Elementary School	$ 193,663	0.370
James K. Polk Elementary School (Large)	$ 6,000	0.010
James K. Polk Elementary School (Medium)	$ 1,200	0.004
James K. Polk Elementary School (Small)	$ -	0.000
John Adams Elementary School (Large)	$ 449,881	0.673
John Adams Elementary School (Medium)	$ 10,250	0.026
John Adams Elementary School (Small)	$ 4,186	0.019
Lyles Crouch Traditional Elementary	$ 224,241	0.428
Mount Vernon Community School (Large)	$ 226,226	0.242
Mount Vernon Community School (Small)	$ 224,241	0.553
Naomi Brooks Elementary School	$ 2,000	0.001
Patrick Henry Elementary School	$ 3,000	0.007
Samuel Tucker Elementary School	$ -	0.000
Samuel Tucker Elementary School - Shade Structure	$ -	0.000
William Ramsay Elementary School	$ 7,400	0.011
TOTALS	**$ 1,353,287**	

While the condition index is a good snapshot of current conditions, it is primarily "backwards facing" because it considers the maintenance and repairs that haven't been completed. If one wants to consider their future financial needs with respect to condition-based repair and renewal, then a projection of the those needs considering current conditions and the estimated remaining useful life (RUL) of all systems is needed.

For this study, FEA estimated the expected condition-based replacement costs in the next ten years for each system. This 10-year value included both the DM (to be addressed mostly in the early years of the projection window) plus all other system replacements that will likely "come due" in the 10-year window. We calculated the portfolio 10-year projection of condition based needs to be $8,614,526, or an average annual need of $861,453. The annual average need is useful for planning and budgeting purposes, as it positions ACPS to be financially prepared for playgrounds that are going to wear out over time.

Considering the projected 10-year condition-based needs, Naomi Brooks Elementary School had the greatest projection ($1,295,389) while Ferdinand T. Day Elementary School had the least ($18,687) as shown in the following table:

Location	Projected 10-Year Condition Needs
Alexandria City High School	$ 157,439
George Washington Middle School, Exterior Playground	$ 152,585
George Washington Middle School, Interior Playground	$ 152,585
Jefferson Houston School	$ 224,241
Charles Barrett Elementary School	$ 283,926
Cora Kelly School (Large)	$ 70,058
Cora Kelly School (Medium)	$ 287,895
Cora Kelly School (Small)	$ 392,834
Ferdinand T. Day Elementary School	$ 18,687
George Mason Elementary School	$ 766,461
James K. Polk Elementary School (Large)	$ 571,666
James K. Polk Elementary School (Medium)	$ 346,765
James K. Polk Elementary School (Small)	$ 226,752
John Adams Elementary School (Large)	$ 697,902
John Adams Elementary School (Medium)	$ 360,984
John Adams Elementary School (Small)	$ 147,427
Lyles Crouch Traditional Elementary	$ 515,551
Mount Vernon Community School (Large)	$ 400,245
Mount Vernon Community School (Small)	$ 422,187
Naomi Brooks Elementary School	$ 1,295,389
Patrick Henry Elementary School	$ 291,351
Samuel Tucker Elementary School	$ 235,158
Samuel Tucker Elementary School - Shade Structure	$ 38,076
William Ramsay Elementary School	$ 558,363
TOTALS	**$ 8,614,526**

In summary, condition-based needs can be evaluated using DM (condition index) to assess the current state and a 10-year projection of all needs to consider future expenditures for which ACPS should plan accordingly.

Safety Observations

FEA identified safety-related items at the playgrounds that could present a potential hazard for students. Overall, there were no items that presented an immediate danger that would require closing any playground. All noted safety items should be addressed as soon as possible.

In addition, FEA recommends that ACPS implement a Comprehensive Playground Compliance Inspection and Risk Assessment program to continually assess playground conditions and mitigate risk. The program should consist of:

- Leadership commitment to safety and risk management. This may include the appointment of a playground safety coordinator to perform oversight of the program. Program oversight should include emphasizing maintaining the standard of care and verifying maintenance and inspections are done regularly and properly.
- Playground safety standard operating procedures that emphasize ACPS's commitment to playground safety and provide the authority to make playground-related safety decisions.
- Documentation procedures to maintain a general history file for all playgrounds and site history documentation for each playground.
- Schedule of inspections including:
    - Comprehensive Compliance and Safety Inspection and Assessment performed prior to opening a playground, after major repairs, new equipment installation, and when standards change.
    - Routine inspections, both high frequency and low frequency, as needed to meet your goals.

FEA did not review ACPS playground inspection documentation. Note that ASTM 1487 was updated in 2021. If no inspection was conducted to determine if the playgrounds meet the new standard at that time, one should be conducted.

There were S hooks observed in the portfolio. It should be noted that it is not best practice to utilize these on playgrounds.

FEA recommends ACPS perform a routine inspection on each of the playgrounds noted in the table on the following page and assess each potential hazard to determine appropriate remediation.

Location	Safety Items Noted
George Washington Middle School, Interior Playground	Some playground equipment fasteners were found to be loose, and some equipment is loose with damaged parts. There is a pull up plastic gate as part of the play equipment; children could be caught under this piece of equipment.
Jefferson Houston School	Possible shear or crush points exist under spring loaded equipment on the tot playground. There are multiple abrupt changes in elevation, particularly at the lowest level of the playground. There are exposed tree roots and low hanging branches on the playground.
Charles Barrett Elementary School	A potential crush or shear point was observed at the see-saw area of the playground. One crack was found in a molded plastic slide, which could cause a scratch or snag to a child. There was one exposed tree root on the playground and multiple exposed tree roots outside of the playground area, which present tripping hazards.
Cora Kelly School (Large)	There is potential for a shear point on the track ride play equipment.
George Mason Elementary School	There was a potential protrusion hazard in the wooden barriers around older play equipment. There are exposed eye bolt anchors that are tripping hazards.
James K. Polk Elementary School (Large)	There were some minor loose or broken equipment. There is a potential opportunity for a crush point near the see saw. There is an abrupt elevation change from poured in place to mulch. There are exposed tree roots in areas of the playground.
James K. Polk Elementary School (Medium)	There are some missing parts. There are "S" hooks on the playground. Tree roots are evident on the playground, in addition to re-bar coming through the wood timber barrier.
John Adams Elementary School (Large)	Playground equipment has worn and loose parts. Some end caps are loose or missing. Parts are missing on the zipline. Some cracking on slides, and handholds on climbing wall.
Lyles Crouch Traditional Elementary	Most playground equipment is securely anchored, but the yellow play structure is easily manipulated. Re-anchoring should be considered.
William Ramsay Elementary School	Some hardware is loose in local areas. Post mounted brackets are separating. There are significant gaps on post fasteners that should be remedied immediately.

Educational Specifications Observations and Recommendations

FEA's evaluation of each playground considered the 21 items in ACPS' Educational Specifications (shown in Appendix B). These items are "over and above" the condition-based needs, as they consider other factors such as safety, accessibility, and educational adequacy.

We found 182 items that would need to be corrected to fully comply with the Ed Specs, totaling an estimated $2,503,700. The following table shows the breakout of these items by Priority as defined by ACPS:

Item Count	Estimated Cost	
2	$2,100	Priority 1 – Immediate Projects in this category require immediate action to: i. Correct a cited safety hazard ii. Stop accelerated deterioration and/or iii. Return a playground to normal operation iv. Corrective action before an issue becomes an imminent threat
78	$373,000	Priority 2 – Critical Projects in this category include actions that must be addressed in the short-term: i. Repairs to prevent further deterioration ii. Improvements to playground associated with critical accessibility needs (routes and transfer to equipment) iii. Potential safety hazards
102	$2,128,600	Priority 3 – Non-Critical Projects in this category include: i. Improvements to playground associated with non-critical accessibility needs (additional equipment) ii. Actions to bring a playground into compliance with current building codes iii. Actions to improve the usability of a playground following an occupancy or use change iv. Any recommended project/action that would save ACPS money in regard to long-term maintenance/upkeep
182	$2,503,700	TOTALS

In reviewing the individual items (as provided to ASPC in a separate Excel file), we calculated that approximately $1.7 million, or nearly 70%, of the identified deficiencies were related to accessibility items.

The by-playground breakout for Ed Spec needs is shown on the following page.

Location	ACPS Ed Spec Needs
Alexandria City High School	$ -
George Washington Middle School, Exterior Playground	$ 51,700
George Washington Middle School, Interior Playground	$ 7,900
Jefferson Houston School	$ 27,500
Charles Barrett Elementary School	$ 302,400
Cora Kelly School (Large)	$ 333,400
Cora Kelly School (Medium)	$ 80,100
Cora Kelly School (Small)	$ 24,300
Ferdinand T. Day Elementary School	$ 14,500
George Mason Elementary School	$ 36,300
James K. Polk Elementary School (Large)	$ 174,600
James K. Polk Elementary School (Medium)	$ 235,600
James K. Polk Elementary School (Small)	$ 290,300
John Adams Elementary School (Large)	$ 16,200
John Adams Elementary School (Medium)	$ 23,300
John Adams Elementary School (Small)	$ 31,000
Lyles Crouch Traditional Elementary	$ 142,500
Mount Vernon Community School (Large)	$ 122,200
Mount Vernon Community School (Small)	$ 33,000
Naomi Brooks Elementary School	$ 220,000
Patrick Henry Elementary School	$ 5,700
Samuel Tucker Elementary School	$ 500
Samuel Tucker Elementary School - Shade Structure	$ -
William Ramsay Elementary School	$ 330,700
TOTALS	**$ 2,503,700**

The remainder of this report provides details for each playground related to the condition-based needs, safety items, and Ed Spec needs.

School Playground Observations and Recommendations

ALEXANDRIA CITY HIGH SCHOOL

Playground Overview

CONDITION INDEX:
0.000 (GOOD)

10-YEAR CONDITION NEEDS:
$157,439

ED SPEC NEEDS:
$0

The Alexandria City High School playground is located at 3330 King St, Alexandria, Virginia 22302. The playground serves the early childhood center located at the school for ages infant to three years old and includes multiple one-piece composite play structures on a tot-sized lot. The play area is completely fenced in and includes poured in place surfacing. The total of all condition-based and Ed Spec needs was estimated at approximately $157,439.

System Renewal Observations and Estimated Needs

Elements in the site assessment included concrete walkways, decorative metal fences and gates, raised planters, athletic courts (the surface under the playground elements), the playground elements, exterior furnishings, and stainless steel pipe railings. The calculated Site Condition Index for the playground was 0.000, which indicates an overall "Good" condition and no deferred maintenance. Individual elements were rated as either good or fair condition. Total site system renewal needs in the next ten years are estimated at approximately $157,439, as detailed on the following pages.

SYSTEM OBSERVATIONS		
Site Systems	**Rating**	**Observations**
G2010.305 - CURBS AND BERMS	-	-
G2020.213 - PERMEABLE PARKING LOTS	-	-
G2030.110 - BITUMINOUS PAVING	-	-
G2030.120 - CONCRETE WALKWAYS	4	Defects on less than 10% of the system. The surface is performing as intended with no major potholes or defects.
G2030.130 - UNPAVED PATHS	-	-
G2030.150 - PLAZAS	-	-
G2030.310 - STAIRS	-	-
G2030.400 - PEDESTRIAN BRIDGES	-	-
G2040.120 - CHAIN LINK FENCES AND GATES	-	-
G2040.130 - DECORATIVE METAL FENCES AND GATES	4	Defects on less than 10% of the system. Limited defects on the metal surface observed in a few areas.
G2040.140 - VINYL FENCES AND GATES	-	-
G2040.170 - WOODEN FENCES AND GATES	-	-
G2040.210 - CONCRETE RETAINING WALL	-	-
G2040.250 - WOOD TIMBER RETAINING WALL	-	-
G2040.340 - RAISED PLANTERS	4	Defects on less than 10% of the system. Isolated cracks.
G2040.510 - ARTIFICIAL TURF FIELDS	-	-
G2040.520 - ATHLETIC COURTS	3	Defects on 25% of the system. Cracks and spalls observed. Multiple repairs observed.
G2040.810 - PLAYGROUNDS AND TOT LOTS	4	Defects on less than 10% of the system. Isolated fading and cracking of playground elements.
G2040.820 - EXTERIOR FURNISHINGS	4	Defects on less than 10% of the system. Isolated defects.
G2040.910 - WOOD DECKING	-	-
G2040.922 - METAL RAILINGS	3	Defects on 25% of the system, areas of isolated corrosion and chipped paint.
G3030.500 - CATCH BASINS	-	-
G3040.100 - SWALES	-	-
G4020.100 - AREA LIGHTING	-	-
G4020.300 - LANDSCAPE LIGHTING	-	-

PROJECTED NEEDS[5,6]

Site Systems	Rating	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
G2010.305 - CURBS AND BERMS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2020.213 - PERMEABLE PARKING LOTS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.110 - BITUMINOUS PAVING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.120 - CONCRETE WALKWAYS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.130 - UNPAVED PATHS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.150 - PLAZAS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.310 - STAIRS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.400 - PEDESTRIAN BRIDGES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.120 - CHAIN LINK FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.130 - DECORATIVE METAL FENCES AND GATES	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.140 - VINYL FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.170 - WOODEN FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.210 - CONCRETE RETAINING WALL	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.250 - WOOD TIMBER RETAINING WALL	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.340 - RAISED PLANTERS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,855	$ -	$ -
G2040.510 - ARTIFICIAL TURF FIELDS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.520 - ATHLETIC COURTS	3	$ -	$ -	$ -	$ -	$ 112,120	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.810 - PLAYGROUNDS AND TOT LOTS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 31,121	$ -	$ -
G2040.820 - EXTERIOR FURNISHINGS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,343	$ -	$ -
G2040.910 - WOOD DECKING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.922 - METAL RAILINGS	3	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G3030.500 - CATCH BASINS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G3040.100 - SWALES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G4020.100 - AREA LIGHTING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G4020.300 - LANDSCAPE LIGHTING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total in USD		**$0**	**$0**	**$0**	**$0**	**$112,120**	**$0**	**$0**	**$0**	**$0**	**$45,319**	**$0**	**$0**

Educational Specifications Observations and Recommendations

This playground was designed specifically for children aged from infant to about three years old. It is adjacent to the garden level of the school building and separated from the sidewalk on the opposite side by a gate, brick wall, and accessible ramp. With such a limited program and available space, many of the Ed Spec standards do not apply. However, the playground and equipment met all play standards for accessibility, age-appropriate play, and best practices. No recommended changes were identified.

GEORGE WASHINGTON MIDDLE SCHOOL (EXTERIOR)

Playground Overview

CONDITION INDEX:
0.000 (GOOD)

10-YEAR CONDITION NEEDS:
$152,585

ED SPEC NEEDS:
$51,700

George Washington Middle School is located at 1005 Mount Vernon Ave, Alexandria, VA 22301. This playground is located in front of the middle school, facing Mount Vernon Avenue. The total of all condition-based and Ed Spec needs was estimated at approximately $204,285.

System Renewal Observations and Estimated Needs

Elements in the site assessment included concrete walkways, decorative metal fences and gates, athletic courts (the surface under the playground elements), the playground elements, and exterior furnishings. The calculated Site Condition Index for the playground was 0.000, which indicates an overall "Good" condition and no deferred maintenance. Individual elements were rated as either good or fair condition. Total site system renewal needs in the next ten years are estimated at approximately $152,585, as detailed on the following pages.

SYSTEM OBSERVATIONS		
Site Systems	**Rating**	**Observations**
G2010.305 - CURBS AND BERMS	-	-
G2020.213 - PERMEABLE PARKING LOTS	-	-
G2030.110 - BITUMINOUS PAVING	-	-
G2030.120 - CONCRETE WALKWAYS	4	Defects on les than 10% of the system. The surface is performing as intended with no major potholes or defects.
G2030.130 - UNPAVED PATHS	-	-
G2030.150 - PLAZAS	-	-
G2030.310 - STAIRS	-	-
G2030.400 - PEDESTRIAN BRIDGES	-	-
G2040.120 - CHAIN LINK FENCES AND GATES	-	-
G2040.130 - DECORATIVE METAL FENCES AND GATES	4	Defects on less than 10% of the system. Slight deterioration of poles, and limited defects.
G2040.140 - VINYL FENCES AND GATES	-	-
G2040.170 - WOODEN FENCES AND GATES	-	-
G2040.210 - CONCRETE RETAINING WALL	-	-
G2040.250 - WOOD TIMBER RETAINING WALL	-	-
G2040.340 - RAISED PLANTERS	-	-
G2040.510 - ARTIFICIAL TURF FIELDS	-	-
G2040.520 - ATHLETIC COURTS	3	Defects on 10%-25% of the system. Cracks and spalls observed. Rubber beginning to separate.
G2040.810 - PLAYGROUNDS AND TOT LOTS	4	Defects on less than 10% of the system. Isolated surface corrosion on metal, some plastic elements are faded.
G2040.820 - EXTERIOR FURNISHINGS	4	Defects on less than 10% of the system. Isolated defects.
G2040.910 - WOOD DECKING	-	-
G2040.922 - METAL RAILINGS	-	-
G3030.500 - CATCH BASINS	-	-
G3040.100 - SWALES	-	-
G4020.100 - AREA LIGHTING	-	-
G4020.300 - LANDSCAPE LIGHTING	-	-

PROJECTED NEEDS[5,6]																								
Site Systems	Rating	2024		2025		2026		2027		2028		2029		2030		2031		2032		2033		2034		2035	
G2010.305 - CURBS AND BERMS	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2020.213 - PERMEABLE PARKING LOTS	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2030.110 - BITUMINOUS PAVING	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2030.120 - CONCRETE WALKWAYS	4	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2030.130 - UNPAVED PATHS	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2030.150 - PLAZAS	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2030.310 - STAIRS	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2030.400 - PEDESTRIAN BRIDGES	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2040.120 - CHAIN LINK FENCES AND GATES	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2040.130 - DECORATIVE METAL FENCES AND GATES	4	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2040.140 - VINYL FENCES AND GATES	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2040.170 - WOODEN FENCES AND GATES	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2040.210 - CONCRETE RETAINING WALL	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2040.250 - WOOD TIMBER RETAINING WALL	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2040.340 - RAISED PLANTERS	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2040.510 - ARTIFICIAL TURF FIELDS	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2040.520 - ATHLETIC COURTS	3	$	-	$	-	$	-	$	-	$	112,120	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2040.810 - PLAYGROUNDS AND TOT LOTS	4	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	31,121	$	-	$	-
G2040.820 - EXTERIOR FURNISHINGS	4	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	9,343	$	-	$	-
G2040.910 - WOOD DECKING	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2040.922 - METAL RAILINGS	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G3030.500 - CATCH BASINS	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G3040.100 - SWALES	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G4020.100 - AREA LIGHTING	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G4020.300 - LANDSCAPE LIGHTING	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
Total in USD		**$0**		**$0**		**$0**		**$0**		**$112,120**		**$0**		**$0**		**$0**		**$0**		**$40,464**		**$0**		**$0**

Educational Specifications Observations and Recommendations

The exterior playground at George Washington Middle School serves the young children of the students who are participating in the ACPS Adult Basic Education Program. This playground appears to be primarily designed for ages 2 to 5. The fenced play area is surfaced entirely with poured-in-place protective material and includes a single multi-faceted play structure.

With respect to the 21 elements of the ACPS Ed Specs (which include accessibility considerations), 14 elements were rated Green (Aligns with Standard) or Not Applicable, 1 element was rated Yellow (Somewhat Aligns with Standard), and 6 elements were rated Red (Does Not Align with Standard). The total cost to correct noted deficiencies is approximately $51,700. The following notes summarize the deficient elements, and the table at the end provides more detail.

4. Small picnic tables and benches can be purchased from Little Tikes or Landscape Structures to meet the seating needs of Pre-K to Grade 1 children. These will require minimal assembly and installation is typically to set on grade. If included in the play area, ensure the seating is not within any existing fall zones. Locate the bench/table within the fenced area.

14. A transfer station needs to be added to the play structure for full accessibility, and adding sensory panels will create a fully inclusive playground.

16. The poured-in-place material is a combination of dark and light colors. Increasing the ratio of light colors (reducing dark colors like black, purple, and dark blue) will reduce the amount of heat captured from the surface material.

17. A transfer point or ramp can be added to the play equipment retroactively.

18. A transfer point at the play structure will bring this playground into compliance with the Americans with Disabilities Act.

19. An existing accessible route connects the playground to the south building entries. Adding two benches on concrete pads, as well as a picnic table on a concrete pad will meet this criterion. The bench pads should have 3’-6” of paved open space to one side of the bench for accessible friend space. The picnic table pad should have 4’ clear around all four sides of the table for accessibility.

21. A transfer point at the play structure will bring this playground into compliance with the Americans with Disabilities Act.

PLAYGROUND	PRIORITY	ED SPEC ITE	DEFICIENT STANDARD	RATING	COMPLIANCE RESOLUTION	COMPLIANCE COMPONENTS	COST	NOTES
George Washington Middle School, Exterior Playground							$51,700	
George Washington Middle School (Exterior)	3	4	(Pre-K to Grade 1) Does the play area include tables and chairs for the age group?	R	Add tables and chairs appropriate for the age group.	Little Tikes or Landscape Structures Picnic Tables	$500	
George Washington Middle School (Exterior)	2	14	Is equipment handicap accessible?	R	Add accessibility options to equipment.	Install a Transfer Station to Play Structure	$2,000	
George Washington Middle School (Exterior)	3	14	Is equipment handicap accessible?	R	Add accessibility options to equipment.	Install Sensory Panels	$500	
George Washington Middle School (Exterior)	3	16	Is any surfacing black?	Y	Replace Poured-in-Place Surface	Reduce 'black' color content in poured-in-place surfacing (+/- 2,000 sf)	$40,000	Reduce 'black' color content in poured-in-place surfacing
George Washington Middle School (Exterior)	2	17	(Accessibility) Is there a plan for ramps and/or transfer points on composite play structures for access to components on elevated decks?	R	Add accessibility options to equipment.	Transfer Station to Play Structure	$0	Included in Equipment handicap accessibility cost
George Washington Middle School (Exterior)	2	18	(Accessibility) Does the playground meet Americans with Disabilities (ADA) guidelines?	R	Add accessibility options to equipment.	Transfer Station to Play Structure	$0	Included in Equipment handicap accessibility cost
George Washington Middle School (Exterior)	3	19	(Accessibility) Are there tables and benches along the accessible route?	R	Add accessible table and bench locations.	Install two benches and one picnic table with accessible pads, along accessible route.	$8,700	
George Washington Middle School (Exterior)	2	21	(Accessibility) Are components accessible by ramp and transfer deck?	R	Add accessibility options to equipment.	Transfer Station to Play Structure	$0	Included in Equipment handicap accessibility cost

Prioritization Notes:

Priority 1 – Immediate Projects in this category require immediate action to:
- i. Correct a cited safety hazard
- ii. Stop accelerated deterioration and/or
- iii. Return a playground to normal operation
- iv. Corrective action before an issue becomes an imminent threat

Priority 2 – Critical Projects in this category include actions that must be addressed in the short-term:
- i. Repairs to prevent further deterioration
- ii. Improvements to playground associated with critical accessibility needs (routes and transfer to equipment)
- iii. Potential safety hazards

Priority 3 – Non-Critical Projects in this category include:
- i. Improvements to playground associated with non-critical accessibility needs (additional equipment)
- ii. Actions to bring a playground into compliance with current building codes
- iii. Actions to improve the usability of a playground following an occupancy or use change
- iv. Any recommended project/action that would save ACPS money in regards to long-term maintenance/upkeep

Rating Notes:

1. Playgrounds were evaluated, in person, by the standards of the ACPS Education Specification in May and June of 2023.
2. Additional compliance analysis was done after the initial site visits, resulting in adjusted ratings from data in the original assessments.

Cost Notes:

1. Costs are based on construction estimates in August of 2023.

GEORGE WASHINGTON MIDDLE SCHOOL (INTERIOR)

Playground Overview

CONDITION INDEX:
0.000 (GOOD)

10-YEAR CONDITION NEEDS:
$152,585

ED SPEC NEEDS:
$7,900

George Washington Middle School is located at 1005 Mount Vernon Avenue, Alexandria, VA 22301. This playground is located in the middle of the campus, near the day care center. The total of all condition-based and Ed Spec needs was estimated at approximately $160,485.

System Renewal Observations and Estimated Needs

Elements in the site assessment included chain link fences and gates, athletic courts (the surface under the playground elements), playground elements, and exterior furnishings. The calculated Site Condition Index for the playground was 0.000, which indicates an overall "Good" condition and no deferred maintenance. Individual elements were rated as either good or fair condition. Total site system renewal needs in the next ten years are estimated at approximately $152,585, as detailed on the following pages.

All playground equipment was functioning, but several minor deficiencies were noted through the safety checklist inspections. Some playground equipment fasteners were found to be loose, and some equipment is loose with damaged parts. There is a pull up plastic gate as part of the play equipment; children could be caught under this piece of equipment. These items can be addressed through minor work order repairs.

SYSTEM OBSERVATIONS		
Site Systems	**Rating**	**Observations**
G2010.305 - CURBS AND BERMS	-	-
G2020.213 - PERMEABLE PARKING LOTS	-	-
G2030.110 - BITUMINOUS PAVING	-	-
G2030.120 - CONCRETE WALKWAYS	-	-
G2030.130 - UNPAVED PATHS	-	-
G2030.150 - PLAZAS	-	-
G2030.310 - STAIRS	-	-
G2030.400 - PEDESTRIAN BRIDGES	-	-
G2040.120 - CHAIN LINK FENCES AND GATES	4	Defects on less than 10% of the system. Limited defects on the metal surface.
G2040.130 - DECORATIVE METAL FENCES AND GATES	-	-
G2040.140 - VINYL FENCES AND GATES	-	-
G2040.170 - WOODEN FENCES AND GATES	-	-
G2040.210 - CONCRETE RETAINING WALL	-	-
G2040.250 - WOOD TIMBER RETAINING WALL	-	-
G2040.340 - RAISED PLANTERS	-	-
G2040.510 - ARTIFICIAL TURF FIELDS	-	-
G2040.520 - ATHLETIC COURTS	3	Defects on less than 15% of the system. Some cracks observed.
G2040.810 - PLAYGROUNDS AND TOT LOTS	3	Defects on less than 15% of the system. Isolated broken elements. Plastic molded equipment is fading.
G2040.820 - EXTERIOR FURNISHINGS	3	Defects on 10%-25% of the system. Moderate defects observed.
G2040.910 - WOOD DECKING	-	-
G2040.922 - METAL RAILINGS	-	-
G3030.500 - CATCH BASINS	-	-
G3040.100 - SWALES	-	-
G4020.100 - AREA LIGHTING	-	-
G4020.300 - LANDSCAPE LIGHTING	-	-

PROJECTED NEEDS[5,6]																								
Site Systems	Rating	2024		2025		2026		2027		2028		2029		2030		2031		2032		2033		2034		2035	
G2010.305 - CURBS AND BERMS	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2020.213 - PERMEABLE PARKING LOTS	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2030.110 - BITUMINOUS PAVING	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2030.120 - CONCRETE WALKWAYS	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2030.130 - UNPAVED PATHS	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2030.150 - PLAZAS	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2030.310 - STAIRS	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2030.400 - PEDESTRIAN BRIDGES	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2040.120 - CHAIN LINK FENCES AND GATES	4	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2040.130 - DECORATIVE METAL FENCES AND GATES	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2040.140 - VINYL FENCES AND GATES	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2040.170 - WOODEN FENCES AND GATES	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2040.210 - CONCRETE RETAINING WALL	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2040.250 - WOOD TIMBER RETAINING WALL	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2040.340 - RAISED PLANTERS	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2040.510 - ARTIFICIAL TURF FIELDS	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2040.520 - ATHLETIC COURTS	3	$	-	$	-	$	-	$	-	$	-	$	-	$	112,120	$	-	$	-	$	-	$	-	$	-
G2040.810 - PLAYGROUNDS AND TOT LOTS	3	$	-	$	-	$	-	$	-	$	31,121	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2040.820 - EXTERIOR FURNISHINGS	3	$	-	$	-	$	-	$	-	$	9,343	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2040.910 - WOOD DECKING	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2040.922 - METAL RAILINGS	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G3030.500 - CATCH BASINS	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G3040.100 - SWALES	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G4020.100 - AREA LIGHTING	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G4020.300 - LANDSCAPE LIGHTING	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
Total in USD		**$0**		**$0**		**$0**		**$0**		**$40,464**		**$0**		**$112,120**		**$0**		**$0**		**$0**		**$0**		**$0**	

Educational Specifications Observations and Recommendations

The interior playground at George Washington Middle School also serves the young children of the students who are participating in the ACPS Adult Basic Education Program. The interior play area is surfaced entirely with poured-in-place protective material and includes many grade-level toddler-appropriate play features.

With respect to the 21 elements of the ACPS Ed Specs (which include accessibility considerations), 14 elements were rated Green (Aligns with Standard) or Not Applicable, 1 element was rated Yellow (Somewhat Aligns with Standard), and 6 elements were rated Red (Does Not Align with Standard). The total cost to correct noted deficiencies is approximately $7,900. The following notes summarize the deficient elements, and the table at the end provides more detail.

3. Install a spring-rocker feature to meet the rocking criterion.

4. Small picnic tables and benches can be purchased from Little Tikes or Landscape Structures to meet the seating needs of Pre-K to Grade 1 children. These will require minimal assembly and installation is typically to set on grade. If included in the play area, ensure the seating is not within any existing fall zones. Locate the bench/table within the fenced area.

14. The surface of the playground is poured-in-place rubber surfacing; however, there is not a transfer station on the existing component play structure.

17. Ramps, accessible connections, and transfer points can all be retroactively fitted into existing playgrounds.

18. As stated in the response to Criterion #14, a lack of transfer stations is the critical component of meeting Americans with Disabilities Act requirements. Installing a transfer point will bring this playground into standard compliance.

19. Install two benches and one accessible picnic table on the paved plaza drop off area.

21. A transfer point at the play structure will bring this playground into compliance with the Americans with Disabilities Act.

PLAYGROUND	PRIORITY	ED SPEC ITE	DEFICIENT STANDARD	RATING	COMPLIANCE RESOLUTION	COMPLIANCE COMPONENTS	COST	NOTES
George Washington Middle School, Interior Playground							$7,900	
George Washington Middle School (Interior)	3	3	(Pre-Kindergarten to Grade 1) Does the play area include activities for rocking, climbing, and sliding?	R	Add rocking component.	Install spring-rocker feature.	$1,800	
George Washington Middle School (Interior)	3	4	(Pre-K to Grade 1) Does the play area include tables and chairs for the age group?	R	Add tables and chairs appropriate for the age group.	Little Tikes or Landscape Structures Picnic Tables	$500	
George Washington Middle School (Interior)	2	14	Is equipment handicap accessible?	R	Add accessibility options to equipment.	Install transfer Station to small steps/slide	$2,000	
George Washington Middle School (Interior)	2	17	(Accessibility) Is there a plan for ramps and/or transfer points on composite play structures for access to components on elevated decks?	R	Add accessibility options to equipment.	Install transfer Station to small steps/slide	$0	Included in Equipment handicap accessibility cost
George Washington Middle School (Interior)	2	18	(Accessibility) Does the playground meet Americans with Disabilities (ADA) guidelines?	R	Add accessibility options to equipment.	Install transfer Station to small steps/slide	$0	Included in Equipment handicap accessibility cost
George Washington Middle School (Interior)	3	19	(Accessibility) Are there tables and benches along the accessible route?	R	Add accessible table and bench locations.	Install two benches with accessible pads, along accessible route.	$3,600	
George Washington Middle School (Interior)	2	21	(Accessibility) Are components accessible by ramp and transfer deck?	R	Add accessibility options to equipment.	Install transfer Station to small steps/slide	$0	Included in Equipment handicap accessibility cost

Prioritization Notes:

Priority 1 – Immediate Projects in this category require immediate action to:
- i. Correct a cited safety hazard
- ii. Stop accelerated deterioration and/or
- iii. Return a playground to normal operation
- iv. Corrective action before an issue becomes an imminent threat

Priority 2 – Critical Projects in this category include actions that must be addressed in the short-term:
- i. Repairs to prevent further deterioration
- ii. Improvements to playground associated with critical accessibility needs (routes and transfer to equipment)
- iii. Potential safety hazards

Priority 3 – Non-Critical Projects in this category include:
- i. Improvements to playground associated with non-critical accessibility needs (additional equipment)
- ii. Actions to bring a playground into compliance with current building codes
- iii. Actions to improve the usability of a playground following an occupancy or use change
- iv. Any recommended project/action that would save ACPS money in regards to long-term maintenance/upkeep

Rating Notes:

1. Playgrounds were evaluated, in person, by the standards of the ACPS Education Specification in May and June of 2023.
2. Additional compliance analysis was done after the initial site visits, resulting in adjusted ratings from data in the original assessments.

Cost Notes:

1. Costs are based on construction estimates in August of 2023.

JEFFERSON HOUSTON SCHOOL

Playground Overview

CONDITION INDEX:
0.000 (GOOD)

10-YEAR CONDITION NEEDS:
$224,241

ED SPEC NEEDS:
$27,500

Jefferson Houston Elementary School is located at 1501 Cameron St, Alexandria, VA 22314. The school serves PreK - 8th grade. The playground includes three play areas connected as one playground. The total of all condition-based and Ed Spec needs was estimated at approximately $251,741.

System Renewal Observations and Estimated Needs

Elements in the site assessment included curbs and berms, concrete walkways, stairs, chain link fences and gates, concrete retaining wall, athletic courts (the surface material under the equipment), playground elements, and exterior furnishings. The calculated Site Condition Index for the playground was 0.000, which indicates an overall "Good" condition and no deferred maintenance. Individual elements were rated as either good or fair condition. Total site system renewal needs in the next ten years are estimated at approximately $224,241, as detailed on the following pages.

All playground equipment was functioning, but several minor deficiencies were noted through the safety checklist inspections. Possible shear or crush points exist under spring loaded equipment on the tot playground. There are multiple abrupt changes in elevation, particularly at the lowest level of the playground. There are exposed tree roots and low hanging branches on the playground. These items can be addressed through minor work order repairs.

SYSTEM OBSERVATIONS		
Site Systems	**Rating**	**Observations**
G2010.305 - CURBS AND BERMS	4	Defects on less than 10% of the system. Minor cracking.
G2020.213 - PERMEABLE PARKING LOTS	-	-
G2030.110 - BITUMINOUS PAVING	-	-
G2030.120 - CONCRETE WALKWAYS	4	Defects on less than 10% of the system. Minor cracking.
G2030.130 - UNPAVED PATHS	-	-
G2030.150 - PLAZAS	-	-
G2030.310 - STAIRS	4	Defects on less than 10% of the system. Minor cracking.
G2030.400 - PEDESTRIAN BRIDGES	-	-
G2040.120 - CHAIN LINK FENCES AND GATES	4	Defects on less than 10% of the system. Limited defects on the metal surface.
G2040.130 - DECORATIVE METAL FENCES AND GATES	-	-
G2040.140 - VINYL FENCES AND GATES	-	-
G2040.170 - WOODEN FENCES AND GATES	-	-
G2040.210 - CONCRETE RETAINING WALL	4	Defects on less than 10% of the system. A few isolated cracks were observed.
G2040.250 - WOOD TIMBER RETAINING WALL	-	-
G2040.340 - RAISED PLANTERS	-	-
G2040.510 - ARTIFICIAL TURF FIELDS	-	-
G2040.520 - ATHLETIC COURTS	3	Defects on less than 25% of the system. Cracks and holes in the surface were observed in isolated areas.
G2040.810 - PLAYGROUNDS AND TOT LOTS	4	Defects on less than 10% of the equipment. Some fading, no corrosion.
G2040.820 - EXTERIOR FURNISHINGS	4	Defects on less than 10% of the furnishings. Isolated defects observed.
G2040.910 - WOOD DECKING	-	-
G2040.922 - METAL RAILINGS	-	-
G3030.500 - CATCH BASINS	-	-
G3040.100 - SWALES	-	-
G4020.100 - AREA LIGHTING	-	-
G4020.300 - LANDSCAPE LIGHTING	-	-

PROJECTED NEEDS[5,6]																
Site Systems	Rating	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
G2010.305 - CURBS AND BERMS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2020.213 - PERMEABLE PARKING LOTS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.110 - BITUMINOUS PAVING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.120 - CONCRETE WALKWAYS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.130 - UNPAVED PATHS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.150 - PLAZAS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.310 - STAIRS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.400 - PEDESTRIAN BRIDGES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.120 - CHAIN LINK FENCES AND GATES	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.130 - DECORATIVE METAL FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.140 - VINYL FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.170 - WOODEN FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.210 - CONCRETE RETAINING WALL	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.250 - WOOD TIMBER RETAINING WALL	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.340 - RAISED PLANTERS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.510 - ARTIFICIAL TURF FIELDS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.520 - ATHLETIC COURTS	3	$ -	$ -	$ -	$ -	$ 224,241	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.810 - PLAYGROUNDS AND TOT LOTS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.820 - EXTERIOR FURNISHINGS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.910 - WOOD DECKING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.922 - METAL RAILINGS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G3030.500 - CATCH BASINS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G3040.100 - SWALES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G4020.100 - AREA LIGHTING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G4020.300 - LANDSCAPE LIGHTING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total in USD		**$0**	**$0**	**$0**	**$0**	**$224,241**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Educational Specifications Observations and Recommendations

The playground at Jefferson Houston consists of several areas of poured-in-place surfacing connected with wide concrete walks, with a progression of age-ranges, from the youngest to the east to more challenging activities on the west side. The playground includes three component play structures, and multiple rocking, spinning, climbing, and balancing features. The playground area includes picnic tables and benches for observational seating. The playground is adjacent to a large synthetic soccer field, as well as the Oswald Durant Center.

With respect to the 21 elements of the ACPS Ed Specs (which include accessibility considerations), 16 elements were rated Green (Aligns with Standard) or Not Applicable, 1 element was rated Yellow (Somewhat Aligns with Standard), and 4 elements were rated Red (Does Not Align with Standard). The total cost to correct noted deficiencies is approximately $27,500. The following notes summarize the deficient elements, and the table at the end provides more detail.

4. Small picnic tables and benches can be purchased from Little Tikes or Landscape Structures to meet the seating needs of Pre-K to Grade 1 children. These will require minimal assembly and installation is typically to set on grade. If included in the play area, ensure the seating is not within any existing fall zones. Locate the bench/table within the curbed area.

14. The surface of the playground is poured-in-place rubber surfacing; however, there are not sufficient transfer stations on the existing component play structures. Install two transfer stations at each of three play structures. Additionally, sensory panels, additional inclusive play features, and accessible swings will benefit the overall playground accessibility.

17. Ramps, accessible connections, and transfer points can all be retroactively fitted into existing playgrounds.

18. As stated in the response to Criterion #14, transfer stations are the critical component of meeting Americans with Disabilities Act requirements. Installing two transfer points on each of the three composite play structures will bring this playground into standard compliance.

21. As stated in the response to Criteria #14 and #18, transfer stations are lacking at this playground. Ramps, accessible connections, and transfer points can all be retroactively fitted into existing playgrounds. Additionally, including accessible features and sensory panels will create a fully inclusive playground.

PLAYGROUND	PRIORITY	ED SPEC ITE	DEFICIENT STANDARD	RATING	COMPLIANCE RESOLUTION	COMPLIANCE COMPONENTS	COST	NOTES
Jefferson Houston School							$27,500	
Jefferson Houston School	3	4	(Pre-K to Grade 1) Does the play area include tables and chairs for the age group?	R	Add tables and chairs appropriate for the age group.	Little Tikes or Landscape Structures Picnic Tables	$500	
Jefferson Houston School	2	14	Is equipment handicap accessible?	R	Add accessibility options.	Add two transfer stations to each of three composite play structures	$12,000	Total for all stations.
Jefferson Houston School	3	14	Is equipment handicap accessible?	R	Add accessibility options.	Replace play features with features that have accessible options or are designed to be completely inclusive.	$15,000	
Jefferson Houston School	2	17	(Accessibility) Is there a plan for ramps and/or transfer points on composite play structures for access to components on elevated decks?	R	Add transfer stations to composite play structures	Add two transfer stations to each of three composite play structures	$0	Included in Equipment handicap accessibility cost
Jefferson Houston School	2	18	(Accessibility) Does the playground meet Americans with Disabilities (ADA) guidelines?	R	Add accessibility options.	Add two transfer stations to each of three composite play structures	$0	Included in Equipment handicap accessibility cost
Jefferson Houston School	3	18	(Accessibility) Does the playground meet Americans with Disabilities (ADA) guidelines?	R	Add accessibility options.	Replace play features with features that have accessible options or are designed to be completely inclusive.	$0	Included in Equipment handicap accessibility cost
Jefferson Houston School	2	21	(Accessibility) Are components accessible by ramp and transfer deck?	R	Add transfer stations to composite play structures	Add two transfer stations to each of three composite play structures	$0	Included in Equipment handicap accessibility cost

Prioritization Notes:

Priority 1 – Immediate Projects in this category require immediate action to:
- i. Correct a cited safety hazard
- ii. Stop accelerated deterioration and/or
- iii. Return a playground to normal operation
- iv. Corrective action before an issue becomes an imminent threat

Priority 2 – Critical Projects in this category include actions that must be addressed in the short-term:
- i. Repairs to prevent further deterioration
- ii. Improvements to playground associated with critical accessibility needs (routes and transfer to equipment)
- iii. Potential safety hazards

Priority 3 – Non-Critical Projects in this category include:
- i. Improvements to playground associated with non-critical accessibility needs (additional equipment)
- ii. Actions to bring a playground into compliance with current building codes
- iii. Actions to improve the usability of a playground following an occupancy or use change
- iv. Any recommended project/action that would save ACPS money in regards to long-term maintenance/upkeep

Rating Notes:

1. Playgrounds were evaluated, in person, by the standards of the ACPS Education Specification in May and June of 2023.
2. Additional compliance analysis was done after the initial site visits, resulting in adjusted ratings from data in the original assessments.

Cost Notes:

1. Costs are based on construction estimates in August of 2023.

CHARLES BARRETT ELEMENTARY SCHOOL

Playground Overview

CONDITION INDEX:
0.004 (GOOD)

10-YEAR CONDITION NEEDS:
$283,926

ED SPEC NEEDS:
$302,400

Charles Barrett Elementary School includes grades Pre-kindergarten through 5th grade and is located at 1115 Martha Custis Dr., Alexandria, VA 22302. The approximately 8,000 square foot playground area included two sections: a main area including molded play equipment and a swing set, and a smaller area with a see-saw apparatus. The total of all condition-based and Ed Spec needs was estimated at approximately $586,326.

System Renewal Observations and Estimated Needs

Elements in the site assessment included concrete walkways, unpaved paths (the mulch material under the equipment), chain link fence, the wood barrier surrounding the playground, playground elements, and exterior furnishings. The calculated Site Condition Index for the playground was 0.004, which indicates an overall "Good" condition. Individual elements were rated as either good or fair condition. Total site system renewal needs in the next ten years are estimated at approximately $283,926, as detailed on the following pages. If the Ed Spec recommendation to install a poured-in-place polyurethane surface is completed, then the system renewal item to refresh unpaved paths (mulch covering) would not be needed.

One immediate repair was noted: several segments of the wood timber retaining barrier totaling approximately 30 linear feet were rotted, which creates hazards for tripping or impalement on exposed rebar (which was reported to the school for action while onsite).

All playground equipment was functioning, but several other minor deficiencies were noted through the safety checklist inspections. A potential crush or shear point was observed at the see-saw area of the

playground. One crack was found in a molded plastic slide, which could cause a scratch or snag to a child. There was one exposed tree root on the playground and multiple exposed tree roots outside of the playground area, which present tripping hazards. These items can be addressed through minor work order repairs.

SYSTEM OBSERVATIONS		
Site Systems	**Rating**	**Observations**
G2010.305 - CURBS AND BERMS	-	-
G2020.213 - PERMEABLE PARKING LOTS	-	-
G2030.110 - BITUMINOUS PAVING	-	-
G2030.120 - CONCRETE WALKWAYS	4	The surface is performing as intended with no major potholes or defects. Isolated repairs have been previously completed.
G2030.130 - UNPAVED PATHS	3	Defects on less than 25% of the system. Surface depressions are significant in some areas, and material is wearing thin.
G2030.150 - PLAZAS	-	-
G2030.310 - STAIRS	-	-
G2030.400 - PEDESTRIAN BRIDGES	-	-
G2040.120 - CHAIN LINK FENCES AND GATES	4	Defects on less than 10% of the system. Slightly deteriorated fence poles and limited defects on the metal surface was observed.
G2040.130 - DECORATIVE METAL FENCES AND GATES	-	-
G2040.140 - VINYL FENCES AND GATES	-	-
G2040.170 - WOODEN FENCES AND GATES	-	-
G2040.210 - CONCRETE RETAINING WALL	-	-
G2040.250 - WOOD TIMBER RETAINING WALL	3	Defects observed on less than 10% of the system. Isolated areas of deflection. ⚑ Local Project: Wood Timber Retaining Wall Replacement
G2040.340 - RAISED PLANTERS	-	-
G2040.510 - ARTIFICIAL TURF FIELDS	-	-
G2040.520 - ATHLETIC COURTS	-	-
G2040.810 - PLAYGROUNDS AND TOT LOTS	4	Defects on less than 10% of the playground. Isolated plastic elements are fading. Minimal cracking found.
G2040.820 - EXTERIOR FURNISHINGS	3	Defects on 25% of the system. Moderate defects are shown.
G2040.910 - WOOD DECKING	-	-
G2040.922 - METAL RAILINGS	-	-
G3030.500 - CATCH BASINS	-	-
G3040.100 - SWALES	-	-
G4020.100 - AREA LIGHTING	-	-
G4020.300 - LANDSCAPE LIGHTING	-	-

PROJECTED NEEDS[5,6]																						
Site Systems	**Rating**	**2024**		**2025**		**2026**		**2027**		**2028**		**2029**		**2030**		**2031**		**2032**		**2033**		**2034**		**2035**	
G2010.305 - CURBS AND BERMS	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2020.213 - PERMEABLE PARKING LOTS	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2030.110 - BITUMINOUS PAVING	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2030.120 - CONCRETE WALKWAYS	4	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2030.130 - UNPAVED PATHS	3	$	-	$	-	$	16,743	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2030.150 - PLAZAS	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2030.310 - STAIRS	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2030.400 - PEDESTRIAN BRIDGES	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2040.120 - CHAIN LINK FENCES AND GATES	4	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	9,496	$	-	$	-
G2040.130 - DECORATIVE METAL FENCES AND GATES	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2040.140 - VINYL FENCES AND GATES	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2040.170 - WOODEN FENCES AND GATES	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2040.210 - CONCRETE RETAINING WALL	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2040.250 - WOOD TIMBER RETAINING WALL	3	$	1,000	$	-	$	-	$	-	$	-	$	-	$	43,082	$	-	$	-	$	-	$	-	$	-
G2040.340 - RAISED PLANTERS	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2040.510 - ARTIFICIAL TURF FIELDS	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2040.520 - ATHLETIC COURTS	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2040.810 - PLAYGROUNDS AND TOT LOTS	4	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	176,231	$	-	$	-
G2040.820 - EXTERIOR FURNISHINGS	3	$	-	$	-	$	-	$	-	$	37,373	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2040.910 - WOOD DECKING	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2040.922 - METAL RAILINGS	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G3030.500 - CATCH BASINS	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G3040.100 - SWALES	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G4020.100 - AREA LIGHTING	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G4020.300 - LANDSCAPE LIGHTING	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
Total in USD		**$1,000**		**$0**		**$16,743**		**$0**		**$37,373**		**$0**		**$43,082**		**$0**		**$0**		**$185,727**		**$0**		**$0**	

Educational Specifications Observations and Recommendations

The playground at Charles Barrett Elementary School has a variety of play options contained within an engineered wood fiber surfaced area. Play equipment includes two multi-feature structures, swings, see-saws, and individual bouncers and spinners.

With respect to the 21 elements of the ACPS Ed Specs (which include accessibility considerations), 12 elements were rated Green (Aligns with Standard) or Not Applicable, 2 elements were rated Yellow (Somewhat Aligns with Standard), and 7 elements were rated Red (Does Not Align with Standard). The total cost to correct noted deficiencies is approximately $302,400. The following notes summarize the deficient elements, and the table at the end provides more detail.

4. Small picnic tables and benches can be purchased from Little Tikes or Landscape Structures to meet the seating needs of Pre-K to Grade 1 children. These will require minimal assembly and installation is typically to set on grade. If included in the play area, ensure the seating is not within any existing fall zones. For greatest benefit, provide this element in an accessible area.

9. The seesaws are an option for rocking activity for this age group, as well. To fulfill the "Balancing" criterion, stepping elements should be a part of the playground, and include heights up to 21". The steppers can be a traditional play element from a manufacturer, or a natural play element, crafted from wood.

12. The inclusion of a basketball court with this playground will involve significant challenges, based on the playground context. The playground is bound by the school building, entry and plaza, street, and parking lot. There may be opportunities to include this use in conjunction with the recreation center.

14. In the existing condition, due to the engineered wood fiber throughout the playground, all equipment is inaccessible from an Americans with Disabilities Act (ADA) standpoint. Additionally, there are not accessible transfer points onto the two structured play elements. The first step in remediating this deficiency will be to replace engineered wood fiber with poured-in-place protective surfacing in select areas. The second step will be to retrofit transfer stations onto the two structured play elements.

The accessible route needs to be constructed of poured-in-place protective surfacing, at least 60" wide, and at slopes under 1.75%. The accessible route will connect the gate/entry to the playground to transfer stations at the two play structures. The poured-in-place surfacing will overlay a medium-to-fine aggregate (or concrete) subbase. For equipment to be accessible, there must be an accessible route to the equipment.

Play structures require transfer points to be accessible. These can be retrofitted onto existing equipment by coordinating with the equipment manufacturer. The transfer station will be a 3' x 3' platform, mounted at one entry to the play structure. The transfer station must be adjacent / overlapping the poured-in-place material to provide accessibility.

To incorporate the most accessible play opportunities, accessible features should also be included in an elementary school playground. This can include accessible swings, inclusive stand-alone pieces, and sensory panels. These options can typically be retrofitted into existing playgrounds.

15. Poured-in-Place surfacing can be installed around existing equipment. The engineered wood fiber and timber edge material will be removed and disposed of. The playground edge will be a cast-in-place concrete curb, approximately 18" high and 6" wide. A concrete or aggregate base material will be placed within the concrete curb, and the poured-in-place material will be installed flush with the concrete curb.

17. Ramps, accessible connections, and transfer points can all be retroactively fitted into existing playgrounds.

18. As stated in the response to Criterion #14, a lack of accessible routes and transfer stations are a critical component of meeting Americans with Disabilities Act requirements, and both are lacking at this playground. Additionally, including accessible features, inclusive stand-alone pieces, and sensory panels will create a fully inclusive playground.

19. There is an existing cluster of benches and a picnic table to the north-northeast of the playground. Adding an accessible concrete path to these benches, as well as providing pads for the picnic table would meet the requirement for this criterion.

21. As stated in the response to Criterion #14 and #18, accessible routes and transfer stations both are lacking at this playground. Ramps, accessible connections, and transfer points can all be retroactively fitted into existing playgrounds.

PLAYGROUND	PRIORITY	ED SPEC ITE	DEFICIENT STANDARD	RATING	COMPLIANCE RESOLUTION	COMPLIANCE COMPONENTS	COST	NOTES
Charles Barrett Elementary School							$302,400	
Charles Barrett Elementary School	3	4	(Pre-K to Grade 1) Does the play area include tables and chairs for the age group?	R	Add tables and chairs appropriate for the age group.	Little Tikes or Landscape Structures Picnic Tables	$500	
Charles Barrett Elementary School	3	9	(Grades 4-5) Does the play area include activities that include rocking, swinging, balancing, climbing, and sliding?	Y	Add balancing elements.	Detached steppers, with heights up to 24".	$5,000	Steppers can be adjoined to the existing play structure, or installed in a location clear of other fall zones.
Charles Barrett Elementary School	3	12	(Grades 4-5) Does the play area include a basketball court (50'x84') or 2 half courts (50'x42')?	R	Add basketball court, or 2 half courts.	5,640 SF Concrete, 2 Basketball Standards, Hoops, Backboards	$85,000	The existing recreation center, school, parking lot, and street put significant spatial constraints on adding a basketball court at this playground.
Charles Barrett Elementary School	3	14	Is equipment handicap accessible?	R	Add accessibility options to equipment, and modify surface	Accessible Swing	$9,000	
Charles Barrett Elementary School	2	14	Is equipment handicap accessible?	R	Add accessibility options to equipment, and modify surface	Transfer Stations to 2 Medium Play Structures, and Poured-in-place rubber surface (+/- 750 SF) to Transfer Stations	$19,000	
Charles Barrett Elementary School	3	14	Is equipment handicap accessible?	R	Add accessibility options to equipment, and modify surface	Sensory Panels	$500	
Charles Barrett Elementary School	3	15	Is surfacing a poured polyurethane surface?	R	Remove engineered wood fiber and timber edge. Add poured-in-place polyurethane surface with concrete edge.	8,500 sf PIP paving, 465 LF 6" concrete curb	$175,000	
Charles Barrett Elementary School	2	17	(Accessibility) Is there a plan for ramps and/or transfer points on composite play structures for access to components on elevated decks?	R	Add accessibility options to equipment, and modify surface.	Transfer Stations to 2 Medium Play Structures, and Poured-in-place rubber surface (+/- 750 SF) to Transfer Stations	$0	Included in Equipment handicap accessibility cost.
Charles Barrett Elementary School	2	18	(Accessibility) Does the playground meet Americans with Disabilities (ADA) guidelines?	R	Add accessibility options to equipment, and modify surface.	Transfer Stations to 2 Medium Play Structures, and Poured-in-place rubber surface (+/- 750 SF) to Transfer Stations	$0	Included in Equipment handicap accessibility cost.
Charles Barrett Elementary School	3	18	(Accessibility) Does the playground meet Americans with Disabilities (ADA) guidelines?	R	Add accessibility options to equipment, and modify surface.	Accessible Swing	$0	Included in Equipment handicap accessibility cost.
Charles Barrett Elementary School	3	18	(Accessibility) Does the playground meet Americans with Disabilities (ADA) guidelines?	R	Add accessibility options to equipment, and modify surface.	Sensory Panels	$0	Included in Equipment handicap accessibility cost.
Charles Barrett Elementary School	3	19	(Accessibility) Are there tables and benches along the accessible route?	Y	Add accessible table location, accessible route.	Create an accessible sidewalk loop in front of the existing benches and picnic table; Pave pads under the benches and table for accessible seating (+/- 600 SF)	$8,400	
Charles Barrett Elementary School	2	21	(Accessibility) Are components accessible by ramp and transfer deck?	R	Add accessibility options to equipment, and modify surface.	Transfer Stations to 2 Medium Play Structures, and Poured-in-place rubber surface (+/- 750 SF) to Transfer Stations	$0	Included in Equipment handicap accessibility cost.

Prioritization Notes:

Priority 1 – Immediate Projects in this category require immediate action to:
- i. Correct a cited safety hazard
- ii. Stop accelerated deterioration and/or
- iii. Return a playground to normal operation
- iv. Corrective action before an issue becomes an imminent threat

Priority 2 – Critical Projects in this category include actions that must be addressed in the short-term:
- i. Repairs to prevent further deterioration
- ii. Improvements to playground associated with critical accessibility needs (routes and transfer to equipment)
- iii. Potential safety hazards

Priority 3 – Non-Critical Projects in this category include:
- i. Improvements to playground associated with non-critical accessibility needs (additional equipment)
- ii. Actions to bring a playground into compliance with current building codes
- iii. Actions to improve the usability of a playground following an occupancy or use change
- iv. Any recommended project/action that would save ACPS money in regards to long-term maintenance/upkeep

Rating Notes:

1. Playgrounds were evaluated, in person, by the standards of the ACPS Education Specification in May and June of 2023.
2. Additional compliance analysis was done after the initial site visits, resulting in adjusted ratings from data in the original assessments.

Cost Notes:

1. Costs are based on construction estimates in August of 2023.

CORA KELLY SCHOOL (LARGE)

Playground Overview

CONDITION INDEX:
0.000 (GOOD)

10-YEAR CONDITION NEEDS:
$70,058

ED SPEC NEEDS:
$333,400

Cora Kelly Elementary School is located at 3600 Commonwealth Avenue, Alexandria, VA 22305. The play area includes a small tot play area, a medium sized playground with a composite play structure and hill slide, and a large newly installed playground with multiple play elements, including swings, and climbing apparatus. The playground surface is mostly engineered wood fiber. The playground is enclosed with concrete curbing. The play area also includes two asphalt surfaces that are used as traffic gardens. The traffic gardens are not included in the site condition assessment or playground assessment. This assessment is for the large playground. The total of all condition-based and Ed Spec needs was estimated at approximately $403,458.

System Renewal Observations and Estimated Needs

Elements in the site assessment included concrete curbs, bituminous (asphalt) walkways, unpaved paths (the mulch material under the equipment), playground elements, exterior furnishings, and catch basins. The calculated Site Condition Index for the playground was 0.000, which indicates an overall "Good" condition and no deferred maintenance. Individual elements were rated as either excellent or good condition. Total site system renewal needs in the next ten years are estimated at approximately $70,058, as detailed on the following pages.

All playground equipment was functioning, but a minor deficiency was noted through the safety checklist inspections. There is potential for a shear point on the track ride play equipment. This item can be addressed through minor work order repairs.

SYSTEM OBSERVATIONS		
Site Systems	**Rating**	**Observations**
G2010.305 - CURBS AND BERMS	4	Defects on less than 10% of the system. Minor cracking was observed.
G2020.213 - PERMEABLE PARKING LOTS	-	-
G2030.110 - BITUMINOUS PAVING	4	Defects on less than 10% of the system. The surface is performing as intended with no major potholes or spalls.
G2030.120 - CONCRETE WALKWAYS	-	-
G2030.130 - UNPAVED PATHS	4	Defects on less than 10% of the system. Surface is generally uniform. Limited depressions near play equipment.
G2030.150 - PLAZAS	-	-
G2030.310 - STAIRS	-	-
G2030.400 - PEDESTRIAN BRIDGES	-	-
G2040.120 - CHAIN LINK FENCES AND GATES	-	-
G2040.130 - DECORATIVE METAL FENCES AND GATES	-	-
G2040.140 - VINYL FENCES AND GATES	-	-
G2040.170 - WOODEN FENCES AND GATES	-	-
G2040.210 - CONCRETE RETAINING WALL	-	-
G2040.250 - WOOD TIMBER RETAINING WALL	-	-
G2040.340 - RAISED PLANTERS	-	-
G2040.510 - ARTIFICIAL TURF FIELDS	-	-
G2040.520 - ATHLETIC COURTS	-	-
G2040.810 - PLAYGROUNDS AND TOT LOTS	5	Defects on less than 5% of the system, equipment is newly installed. Equipment is performing as intended.
G2040.820 - EXTERIOR FURNISHINGS	4	Defects on less than 10% of the system. Isolated defects are observed.
G2040.910 - WOOD DECKING	-	-
G2040.922 - METAL RAILINGS	-	-
G3030.500 - CATCH BASINS	4	Defects on less than 10% of the system. The catch basin is performing as intended with no major damage or settlement.
G3040.100 - SWALES	-	-
G4020.100 - AREA LIGHTING	-	-
G4020.300 - LANDSCAPE LIGHTING	-	-

PROJECTED NEEDS[5,6]																
Site Systems	Rating	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
G2010.305 - CURBS AND BERMS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2020.213 - PERMEABLE PARKING LOTS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.110 - BITUMINOUS PAVING	4	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,755	$ -	$ -	$ -	$ -	$ -
G2030.120 - CONCRETE WALKWAYS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.130 - UNPAVED PATHS	4	$ -	$ -	$ -	$ -	$ 20,929	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.150 - PLAZAS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.310 - STAIRS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.400 - PEDESTRIAN BRIDGES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.120 - CHAIN LINK FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.130 - DECORATIVE METAL FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.140 - VINYL FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.170 - WOODEN FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.210 - CONCRETE RETAINING WALL	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.250 - WOOD TIMBER RETAINING WALL	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.340 - RAISED PLANTERS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.510 - ARTIFICIAL TURF FIELDS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.520 - ATHLETIC COURTS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.810 - PLAYGROUNDS AND TOT LOTS	5	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.820 - EXTERIOR FURNISHINGS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 37,373	$ -	$ -
G2040.910 - WOOD DECKING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.922 - METAL RAILINGS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G3030.500 - CATCH BASINS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G3040.100 - SWALES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G4020.100 - AREA LIGHTING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G4020.300 - LANDSCAPE LIGHTING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total in USD		**$0**	**$0**	**$0**	**$0**	**$20,929**	**$0**	**$11,755**	**$0**	**$0**	**$37,373**	**$0**	**$0**

Educational Specifications Observations and Recommendations

At Cora Kelly Elementary School there are three distinct playgrounds that were each evaluated independently. The largest of the three playgrounds sits lower than the traffic garden and small playground, which are on the same elevation as the main floor of the school. The large playground has an engineered wood fiber surface and consists of a large 5-12 composite structure with a large climbing feature, three medium play features, balancing and spinning features, and two areas of swings flanking the middle play space with an accessible route from the blacktop area and a walking loop, both of poured-in-place rubber.

With respect to the 21 elements of the ACPS Ed Specs (which include accessibility considerations), 14 elements were rated Green (Aligns with Standard) or Not Applicable, 3 elements were rated Yellow (Somewhat Aligns with Standard), and 4 elements were rated Red (Does Not Align with Standard). The total cost to correct noted deficiencies is approximately $333,400. The following notes summarize the deficient elements, and the table at the end provides more detail.

4. Small picnic tables and benches can be purchased from Little Tikes or Landscape Structures to meet the seating needs of Pre-K to Grade 1 children. These will require minimal assembly and installation is typically to set on grade. If included in the play area, ensure the seating is not within any existing fall zones. For greatest benefit, provide this element in an accessible area.

14. In the existing condition, due to the engineered wood fiber throughout the playground, all equipment is inaccessible from an Americans with Disabilities Act (ADA) standpoint. Additionally, there are not accessible transfer points onto the composite play structure. The first step in remediating this deficiency will be to replace engineered wood fiber with poured-in-place protective surfacing in select areas, approximately 3,200 square feet, connecting the accessible walk to the transfer points on the play structure, and any other accessible features. The second step will be to retrofit transfer stations onto the composite play structure and any additional accessible features.

15. Remove and dispose of engineered wood fiber. Install 11,500 square feet of poured-in-place rubber surfacing around existing equipment, over a concrete or aggregate subbase material. The poured-in-place rubber surface will be flush with the concrete curb.

17. Ramps, accessible connections, and transfer points can all be retroactively fitted into existing playgrounds.

18. As stated in the response to Criterion #14, accessible routes and transfer stations are critical components of meeting Americans with Disabilities Act requirements, and both are lacking at

this playground. Additionally, including accessible features, inclusive stand-alone pieces, and sensory panels will create a fully inclusive playground.

19. The vacant Dale Street right-of-way at the top of the hill between the playground and school is an ideal location for benches and picnic tables. Installing two benches and one accessible picnic table would provide adequate seating for this playground.

21. As stated in the response to Criteria #14 and #18, accessible routes and transfer stations are both lacking at this playground. Ramps, accessible connections, and transfer points can all be retroactively fitted into existing playgrounds. Additionally, including accessible features, inclusive stand-alone pieces, and sensory panels will create a fully inclusive playground.

PLAYGROUND	PRIORITY	ED SPEC ITE	DEFICIENT STANDARD	RATING	COMPLIANCE RESOLUTION	COMPLIANCE COMPONENTS	COST	NOTES
Cora Kelly School (Large)							$333,400	
Cora Kelly School (Large)	3	4	(Pre-K to Grade 1) Does the play area include tables and chairs for the age group?	Y	Add tables and chairs appropriate for the age group.	Little Tikes or Landscape Structures Picnic Tables	$500	
Cora Kelly School (Large)	2	14	Is equipment handicap accessible?	R	Add accessibility options to equipment, and modify surface.	Transfer Stations to 2 Play Structures and Accessible Routes (+/- 3,200 SF) connecting the majority of Equipment	$68,000	
Cora Kelly School (Large)	3	15	Is surfacing a poured polyurethane surface?	R	Remove engineered wood fiber and timber edge. Add poured-in-place polyurethane surface with concrete edge.	11,500 sf PIP paving, 750 LF 6" concrete curb wall	$236,000	
Cora Kelly School (Large)	2	17	(Accessibility) Is there a plan for ramps and/or transfer points on composite play structures for access to components on elevated decks?	R	Add accessibility options to equipment, and modify surface.	Transfer Stations to 2 Play Structures and Accessible Routes (+/- 3,200 SF) connecting the majority of Equipment	$0	Included in Equipment handicap accessibility cost.
Cora Kelly School (Large)	3	18	(Accessibility) Does the playground meet Americans with Disabilities (ADA) guidelines?	R	Add accessibility options to equipment, and modify surface.	Accessible Feature(s)	$15,000	
Cora Kelly School (Large)	3	18	(Accessibility) Does the playground meet Americans with Disabilities (ADA) guidelines?	R	Add accessibility options to equipment, and modify surface.	Accessible Swing	$9,000	
Cora Kelly School (Large)	3	18	(Accessibility) Does the playground meet Americans with Disabilities (ADA) guidelines?	R	Add accessibility options to equipment, and modify surface.	Sensory Panel(s)	$500	
Cora Kelly School (Large)	3	19	(Accessibility) Are there tables and benches along the accessible route?	R	Add bench and picnic table locations.	Utilize the existing accessible right-of-way from Dale Street at the top of the hill, south of the sidewalk connection to the playground. Install two benches and one picnic table, furnishings only.	$4,400	
Cora Kelly School (Large)	2	21	(Accessibility) Are components accessible by ramp and transfer deck?	R	Add accessibility options to equipment, and modify surface.	Transfer Stations to 2 Play Structures and Accessible Routes (+/- 3,200 SF) connecting the majority of Equipment	$0	Included in Equipment handicap accessibility cost.

Prioritization Notes:

Priority 1 – Immediate Projects in this category require immediate action to:
- i. Correct a cited safety hazard
- ii. Stop accelerated deterioration and/or
- iii. Return a playground to normal operation
- iv. Corrective action before an issue becomes an imminent threat

Priority 2 – Critical Projects in this category include actions that must be addressed in the short-term:
- i. Repairs to prevent further deterioration
- ii. Improvements to playground associated with critical accessibility needs (routes and transfer to equipment)
- iii. Potential safety hazards

Priority 3 – Non-Critical Projects in this category include:
- i. Improvements to playground associated with non-critical accessibility needs (additional equipment)
- ii. Actions to bring a playground into compliance with current building codes
- iii. Actions to improve the usability of a playground following an occupancy or use change
- iv. Any recommended project/action that would save ACPS money in regards to long-term maintenance/upkeep

Rating Notes:

1. Playgrounds were evaluated, in person, by the standards of the ACPS Education Specification in May and June of 2023.
2. Additional compliance analysis was done after the initial site visits, resulting in adjusted ratings from data in the original assessments.

Cost Notes:

1. Costs are based on construction estimates in August of 2023.

CORA KELLY SCHOOL (MEDIUM)

Playground Overview

CONDITION INDEX:
0.000 (GOOD)

10-YEAR CONDITION NEEDS:
$287,895

ED SPEC NEEDS:
$80,100

Cora Kelly Elementary School is located at 3600 Commonwealth Avenue, Alexandria, VA 22305. The play area includes a small tot play area, a medium sized playground with a composite play structure and hill slide, and a large newly installed playground with multiple play elements, including swings, and climbing apparatus. The playground surface is mostly engineered wood fiber. The playground is enclosed with concrete curbing. The play area also includes two asphalt surfaces that are used as traffic gardens. The traffic gardens are not included in the site condition assessment or playground assessment. This assessment is for the medium-sized playground. The total of all condition-based and Ed Spec needs was estimated at approximately $367,995.

System Renewal Observations and Estimated Needs

Elements in the site assessment included unpaved paths (the mulch material under the equipment), the wood barrier surrounding the playground, basketball court, playground elements, and exterior furnishings. The calculated Site Condition Index for the playground was 0.000, which indicates an overall "Good" condition and no deferred maintenance. Individual elements were rated as either good or fair condition. Total site system renewal needs in the next ten years are estimated at approximately $287,895, as detailed on the following pages.

SYSTEM OBSERVATIONS		
Site Systems	**Rating**	**Observations**
G2010.305 - CURBS AND BERMS	-	-
G2020.213 - PERMEABLE PARKING LOTS	-	-
G2030.110 - BITUMINOUS PAVING	-	-
G2030.120 - CONCRETE WALKWAYS	-	-
G2030.130 - UNPAVED PATHS	4	Defects on less than 10% of the system. The surface was generally uniform and smooth. Some depressions under play equipment were observed.
G2030.150 - PLAZAS	-	-
G2030.310 - STAIRS	-	-
G2030.400 - PEDESTRIAN BRIDGES	-	-
G2040.120 - CHAIN LINK FENCES AND GATES	-	-
G2040.130 - DECORATIVE METAL FENCES AND GATES	-	-
G2040.140 - VINYL FENCES AND GATES	-	-
G2040.170 - WOODEN FENCES AND GATES	-	-
G2040.210 - CONCRETE RETAINING WALL	-	-
G2040.250 - WOOD TIMBER RETAINING WALL	4	Defects on less than 10% of the system. Isolated areas of deflection were observed.
G2040.340 - RAISED PLANTERS	-	-
G2040.510 - ARTIFICIAL TURF FIELDS	-	-
G2040.520 - ATHLETIC COURTS	4	Isolated cracks and spalls were observed. Defects on less than 10% of the system.
G2040.810 - PLAYGROUNDS AND TOT LOTS	3	Defects on less than 25% of the system. Corrosion of metal elements and fasteners. Isolated areas of equipment cracking.
G2040.820 - EXTERIOR FURNISHINGS	3	Defects on less than 25% of the system. Moderate defects observed.
G2040.910 - WOOD DECKING	-	-
G2040.922 - METAL RAILINGS	-	-
G3030.500 - CATCH BASINS	-	-
G3040.100 - SWALES	-	-
G4020.100 - AREA LIGHTING	-	-
G4020.300 - LANDSCAPE LIGHTING	-	-

PROJECTED NEEDS[5,6]													
Site Systems	**Rating**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**
G2010.305 - CURBS AND BERMS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2020.213 - PERMEABLE PARKING LOTS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.110 - BITUMINOUS PAVING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.120 - CONCRETE WALKWAYS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.130 - UNPAVED PATHS	4	$ -	$ -	$ -	$ -	$ 5,232	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.150 - PLAZAS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.310 - STAIRS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.400 - PEDESTRIAN BRIDGES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.120 - CHAIN LINK FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.130 - DECORATIVE METAL FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.140 - VINYL FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.170 - WOODEN FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.210 - CONCRETE RETAINING WALL	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.250 - WOOD TIMBER RETAINING WALL	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 89,334	$ -	$ -
G2040.340 - RAISED PLANTERS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.510 - ARTIFICIAL TURF FIELDS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.520 - ATHLETIC COURTS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 112,120	$ -	$ -
G2040.810 - PLAYGROUNDS AND TOT LOTS	3	$ -	$ -	$ -	$ -	$ 62,522	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.820 - EXTERIOR FURNISHINGS	3	$ -	$ -	$ -	$ -	$ 18,687	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.910 - WOOD DECKING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.922 - METAL RAILINGS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G3030.500 - CATCH BASINS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G3040.100 - SWALES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G4020.100 - AREA LIGHTING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G4020.300 - LANDSCAPE LIGHTING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total in USD		**$0**	**$0**	**$0**	**$0**	**$86,441**	**$0**	**$0**	**$0**	**$0**	**$201,454**	**$0**	**$0**

Educational Specifications Observations and Recommendations

At Cora Kelly Elementary School there are three distinct playgrounds that were each evaluated independently. The medium-sized of the three playgrounds sits adjacent to the traffic garden on the same elevation as the main floor of the school. The medium playground has an engineered wood fiber surface, timber edges, and consists of a single 5-12 composite structure.

With respect to the 21 elements of the ACPS Ed Specs (which include accessibility considerations), 13 elements were rated Green (Aligns with Standard) or Not Applicable, 2 elements were rated Yellow (Somewhat Aligns with Standard), and 6 elements were rated Red (Does Not Align with Standard). The total cost to correct noted deficiencies is approximately $80,100. The following notes summarize the deficient elements, and the table at the end provides more detail.

4. Small picnic tables and benches can be purchased from Little Tikes or Landscape Structures to meet the seating needs of Pre-K to Grade 1 children. These will require minimal assembly and installation is typically to set on grade. If included in the play area, ensure the seating is not within any existing fall zones. For greatest benefit, provide this element in an accessible area.

13. Install wear mats under each slide outlet, swing, or area where the engineered wood fiber is displaced to the point of not providing impact attenuation. The mat can help hold a minimum depth of mulch in place.

14. In the existing condition, due to the engineered wood fiber throughout the playground, the composite play structure is inaccessible from an Americans with Disabilities Act (ADA) standpoint. Additionally, there are not accessible transfer points onto the composite play structure. The first step in remediating this deficiency will be to replace engineered wood fiber with poured-in-place protective surfacing in select areas, approximately 800 square feet, connecting the accessible traffic garden to the transfer points on the play structure. The second step will be to retrofit transfer stations onto the composite play structure.

15. Remove and dispose of engineered wood fiber and timber edge. Install 200 linear feet of 6" width concrete curb. Install 2,600 square feet of poured-in-place rubber surfacing around existing equipment, over a concrete or aggregate subbase material. The poured-in-place rubber surface will be flush with the concrete curb.

18. As stated in the response to Criterion #14, accessible routes and transfer stations are critical components of meeting Americans with Disabilities Act requirements, and both are lacking at this playground. Additionally, including accessible features, inclusive stand-alone pieces, and sensory panels will create a fully inclusive playground.

19. Install three benches on the paved area of the basketball court perimeter or the traffic garden.

21. As stated in the response to Criteria #14 and #18, accessible routes and transfer stations are both lacking at this playground. Ramps, accessible connections, and transfer points can all be retroactively fitted into existing playgrounds. Additionally, including accessible features, inclusive stand-alone pieces, and sensory panels will create a fully inclusive playground.

PLAYGROUND	PRIORITY	ED SPEC ITE	DEFICIENT STANDARD	RATING	COMPLIANCE RESOLUTION	COMPLIANCE COMPONENTS	COST	NOTES
Cora Kelly School (Medium)							$80,100	
Cora Kelly School (Medium)	3	4	(Pre-K to Grade 1) Does the play area include tables and chairs for the age group?	R	Add tables and chairs appropriate for the age group.	Little Tikes or Landscape Structures Picnic Tables	$500	
Cora Kelly School (Medium)	2	13	Are soft surfaces provided under play equipment?	Y	Add wear mats under slides, swings, and entry and exit points.	Install 6 wear mats	$1,500	
Cora Kelly School (Medium)	2	14	Is equipment handicap accessible?	R	Add accessibility options to equipment, and modify surface.	Transfer Stations to the Play Structure and an Accessible Route (+/-800 SF) to it	$20,000	
Cora Kelly School (Medium)	3	15	Is surfacing a poured polyurethane surface?	R	Remove engineered wood fiber and timber edge. Add poured-in-place polyurethane surface with concrete edge.	2,600 sf PIP paving, 200 LF 6" concrete curb wall	$54,000	
Cora Kelly School (Medium)	2	17	(Accessibility) Is there a plan for ramps and/or transfer points on composite play structures for access to components on elevated decks?	R	Add accessibility options to equipment, and modify surface.	Transfer Stations to the Play Structure and an Accessible Route (+/-800 SF) to it	$0	Included in Equipment handicap accessibility cost.
Cora Kelly School (Medium)	2	18	(Accessibility) Does the playground meet Americans with Disabilities (ADA) guidelines?	R	Add accessibility options to equipment, and modify surface.	Transfer Stations to the Play Structure and an Accessible Route (+/-800 SF) to it	$0	Included in Equipment handicap accessibility cost.
Cora Kelly School (Medium)	3	18	(Accessibility) Does the playground meet Americans with Disabilities (ADA) guidelines?	R	Add accessibility options to equipment, and modify surface.	Sensory Panel(s)	$500	
Cora Kelly School (Medium)	3	19	(Accessibility) Are there tables and benches along the accessible route?	R	Add accessible backless bench and picnic table locations.	Utilize the paved area of the traffic garden and basketball court to provide three benches. Furnishings only.	$3,600	
Cora Kelly School (Medium)	2	21	(Accessibility) Are components accessible by ramp and transfer deck?	R	Add accessibility options to equipment, and modify surface.	Transfer Stations to the Play Structure and an Accessible Route (+/-800 SF) to it	$0	Included in Equipment handicap accessibility cost.

Prioritization Notes:

Priority 1 – Immediate Projects in this category require immediate action to:
- i. Correct a cited safety hazard
- ii. Stop accelerated deterioration and/or
- iii. Return a playground to normal operation
- iv. Corrective action before an issue becomes an imminent threat

Priority 2 – Critical Projects in this category include actions that must be addressed in the short-term:
- i. Repairs to prevent further deterioration
- ii. Improvements to playground associated with critical accessibility needs (routes and transfer to equipment)
- iii. Potential safety hazards

Priority 3 – Non-Critical Projects in this category include:
- i. Improvements to playground associated with non-critical accessibility needs (additional equipment)
- ii. Actions to bring a playground into compliance with current building codes
- iii. Actions to improve the usability of a playground following an occupancy or use change
- iv. Any recommended project/action that would save ACPS money in regards to long-term maintenance/upkeep

Rating Notes:

1. Playgrounds were evaluated, in person, by the standards of the ACPS Education Specification in May and June of 2023.
2. Additional compliance analysis was done after the initial site visits, resulting in adjusted ratings from data in the original assessments.

Cost Notes:

1. Costs are based on construction estimates in August of 2023.

CORA KELLY SCHOOL (SMALL)

Playground Overview

CONDITION INDEX:
0.000 (GOOD)

10-YEAR CONDITION NEEDS:
$392,834

ED SPEC NEEDS:
$24,300

Cora Kelly Elementary School is located at 3600 Commonwealth Avenue, Alexandria, VA 22305. The play area includes a small tot play area, a medium sized playground with a composite play structure and hill slide, and a large newly installed playground with multiple play elements, including swings, and climbing apparatus. The playground surface is mostly engineered wood fiber. The playground is enclosed with concrete curbing. The play area also includes two asphalt surfaces that are used as traffic gardens. The traffic gardens are not included in the site condition assessment or playground assessment. This assessment is for the small playground. The total of all condition-based and Ed Spec needs was estimated at approximately $417,134.

System Renewal Observations and Estimated Needs

Elements in the site assessment included the wood barrier surrounding the playground, raised planters, athletic courts (the surface material under the equipment), playground elements, and exterior furnishings. The calculated Site Condition Index for the playground was 0.000, which indicates an overall "Good" condition and no deferred maintenance. Individual elements were rated as either good or fair condition. Total site system renewal needs in the next ten years are estimated at approximately $392,834, as detailed on the following pages.

SYSTEM OBSERVATIONS		
Site Systems	**Rating**	**Observations**
G2010.305 - CURBS AND BERMS	-	-
G2020.213 - PERMEABLE PARKING LOTS	-	-
G2030.110 - BITUMINOUS PAVING	-	-
G2030.120 - CONCRETE WALKWAYS	-	-
G2030.130 - UNPAVED PATHS	-	-
G2030.150 - PLAZAS	-	-
G2030.310 - STAIRS	-	-
G2030.400 - PEDESTRIAN BRIDGES	-	-
G2040.120 - CHAIN LINK FENCES AND GATES	-	-
G2040.130 - DECORATIVE METAL FENCES AND GATES	-	-
G2040.140 - VINYL FENCES AND GATES	-	-
G2040.170 - WOODEN FENCES AND GATES	-	-
G2040.210 - CONCRETE RETAINING WALL	-	-
G2040.250 - WOOD TIMBER RETAINING WALL	3	Defects on 10%-25% of the system. Some deflected was observed in multiple locations.
G2040.340 - RAISED PLANTERS	3	Defects on 25% oft he system. Cracks and spalls were observed. Wood cracking observed.
G2040.510 - ARTIFICIAL TURF FIELDS	-	-
G2040.520 - ATHLETIC COURTS	4	Isolated cracks observed.
G2040.810 - PLAYGROUNDS AND TOT LOTS	4	Defects on less than 10% of the system. Isolated surface corrosion, some fading of plastic elements.
G2040.820 - EXTERIOR FURNISHINGS	4	Defects on 10% of the system. Isolated defects.
G2040.910 - WOOD DECKING	-	-
G2040.922 - METAL RAILINGS	-	-
G3030.500 - CATCH BASINS	-	-
G3040.100 - SWALES	-	-
G4020.100 - AREA LIGHTING	-	-
G4020.300 - LANDSCAPE LIGHTING	-	-

PROJECTED NEEDS[5,6]																							
Site Systems	Rating	2024		2025		2026		2027		2028		2029		2030		2031		2032		2033		2034		2035	
G2010.305 - CURBS AND BERMS	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2020.213 - PERMEABLE PARKING LOTS	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2030.110 - BITUMINOUS PAVING	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2030.120 - CONCRETE WALKWAYS	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2030.130 - UNPAVED PATHS	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2030.150 - PLAZAS	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2030.310 - STAIRS	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2030.400 - PEDESTRIAN BRIDGES	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2040.120 - CHAIN LINK FENCES AND GATES	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2040.130 - DECORATIVE METAL FENCES AND GATES	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2040.140 - VINYL FENCES AND GATES	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2040.170 - WOODEN FENCES AND GATES	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2040.210 - CONCRETE RETAINING WALL	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2040.250 - WOOD TIMBER RETAINING WALL	3	$	-	$	-	$	-	$	-	$	-	$	-	$	225,685	$	-	$	-	$	-	$	-	$	-
G2040.340 - RAISED PLANTERS	3	$	-	$	-	$	-	$	-	$	-	$	-	$	14,564	$	-	$	-	$	-	$	-	$	-
G2040.510 - ARTIFICIAL TURF FIELDS	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2040.520 - ATHLETIC COURTS	4	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	112,120	$	-	$	-
G2040.810 - PLAYGROUNDS AND TOT LOTS	4	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	31,121	$	-	$	-
G2040.820 - EXTERIOR FURNISHINGS	4	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	9,343	$	-	$	-
G2040.910 - WOOD DECKING	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2040.922 - METAL RAILINGS	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G3030.500 - CATCH BASINS	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G3040.100 - SWALES	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G4020.100 - AREA LIGHTING	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G4020.300 - LANDSCAPE LIGHTING	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
Total in USD		**$0**		**$0**		**$0**		**$0**		**$0**		**$0**		**$240,249**		**$0**		**$0**		**$152,585**		**$0**		**$0**	

Educational Specifications Observations and Recommendations

At Cora Kelly Elementary School there are three distinct playgrounds that were each evaluated independently. The smallest of the three playgrounds sits north of the traffic garden, on the same elevation as the main floor of the school. The small playground has an engineered wood fiber surface, timber edges, and consists of a small 2-5 composite structure.

With respect to the 21 elements of the ACPS Ed Specs (which include accessibility considerations), 14 elements were rated Green (Aligns with Standard) or Not Applicable, 4 elements were rated Yellow (Somewhat Aligns with Standard), and 3 elements were rated Red (Does Not Align with Standard). The total cost to correct noted deficiencies is approximately $24,300. The following notes summarize the deficient elements, and the table at the end provides more detail.

3. Install a spring-rocker feature to meet the rocking criterion.

4. Small picnic tables and benches can be purchased from Little Tikes or Landscape Structures to meet the seating needs of Pre-K to Grade 1 children. These will require minimal assembly and installation is typically to set on grade. If included in the play area, ensure the seating is not within any existing fall zones. For greatest benefit, provide this element in an accessible area.

7. To meet the rocking criterion, install a spring-rocker feature in the engineered wood fiber, outside the fall zone of the structure.

An area for swings can be created by clearing 400 square feet of turf, and installing two tot swings (single structure, two bucket seats), over 400 square feet of poured-in-place rubber surface, with a 6" concrete curb of 85 linear feet.

17. Install a 5-foot-wide concrete sidewalk from the traffic garden to the small playground to complete accessibility.

18. Install a 5-foot-wide concrete sidewalk from the traffic garden to the small playground to complete accessibility.

19. Install two benches and one accessible picnic table on the paved area of the basketball court perimeter or the traffic garden.

21. Install a 5-foot-wide concrete sidewalk from the traffic garden to the small playground to complete accessibility.

PLAYGROUND	PRIORITY	ED SPEC ITE	DEFICIENT STANDARD	RATING	COMPLIANCE RESOLUTION	COMPLIANCE COMPONENTS	COST	NOTES
Cora Kelly School (Small)							$24,300	
Cora Kelly School (Small)	3	3	(Pre-Kindergarten to Grade 1) Does the play area include activities for rocking, climbing, and sliding?	Y	Add a rocking element.	Install a spring-rocker feature	$1,800	
Cora Kelly School (Small)	3	4	(Pre-K to Grade 1) Does the play area include tables and chairs for the age group?	R	Add tables and chairs appropriate for the age group.	Little Tikes or Landscape Structures Picnic Tables	$500	
Cora Kelly School (Small)	3	7	(Grades 1-3) Does the play area include activities that include rocking, swinging, balancing, climbing, and sliding?	Y	Add a rocking element, add swings.	Spring-rocker feature	$0	Included in Play Area Activities cost.
Cora Kelly School (Small)	3	7	(Grades 1-3) Does the play area include activities that include rocking, swinging, balancing, climbing, and sliding?	Y	Add a rocking element, add swings.	Tot-Swings, with 400 SF safety surface and 85 LF 6" concrete curb	$15,600	
Cora Kelly School (Small)	2	17	(Accessibility) Is there a plan for ramps and/or transfer points on composite play structures for access to components on elevated decks?	Y	Add accessible path to the playground	5' wide concrete walk, 25 LF.	$2,000	Play surface is accessible, equipment has a transfer point.
Cora Kelly School (Small)	2	18	(Accessibility) Does the playground meet Americans with Disabilities (ADA) guidelines?	R	Add accessible path to the playground	5' wide concrete walk, 25 LF.	$0	Included in Accessible paths cost.
Cora Kelly School (Small)	3	19	(Accessibility) Are there tables and benches along the accessible route?	R	Add bench and picnic table locations.	Utilize the paved accessible path to provide accessible routes to 2 new benches and 1 picnic table.	$4,400	
Cora Kelly School (Small)	2	21	(Accessibility) Are components accessible by ramp and transfer deck?	R	Add accessible path to the playground	5' wide concrete walk, 25 LF.	$0	Included in Accessible paths cost.

Prioritization Notes:

Priority 1 – Immediate Projects in this category require immediate action to:
- i. Correct a cited safety hazard
- ii. Stop accelerated deterioration and/or
- iii. Return a playground to normal operation
- iv. Corrective action before an issue becomes an imminent threat

Priority 2 – Critical Projects in this category include actions that must be addressed in the short-term:
- i. Repairs to prevent further deterioration
- ii. Improvements to playground associated with critical accessibility needs (routes and transfer to equipment)
- iii. Potential safety hazards

Priority 3 – Non-Critical Projects in this category include:
- i. Improvements to playground associated with non-critical accessibility needs (additional equipment)
- ii. Actions to bring a playground into compliance with current building codes
- iii. Actions to improve the usability of a playground following an occupancy or use change
- iv. Any recommended project/action that would save ACPS money in regards to long-term maintenance/upkeep

Rating Notes:

1. Playgrounds were evaluated, in person, by the standards of the ACPS Education Specification in May and June of 2023.
2. Additional compliance analysis was done after the initial site visits, resulting in adjusted ratings from data in the original assessments.

Cost Notes:

1. Costs are based on construction estimates in August of 2023.

FERDINAND T. DAY ELEMENTARY SCHOOL

Playground Overview

CONDITION INDEX:
0.000 (GOOD)

10-YEAR CONDITION NEEDS:
$18,687

ED SPEC NEEDS:
$14,500

Ferdinand T. Day Elementary School is located at 1701 N. Beauregard St. Alexandria, VA, 22311 and serves Pre-kindergarten through 5th grade. The playground is located on the roof of the school and is a medium-sized playground with one composite play structure. Poured-in-Place rubber has been installed on top of the parking garage concrete. A large concrete play area is adjacent to the playground and includes basketball courts. The total of all condition-based and Ed Spec needs was estimated at approximately $33,187.

System Renewal Observations and Estimated Needs

Elements in the site assessment included vinyl fences and gates, basketball courts, playground elements, exterior furnishings, and area lighting. The calculated Site Condition Index for the playground was 0.000, which indicates an overall "Good" condition and no deferred maintenance. Individual elements were rated in good condition. Total site system renewal needs in the next ten years are estimated at approximately $18,687, as detailed on the following pages.

SYSTEM OBSERVATIONS		
Site Systems	Rating	Observations
G2010.305 - CURBS AND BERMS	-	-
G2020.213 - PERMEABLE PARKING LOTS	-	-
G2030.110 - BITUMINOUS PAVING	-	-
G2030.120 - CONCRETE WALKWAYS	-	-
G2030.130 - UNPAVED PATHS	-	-
G2030.150 - PLAZAS	-	-
G2030.310 - STAIRS	-	-
G2030.400 - PEDESTRIAN BRIDGES	-	-
G2040.120 - CHAIN LINK FENCES AND GATES	-	-
G2040.130 - DECORATIVE METAL FENCES AND GATES	-	-
G2040.140 - VINYL FENCES AND GATES	4	Defects on less than 10% of the system. Slightly deteriorated fence poles and limited defects on the vinyl surface observed in a few areas.
G2040.170 - WOODEN FENCES AND GATES	-	-
G2040.210 - CONCRETE RETAINING WALL	-	-
G2040.250 - WOOD TIMBER RETAINING WALL	-	-
G2040.340 - RAISED PLANTERS	-	-
G2040.510 - ARTIFICIAL TURF FIELDS	-	-
G2040.520 - ATHLETIC COURTS	4	Defects on less than 10% of the system. Isolated cracks and spalls were observed. ADDITION G2040.520-08 Quantity 1 Condition 4 Isolated observed.
G2040.810 - PLAYGROUNDS AND TOT LOTS	4	Defects on less than 10% of the system. Some isolated equipment fading.
G2040.820 - EXTERIOR FURNISHINGS	4	Defects on less than 10% of the system.
G2040.910 - WOOD DECKING	-	-
G2040.922 - METAL RAILINGS	-	-
G3030.500 - CATCH BASINS	-	-
G3040.100 - SWALES	-	-
G4020.100 - AREA LIGHTING	4	Lighting fixtures are performing as intended. Some isolated corrosion.
G4020.300 - LANDSCAPE LIGHTING	-	-

PROJECTED NEEDS[5,6]													
Site Systems	**Rating**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**
G2010.305 - CURBS AND BERMS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2020.213 - PERMEABLE PARKING LOTS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.110 - BITUMINOUS PAVING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.120 - CONCRETE WALKWAYS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.130 - UNPAVED PATHS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.150 - PLAZAS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.310 - STAIRS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.400 - PEDESTRIAN BRIDGES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.120 - CHAIN LINK FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.130 - DECORATIVE METAL FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.140 - VINYL FENCES AND GATES	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.170 - WOODEN FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.210 - CONCRETE RETAINING WALL	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.250 - WOOD TIMBER RETAINING WALL	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.340 - RAISED PLANTERS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.510 - ARTIFICIAL TURF FIELDS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.520 - ATHLETIC COURTS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.810 - PLAYGROUNDS AND TOT LOTS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.820 - EXTERIOR FURNISHINGS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 18,687	$ -	$ -
G2040.910 - WOOD DECKING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.922 - METAL RAILINGS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G3030.500 - CATCH BASINS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G3040.100 - SWALES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G4020.100 - AREA LIGHTING	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,553
G4020.300 - LANDSCAPE LIGHTING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total in USD		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$18,687**	**$0**	**$10,553**

Educational Specifications Observations and Recommendations

The playground at the Ferdinand T. Day Elementary school is located on top of the parking deck, adjacent to the school building. The playground consists primarily of a large component play structure and outlying sensory engagement features. The entire play surface is poured-in-place rubber.

With respect to the 21 elements of the ACPS Ed Specs (which include accessibility considerations), 19 elements were rated Green (Aligns with Standard) or Not Applicable, 1 element was rated Yellow (Somewhat Aligns with Standard), and 1 element was rated Red (Does Not Align with Standard). The total cost to correct noted deficiencies is approximately $14,500. The following notes summarize the deficient elements, and the table at the end provides more detail.

4. Small picnic tables and benches can be purchased from Little Tikes or Landscape Structures to meet the seating needs of Pre-K to Grade 1 children. These will require minimal assembly and installation is typically to set on grade. If included in the play area, ensure the seating is not within any existing fall zones. For greatest benefit, provide this element in an accessible area.

19. Install two benches on accessible pads and two accessible picnic tables on pads adjacent to the accessible path.

PLAYGROUND	PRIORITY	ED SPEC ITE	DEFICIENT STANDARD	RATING	COMPLIANCE RESOLUTION	COMPLIANCE COMPONENTS	COST	NOTES
Ferdinand T. Day Elementary School							$14,500	
Ferdinand T. Day Elementary School	3	4	(Pre-K to Grade 1) Does the play area include tables and chairs for the age group?	Y	Add tables and chairs appropriate for the age group.	Little Tikes or Landscape Structures Picnic Tables	$500	
Ferdinand T. Day Elementary School	3	19	(Accessibility) Are there tables and benches along the accessible route?	R	Add accessible bench(es) and picnic table(s)	Utilize the paved accessible path to provide 2 benches and 2 accessible picnic tables.	$14,000	

Prioritization Notes:

Priority 1 – Immediate Projects in this category require immediate action to:
- i. Correct a cited safety hazard
- ii. Stop accelerated deterioration and/or
- iii. Return a playground to normal operation
- iv. Corrective action before an issue becomes an imminent threat

Priority 2 – Critical Projects in this category include actions that must be addressed in the short-term:
- i. Repairs to prevent further deterioration
- ii. Improvements to playground associated with critical accessibility needs (routes and transfer to equipment)
- iii. Potential safety hazards

Priority 3 – Non-Critical Projects in this category include:
- i. Improvements to playground associated with non-critical accessibility needs (additional equipment)
- ii. Actions to bring a playground into compliance with current building codes
- iii. Actions to improve the usability of a playground following an occupancy or use change
- iv. Any recommended project/action that would save ACPS money in regards to long-term maintenance/upkeep

Rating Notes:

1. Playgrounds were evaluated, in person, by the standards of the ACPS Education Specification in May and June of 2023.
2. Additional compliance analysis was done after the initial site visits, resulting in adjusted ratings from data in the original assessments.

Cost Notes:

1. Costs are based on construction estimates in August of 2023.

GEORGE MASON ELEMENTARY SCHOOL

Playground Overview

CONDITION INDEX:
0.370 (POOR)

10-YEAR CONDITION NEEDS:
$766,461

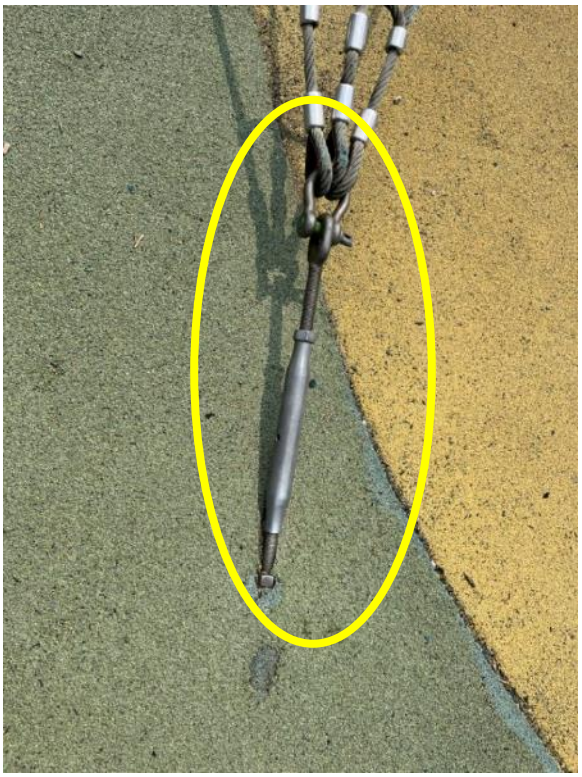
ED SPEC NEEDS:
$36,300

George Mason Elementary School is located at 2601 Cameron Mills Road, Alexandria, VA 22302. George Mason Elementary school serves kindergarten through 5th grade. The playground includes one large play area with multiple play elements, installed over a poured-in-place rubber surface. The playground is adjacent to a large asphalt play area that includes multiple basketball courts. There are play elements installed separately from the playground throughout the campus that are enclosed by wood timber retaining walls. The total of all condition-based and Ed Spec needs was estimated at approximately $802,761.

System Renewal Observations and Estimated Needs

Elements in the site assessment included concrete curbs, unpaved paths (the mulch material under the equipment), the wood barrier surrounding the playground, raised planters, basketball courts, the poured-in-place rubber surface, playground elements, and exterior furnishings. The calculated Site Condition Index for the playground was 0.370, which indicates an overall "Poor" condition. This rating is primarily driven by the failed poured-in-place surface. Individual elements were rated as either good, fair, or crisis (failed) condition. Total site system renewal needs in the next ten years are estimated at approximately $766,461, as detailed on the following pages.

All playground equipment was functioning, but several minor deficiencies were noted through the safety checklist inspections. There was a protrusion hazard in the wooden barriers around older play equipment. There are exposed eye bolt anchors that are tripping hazards. These items can be addressed through minor work order repairs.



SYSTEM OBSERVATIONS		
Site Systems	**Rating**	**Observations**
G2010.305 - CURBS AND BERMS	4	Defects on less than 10% of the system. Minor cracks observed. RECOMMNEDATION: Concrete curbing should continue around entirety of the playground.
G2020.213 - PERMEABLE PARKING LOTS	-	-
G2030.110 - BITUMINOUS PAVING	-	-
G2030.120 - CONCRETE WALKWAYS	-	-
G2030.130 - UNPAVED PATHS	1	Defects on more than 50% of the system. Extensive depressions, underlying soil is visible throughout.
G2030.150 - PLAZAS	-	-
G2030.310 - STAIRS	-	-
G2030.400 - PEDESTRIAN BRIDGES	-	-
G2040.120 - CHAIN LINK FENCES AND GATES	-	-
G2040.130 - DECORATIVE METAL FENCES AND GATES	-	-
G2040.140 - VINYL FENCES AND GATES	-	-
G2040.170 - WOODEN FENCES AND GATES	-	-
G2040.210 - CONCRETE RETAINING WALL	-	-
G2040.250 - WOOD TIMBER RETAINING WALL	3	Defects on less than 25% of the system. Minor deflection is observed in numerous locations. There is evidence of replaced wood members.
G2040.340 - RAISED PLANTERS	4	Defects on les than 10% of the system. Isolated cracking.
G2040.510 - ARTIFICIAL TURF FIELDS	-	-
G2040.520 - ATHLETIC COURTS	3	Defects on 25 % of the system. Crack and spalls are observed throughout the outdoor courts. ADDITION G2040.520-08 for playground surfacing. Playground surfacing is a 1 and critical condition. Local Project: Replacement of Poured in Place Playground Surfacing
G2040.810 - PLAYGROUNDS AND TOT LOTS	4	Defects on less than 10% of the system. Isolated surface corrosion on metal elements, some fading on plastic elements.
G2040.820 - EXTERIOR FURNISHINGS	3	Defects on 25% of the system. Moderated defects were observed.
G2040.910 - WOOD DECKING	-	-
G2040.922 - METAL RAILINGS	-	-
G3030.500 - CATCH BASINS	-	-
G3040.100 - SWALES	-	-
G4020.100 - AREA LIGHTING	-	-
G4020.300 - LANDSCAPE LIGHTING	-	-

PROJECTED NEEDS[5,6]														
Site Systems	**Rating**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**
G2010.305 - CURBS AND BERMS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2020.213 - PERMEABLE PARKING LOTS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.110 - BITUMINOUS PAVING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.120 - CONCRETE WALKWAYS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.130 - UNPAVED PATHS	1	$ 3,663	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,663	$ -
G2030.150 - PLAZAS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.310 - STAIRS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.400 - PEDESTRIAN BRIDGES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.120 - CHAIN LINK FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.130 - DECORATIVE METAL FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.140 - VINYL FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.170 - WOODEN FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.210 - CONCRETE RETAINING WALL	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.250 - WOOD TIMBER RETAINING WALL	3	$ -	$ -	$ -	$ -	$ 22,834	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.340 - RAISED PLANTERS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.510 - ARTIFICIAL TURF FIELDS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.520 - ATHLETIC COURTS	3	$ -	$ -	$ 526,361	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.810 - PLAYGROUNDS AND TOT LOTS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 176,231	$ -	$ -
G2040.820 - EXTERIOR FURNISHINGS	3	$ -	$ -	$ -	$ -	$ 37,373	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.910 - WOOD DECKING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.922 - METAL RAILINGS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G3030.500 - CATCH BASINS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G3040.100 - SWALES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G4020.100 - AREA LIGHTING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G4020.300 - LANDSCAPE LIGHTING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total in USD		**$3,663**	**$0**	**$526,361**	**$0**	**$60,207**	**$0**	**$0**	**$0**	**$0**	**$176,231**	**$3,663**	**$0**

Educational Specifications Observations and Recommendations

The playground at George Mason Elementary sits across the "blacktop" play area at the school, to the northeast. The playground consists of a large component play structure, a smaller component play structure, a medium climbing feature, two medium spinner features, seven swings and a tot swing, and an outdoor classroom space.

With respect to the 21 elements of the ACPS Ed Specs (which include accessibility considerations), 15 elements were rated Green (Aligns with Standard) or Not Applicable, 1 element was rated Yellow (Somewhat Aligns with Standard), and 5 elements were rated Red (Does Not Align with Standard). The total cost to correct noted deficiencies is approximately $36,300. The following notes summarize the deficient elements, and the table at the end provides more detail.

4. Small picnic tables and benches can be purchased from Little Tikes or Landscape Structures to meet the seating needs of Pre-K to Grade 1 children. These will require minimal assembly and installation is typically to set on grade. If included in the play area, ensure the seating is not within any existing fall zones. For greatest benefit, provide this element in an accessible area.

14. The surface of the playground is poured-in-place rubber surfacing, however there are no transfer stations on the existing component play structures, and limited options for accessible play features. Install two transfer stations at each of the three play structures.

The other play features not connected to the play structures should provide accessible options or be fully inclusive for play of all abilities. As free-standing components reach the end of their lifecycle, they should be replaced with accessible and inclusive play features.

17. Ramps, accessible connections, and transfer points can all be retroactively fitted into existing playgrounds.

18. As stated in the response to Criterion #14, transfer stations are the critical component of meeting Americans with Disabilities Act requirements. Additionally, including accessible features, inclusive stand-alone pieces, and sensory panels will create a fully inclusive playground.

19. Install four benches and two accessible picnic tables on the paved area, outside the painted basketball court.

21. As stated in the response to Criteria #14 and #18, transfer stations are lacking at this playground.

PLAYGROUND	PRIORITY	ED SPEC ITE	DEFICIENT STANDARD	RATING	COMPLIANCE RESOLUTION	COMPLIANCE COMPONENTS	COST	NOTES
George Mason Elementary School							$36,300	
George Mason Elementary School	3	4	(Pre-K to Grade 1) Does the play area include tables and chairs for the age group?	Y	Add tables and chairs appropriate for the age group.	Little Tikes or Landscape Structures Picnic Tables	$500	
George Mason Elementary School	2	14	Is equipment handicap accessible?	R	Add transfer points to equipment.	Transfer stations and transfer points (6 total) on three play structures.	$12,000	
George Mason Elementary School	3	14	Is equipment handicap accessible?	R	Replace play features with accessible features	Replace play features with features that have accessible options or are designed to be completely inclusive.	$15,000	
George Mason Elementary School	2	17	(Accessibility) Is there a plan for ramps and/or transfer points on composite play structures for access to components on elevated decks?	R	Add transfer points to equipment.	Transfer stations and transfer points (6 total) on three play structures.	$0	Included in Equipment handicap accessibility cost.
George Mason Elementary School	2	18	(Accessibility) Does the playground meet Americans with Disabilities (ADA) guidelines?	R	Add transfer points to equipment.	Transfer stations and transfer points (6 total) on three play structures.	$0	Included in Equipment handicap accessibility cost.
George Mason Elementary School	3	18	(Accessibility) Does the playground meet Americans with Disabilities (ADA) guidelines?	R	Replace play features with accessible features	Replace play features with features that have accessible options or are designed to be completely inclusive.	$0	Included in Equipment handicap accessibility cost.
George Mason Elementary School	3	19	(Accessibility) Are there tables and benches along the accessible route?	R	Add bench and accessible picnic table	Install 4 benches and two accessible picnic tables in the vicinity of the playground (within +/- 25') on the poured-in-place surface	$8,800	
George Mason Elementary School	2	21	(Accessibility) Are components accessible by ramp and transfer deck?	R	Add transfer points to equipment.	Transfer stations and transfer points (6 total) on three play structures.	$0	Included in Equipment handicap accessibility cost.

Prioritization Notes:

Priority 1 – Immediate Projects in this category require immediate action to:
- i. Correct a cited safety hazard
- ii. Stop accelerated deterioration and/or
- iii. Return a playground to normal operation
- iv. Corrective action before an issue becomes an imminent threat

Priority 2 – Critical Projects in this category include actions that must be addressed in the short-term:
- i. Repairs to prevent further deterioration
- ii. Improvements to playground associated with critical accessibility needs (routes and transfer to equipment)
- iii. Potential safety hazards

Priority 3 – Non-Critical Projects in this category include:
- i. Improvements to playground associated with non-critical accessibility needs (additional equipment)
- ii. Actions to bring a playground into compliance with current building codes
- iii. Actions to improve the usability of a playground following an occupancy or use change
- iv. Any recommended project/action that would save ACPS money in regards to long-term maintenance/upkeep

Rating Notes:

1. Playgrounds were evaluated, in person, by the standards of the ACPS Education Specification in May and June of 2023.
2. Additional compliance analysis was done after the initial site visits, resulting in adjusted ratings from data in the original assessments.

Cost Notes:

1. Costs are based on construction estimates in August of 2023.

JAMES K. POLK ELEMENTARY SCHOOL (LARGE)

Playground Overview

CONDITION INDEX:
0.010 (GOOD)

10-YEAR CONDITION NEEDS:
$571,666

ED SPEC NEEDS:
$174,600

James K. Polk Elementary School is located at 5000 Polk Avenue, Alexandria, VA 22304. Polk Elementary serves kindergarten through 5th grade. The school includes three play areas: a small tot lot, a medium sized playground, and a large play area. Separate assessments were completed for each play area. This site assessment is for the large playground. The total of all condition-based and Ed Spec needs was estimated at approximately $746,266.

System Renewal Observations and Estimated Needs

Elements in the site assessment included concrete curbs, concrete walkways, unpaved paths (mulch material), a raised deck area (rated as a "pedestrian bridge" for best match of materials and construction), the wood barrier surrounding the playground, raised planters, athletic courts (the surface material under the equipment), playground elements, exterior furnishings, and wood benches (rated as "wood decking" for best match of material). The calculated Site Condition Index for the playground was 0.010, which indicates an overall "Good" condition. Two near term repairs were noted: replace some wood timbers and replace wood decking on benches. Individual elements were rated as either good or fair condition. Total site system renewal needs in the next ten years are estimated at approximately $571,666, as detailed on the following pages.

All playground equipment was functioning, but several minor deficiencies were noted through the safety checklist inspections. There was some minor loose or broken equipment. There is an opportunity for a crush point near the seesaw. There is an abrupt elevation change from poured in place to mulch. There are exposed tree roots in areas of the playground. These items can be addressed through minor work order repairs.

SYSTEM OBSERVATIONS		
Site Systems	**Rating**	**Observations**
G2010.305 - CURBS AND BERMS	4	Defects on less than 10% of the system. Isolated cracks observed.
G2020.213 - PERMEABLE PARKING LOTS	-	-
G2030.110 - BITUMINOUS PAVING	-	-
G2030.120 - CONCRETE WALKWAYS	4	Defects on less than 10% of the system. The surface is performing as intended with no major potholes or defects.
G2030.130 - UNPAVED PATHS	3	Defects on less than 25% of the system. Surface depressions are significant throughout the play area.
G2030.150 - PLAZAS	-	-
G2030.310 - STAIRS	-	-
G2030.400 - PEDESTRIAN BRIDGES	4	Defects on less than 10% of the system. Limited cracks observed.
G2040.120 - CHAIN LINK FENCES AND GATES	-	-
G2040.130 - DECORATIVE METAL FENCES AND GATES	-	-
G2040.140 - VINYL FENCES AND GATES	-	-
G2040.170 - WOODEN FENCES AND GATES	-	-
G2040.210 - CONCRETE RETAINING WALL	-	-
G2040.250 - WOOD TIMBER RETAINING WALL	3	Defects on less than 25% of the system. Minor deflection was observed at numerous locations. There is evidence of replaced wood members and timbers that require replacement. ⚑ Local Project: Replace Wood Timber
G2040.340 - RAISED PLANTERS	3	Defects on less than 25% of the system. Cracks in wood observed.
G2040.510 - ARTIFICIAL TURF FIELDS	-	-
G2040.520 - ATHLETIC COURTS	4	Defects on les than 10% of the system.
G2040.810 - PLAYGROUNDS AND TOT LOTS	4	Defects on less than 10% of the system. Isolated corrosion.
G2040.820 - EXTERIOR FURNISHINGS	4	Defects on less than 10% of the system. Isolated defects observed.
G2040.910 - WOOD DECKING	3	Defects on less than 25% of the system. Isolated areas of rot. Some boards are warped, split, or loose. ⚑ Local Project: Replace Wood Decking on Benches
G2040.922 - METAL RAILINGS	-	-
G3030.500 - CATCH BASINS	-	-
G3040.100 - SWALES	-	-
G4020.100 - AREA LIGHTING	-	-
G4020.300 - LANDSCAPE LIGHTING	-	-

PROJECTED NEEDS[5,6]													
Site Systems	Rating	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
G2010.305 - CURBS AND BERMS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2020.213 - PERMEABLE PARKING LOTS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.110 - BITUMINOUS PAVING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.120 - CONCRETE WALKWAYS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.130 - UNPAVED PATHS	3	$ -	$ -	$ -	$ 17,371	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.150 - PLAZAS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.310 - STAIRS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.400 - PEDESTRIAN BRIDGES	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.120 - CHAIN LINK FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.130 - DECORATIVE METAL FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.140 - VINYL FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.170 - WOODEN FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.210 - CONCRETE RETAINING WALL	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.250 - WOOD TIMBER RETAINING WALL	3	$ -	$ 3,000	$ -	$ -	$ 206,878	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.340 - RAISED PLANTERS	3	$ -	$ -	$ -	$ -	$ 25,036	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.510 - ARTIFICIAL TURF FIELDS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.520 - ATHLETIC COURTS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 112,120	$ -	$ -
G2040.810 - PLAYGROUNDS AND TOT LOTS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 176,231	$ -	$ -
G2040.820 - EXTERIOR FURNISHINGS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 28,030	$ -	$ -
G2040.910 - WOOD DECKING	3	$ -	$ 3,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 13,706
G2040.922 - METAL RAILINGS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G3030.500 - CATCH BASINS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G3040.100 - SWALES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G4020.100 - AREA LIGHTING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G4020.300 - LANDSCAPE LIGHTING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total in USD		**$0**	**$6,000**	**$0**	**$17,371**	**$231,914**	**$0**	**$0**	**$0**	**$0**	**$316,381**	**$0**	**$13,706**

Educational Specifications Observations and Recommendations

There are three distinct playground areas at James K. Polk Elementary School, and each is designated for a different cohort. The largest playground is for users aged 5 – 12. The large playground includes poured-in-place surface, as well as engineered wood fiber, and has a large component play structure, individual climbing and balancing features, and six belt swings located apart from the play structure. This playground also includes an outdoor classroom space and is proximate to the school garden.

With respect to the 21 elements of the ACPS Ed Specs (which include accessibility considerations), 13 elements were rated Green (Aligns with Standard) or Not Applicable, 1 element was rated Yellow (Somewhat Aligns with Standard), and 7 elements were rated Red (Does Not Align with Standard). The total cost to correct noted deficiencies is approximately $174,600. The following notes summarize the deficient elements, and the table at the end provides more detail.

6. To prevent children from inadvertently running from the playground into the flow of pedestrian and vehicular traffic, install 125 linear feet of 42" height chain link fence on the north side of the playground, parallel to the sidewalk.

12. To install a full basketball court proximate to this playground, select a flat and well-drained area near an accessible path, and clear an area of turf of approximately 6,000 square feet. Install 6" depth concrete with steel sufficient to hold the playing surface intact over time. Install 2 basketball standards, with backboards, hoops, and nets. Paint the concrete surface per regulation basketball standards.

14. The surface of the playground is poured-in-place rubber surfacing, however there is not a transfer station on the existing component play structure.

15. Half of the existing playground has a poured-in-place rubber surface, however the area under the swings does not. Remove and dispose existing engineered wood fiber and timber edge at the swing play pit. Install a 6" wide concrete curb perimeter, approximately 210 linear feet. Install approximately 2,500 square feet of poured-in-place surface around existing equipment, over a concrete or aggregate subbase material. Install an accessible connection from the playground accessible route adjacent to the school building, to the swing play area.

17. Ramps, accessible connections, and transfer points can all be retroactively fitted into existing playgrounds.

18. As stated in the response to Criterion #14, transfer stations are the critical component of meeting Americans with Disabilities Act requirements. Installing a transfer point on the primary

play structure will bring this playground into standard compliance. Additionally, sensory panels, additional inclusive play features, and accessible swings will benefit the overall playground accessibility.

19. Install three benches on accessible pads and two accessible picnic tables on pads adjacent to the accessible route from the right-of-way to the playground, and/or the accessible route from the school.

21. A transfer point at the primary play structure will bring this playground into compliance with the Americans with Disabilities Act.

PLAYGROUND	PRIORITY	ED SPEC ITE	DEFICIENT STANDARD	RATING	COMPLIANCE RESOLUTION	COMPLIANCE COMPONENTS	COST	NOTES
James K. Polk Elementary School (Large)							$174,600	
James K. Polk Elementary School (Large)	1	6	(Pre-K to Grade 1) Is fencing or planting beds used to prevent children from inadvertently stepping into the path of moving equipment?	R	Add chain link fence	Install 125 LF of 42" ht. chain link fence	$1,500	
James K. Polk Elementary School (Large)	3	12	(Grades 4-5) Does the play area include a basketball court (50'x84') or 2 half courts (50'x42')?	R	Add basketball court, or 2 half courts.	5,640 SF Concrete, 2 Basketball Standards, Hoops, Backboards	$85,000	
James K. Polk Elementary School (Large)	2	14	Is equipment handicap accessible?	R	Add accessibility options to equipment.	Install transfer station to play structure	$2,000	
James K. Polk Elementary School (Large)	3	15	Is surfacing a poured polyurethane surface?	R	Remove engineered wood fiber and timber edge. Add poured-in-place polyurethane surface with concrete edge.	2,500 sf PIP paving, 210 LF 6" concrete curb wall	$55,000	
James K. Polk Elementary School (Large)	2	17	(Accessibility) Is there a plan for ramps and/or transfer points on composite play structures for access to components on elevated decks?	R	Add accessibility options to equipment.	Install transfer station to play structure	$0	Included in Equipment handicap accessibility cost.
James K. Polk Elementary School (Large)	2	18	(Accessibility) Does the playground meet Americans with Disabilities (ADA) guidelines?	R	Add accessibility options to equipment.	Install transfer station to play structure	$0	Included in Equipment handicap accessibility cost.
James K. Polk Elementary School (Large)	3	18	(Accessibility) Does the playground meet Americans with Disabilities (ADA) guidelines?	R	Add accessibility options to equipment.	Install sensory panels	$500	
James K. Polk Elementary School (Large)	3	18	(Accessibility) Does the playground meet Americans with Disabilities (ADA) guidelines?	R	Add accessibility options to equipment.	Replace play features with features that have accessible options or are designed to be completely inclusive.	$15,000	
James K. Polk Elementary School (Large)	3	19	(Accessibility) Are there tables and benches along the accessible route?	R	Add accessible table and bench locations.	Install three benches with accessible pads, and two accessible picnic tables, along accessible route.	$15,600	
James K. Polk Elementary School (Large)	2	21	(Accessibility) Are components accessible by ramp and transfer deck?	R	Add accessibility options to equipment.	Install transfer station to play structure	$0	Included in Equipment handicap accessibility cost.

Prioritization Notes:

Priority 1 – Immediate Projects in this category require immediate action to:
- i. Correct a cited safety hazard
- ii. Stop accelerated deterioration and/or
- iii. Return a playground to normal operation
- iv. Corrective action before an issue becomes an imminent threat

Priority 2 – Critical Projects in this category include actions that must be addressed in the short-term:
- i. Repairs to prevent further deterioration
- ii. Improvements to playground associated with critical accessibility needs (routes and transfer to equipment)
- iii. Potential safety hazards

Priority 3 – Non-Critical Projects in this category include:
- i. Improvements to playground associated with non-critical accessibility needs (additional equipment)
- ii. Actions to bring a playground into compliance with current building codes
- iii. Actions to improve the usability of a playground following an occupancy or use change
- iv. Any recommended project/action that would save ACPS money in regards to long-term maintenance/upkeep

Rating Notes:

1. Playgrounds were evaluated, in person, by the standards of the ACPS Education Specification in May and June of 2023.
2. Additional compliance analysis was done after the initial site visits, resulting in adjusted ratings from data in the original assessments.

Cost Notes:

1. Costs are based on construction estimates in August of 2023.

JAMES K. POLK ELEMENTARY SCHOOL (MEDIUM)

Playground Overview

CONDITION INDEX:
0.004 (GOOD)

10-YEAR CONDITION NEEDS:
$346,765

ED SPEC NEEDS:
$235,600

James K. Polk Elementary School is located at 5000 Polk Avenue, Alexandria, VA 22304. Polk Elementary serves kindergarten through 5th grade. The school includes three play areas: a small tot lot, a medium sized playground, and a large play area. Separate assessments were completed for each play area. This site assessment is for the medium playground. The total of all condition-based and Ed Spec needs was estimated at approximately $582,365.

System Renewal Observations and Estimated Needs

Elements in the site assessment included concrete walkways, unpaved paths (the mulch material under the equipment), chain link fences and gates, the wood barrier surrounding the playground, playground elements, and exterior furnishings. The calculated Site Condition Index for the playground was 0.004, which indicates an overall "Good" condition. Individual elements were rated as either good or fair condition. Two near term repairs were noted: fixing a portion of the fence mesh and replacing some wood timbers. Total site system renewal needs in the next ten years are estimated at approximately $346,765, as detailed on the following pages.

All playground equipment was functioning, but several minor deficiencies were noted through the safety checklist inspections. There are some missing parts. There are open "S" hooks on the playground. Tree roots are evident on the playground, in addition to re-bar coming through the wood timber barrier. These items can be addressed through minor work order repairs.

SYSTEM OBSERVATIONS		
Site Systems	**Rating**	**Observations**
G2010.305 - CURBS AND BERMS	-	-
G2020.213 - PERMEABLE PARKING LOTS	-	-
G2030.110 - BITUMINOUS PAVING	-	-
G2030.120 - CONCRETE WALKWAYS	4	Defects on less than 10% of the system. The surface is performing as intended with no major potholes or defects.
G2030.130 - UNPAVED PATHS	4	Defects on less than 10% of the system, system is generally uniform and smooth.
G2030.150 - PLAZAS	-	-
G2030.310 - STAIRS	-	-
G2030.400 - PEDESTRIAN BRIDGES	-	-
G2040.120 - CHAIN LINK FENCES AND GATES	4	Defects on less than 10% of the system, slight deterioration of fence poles and limited defects. Local Project: Fix Fence Mesh
G2040.130 - DECORATIVE METAL FENCES AND GATES	-	-
G2040.140 - VINYL FENCES AND GATES	-	-
G2040.170 - WOODEN FENCES AND GATES	-	-
G2040.210 - CONCRETE RETAINING WALL	-	-
G2040.250 - WOOD TIMBER RETAINING WALL	4	Defects on less than 10% of the system. Isolated areas of limited deflection are observed. Local Project: Replace Wood Timber
G2040.340 - RAISED PLANTERS	-	-
G2040.510 - ARTIFICIAL TURF FIELDS	-	-
G2040.520 - ATHLETIC COURTS	-	-
G2040.810 - PLAYGROUNDS AND TOT LOTS	4	Defects on less than 10% of the system. Isolated surface corrosion on metal and plastic elements.
G2040.820 - EXTERIOR FURNISHINGS	3	Defects on less than 10% of the system. Isolated defects observed.
G2040.910 - WOOD DECKING	-	-
G2040.922 - METAL RAILINGS	-	-
G3030.500 - CATCH BASINS	-	-
G3040.100 - SWALES	-	-
G4020.100 - AREA LIGHTING	-	-
G4020.300 - LANDSCAPE LIGHTING	-	-

PROJECTED NEEDS[5,6]													
Site Systems	**Rating**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**
G2010.305 - CURBS AND BERMS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2020.213 - PERMEABLE PARKING LOTS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.110 - BITUMINOUS PAVING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.120 - CONCRETE WALKWAYS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.130 - UNPAVED PATHS	4	$ -	$ -	$ -	$ -	$ 8,372	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.150 - PLAZAS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.310 - STAIRS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.400 - PEDESTRIAN BRIDGES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.120 - CHAIN LINK FENCES AND GATES	4	$ 200	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,626	$ -	$ -
G2040.130 - DECORATIVE METAL FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.140 - VINYL FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.170 - WOODEN FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.210 - CONCRETE RETAINING WALL	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.250 - WOOD TIMBER RETAINING WALL	4	$ -	$ 1,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 131,649	$ -	$ -
G2040.340 - RAISED PLANTERS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.510 - ARTIFICIAL TURF FIELDS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.520 - ATHLETIC COURTS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.810 - PLAYGROUNDS AND TOT LOTS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 176,231	$ -	$ -
G2040.820 - EXTERIOR FURNISHINGS	3	$ -	$ -	$ -	$ -	$ 18,687	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.910 - WOOD DECKING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.922 - METAL RAILINGS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G3030.500 - CATCH BASINS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G3040.100 - SWALES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G4020.100 - AREA LIGHTING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G4020.300 - LANDSCAPE LIGHTING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total in USD		**$200**	**$1,000**	**$0**	**$0**	**$27,058**	**$0**	**$0**	**$0**	**$0**	**$318,507**	**$0**	**$0**

Educational Specifications Observations and Recommendations

There are three distinct playground areas at James K. Polk Elementary School, and each is designated for a different cohort. The medium playground is designed to be used primarily by children 5 to 8 years old. This playground consists of a medium-sized component structure, two climbing features, and individual balancing and spinning features, all over engineered wood fiber.

With respect to the 21 elements of the ACPS Ed Specs (which include accessibility considerations), 13 elements were rated Green (Aligns with Standard) or Not Applicable, 3 elements were rated Yellow (Somewhat Aligns with Standard), and 5 elements were rated Red (Does Not Align with Standard). The total cost to correct noted deficiencies is approximately $235,600. The following notes summarize the deficient elements, and the table at the end provides more detail.

4. Small picnic tables and benches can be purchased from Little Tikes or Landscape Structures to meet the seating needs of Pre-K to Grade 1 children. These will require minimal assembly and installation is typically to set on grade. If included in the play area, ensure the seating is not within any existing fall zones. Locate the bench/table within the fenced area.

12. To install a full basketball court proximate to this playground, select a flat and well-drained area near an accessible path, and clear an area of turf of approximately 6,000 square feet. Install 6" depth concrete with steel sufficient to hold the playing surface intact over time. Install 2 basketball standards, with backboards, hoops, and nets. Paint the concrete surface per regulation basketball standards.

14. In the existing condition, due to the engineered wood fiber throughout the playground, the composite play structure is inaccessible from an Americans with Disabilities Act (ADA) standpoint. Additionally, there are not accessible transfer points onto the composite play structure. The first step in remediating this deficiency will be to replace engineered wood fiber with poured-in-place protective surfacing in select areas, approximately 1,200 square feet, connecting the accessible sidewalk to the transfer points on the play structure and inclusive play features. The second step will be to retrofit a transfer station onto the composite play structure.

15. Remove and dispose of engineered wood fiber and timber edge. Install 220 linear feet of 6" width concrete curb. Install 4,000 square feet of poured-in-place rubber surfacing around existing equipment, approximately, over a concrete or aggregate subbase material. The poured-in-place rubber surface will be flush with the concrete curb.

17. Ramps, accessible connections, and transfer points can all be retroactively fitted into existing playgrounds.

18. As stated in the response to Criterion #14, accessible routes and transfer stations are critical components of meeting Americans with Disabilities Act requirements, and both are lacking at this playground. Additionally, including accessible features and sensory panels will create a fully inclusive playground.

19. Install two benches on accessible pads and one accessible picnic table on a pad adjacent to the accessible route from the right-of-way to the playground.

21. As stated in the response to Criteria #14 and #18, accessible routes and transfer stations are both lacking at this playground. Ramps, accessible connections, and transfer points can all be retroactively fitted into existing playgrounds. Additionally, including accessible features and sensory panels will create a fully inclusive playground.

PLAYGROUND	PRIORITY	ED SPEC ITE	DEFICIENT STANDARD	RATING	COMPLIANCE RESOLUTION	COMPLIANCE COMPONENTS	COST	NOTES
James K. Polk Elementary School (Medium)							$235,600	
James K. Polk Elementary School (Medium)	3	4	(Pre-K to Grade 1) Does the play area include tables and chairs for the age group?	Y	Add tables and chairs appropriate for the age group.	Little Tikes or Landscape Structures Picnic Tables	$500	
James K. Polk Elementary School (Medium)	3	12	(Grades 4-5) Does the play area include a basketball court (50'x84') or 2 half courts (50'x42')?	Y	Add basketball court, or 2 half courts.	5,640 SF Concrete, 2 Basketball Standards, Hoops, Backboards	$85,000	There is a basketball court as part of a blacktop play area, across a parking lot from the playground
James K. Polk Elementary School (Medium)	2	14	Is equipment handicap accessible?	R	Add accessibility options to equipment, and modify surface.	Transfer Stations to the Play Structure and Accessible Routes (+/-1,200 SF) to it	$28,000	
James K. Polk Elementary School (Medium)	3	14	Is equipment handicap accessible?	R	Add accessibility options to equipment, and modify surface.	Sensory Panels	$500	
James K. Polk Elementary School (Medium)	3	14	Is equipment handicap accessible?	R	Add accessibility options to equipment, and modify surface.	Replace play features with features that have accessible options or are designed to be completely inclusive, additional poured-in-place surface for accessibility.	$35,000	
James K. Polk Elementary School (Medium)	3	15	Is surfacing a poured polyurethane surface?	R	Remove engineered wood fiber and timber edge. Add poured-in-place polyurethane surface with concrete edge.	4,000 sf PIP paving, 290 LF 6" concrete curb wall	$83,000	
James K. Polk Elementary School (Medium)	2	17	(Accessibility) Is there a plan for ramps and/or transfer points on composite play structures for access to components on elevated decks?	R	Add accessibility options to equipment, and modify surface.	Transfer Stations to the Play Structure and Accessible Routes (+/-1,200 SF) to it	$0	Included in Equipment handicap accessibility cost.
James K. Polk Elementary School (Medium)	2	18	(Accessibility) Does the playground meet Americans with Disabilities (ADA) guidelines?	R	Add accessibility options to equipment, and modify surface.	Transfer Stations to the Play Structure and Accessible Routes (+/-1,200 SF) to it	$0	Included in Equipment handicap accessibility cost.
James K. Polk Elementary School (Medium)	3	18	(Accessibility) Does the playground meet Americans with Disabilities (ADA) guidelines?	R	Add accessibility options to equipment, and modify surface.	Sensory Panels	$0	Included in Equipment handicap accessibility cost.
James K. Polk Elementary School (Medium)	3	18	(Accessibility) Does the playground meet Americans with Disabilities (ADA) guidelines?	R	Add accessibility options to equipment, and modify surface.	Replace play features with features that have accessible options or are designed to be completely inclusive, additional poured-in-place surface for accessibility.	$0	Included in Equipment handicap accessibility cost.
James K. Polk Elementary School (Medium)	3	19	(Accessibility) Are there tables and benches along the accessible route?	R	Add accessible bench locations.	Install two benches with accessible pads, along accessible route.	$3,600	
James K. Polk Elementary School (Medium)	2	21	(Accessibility) Are components accessible by ramp and transfer deck?	R	Add accessibility options to equipment, and modify surface.	Transfer Stations to the Play Structure and Accessible Routes (+/-1,200 SF) to it	$0	Included in Equipment handicap accessibility cost.

Prioritization Notes:

Priority 1 – Immediate Projects in this category require immediate action to:
- i. Correct a cited safety hazard
- ii. Stop accelerated deterioration and/or
- iii. Return a playground to normal operation
- iv. Corrective action before an issue becomes an imminent threat

Priority 2 – Critical Projects in this category include actions that must be addressed in the short-term:
- i. Repairs to prevent further deterioration
- ii. Improvements to playground associated with critical accessibility needs (routes and transfer to equipment)
- iii. Potential safety hazards

Priority 3 – Non-Critical Projects in this category include:
- i. Improvements to playground associated with non-critical accessibility needs (additional equipment)
- ii. Actions to bring a playground into compliance with current building codes
- iii. Actions to improve the usability of a playground following an occupancy or use change
- iv. Any recommended project/action that would save ACPS money in regards to long-term maintenance/upkeep

Rating Notes:

1. Playgrounds were evaluated, in person, by the standards of the ACPS Education Specification in May and June of 2023.
2. Additional compliance analysis was done after the initial site visits, resulting in adjusted ratings from data in the original assessments.

Cost Notes:

1. Costs are based on construction estimates in August of 2023.

JAMES K. POLK ELEMENTARY SCHOOL (SMALL)

Playground Overview

CONDITION INDEX:
0.000 (GOOD)

10-YEAR CONDITION NEEDS:
$226,752

ED SPEC NEEDS:
$290,300

James K. Polk Elementary School is located at 5000 Polk Avenue, Alexandria, VA 22304. Polk Elementary serves kindergarten through 5th grade. The school includes three play areas: a small tot lot, a medium sized playground, and a large play area. Separate assessments were completed for each play area. This site assessment is for the small playground. The total of all condition-based and Ed Spec needs was estimated at approximately $517,052.

System Renewal Observations and Estimated Needs

Elements in the site assessment included unpaved paths (the mulch material under the equipment), the barrier surrounding the playground, asphalt areas, and playground elements. The calculated Site Condition Index for the playground was 0.000, which indicates an overall "Good" condition and no deferred maintenance. Individual elements were rated as either good or fair condition. Total site system renewal needs in the next ten years are estimated at approximately $226,752, as detailed on the following pages.

SYSTEM OBSERVATIONS		
Site Systems	**Rating**	**Observations**
G2010.305 - CURBS AND BERMS	-	-
G2020.213 - PERMEABLE PARKING LOTS	-	-
G2030.110 - BITUMINOUS PAVING	-	-
G2030.120 - CONCRETE WALKWAYS	-	-
G2030.130 - UNPAVED PATHS	3	Defects on 25% of the system. Surface depressions are more significant at this rating and the overall compaction of surface material is beginning to wear thin.
G2030.150 - PLAZAS	-	-
G2030.310 - STAIRS	-	-
G2030.400 - PEDESTRIAN BRIDGES	-	-
G2040.120 - CHAIN LINK FENCES AND GATES	-	-
G2040.130 - DECORATIVE METAL FENCES AND GATES	-	-
G2040.140 - VINYL FENCES AND GATES	-	-
G2040.170 - WOODEN FENCES AND GATES	-	-
G2040.210 - CONCRETE RETAINING WALL	-	-
G2040.250 - WOOD TIMBER RETAINING WALL	4	Defects on less than 5% of the system. Posts are uniform, and the wall is plumb.
G2040.340 - RAISED PLANTERS	-	-
G2040.510 - ARTIFICIAL TURF FIELDS	-	-
G2040.520 - ATHLETIC COURTS	3	Defects on less than 25% of the system. Some cracks and spalls observed.
G2040.810 - PLAYGROUNDS AND TOT LOTS	4	Defects on less than 10% of the system. Isolated corrosion.
G2040.820 - EXTERIOR FURNISHINGS	-	-
G2040.910 - WOOD DECKING	-	-
G2040.922 - METAL RAILINGS	-	-
G3030.500 - CATCH BASINS	-	-
G3040.100 - SWALES	-	-
G4020.100 - AREA LIGHTING	-	-
G4020.300 - LANDSCAPE LIGHTING	-	-

PROJECTED NEEDS[5,6]														
Site Systems	**Rating**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**
G2010.305 - CURBS AND BERMS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2020.213 - PERMEABLE PARKING LOTS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.110 - BITUMINOUS PAVING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.120 - CONCRETE WALKWAYS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.130 - UNPAVED PATHS	3	$ -	$ -	$ 2,512	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.150 - PLAZAS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.310 - STAIRS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.400 - PEDESTRIAN BRIDGES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.120 - CHAIN LINK FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.130 - DECORATIVE METAL FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.140 - VINYL FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.170 - WOODEN FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.210 - CONCRETE RETAINING WALL	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.250 - WOOD TIMBER RETAINING WALL	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.340 - RAISED PLANTERS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.510 - ARTIFICIAL TURF FIELDS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.520 - ATHLETIC COURTS	3	$ -	$ -	$ -	$ -	$ -	$ -	$ 224,241	$ -	$ -	$ -	$ -	$ -
G2040.810 - PLAYGROUNDS AND TOT LOTS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.820 - EXTERIOR FURNISHINGS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.910 - WOOD DECKING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.922 - METAL RAILINGS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G3030.500 - CATCH BASINS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G3040.100 - SWALES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G4020.100 - AREA LIGHTING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G4020.300 - LANDSCAPE LIGHTING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total in USD		**$0**	**$0**	**$2,512**	**$0**	**$0**	**$0**	**$224,241**	**$0**	**$0**	**$0**	**$0**	**$0**

Educational Specifications Observations and Recommendations

There are three distinct playground areas at James K. Polk Elementary School, and each is designated for a different cohort. The smallest playground is designed exclusively for ages 2 through pre-K and consists of an accessible swing, and a climbing component, over engineered wood fiber. The play pit is bound by plastic interlocking landscape blocks and is adjacent to the blacktop area with basketball courts.

With respect to the 21 elements of the ACPS Ed Specs (which include accessibility considerations), 12 elements were rated Green (Aligns with Standard) or Not Applicable, 2 elements were rated Yellow (Somewhat Aligns with Standard), and 7 elements were rated Red (Does Not Align with Standard). The total cost to correct noted deficiencies is approximately $290,300. The following notes summarize the deficient elements, and the table at the end provides more detail.

1. Add a slide component in the open space within the play pit to provide the appropriate range of activities for this cohort.

4. Small picnic tables and benches can be purchased from Little Tikes or Landscape Structures to meet the seating needs of Pre-K to Grade 1 children. These will require minimal assembly and installation is typically to set on grade. If included in the play area, ensure the seating is not within any existing fall zones. Locate the bench/table within the curbed area.

6. To prevent children from inadvertently running from the playground onto the blacktop, install 45 linear feet of 42" height chain link fence at the north edge of the playground.

14. In the existing condition, due to the engineered wood fiber throughout the playground, the accessible swing is inaccessible from an Americans with Disabilities Act (ADA) standpoint. Additionally, the climbing structure is not an accessible feature. Replace the engineered wood fiber with poured-in-place protective rubber surfacing, approximately 600 square feet. Ensure that when replacing the climbing play feature, and adding the sliding feature, they are accessible features.

15. Remove and dispose of engineered wood fiber and plastic edge. Install 150 linear feet of 6" width concrete curb. Install 600 square feet of poured-in-place rubber surfacing around existing equipment, approximately, over a concrete or aggregate subbase material. The poured-in-place rubber surface will be flush with the concrete curb and the adjacent blacktop surface.

16. The adjacent blacktop play surface is 12,800 square feet of asphalt. To remediate the heat-trapping effect of the asphalt surface, remove asphalt and replace with 12,800 square feet of standard, grey concrete.

18. As stated in the response to Criterion #14, accessible routes and transfer stations are critical components of meeting Americans with Disabilities Act requirements, and both are lacking at this playground. Additionally, including accessible features and sensory panels will create a fully inclusive playground.

19. Install one bench and one accessible picnic table on the blacktop surface, adjacent to the playground.

21. As stated in the response to Criteria #14 and #18, accessible routes and transfer stations are both lacking at this playground. Ramps, accessible connections, and transfer points can all be retroactively fitted into existing playgrounds. Additionally, including accessible features and sensory panels will create a fully inclusive playground.

PLAYGROUND	PRIORITY	ED SPEC ITE	DEFICIENT STANDARD	RATING	COMPLIANCE RESOLUTION	COMPLIANCE COMPONENTS	COST	NOTES
James K. Polk Elementary School (Small)							$290,300	
James K. Polk Elementary School (Small)	3	1	Does the playground meet the general requirement of providing playground areas that allow for difference in age, ability, and varying interests?	Y	Add slide activity.	Install free-standing ladder-slide element.	$12,000	
James K. Polk Elementary School (Small)	3	4	(Pre-K to Grade 1) Does the play area include tables and chairs for the age group?	R	Add tables and chairs appropriate for the age group.	Little Tikes or Landscape Structures Picnic Tables	$500	
James K. Polk Elementary School (Small)	1	6	(Pre-K to Grade 1) Is fencing or planting beds used to prevent children from inadvertently stepping into the path of moving equipment?	R	Add fence	Install 45 LF of 42" ht. chain link fence at the edge of the playground closest the parking lot.	$600	
James K. Polk Elementary School (Small)	2	14	Is equipment handicap accessible?	R	Add accessibility options to equipment, and modify surface.	Replace EWF with 600 SF poured-in-place surface (and 100 LF 6" concrete curb) to accessible swing.	$13,000	
James K. Polk Elementary School (Small)	3	14	Is equipment handicap accessible?	R	Add accessibility options to equipment, and modify surface.	Replace play features with features that have accessible options or are designed to be completely inclusive, additional poured-in-place surface for accessibility.	$35,000	
James K. Polk Elementary School (Small)	3	15	Is surfacing a poured polyurethane surface?	R	Remove engineered wood fiber and timber edge. Add poured-in-place polyurethane surface with concrete edge.	1,200 sf PIP paving, 150 LF 6" concrete curb	$26,000	
James K. Polk Elementary School (Small)	3	16	Is any surfacing black?	R	Remove asphalt and add standard grey concrete.	Remove 12,800 SF of asphalt, install 12,800 SF of 6" depth grey concrete	$200,000	
James K. Polk Elementary School (Small)	2	18	(Accessibility) Does the playground meet Americans with Disabilities (ADA) guidelines?	R	Add accessibility options to equipment, and modify surface.	Replace EWF with 600 SF poured-in-place surface (and 100 LF 6" concrete curb) to accessible swing.	$0	Included in Equipment handicap accessibility cost.
James K. Polk Elementary School (Small)	3	18	(Accessibility) Does the playground meet Americans with Disabilities (ADA) guidelines?	R	Add accessibility options to equipment, and modify surface.	Replace play features with features that have accessible options or are designed to be completely inclusive, additional poured-in-place surface for accessibility.	$0	Included in Equipment handicap accessibility cost.
James K. Polk Elementary School (Small)	3	19	(Accessibility) Are there tables and benches along the accessible route?	R	Add accessible bench and accessible picnic table locations.	Install one bench , and one accessible picnic table, on the blacktop, near the playground.	$3,200	
James K. Polk Elementary School (Small)	2	21	(Accessibility) Are components accessible by ramp and transfer deck?	R	Remove engineered wood fiber and timber edge. Add poured-in-place polyurethane surface with concrete edge.	Replace EWF with 600 SF poured-in-place surface (and 100 LF 6" concrete curb) to accessible swing.	$0	Included in Equipment handicap accessibility cost.

Prioritization Notes:

Priority 1 – Immediate Projects in this category require immediate action to:
- i. Correct a cited safety hazard
- ii. Stop accelerated deterioration and/or
- iii. Return a playground to normal operation
- iv. Corrective action before an issue becomes an imminent threat

Priority 2 – Critical Projects in this category include actions that must be addressed in the short-term:
- i. Repairs to prevent further deterioration
- ii. Improvements to playground associated with critical accessibility needs (routes and transfer to equipment)
- iii. Potential safety hazards

Priority 3 – Non-Critical Projects in this category include:
- i. Improvements to playground associated with non-critical accessibility needs (additional equipment)
- ii. Actions to bring a playground into compliance with current building codes
- iii. Actions to improve the usability of a playground following an occupancy or use change
- iv. Any recommended project/action that would save ACPS money in regards to long-term maintenance/upkeep

Rating Notes:

1. Playgrounds were evaluated, in person, by the standards of the ACPS Education Specification in May and June of 2023.
2. Additional compliance analysis was done after the initial site visits, resulting in adjusted ratings from data in the original assessments.

Cost Notes:

1. Costs are based on construction estimates in August of 2023.

JOHN ADAMS ELEMENTARY SCHOOL (LARGE)

Playground Overview

CONDITION INDEX:
0.673 (POOR)

10-YEAR CONDITION NEEDS:
$697,902

ED SPEC NEEDS:
$16,200

John Adams Elementary School is located at 5651 Rayburn Avenue, Alexandria, VA 22311. There are three separate play areas on the school campus (small, medium, and large playgrounds). This assessment is for the large playground. The total of all condition-based and Ed Spec needs was estimated at approximately $714,102.

System Renewal Observations and Estimated Needs

Elements in the site assessment included concrete walkways, unpaved paths (the mulch material under the equipment), chain link fence, the wood barrier surrounding the playground, athletic courts, playground elements, and exterior furnishings. The calculated Site Condition Index for the playground was 0.673, which indicates an overall "Poor" condition. This rating is primarily driven by the poor condition of asphalt areas. Individual elements were rated as either good, fair, or poor condition. Two near term repairs were noted: fixing a portion of the fence mesh and replacing the zipline equipment on the playground. Total site system renewal needs in the next ten years are estimated at approximately $697,902, as detailed on the following pages.

All playground equipment was functioning, but several minor deficiencies were noted through the safety checklist inspections. Playground equipment has worn and loose parts. Some end caps are loose or missing. Parts are missing on the zipline. Some cracking on slides, and handholds on climbing wall. These items can be addressed through minor work order repairs.

SYSTEM OBSERVATIONS		
Site Systems	**Rating**	**Observations**
G2010.305 - CURBS AND BERMS	-	-
G2020.213 - PERMEABLE PARKING LOTS	-	-
G2030.110 - BITUMINOUS PAVING	-	-
G2030.120 - CONCRETE WALKWAYS	4	Defects on less than 10% of the system. The surface is performing as intended with no major potholes or defects.
G2030.130 - UNPAVED PATHS	-	-
G2030.150 - PLAZAS	-	-
G2030.310 - STAIRS	4	Defects on less than 10% of the system. Limited surface cracking observed in concrete.
G2030.400 - PEDESTRIAN BRIDGES	-	-
G2040.120 - CHAIN LINK FENCES AND GATES	-	-
G2040.130 - DECORATIVE METAL FENCES AND GATES	-	-
G2040.140 - VINYL FENCES AND GATES	3	Defects on 25% of the system. Degradation of poles was observed. Some poles are not securely mounted. Slight leaning and deforming of the fence. ⚑ Local Project: Replace Fence Fabric
G2040.170 - WOODEN FENCES AND GATES	-	-
G2040.210 - CONCRETE RETAINING WALL	-	-
G2040.250 - WOOD TIMBER RETAINING WALL	-	-
G2040.340 - RAISED PLANTERS	-	-
G2040.510 - ARTIFICIAL TURF FIELDS	-	-
G2040.520 - ATHLETIC COURTS	2	Defects on 50% of the system. Extensive cracks or spalls were observed. ADDITION G2040.520-08 QTY 1 Condition 3.
G2040.810 - PLAYGROUNDS AND TOT LOTS	4	Local Project: Replace Zip Line Equipment ⚑ Defects on less than 10% of the system. Isolated surface corrosion on metal elements, some fading on plastic elements.
G2040.820 - EXTERIOR FURNISHINGS	-	-
G2040.910 - WOOD DECKING	-	-
G2040.922 - METAL RAILINGS	-	-
G3030.500 - CATCH BASINS	-	-
G3040.100 - SWALES	-	-
G4020.100 - AREA LIGHTING	-	-
G4020.300 - LANDSCAPE LIGHTING	-	-

PROJECTED NEEDS[5,6]																						
Site Systems	**Rating**	**2024**		**2025**		**2026**		**2027**		**2028**		**2029**		**2030**		**2031**		**2032**		**2033**		**2034**		**2035**	
G2010.305 - CURBS AND BERMS	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2020.213 - PERMEABLE PARKING LOTS	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2030.110 - BITUMINOUS PAVING	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2030.120 - CONCRETE WALKWAYS	4	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2030.130 - UNPAVED PATHS	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2030.150 - PLAZAS	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2030.310 - STAIRS	4	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2030.400 - PEDESTRIAN BRIDGES	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2040.120 - CHAIN LINK FENCES AND GATES	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2040.130 - DECORATIVE METAL FENCES AND GATES	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2040.140 - VINYL FENCES AND GATES	3	$	400	$	-	$	-	$	-	$	-	$	-	$	71,790	$	-	$	-	$	-	$	-	$	-
G2040.170 - WOODEN FENCES AND GATES	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2040.210 - CONCRETE RETAINING WALL	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2040.250 - WOOD TIMBER RETAINING WALL	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2040.340 - RAISED PLANTERS	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2040.510 - ARTIFICIAL TURF FIELDS	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2040.520 - ATHLETIC COURTS	2	$	-	$	-	$	448,481	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2040.810 - PLAYGROUNDS AND TOT LOTS	4	$	1,000	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	176,231	$	-	$	-
G2040.820 - EXTERIOR FURNISHINGS	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2040.910 - WOOD DECKING	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G2040.922 - METAL RAILINGS	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G3030.500 - CATCH BASINS	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G3040.100 - SWALES	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G4020.100 - AREA LIGHTING	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
G4020.300 - LANDSCAPE LIGHTING	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-	$	-
Total in USD		**$1,400**		**$0**		**$448,481**		**$0**		**$0**		**$0**		**$71,790**		**$0**		**$0**		**$176,231**		**$0**		**$0**	

Educational Specifications Observations and Recommendations

John Adams Elementary School has three separate playground areas that each function individually and are focused on different user cohorts. The large playground itself is designed and fenced for multiple cohorts: the largest area has a large component play structure, a medium climbing and overhead traversing feature, a second medium-sized climbing feature and four belt swings. A smaller fenced area within the large playground includes a large component play structure that is fully accessible and designed specifically for special-needs children.

With respect to the 21 elements of the ACPS Ed Specs (which include accessibility considerations), 18 elements were rated Green (Aligns with Standard) or Not Applicable, 1 element was rated Yellow (Somewhat Aligns with Standard), and 2 elements were rated Red (Does Not Align with Standard). The total cost to correct noted deficiencies is approximately $16,200. The following notes summarize the deficient elements, and the table at the end provides more detail.

4. Small picnic tables and benches can be purchased from Little Tikes or Landscape Structures to meet the seating needs of Pre-K to Grade 1 children. These will require minimal assembly and installation is typically to set on grade. If included in the play area, ensure the seating is not within any existing fall zones. Locate the bench/table within the curbed area.

9. This playground is lacking features that challenge children's rocking and balancing motor skills. Install two spring rocker features, as well as a detached steppers feature, appropriate for this cohort.

19. Install four benches on accessible pads along the accessible route connecting the playgrounds and the school.

PLAYGROUND	PRIORITY	ED SPEC ITE	DEFICIENT STANDARD	RATING	COMPLIANCE RESOLUTION	COMPLIANCE COMPONENTS	COST	NOTES
John Adams Elementary School (Large)							$16,200	
John Adams Elementary School (Large)	3	4	(Pre-K to Grade 1) Does the play area include tables and chairs for the age group?	R	Add tables and chairs appropriate for the age group.	Little Tikes or Landscape Structures Picnic Tables	$500	
John Adams Elementary School (Large)	3	9	(Grades 4-5) Does the play area include activities that include rocking, swinging, balancing, climbing, and sliding?	Y	Add rocking and balancing elements.	Install two spring rockers.	$3,600	
John Adams Elementary School (Large)	3	9	(Grades 4-5) Does the play area include activities that include rocking, swinging, balancing, climbing, and sliding?	Y	Add rocking and balancing elements.	Install detached steppers, with heights up to 24".	$5,000	
John Adams Elementary School (Large)	3	19	(Accessibility) Are there tables and benches along the accessible route?	R	Add accessible benches along sidewalk that connects playgrounds.	Install four benches with accessible concrete pads (40 SF ea.) on sidewalks connecting the playgrounds.	$7,100	

Prioritization Notes:

Priority 1 – Immediate Projects in this category require immediate action to:
- i. Correct a cited safety hazard
- ii. Stop accelerated deterioration and/or
- iii. Return a playground to normal operation
- iv. Corrective action before an issue becomes an imminent threat

Priority 2 – Critical Projects in this category include actions that must be addressed in the short-term:
- i. Repairs to prevent further deterioration
- ii. Improvements to playground associated with critical accessibility needs (routes and transfer to equipment)
- iii. Potential safety hazards

Priority 3 – Non-Critical Projects in this category include:
- i. Improvements to playground associated with non-critical accessibility needs (additional equipment)
- ii. Actions to bring a playground into compliance with current building codes
- iii. Actions to improve the usability of a playground following an occupancy or use change
- iv. Any recommended project/action that would save ACPS money in regards to long-term maintenance/upkeep

Rating Notes:

1. Playgrounds were evaluated, in person, by the standards of the ACPS Education Specification in May and June of 2023.
2. Additional compliance analysis was done after the initial site visits, resulting in adjusted ratings from data in the original assessments.

Cost Notes:

1. Costs are based on construction estimates in August of 2023.

JOHN ADAMS ELEMENTARY SCHOOL (MEDIUM)

Playground Overview

CONDITION INDEX:
0.026 (GOOD)

10-YEAR CONDITION NEEDS:
$360,984

ED SPEC NEEDS:
$23,300

John Adams Elementary School is located at 5651 Rayburn Avenue, Alexandria, VA 22311. There are three separate play areas on the school campus (small, medium, and large playgrounds). This assessment is for the medium playground. The total of all condition-based and Ed Spec needs was estimated at approximately $384,284.

System Renewal Observations and Estimated Needs

Elements in the site assessment included concrete walkways, unpaved paths (the mulch material under the equipment), chain link fences and gates, vinyl fences and gates, the wood barrier surrounding the playground, athletic courts, playground elements, and exterior furnishings. The calculated Site Condition Index for the playground was 0.026, which indicates an overall "Good" condition. Individual elements were rated as either good or fair condition. Three near term repairs were noted: replacing a portion of the top rail of the chain link fence, replacing a portion of the vinyl mesh fence, and replacing some wood timbers. Total site system renewal needs in the next ten years are estimated at approximately $360,984, as detailed on the following pages.

SYSTEM OBSERVATIONS		
Site Systems	**Rating**	**Observations**
G2010.305 - CURBS AND BERMS	-	-
G2020.213 - PERMEABLE PARKING LOTS	-	-
G2030.110 - BITUMINOUS PAVING	-	-
G2030.120 - CONCRETE WALKWAYS	4	Defects on less than 10% of the system. The surface is performing as intended with no major potholes or defects.
G2030.130 - UNPAVED PATHS	4	Defects on less than 10% of the system. The surface is generally uniform and smooth, limited depressions were observed.
G2030.150 - PLAZAS	-	-
G2030.310 - STAIRS	-	-
G2030.400 - PEDESTRIAN BRIDGES	-	-
G2040.120 - CHAIN LINK FENCES AND GATES	3	Local Project: Replace Fence Top Rail ⚑ Defects on 25% of the system. Degraded poles are visible with some poles not securely mounted. Areas of bent wire mesh.
G2040.130 - DECORATIVE METAL FENCES AND GATES	-	-
G2040.140 - VINYL FENCES AND GATES	4	Local Project: Replace Fence Mesh ⚑ Defects on less than 10% of the system. Slightly deetiolated fence poles and limited defects on the vinyl surface.
G2040.170 - WOODEN FENCES AND GATES	-	-
G2040.210 - CONCRETE RETAINING WALL	-	-
G2040.250 - WOOD TIMBER RETAINING WALL	3	Local Project: Replace Wood Timber ⚑ Defects on less than 25% of the system. Minor deflection was observed at numerous locations. Evidence of replaced wood members.
G2040.340 - RAISED PLANTERS	-	-
G2040.510 - ARTIFICIAL TURF FIELDS	-	-
G2040.520 - ATHLETIC COURTS	4	Defects on less than 10% of the system. Isolated cracks and spalls were observed. ADDITION G2040.520-08 Quantity 1 Condition 4 Isolated observed.
G2040.810 - PLAYGROUNDS AND TOT LOTS	4	Defects on less than 10% of the playground. Some elements are faded.
G2040.820 - EXTERIOR FURNISHINGS	3	Defects on 10-25% of the furnishings.
G2040.910 - WOOD DECKING	-	-
G2040.922 - METAL RAILINGS	-	-
G3030.500 - CATCH BASINS	-	-
G3040.100 - SWALES	-	-
G4020.100 - AREA LIGHTING	-	-
G4020.300 - LANDSCAPE LIGHTING	-	-

PROJECTED NEEDS[5,6]															
Site Systems	**Rating**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**
G2010.305 - CURBS AND BERMS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2020.213 - PERMEABLE PARKING LOTS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.110 - BITUMINOUS PAVING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.120 - CONCRETE WALKWAYS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.130 - UNPAVED PATHS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,279	$ -	$ -	$ -	$ -	$ -
G2030.150 - PLAZAS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.310 - STAIRS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.400 - PEDESTRIAN BRIDGES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.120 - CHAIN LINK FENCES AND GATES	3	$ -	$ 1,250	$ -	$ -	$ -	$ -	$ 37,114	$ -	$ -	$ -	$ -	$ -
G2040.130 - DECORATIVE METAL FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.140 - VINYL FENCES AND GATES	4	$ -	$ 8,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 73,095	$ -	$ -
G2040.170 - WOODEN FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.210 - CONCRETE RETAINING WALL	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.250 - WOOD TIMBER RETAINING WALL	3	$ -	$ -	$ 1,000	$ -	$ -	$ 103,439	$ -	$ -	$ -	$ -	$ -	$ -
G2040.340 - RAISED PLANTERS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.510 - ARTIFICIAL TURF FIELDS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.520 - ATHLETIC COURTS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 112,120	$ -	$ -
G2040.810 - PLAYGROUNDS AND TOT LOTS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.820 - EXTERIOR FURNISHINGS	3	$ -	$ -	$ -	$ -	$ 18,687	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.910 - WOOD DECKING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.922 - METAL RAILINGS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G3030.500 - CATCH BASINS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G3040.100 - SWALES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G4020.100 - AREA LIGHTING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G4020.300 - LANDSCAPE LIGHTING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total in USD		**$0**	**$9,250**	**$1,000**	**$0**	**$18,687**	**$103,439**	**$43,393**	**$0**	**$0**	**$185,215**	**$0**	**$0**

Educational Specifications Observations and Recommendations

John Adams Elementary School has three separate playground areas that each function individually and are focused on different user cohorts. The medium playground is intended for ages 2 through 5 and has both a traditional play area with poured-in-place surface, as well as a nature play area, with engineered wood fiber. The traditional play area has accessible swings, sensory activities, and a medium component play structure. The adjacent more "natural" playground has an accessible swing, faux log steppers and balance features, and a playhouse. Both play areas are enclosed in 42" height chain link fence.

With respect to the 21 elements of the ACPS Ed Specs (which include accessibility considerations), 18 elements were rated Green (Aligns with Standard) or Not Applicable, 1 element was rated Yellow (Somewhat Aligns with Standard), and 2 elements were rated Red (Does Not Align with Standard). The total cost to correct noted deficiencies is approximately $23,300. The following notes summarize the deficient elements, and the table at the end provides more detail.

18. The play equipment and surface at the medium playground are accessible, however the gated entry and paved threshold are not ADA compliant. Remove the pavement at the playground entry threshold back to the accessible route. Install an ADA compliant sidewalk (5' width, at slopes under 2.0%) connecting the poured-in-place rubber surface to the accessible route.

19. Install two accessible picnic tables on concrete pads along the accessible route connecting the playgrounds and the school.

20. Install an accessible feature that focuses on climbing and/or overhead traversing.

PLAYGROUND	PRIORITY	ED SPEC ITE	DEFICIENT STANDARD	RATING	COMPLIANCE RESOLUTION	COMPLIANCE COMPONENTS	COST	NOTES
John Adams Elementary School (Medium)							$23,300	
John Adams Elementary School (Medium)	2	18	(Accessibility) Does the playground meet Americans with Disabilities (ADA) guidelines?	Y	Add accessible gate.	Install an ADA-rated fence gate in lieu of the existing fence gate	$500	
John Adams Elementary School (Medium)	2	18	(Accessibility) Does the playground meet Americans with Disabilities (ADA) guidelines?	Y	Improve pavement at gate / playground entry.	Remove pavement at threshold and one sidewalk panel, replace pavement to transition to poured-in-place with no gap or grade differential.	$500	
John Adams Elementary School (Medium)	3	19	(Accessibility) Are there tables and benches along the accessible route?	R	Add two picnic tables and pads along the accessible route.	Install two 15' x 15' concrete pads and accessible picnic tables.	$10,300	
John Adams Elementary School (Medium)	3	20	(Accessibility) Is there upper body strengthening equipment for the appropriate age group?	R	Add ladder or climbing element.	Install play element that focuses on climbing and/or overhead traversing.	$12,000	

Prioritization Notes:

Priority 1 – Immediate Projects in this category require immediate action to:
- i. Correct a cited safety hazard
- ii. Stop accelerated deterioration and/or
- iii. Return a playground to normal operation
- iv. Corrective action before an issue becomes an imminent threat

Priority 2 – Critical Projects in this category include actions that must be addressed in the short-term:
- i. Repairs to prevent further deterioration
- ii. Improvements to playground associated with critical accessibility needs (routes and transfer to equipment)
- iii. Potential safety hazards

Priority 3 – Non-Critical Projects in this category include:
- i. Improvements to playground associated with non-critical accessibility needs (additional equipment)
- ii. Actions to bring a playground into compliance with current building codes
- iii. Actions to improve the usability of a playground following an occupancy or use change
- iv. Any recommended project/action that would save ACPS money in regards to long-term maintenance/upkeep

Rating Notes:

1. Playgrounds were evaluated, in person, by the standards of the ACPS Education Specification in May and June of 2023.
2. Additional compliance analysis was done after the initial site visits, resulting in adjusted ratings from data in the original assessments.

Cost Notes:

1. Costs are based on construction estimates in August of 2023.

JOHN ADAMS ELEMENTARY SCHOOL (SMALL)

Playground Overview

CONDITION INDEX:
0.019 (GOOD)

10-YEAR CONDITION NEEDS:
$147,427

ED SPEC NEEDS:
$31,000

John Adams Elementary School is located at 5651 Rayburn Avenue, Alexandria, VA 22311. There are three separate play areas on the school campus (small, medium, and large playgrounds). This assessment is for the small playground. The total of all condition-based and Ed Spec needs was estimated at approximately $178,427.

System Renewal Observations and Estimated Needs

Elements in the site assessment included concrete walkways, unpaved paths (mulch material), chain link fences and gates, the wood barrier surrounding the playground, athletic courts (the surface material under the equipment), and playground elements. The calculated Site Condition Index for the playground was 0.019, which indicates an overall "Good" condition. Individual elements were rated as either good or poor condition. Total site system renewal needs in the next ten years are estimated at approximately $147,427, as detailed on the following pages.

SYSTEM OBSERVATIONS		
Site Systems	Rating	Observations
G2010.305 - CURBS AND BERMS	-	-
G2020.213 - PERMEABLE PARKING LOTS	-	-
G2030.110 - BITUMINOUS PAVING	-	-
G2030.120 - CONCRETE WALKWAYS	4	Defects on less than 10% of the system. The surface is performing as intended with no major potholes or defects.
G2030.130 - UNPAVED PATHS	2	Defects on 50% of the system. Extensive ruts and depressions observed. Underlying soil is visible throughout.
G2030.150 - PLAZAS	-	-
G2030.310 - STAIRS	-	-
G2030.400 - PEDESTRIAN BRIDGES	-	-
G2040.120 - CHAIN LINK FENCES AND GATES	4	Defects on less than 10% of the system. Slight deterioration of fence poles and limited defects on the metal surface.
G2040.130 - DECORATIVE METAL FENCES AND GATES	-	-
G2040.140 - VINYL FENCES AND GATES	-	-
G2040.170 - WOODEN FENCES AND GATES	-	-
G2040.210 - CONCRETE RETAINING WALL	-	-
G2040.250 - WOOD TIMBER RETAINING WALL	4	Defects on less than 10% of the system. Isolated deflection.
G2040.340 - RAISED PLANTERS	-	-
G2040.510 - ARTIFICIAL TURF FIELDS	-	-
G2040.520 - ATHLETIC COURTS	4	Defects on less than 10% of the system. Isolated cracks.
G2040.810 - PLAYGROUNDS AND TOT LOTS	4	Defects on less than 10% of the system. Isolated surface corrosion.
G2040.820 - EXTERIOR FURNISHINGS	-	-
G2040.910 - WOOD DECKING	-	-
G2040.922 - METAL RAILINGS	-	-
G3030.500 - CATCH BASINS	-	-
G3040.100 - SWALES	-	-
G4020.100 - AREA LIGHTING	-	-
G4020.300 - LANDSCAPE LIGHTING	-	-

PROJECTED NEEDS[5,6]																
Site Systems	Rating	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
G2010.305 - CURBS AND BERMS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2020.213 - PERMEABLE PARKING LOTS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.110 - BITUMINOUS PAVING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.120 - CONCRETE WALKWAYS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.130 - UNPAVED PATHS	2	$ 4,186	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,186	$ -
G2030.150 - PLAZAS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.310 - STAIRS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.400 - PEDESTRIAN BRIDGES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.120 - CHAIN LINK FENCES AND GATES	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.130 - DECORATIVE METAL FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.140 - VINYL FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.170 - WOODEN FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.210 - CONCRETE RETAINING WALL	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.250 - WOOD TIMBER RETAINING WALL	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.340 - RAISED PLANTERS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.510 - ARTIFICIAL TURF FIELDS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.520 - ATHLETIC COURTS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 112,120	$ -	$ -
G2040.810 - PLAYGROUNDS AND TOT LOTS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 31,121	$ -	$ -
G2040.820 - EXTERIOR FURNISHINGS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.910 - WOOD DECKING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.922 - METAL RAILINGS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G3030.500 - CATCH BASINS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G3040.100 - SWALES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G4020.100 - AREA LIGHTING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G4020.300 - LANDSCAPE LIGHTING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total in USD		**$4,186**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$143,241**	**$4,186**	**$0**

Educational Specifications Observations and Recommendations

John Adams Elementary School has three separate playground areas that each function individually and are focused on different user cohorts. The small playground is designed for the youngest children, from one year to pre-kindergarten. The playground is a fenced area with rubber tiles and includes a single medium-sized play structure as well as a small playhouse. The fence area includes a turf/bare earth hill and an area with mature trees and mulch.

With respect to the 21 elements of the ACPS Ed Specs (which include accessibility considerations), 17 elements were rated Green (Aligns with Standard) or Not Applicable, 2 elements were rated Yellow (Somewhat Aligns with Standard), and 2 elements were rated Red (Does Not Align with Standard). The total cost to correct noted deficiencies is approximately $31,000. The following notes summarize the deficient elements, and the table at the end provides more detail.

4. Small picnic tables and benches can be purchased from Little Tikes or Landscape Structures to meet the seating needs of Pre-K to Grade 1 children. These will require minimal assembly and installation is typically to set on grade. If included in the play area, ensure the seating is not within any existing fall zones. Locate the bench/table within the fenced area.

The Playhouse in the play area has tot-sized seating.

16. The existing surface is 18" square black rubber tiles. Remove these and replace with 1,300 square feet of poured-in-place rubber surface with a light color profile.

18. The play equipment and surface at the small playground are accessible, however the gated entry and paved threshold are not ADA compliant. Remove the pavement at the playground entry threshold back to the concrete plaza adjacent to the school. Install an ADA compliant sidewalk (5' width, at slopes under 2.0%) connecting the poured-in-place rubber surface to the plaza.

19. Install two benches on the concrete plaza.

PLAYGROUND	PRIORITY	ED SPEC ITE	DEFICIENT STANDARD	RATING	COMPLIANCE RESOLUTION	COMPLIANCE COMPONENTS	COST	NOTES
John Adams Elementary School (Small)							$31,000	
John Adams Elementary School (Small)	3	4	(Pre-K to Grade 1) Does the play area include tables and chairs for the age group?	Y	Add tables and chairs appropriate for the age group.	Little Tikes or Landscape Structures Picnic Tables	$500	There is child-sized seating in the playhouse.
John Adams Elementary School (Small)	3	16	Is any surfacing black?	R	Remove black rubber tile surface. Install poured-in-place with lighter color profile.	Install 1,300 SF poured-in-place surface with a light color profile.	$26,000	
John Adams Elementary School (Small)	2	18	(Accessibility) Does the playground meet Americans with Disabilities (ADA) guidelines?	Y	Add accessible gate.	Install an ADA-rated fence gate in lieu of the existing fence gate	$500	
John Adams Elementary School (Small)	2	18	(Accessibility) Does the playground meet Americans with Disabilities (ADA) guidelines?	Y	Improve pavement at gate / playground entry.	Remove pavement at threshold and one sidewalk panel, replace pavement to transition to poured-in-place with no gap or grade differential.	$500	
John Adams Elementary School (Small)	3	19	(Accessibility) Are there tables and benches along the accessible route?	R	Add benches along the accessible route.	Install two benches on accessible pads.	$3,500	

Prioritization Notes:

Priority 1 – Immediate Projects in this category require immediate action to:
- i. Correct a cited safety hazard
- ii. Stop accelerated deterioration and/or
- iii. Return a playground to normal operation
- iv. Corrective action before an issue becomes an imminent threat

Priority 2 – Critical Projects in this category include actions that must be addressed in the short-term:
- i. Repairs to prevent further deterioration
- ii. Improvements to playground associated with critical accessibility needs (routes and transfer to equipment)
- iii. Potential safety hazards

Priority 3 – Non-Critical Projects in this category include:
- i. Improvements to playground associated with non-critical accessibility needs (additional equipment)
- ii. Actions to bring a playground into compliance with current building codes
- iii. Actions to improve the usability of a playground following an occupancy or use change
- iv. Any recommended project/action that would save ACPS money in regards to long-term maintenance/upkeep

Rating Notes:

1. Playgrounds were evaluated, in person, by the standards of the ACPS Education Specification in May and June of 2023.
2. Additional compliance analysis was done after the initial site visits, resulting in adjusted ratings from data in the original assessments.

Cost Notes:

1. Costs are based on construction estimates in August of 2023.

LYLES CROUCH TRADITIONAL ELEMENTARY

Playground Overview

CONDITION INDEX:
0.428 (POOR)

10-YEAR CONDITION NEEDS:
$515,551

ED SPEC NEEDS:
$142,500

Lyles Crouch Traditional School is located at 520 S. Saint Asaph St. Alexandria, VA 22314. The school serves kindergarten through 5th grade. The school includes one large playground with multiple play elements and swings. The playground is adjacent to an asphalt parking lot that includes a basketball hoop. The total of all condition-based and Ed Spec needs was estimated at approximately $658,051.

System Renewal Observations and Estimated Needs

Elements in the site assessment included concrete curbs, concrete walkways, unpaved paths (the mulch material under the equipment), chain link fences and gates, the wood barrier surrounding the playground, raised planters, athletic courts, playground elements, and exterior furnishings. The calculated Site Condition Index for the playground was 0.428, which indicates an overall "Poor" condition. This rating is primarily driven by the poor condition of the rubber surface under the playground equipment. Individual elements were rated as either excellent, good, fair or poor condition. Total site system renewal needs in the next ten years are estimated at approximately $515,551, as detailed on the following pages.

All playground equipment was functioning, but a minor deficiency was noted through the safety checklist inspections. Most playground equipment is securely anchored, but the yellow play structure is easily manipulated. Re-anchoring should be considered. This item can be addressed through minor work order repairs.

SYSTEM OBSERVATIONS		
Site Systems	Rating	Observations
G2010.305 - CURBS AND BERMS	4	Defects exist on less than 10% of the system. Minor cracking observed.
G2020.213 - PERMEABLE PARKING LOTS	-	-
G2030.110 - BITUMINOUS PAVING	-	-
G2030.120 - CONCRETE WALKWAYS	4	Defects on 10% of the system. The surface is performing as intended with no major potholes or defects. Isolated repairs have been completed.
G2030.130 - UNPAVED PATHS	3	Surface depressions are prevalent. Mulch is spread thin throughout multiple areas.
G2030.150 - PLAZAS	-	-
G2030.310 - STAIRS	-	-
G2030.400 - PEDESTRIAN BRIDGES	-	-
G2040.120 - CHAIN LINK FENCES AND GATES	3	Defects exist on less than 25% of the system. Degradation of metal poles is visible. Slight leaning or deforming of structure is visible.
G2040.130 - DECORATIVE METAL FENCES AND GATES	-	-
G2040.140 - VINYL FENCES AND GATES	-	-
G2040.170 - WOODEN FENCES AND GATES	-	-
G2040.210 - CONCRETE RETAINING WALL	-	-
G2040.250 - WOOD TIMBER RETAINING WALL	4	Defects on 10% of the system. Isolated areas of limited deflection.
G2040.340 - RAISED PLANTERS	4	Isolated cracks and spalls were observed. New installation.
G2040.510 - ARTIFICIAL TURF FIELDS	-	-
G2040.520 - ATHLETIC COURTS	2	Defects on 50% of the system. Extensive cracks, and separation. Numerous attempts to patch have failed, existing holes in surface under the swings. A second basketball court is noted for an asphalt court near the playground. The rubber basketball court CostID is used for the poured in place rubber surfacing on the playground.
G2040.810 - PLAYGROUNDS AND TOT LOTS	4	Most playground equipment has been recently installed. Some fading and isolated corrosion.
G2040.820 - EXTERIOR FURNISHINGS	5	Defects on less than 5% of the system. Limited imperfections observed.
G2040.910 - WOOD DECKING	-	-
G2040.922 - METAL RAILINGS	-	-
G3030.500 - CATCH BASINS	-	-
G3040.100 - SWALES	-	-
G4020.100 - AREA LIGHTING	-	-
G4020.300 - LANDSCAPE LIGHTING	-	-

PROJECTED NEEDS[5,6]													
Site Systems	Rating	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
G2010.305 - CURBS AND BERMS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2020.213 - PERMEABLE PARKING LOTS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.110 - BITUMINOUS PAVING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.120 - CONCRETE WALKWAYS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.130 - UNPAVED PATHS	3	$ -	$ -	$ 20,929	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.150 - PLAZAS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.310 - STAIRS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.400 - PEDESTRIAN BRIDGES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.120 - CHAIN LINK FENCES AND GATES	3	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,870	$ -	$ -	$ -	$ -	$ -
G2040.130 - DECORATIVE METAL FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.140 - VINYL FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.170 - WOODEN FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.210 - CONCRETE RETAINING WALL	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.250 - WOOD TIMBER RETAINING WALL	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 82,281	$ -	$ -
G2040.340 - RAISED PLANTERS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.510 - ARTIFICIAL TURF FIELDS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.520 - ATHLETIC COURTS	2	$ -	$ 224,241	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.810 - PLAYGROUNDS AND TOT LOTS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 176,231	$ -	$ -
G2040.820 - EXTERIOR FURNISHINGS	5	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.910 - WOOD DECKING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.922 - METAL RAILINGS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G3030.500 - CATCH BASINS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G3040.100 - SWALES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G4020.100 - AREA LIGHTING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G4020.300 - LANDSCAPE LIGHTING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total in USD		**$0**	**$224,241**	**$20,929**	**$0**	**$0**	**$0**	**$11,870**	**$0**	**$0**	**$258,512**	**$0**	**$0**

Educational Specifications Observations and Recommendations

The playground at Lyles Crouch has areas of poured-in-place surface, as well as engineered wood fiber. The play equipment includes a medium-sized steel and rope climbing feature, a large component play structure, six belt swings, an inclusive spinner, a small basketball area, and a full basketball court in a parking lot.

With respect to the 21 elements of the ACPS Ed Specs (which include accessibility considerations), 12 elements were rated Green (Aligns with Standard) or Not Applicable, 5 elements were rated Yellow (Somewhat Aligns with Standard), and 4 elements were rated Red (Does Not Align with Standard). The total cost to correct noted deficiencies is approximately $142,500. The following notes summarize the deficient elements, and the table at the end provides more detail.

4. Small picnic tables and benches can be purchased from Little Tikes or Landscape Structures to meet the seating needs of Pre-K to Grade 1 children. These will require minimal assembly and installation is typically to set on grade. If included in the play area, ensure the seating is not within any existing fall zones. Locate the bench/table within the fenced area.

12. An undersized area currently exists adjacent to the playground. Due to limited site space, any additions to the basketball program would come at the expense of other play, circulation, or parking program elements.

To install a full basketball court proximate to this playground, select a flat and well-drained area near an accessible path, and clear an area of turf of approximately 6,000 square feet. Install 6" depth concrete with steel sufficient to hold the playing surface intact over time. Install 2 basketball standards, with backboards, hoops, and nets. Paint the concrete surface per regulation basketball standards.

13. Currently, the surface materials under the play equipment are appropriate, however their condition is poor. To refresh the engineered wood fiber, uncompact high-use areas (under swings and slides, common routes, etc.) by hand rake. Install 260 cubic yards of fresh engineered wood fiber in the existing locations, thoroughly mixing the new and old mulch.

Poured-in-place material needs to be removed and disposed. Ensure the subbase is still adequate for drainage and compaction. Replace the poured-in-place material around the existing equipment.

14. In the existing condition, due to the engineered wood fiber throughout the playground, the composite play structure is inaccessible from an Americans with Disabilities Act (ADA) standpoint. Additionally, there are not accessible transfer points onto the composite play structure. The first step in remediating this deficiency will be to replace engineered wood fiber with poured-in-place protective surfacing in select areas, approximately 800 square feet connecting the accessible sidewalk to the transfer points on the play structure. The second step will be to retrofit transfer stations onto the composite play structure.

15. Poured-in-place material needs to be removed and disposed. Ensure the subbase is still adequate for drainage and compaction. Replace the poured-in-place material around the existing equipment.

17. Ramps, accessible connections, and transfer points can all be retroactively fitted into existing playgrounds.

18. As stated in the response to Criterion #14, accessible routes and transfer stations are critical components of meeting Americans with Disabilities Act requirements, and both are lacking at this playground. Additionally, including accessible features and sensory panels will create a fully inclusive playground.

20. While upper body strengthening features exist in the playground, there are not accessible routes to these features. Install approximately 1,000 square feet of poured-in-place rubber surface connecting the accessible route to the overhead or climbing features. Additionally, replace traditional overhead and climbing features with accessible and inclusive options.

21. As stated in the response to Criteria #14 and #18, transfer stations are lacking at this playground. Ramps, accessible connections, and transfer points can all be retroactively fitted into existing playgrounds. Additionally, including accessible features and sensory panels will create a fully inclusive playground.

PLAYGROUND	PRIORITY	ED SPEC ITE	DEFICIENT STANDARD	RATING	COMPLIANCE RESOLUTION	COMPLIANCE COMPONENTS	COST	NOTES
Lyles Crouch Traditional Elementary							$142,500	
Lyles Crouch Traditional Elementary	3	4	(Pre-K to Grade 1) Does the play area include tables and chairs for the age group?	Y	Add tables and chairs appropriate for the age group.	Little Tikes or Landscape Structures Picnic Tables	$500	Picnic tables on site, but not sized for children.
Lyles Crouch Traditional Elementary	3	12	(Grades 4-5) Does the play area include a basketball court (50'x84') or 2 half courts (50'x42')?	R	Add basketball court, or 2 half courts.	5,640 SF Concrete, 2 Basketball Standards, Hoops, Backboards	$85,000	
Lyles Crouch Traditional Elementary	2	13	Are soft surfaces provided under play equipment?	Y	Refresh engineered wood fiber	Install 7,000 cu ft of engineered wood fiber to refresh mulched areas.	$2,000	
Lyles Crouch Traditional Elementary	2	13	Are soft surfaces provided under play equipment?	Y	Replace poured-in-place surfacing	Remove existing poured-in-place material. Install approximately 4,000 sf of new poured-in-place surface.	$0	Cost is covered in "condition-based" costs.
Lyles Crouch Traditional Elementary	2	14	Is equipment handicap accessible?	R	Add accessibility options.	Add two transfer stations to the composite play structure.	$4,000	
Lyles Crouch Traditional Elementary	3	14	Is equipment handicap accessible?	R	Add accessibility options.	Replace play features with features that have accessible options or are designed to be completely inclusive.	$15,000	
Lyles Crouch Traditional Elementary	3	15	Is surfacing a poured polyurethane surface?	Y	Replace poured-in-place surfacing	Remove existing poured-in-place material. Install approximately 4,000 sf of new poured-in-place surface.	$0	Included in Soft surfaces under play equipment cost.
Lyles Crouch Traditional Elementary	2	17	(Accessibility) Is there a plan for ramps and/or transfer points on composite play structures for access to components on elevated decks?	R	Add transfer stations to composite play structures	Add two transfer stations to the composite play structure	$0	Included in Equipment handicap accessibility cost.
Lyles Crouch Traditional Elementary	2	18	(Accessibility) Does the playground meet Americans with Disabilities (ADA) guidelines?	R	Add accessibility options.	Add two transfer stations to the composite play structure.	$0	Included in Equipment handicap accessibility cost.
Lyles Crouch Traditional Elementary	2	18	(Accessibility) Does the playground meet Americans with Disabilities (ADA) guidelines?	R	Add accessibility options.	Poured-in-place Accessible Routes (+/-800 SF) to it	$16,000	
Lyles Crouch Traditional Elementary	3	18	(Accessibility) Does the playground meet Americans with Disabilities (ADA) guidelines?	R	Add accessibility options.	Replace play features with features that have accessible options or are designed to be completely inclusive..	$0	Included in Equipment handicap accessibility cost.
Lyles Crouch Traditional Elementary	2	20	(Accessibility) Is there upper body strengthening equipment for the appropriate age group?	Y	Add accessibility options.	Install approximately 1,000 SF of poured-in-place surface to connect accessible route to overhead elements.	$20,000	Upper-body strengthening equipment is in playground, however it's not accessible.
Lyles Crouch Traditional Elementary	3	20	(Accessibility) Is there upper body strengthening equipment for the appropriate age group?	Y	Add accessibility options.	Replace play features with features that have accessible options or are designed to be completely inclusive.	$0	Included in Equipment handicap accessibility cost.
Lyles Crouch Traditional Elementary	2	21	(Accessibility) Are components accessible by ramp and transfer deck?	R	Add transfer stations to composite play structures	Add two transfer stations to the composite play structure	$0	Included in Equipment handicap accessibility cost.

Prioritization Notes:

Priority 1 – Immediate Projects in this category require immediate action to:
- i. Correct a cited safety hazard
- ii. Stop accelerated deterioration and/or
- iii. Return a playground to normal operation
- iv. Corrective action before an issue becomes an imminent threat

Priority 2 – Critical Projects in this category include actions that must be addressed in the short-term:
- i. Repairs to prevent further deterioration
- ii. Improvements to playground associated with critical accessibility needs (routes and transfer to equipment)
- iii. Potential safety hazards

Priority 3 – Non-Critical Projects in this category include:
- i. Improvements to playground associated with non-critical accessibility needs (additional equipment)
- ii. Actions to bring a playground into compliance with current building codes
- iii. Actions to improve the usability of a playground following an occupancy or use change
- iv. Any recommended project/action that would save ACPS money in regards to long-term maintenance/upkeep

Rating Notes:

1. Playgrounds were evaluated, in person, by the standards of the ACPS Education Specification in May and June of 2023.
2. Additional compliance analysis was done after the initial site visits, resulting in adjusted ratings from data in the original assessments.

Cost Notes:

1. Costs are based on construction estimates in August of 2023.

MOUNT VERNON COMMUNITY SCHOOL (LARGE)

Playground Overview

CONDITION INDEX:
0.242 (FAIR)

10-YEAR CONDITION NEEDS:
$400,245

ED SPEC NEEDS:
$122,200

Mount Vernon Community School is located at 2601 Commonwealth Avenue, Alexandria, VA 22305. The school serves ages kindergarten through 5th grade. The campus includes two playgrounds. This assessment is for the large playground. The total of all condition-based and Ed Spec needs was estimated at approximately $522,445.

System Renewal Observations and Estimated Needs

Elements in the site assessment included concrete curbs, concrete walkways, unpaved paths (the mulch material under the equipment), concrete stairs, a pedestrian bridge, decorative fences and gates, wood fences and gates, the wood barrier surrounding the playground, raised planters, athletic courts (including the surface under equipment), playground elements, exterior furnishings, and catch basins. The calculated Site Condition Index for the playground was 0.242, which indicates an overall "Fair" condition. This rating was driven primarily by the poor condition of the large playground surface. Individual elements were rated as either good, fair, poor, or failed condition. Total site system renewal needs in the next ten years are estimated at approximately $400,245, as detailed on the following pages.

SYSTEM OBSERVATIONS		
Site Systems	Rating	Observations
G2010.305 - CURBS AND BERMS	4	Defects on less than 10% of the system. Minor cracking observed.
G2020.213 - PERMEABLE PARKING LOTS	-	-
G2030.110 - BITUMINOUS PAVING	-	-
G2030.120 - CONCRETE WALKWAYS	4	Defects on less than 10% of the system. The surface is performing as intended with no major potholes or defects.
G2030.130 - UNPAVED PATHS	3	Defects on 15% of the system. Some areas have significant depressions that require attention. There is compaction throughout and material is wearing thing.
G2030.150 - PLAZAS	-	-
G2030.310 - STAIRS	4	Defects on less than 10% of the system. The surface is performing as intended with no major potholes or defects.
G2030.400 - PEDESTRIAN BRIDGES	4	Defects on less than 10% of the surface. Limited cracking observed. ADDITION There are two bridge types on the playground. 320 sf. of composite and 40 sf. of older wood decking. I've chosen to use composite only.
G2040.120 - CHAIN LINK FENCES AND GATES	-	-
G2040.130 - DECORATIVE METAL FENCES AND GATES	4	Defects on less than 10% of the system. Some slight deterioration with limited defects.
G2040.140 - VINYL FENCES AND GATES	-	-
G2040.170 - WOODEN FENCES AND GATES	3	Defects on less than 25% of the system. Degradation of wood poles is visible and come poles are not securely mounted. Slide leaning or deforming of structure is visible.
G2040.210 - CONCRETE RETAINING WALL	-	-
G2040.250 - WOOD TIMBER RETAINING WALL	3	Defects on less than 25% of the system. Minor deflection is observed in numerous locations.
G2040.340 - RAISED PLANTERS	3	Defects on less than 25% of the system. Some cracking observed.
G2040.510 - ARTIFICIAL TURF FIELDS	-	-
G2040.520 - ATHLETIC COURTS	2	Defects on 50% of the system. Extensive cracking and spalls observed. Surface is uneven, multiple repairs completed. This is for a rectangular playing area in the middle of the playground. ADDITION G2040.520-08 should also be used for playground surfacing that is under new play equipment.
G2040.810 - PLAYGROUNDS AND TOT LOTS	4	Defects on less than 10% of the system. Some plastic elements are faded. Most equipment is new.
G2040.820 - EXTERIOR FURNISHINGS	4	Defects on les than 10% of the system.
G2040.910 - WOOD DECKING	-	-
G2040.922 - METAL RAILINGS	-	-
G3030.500 - CATCH BASINS	1	Defects on over 50% of the system. Linear drain is clogged with mulch and not functioning, causing runoff on the playground. Significant blockages from sediment and debris.
G3040.100 - SWALES	-	-
G4020.100 - AREA LIGHTING	-	-
G4020.300 - LANDSCAPE LIGHTING	-	-

PROJECTED NEEDS[5,6]													
Site Systems	Rating	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
G2010.305 - CURBS AND BERMS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2020.213 - PERMEABLE PARKING LOTS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.110 - BITUMINOUS PAVING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.120 - CONCRETE WALKWAYS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.130 - UNPAVED PATHS	3	$ -	$ -	$ 28,254	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.150 - PLAZAS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.310 - STAIRS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.400 - PEDESTRIAN BRIDGES	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.120 - CHAIN LINK FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.130 - DECORATIVE METAL FENCES AND GATES	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.140 - VINYL FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.170 - WOODEN FENCES AND GATES	3	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,195	$ -	$ -	$ -	$ -	$ -
G2040.210 - CONCRETE RETAINING WALL	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.250 - WOOD TIMBER RETAINING WALL	3	$ -	$ -	$ -	$ -	$ 84,632	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.340 - RAISED PLANTERS	3	$ -	$ -	$ -	$ -	$ -	$ -	$ 14,564	$ -	$ -	$ -	$ -	$ -
G2040.510 - ARTIFICIAL TURF FIELDS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.520 - ATHLETIC COURTS	2	$ -	$ 224,241	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.810 - PLAYGROUNDS AND TOT LOTS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.820 - EXTERIOR FURNISHINGS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 37,373	$ -	$ -
G2040.910 - WOOD DECKING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.922 - METAL RAILINGS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G3030.500 - CATCH BASINS	1	$ 1,986	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G3040.100 - SWALES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G4020.100 - AREA LIGHTING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G4020.300 - LANDSCAPE LIGHTING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total in USD		**$1,986**	**$224,241**	**$28,254**	**$0**	**$84,632**	**$0**	**$23,759**	**$0**	**$0**	**$37,373**	**$0**	**$0**

Educational Specifications Observations and Recommendations

The Mount Vernon Community School has two playgrounds, focused on two different cohorts. The larger playground has challenging play opportunities for ages 5 through 12. The playground includes a large component play structure and a spinning feature on poured-in-place surfacing, as well as sensory and climbing features on adjacent bare-earth surfaces. An accessible swing is set apart from the playground, but within the same fenced area.

With respect to the 21 elements of the ACPS Ed Specs (which include accessibility considerations), 16 elements were rated Green (Aligns with Standard) or Not Applicable, 2 elements were rated Yellow (Somewhat Aligns with Standard), and 5 elements were rated Red (Does Not Align with Standard). The total cost to correct noted deficiencies is approximately $122,200. The following notes summarize the deficient elements, and the table at the end provides more detail.

14. The surface of the playground is poured-in-place rubber surfacing, however there is not a transfer station on the existing component play structure. Install two transfer stations on the play structure. Additionally, sensory panels, additional inclusive play features, and accessible swings will benefit the overall playground accessibility.

15. Install approximately 3,000 square feet of poured-in-place surface. Complete a 6" wide concrete curb perimeter anywhere poured-in-place rubber surface does not abut concrete.

17. Ramps, accessible connections, and transfer points can all be retroactively fitted into existing playgrounds.

18. As stated in the response to Criterion #14, transfer stations are the critical component of meeting Americans with Disabilities Act requirements. Installing two transfer points on the primary play structure will bring this playground into standard compliance.

19. Install a 5' wide concrete path connecting the poured-in-place playground to the accessible swing. Install three benches on accessible pads and two accessible picnic tables on accessible pads along the accessible route connecting the playgrounds.

20. To make overhead and climbing features accessible, install two transfer stations to existing overhead and climbing features.

21. As stated in the response to Criteria #14 and #18, transfer stations are lacking at this playground. Ramps, accessible connections, and transfer points can all be retroactively fitted into existing playgrounds. Additionally, including accessible features and sensory panels will create a fully inclusive playground.

PLAYGROUND	PRIORITY	ED SPEC ITE	DEFICIENT STANDARD	RATING	COMPLIANCE RESOLUTION	COMPLIANCE COMPONENTS	COST	NOTES
Mount Vernon Community School (Large)							$122,200	
Mount Vernon Community School (Large)	2	14	Is equipment handicap accessible?	R	Add accessibility options.	Install two transfer stations to the composite play structure.	$4,000	
Mount Vernon Community School (Large)	2	14	Is equipment handicap accessible?	R	Add accessibility options.	Poured-in-place Accessible Routes (+/-800 SF) to the composite play structure	$16,000	
Mount Vernon Community School (Large)	3	14	Is equipment handicap accessible?	R	Add accessibility options.	Replace play features with features that have accessible options or are designed to be completely inclusive.	$15,000	
Mount Vernon Community School (Large)	3	15	Is surfacing a poured polyurethane surface?	R	Remove mulch. Add poured-in-place surfacing.	Install 3,000 SF poured-in-place surfacing. Install 250 LF 6" concrete curb.	$62,000	
Mount Vernon Community School (Large)	2	17	(Accessibility) Is there a plan for ramps and/or transfer points on composite play structures for access to components on elevated decks?	R	Add accessibility options.	Install two transfer stations to the composite play structure.	$0	Included in Equipment handicap accessibility cost.
Mount Vernon Community School (Large)	2	18	(Accessibility) Does the playground meet Americans with Disabilities (ADA) guidelines?	R	Add accessibility options.	Install two transfer stations to the composite play structure.	$0	Included in Equipment handicap accessibility cost.
Mount Vernon Community School (Large)	2	18	(Accessibility) Does the playground meet Americans with Disabilities (ADA) guidelines?	R	Add accessibility options.	Poured-in-place Accessible Routes (+/-800 SF) to the composite play structure	$0	Included in Equipment handicap accessibility cost.
Mount Vernon Community School (Large)	3	19	(Accessibility) Are there tables and benches along the accessible route?	R	Add benches and accessible picnic tables north of the primary play structure.	Install 5' width concrete sidewalk, 80 LF, connecting primary play structure and accessible swing areas; install three benches on accessible pads along that sidewalk.	$10,900	
Mount Vernon Community School (Large)	3	19	(Accessibility) Are there tables and benches along the accessible route?	R	Add benches and accessible picnic tables north of the primary play structure.	Install 2 - 15' x 15' concrete pads, each with an accessible picnic table, along the accessible route.	$10,300	
Mount Vernon Community School (Large)	2	20	(Accessibility) Is there upper body strengthening equipment for the appropriate age group?	Y	Add accessibility options.	Install transfer stations to overhead traversing features.	$4,000	Overhead and ladder options exist, no accessible points.
Mount Vernon Community School (Large)	2	21	(Accessibility) Are components accessible by ramp and transfer deck?	R	Add accessibility options.	Install two transfer stations to the composite play structure.	$0	Included in Equipment handicap accessibility cost.

Prioritization Notes:

Priority 1 – Immediate Projects in this category require immediate action to:
- i. Correct a cited safety hazard
- ii. Stop accelerated deterioration and/or
- iii. Return a playground to normal operation
- iv. Corrective action before an issue becomes an imminent threat

Priority 2 – Critical Projects in this category include actions that must be addressed in the short-term:
- i. Repairs to prevent further deterioration
- ii. Improvements to playground associated with critical accessibility needs (routes and transfer to equipment)
- iii. Potential safety hazards

Priority 3 – Non-Critical Projects in this category include:
- i. Improvements to playground associated with non-critical accessibility needs (additional equipment)
- ii. Actions to bring a playground into compliance with current building codes
- iii. Actions to improve the usability of a playground following an occupancy or use change
- iv. Any recommended project/action that would save ACPS money in regards to long-term maintenance/upkeep

Rating Notes:

1. Playgrounds were evaluated, in person, by the standards of the ACPS Education Specification in May and June of 2023.
2. Additional compliance analysis was done after the initial site visits, resulting in adjusted ratings from data in the original assessments.

Cost Notes:

1. Costs are based on construction estimates in August of 2023.

MOUNT VERNON COMMUNITY SCHOOL (SMALL)

Playground Overview

CONDITION INDEX:
0.553 (POOR)

10-YEAR CONDITION NEEDS:
$422,187

ED SPEC NEEDS:
$33,000

Mount Vernon Community School is located at 2601 Commonwealth Avenue, Alexandria, VA 22305. The school serves ages kindergarten through 5th grade. The campus includes two playgrounds. This assessment is for the smaller playground. The total of all condition-based and Ed Spec needs was estimated at approximately $455,187.

System Renewal Observations and Estimated Needs

Elements in the site assessment included concrete walkways, unpaved paths (the mulch material under the equipment), a plaza, chain link fences and gates, athletic courts, playground elements, and area lighting. The calculated Site Condition Index for the playground was 0.553, which indicates an overall "Poor" condition. This rating is primarily driven by the poor condition of the asphalt basketball court. Individual elements were rated as either good, fair, or poor condition. Total site system renewal needs in the next ten years are estimated at approximately $422,187, as detailed on the following pages.

SYSTEM OBSERVATIONS		
Site Systems	**Rating**	**Observations**
G2010.305 - CURBS AND BERMS	-	-
G2020.213 - PERMEABLE PARKING LOTS	-	-
G2030.110 - BITUMINOUS PAVING	-	-
G2030.120 - CONCRETE WALKWAYS	4	Defects on less than 10% of the system. The surface is performing as intended with no major potholes or defects.
G2030.130 - UNPAVED PATHS	4	Defects on less than 10% of the system. The surface is generally uniform and smooth. Limited depressions, or ruts were observed.
G2030.150 - PLAZAS	4	Defects on less than 10% of the system. There are a few deteriorated or cracked bricks. The joints are generally uniform, and the finished surface is generally flushed.
G2030.310 - STAIRS	-	-
G2030.400 - PEDESTRIAN BRIDGES	-	-
G2040.120 - CHAIN LINK FENCES AND GATES	3	Defects on less than 25% of the system. Some degradation of metal poles is visible. Some areas of bent wire were observed.
G2040.130 - DECORATIVE METAL FENCES AND GATES	-	-
G2040.140 - VINYL FENCES AND GATES	-	-
G2040.170 - WOODEN FENCES AND GATES	-	-
G2040.210 - CONCRETE RETAINING WALL	-	-
G2040.250 - WOOD TIMBER RETAINING WALL	-	-
G2040.340 - RAISED PLANTERS	-	-
G2040.510 - ARTIFICIAL TURF FIELDS	-	-
G2040.520 - ATHLETIC COURTS	2	G2040.520-06 represents the adjacent asphalt basketball courts to the small Mt. Vernon playground. Defects on 25-50% of the system Extensive cracking throughout the system. ADDITION of G2040.520.05 should be added to represent the surfacing of the playground itself. Condition Rating 4. Defects on less than 10% of the system, isolated spalls observed.
G2040.810 - PLAYGROUNDS AND TOT LOTS	4	Defects on less than 10% of the system. Isolated corrosion on metal elements and some plastics are faded. Swings were installed less than one month ago.
G2040.820 - EXTERIOR FURNISHINGS	-	-
G2040.910 - WOOD DECKING	-	-
G2040.922 - METAL RAILINGS	-	-
G3030.500 - CATCH BASINS	-	-
G3040.100 - SWALES	-	-
G4020.100 - AREA LIGHTING	4	Defects on less than 10% of the system. Lighting fixtures are performing as intended despite isolated loose components and surface erosion.
G4020.300 - LANDSCAPE LIGHTING	-	-

PROJECTED NEEDS[5,6]													
Site Systems	Rating	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
G2010.305 - CURBS AND BERMS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2020.213 - PERMEABLE PARKING LOTS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.110 - BITUMINOUS PAVING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.120 - CONCRETE WALKWAYS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.130 - UNPAVED PATHS	4	$ -	$ -	$ -	$ -	$ 2,512	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.150 - PLAZAS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.310 - STAIRS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.400 - PEDESTRIAN BRIDGES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.120 - CHAIN LINK FENCES AND GATES	3	$ -	$ -	$ -	$ -	$ -	$ -	$ 12,169	$ -	$ -	$ -	$ -	$ -
G2040.130 - DECORATIVE METAL FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.140 - VINYL FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.170 - WOODEN FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.210 - CONCRETE RETAINING WALL	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.250 - WOOD TIMBER RETAINING WALL	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.340 - RAISED PLANTERS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.510 - ARTIFICIAL TURF FIELDS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.520 - ATHLETIC COURTS	2	$ -	$ 224,241	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.810 - PLAYGROUNDS AND TOT LOTS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 176,231	$ -	$ -
G2040.820 - EXTERIOR FURNISHINGS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.910 - WOOD DECKING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.922 - METAL RAILINGS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G3030.500 - CATCH BASINS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G3040.100 - SWALES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G4020.100 - AREA LIGHTING	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,035	$ -	$ -
G4020.300 - LANDSCAPE LIGHTING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total in USD		**$0**	**$224,241**	**$0**	**$0**	**$2,512**	**$0**	**$12,169**	**$0**	**$0**	**$183,266**	**$0**	**$0**

Educational Specifications Observations and Recommendations

The Mount Vernon Community School has two playgrounds, focused on two different cohorts. The smaller playground is geared toward pre-k through first grade students. This playground has a variety of overhead and climbing features, as well as sliding and balancing, primarily over a poured-in-place surface. The playground is adjacent to a blacktop play area that connects the playground to the school.

With respect to the 21 elements of the ACPS Ed Specs (which include accessibility considerations), 12 elements were rated Green (Aligns with Standard) or Not Applicable, 4 elements were rated Yellow (Somewhat Aligns with Standard), and 5 elements were rated Red (Does Not Align with Standard). The total cost to correct noted deficiencies is approximately $33,000. The following notes summarize the deficient elements, and the table at the end provides more detail.

1. The range of physical challenges presented on the small playground are primarily limited to climbing and overhead traverse. To meet the breadth of play experience most beneficial to this cohort install two spring rocker features.

3. Similar to Criterion #1, the playground includes sliding and climbing, but no rocking options. Install two spring rockers to complete the play experience for this cohort.

4. Small picnic tables and benches can be purchased from Little Tikes or Landscape Structures to meet the seating needs of Pre-K to Grade 1 children. These will require minimal assembly and installation is typically to set on grade. If included in the play area, ensure the seating is not within any existing fall zones. Locate the bench/table within the fenced area.

7. Similar to Criteria #1 and #3, the playground includes sliding, climbing, swinging and balancing, but no rocking options. Install two spring rockers. Existing elements (with redundant features) can be replaced to make room for new features that broaden the play experience.

14. The surface of the playground is poured-in-place rubber surfacing; however, there are few accessible features. Install inclusive play features and accessible swings to benefit the overall playground accessibility.

17. Install inclusive play features and accessible swings to benefit the overall playground accessibility.

18. As stated in the response to Criterion #14, accessible items are the critical component of meeting Americans with Disabilities Act requirements.

19. Install two benches on accessible pads and one accessible picnic table on a concrete pad along the accessible route south of the playground.

21. As stated in the response to Criteria #14 and #18, installing accessible features and sensory panels will create a fully inclusive playground.

PLAYGROUND	PRIORITY	ED SPEC ITE	DEFICIENT STANDARD	RATING	COMPLIANCE RESOLUTION	COMPLIANCE COMPONENTS	COST	NOTES
Mount Vernon Community School (Small)							$33,000	
Mount Vernon Community School (Small)	3	1	Does the playground meet the general requirement of providing playground areas that allow for difference in age, ability, and varying interests?	Y	Add rocking features.	Install 2 spring rockers.	$3,600	
Mount Vernon Community School (Small)	3	3	(Pre-Kindergarten to Grade 1) Does the play area include activities for rocking, climbing, and sliding?	Y	Add rocking feature.	Install 2 spring rockers.	$0	Included in Add rocking features cost.
Mount Vernon Community School (Small)	3	4	(Pre-K to Grade 1) Does the play area include tables and chairs for the age group?	R	Add tables and chairs appropriate for the age group.	Little Tikes or Landscape Structures Picnic Tables	$500	
Mount Vernon Community School (Small)	3	7	(Grades 1-3) Does the play area include activities that include rocking, swinging, balancing, climbing, and sliding?	Y	Add rocking features.	Install 2 spring rockers.	$0	Included in Add rocking features cost.
Mount Vernon Community School (Small)	3	14	Is equipment handicap accessible?	R	Add accessibility options.	Replace play features with features that have accessible options or are designed to be completely inclusive.	$15,000	
Mount Vernon Community School (Small)	2	17	(Accessibility) Is there a plan for ramps and/or transfer points on composite play structures for access to components on elevated decks?	R	Add accessibility options.	Replace play features with features that have accessible options or are designed to be completely inclusive.	$0	Included in Equipment handicap accessibility cost.
Mount Vernon Community School (Small)	3	18	(Accessibility) Does the playground meet Americans with Disabilities (ADA) guidelines?	R	Add accessibility options.	Replace play features with features that have accessible options or are designed to be completely inclusive.	$0	Included in Equipment handicap accessibility cost.
Mount Vernon Community School (Small)	3	19	(Accessibility) Are there tables and benches along the accessible route?	R	Add benches and accessible picnic tables south of the playground, adjacent to the accessible route.	Install two benches on accessible pads along the sidewalk.	$3,600	
Mount Vernon Community School (Small)	3	19	(Accessibility) Are there tables and benches along the accessible route?	R	Add benches and accessible picnic tables south of the playground, adjacent to the accessible route.	Install a 15' x 15' concrete pad with an accessible picnic table along the sidewalk.	$10,300	
Mount Vernon Community School (Small)	2	21	(Accessibility) Are components accessible by ramp and transfer deck?	R	Add accessibility options.	Replace play features with features that have accessible options or are designed to be completely inclusive.	$0	Included in Equipment handicap accessibility cost.

Prioritization Notes:

Priority 1 – Immediate Projects in this category require immediate action to:
- i. Correct a cited safety hazard
- ii. Stop accelerated deterioration and/or
- iii. Return a playground to normal operation
- iv. Corrective action before an issue becomes an imminent threat

Priority 2 – Critical Projects in this category include actions that must be addressed in the short-term:
- i. Repairs to prevent further deterioration
- ii. Improvements to playground associated with critical accessibility needs (routes and transfer to equipment)
- iii. Potential safety hazards

Priority 3 – Non-Critical Projects in this category include:
- i. Improvements to playground associated with non-critical accessibility needs (additional equipment)
- ii. Actions to bring a playground into compliance with current building codes
- iii. Actions to improve the usability of a playground following an occupancy or use change
- iv. Any recommended project/action that would save ACPS money in regards to long-term maintenance/upkeep

Rating Notes:

1. Playgrounds were evaluated, in person, by the standards of the ACPS Education Specification in May and June of 2023.
2. Additional compliance analysis was done after the initial site visits, resulting in adjusted ratings from data in the original assessments.

Cost Notes:

1. Costs are based on construction estimates in August of 2023.

NAOMI BROOKS ELEMENTARY SCHOOL

Playground Overview

CONDITION INDEX:
0.001 (GOOD)

10-YEAR CONDITION NEEDS:
$1,295,389

ED SPEC NEEDS:
$220,000

Naomi Brooks Elementary School is located at 600 Russell Road, Alexandria, VA 22301. The school serves kindergarten through 5th grade. The campus includes one playground, one synthetic turf field, a walking path, and basketball courts. The total of all condition-based and Ed Spec needs was estimated at approximately $1,515,389.

System Renewal Observations and Estimated Needs

Elements in the site assessment included concrete curbs, permeable pavers, bituminous (asphalt) walkways, concrete walkways, unpaved paths (the mulch material under the equipment), concrete stairs, chain link fences and gates, wood fences and gates, raised planters, an artificial turf field, athletic courts, playground elements, exterior furnishings, catch basins, and a concrete swale. The calculated Site Condition Index for the playground was 0.001, which indicates an overall "Good" condition. Individual elements were rated as either good or fair condition. One near term repair for fence mesh replacement was noted. Total site system renewal needs in the next ten years are estimated at approximately $1,295,389, as detailed on the following pages. This "larger-than-most" replacement need is driven primarily by the expected replacement of the artificial turf surface.

SYSTEM OBSERVATIONS		
Site Systems	**Rating**	**Observations**
G2010.305 - CURBS AND BERMS	4	Defects on less than 10% of the system. Minor cracks observed. Combination of concrete curbing throughout the playground.
G2020.213 - PERMEABLE PARKING LOTS	4	Defects on less than 10% of the system. The surface is performing as intended.
G2030.110 - BITUMINOUS PAVING	3	Defects on less than 25% of the system. Some cracking and uplift observed, some potholes.
G2030.120 - CONCRETE WALKWAYS	4	Defects on less than 10% of the system. The surface is performing as intended with no major potholes or defects.
G2030.130 - UNPAVED PATHS	3	Defects on less than 25% of the system. Surface depressions are significant around play equipment.
G2030.150 - PLAZAS	-	-
G2030.310 - STAIRS	4	Defects on less than 10% of the system. Limited surface cracks are observed in concrete.
G2030.400 - PEDESTRIAN BRIDGES	-	-
G2040.120 - CHAIN LINK FENCES AND GATES	3	Defects on less than 25% of the system. Some degradation of metal poles and some poles are not securely mounted. There are areas of bent wire mesh. ⚑ Local Project: Fence Replacement
G2040.130 - DECORATIVE METAL FENCES AND GATES	-	-
G2040.140 - VINYL FENCES AND GATES	-	-
G2040.170 - WOODEN FENCES AND GATES	3	Defects on less than 25% of the system. Degradation of wood poles is visible. There are broken and slightly bent posts.
G2040.210 - CONCRETE RETAINING WALL	-	-
G2040.250 - WOOD TIMBER RETAINING WALL	-	-
G2040.340 - RAISED PLANTERS	4	Defects on less than 10% of the system. Isolated cracks.
G2040.510 - ARTIFICIAL TURF FIELDS	3	Defects on less than 25% of the system. Isolated open seams, multiple low fiber areas.
G2040.520 - ATHLETIC COURTS	3	Defects on less than 25% of the system. Cracks and spalls were observed. NOTE: The second court is an unmarked asphalt lot similar to other playgrounds.
G2040.810 - PLAYGROUNDS AND TOT LOTS	4	Defects on less than 10% of the system. Isolated corrosion on metal and plastic elements are faded.
G2040.820 - EXTERIOR FURNISHINGS	4	Defects on less than 10% of the system.
G2040.910 - WOOD DECKING	-	-
G2040.922 - METAL RAILINGS	-	-
G3030.500 - CATCH BASINS	4	Defects on less than 10% of the system. The catch basin or channel invert is performing as intended with no major damage or settlement.
G3040.100 - SWALES	4	Defects on less than 10% of the system. The system is performing as intended with no major damage or settlement.
G4020.100 - AREA LIGHTING	-	-
G4020.300 - LANDSCAPE LIGHTING	-	-

PROJECTED NEEDS[5,6]													
Site Systems	Rating	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
G2010.305 - CURBS AND BERMS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2020.213 - PERMEABLE PARKING LOTS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.110 - BITUMINOUS PAVING	3	$ -	$ -	$ -	$ 40,863	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.120 - CONCRETE WALKWAYS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.130 - UNPAVED PATHS	3	$ -	$ -	$ 14,650	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.150 - PLAZAS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.310 - STAIRS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.400 - PEDESTRIAN BRIDGES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.120 - CHAIN LINK FENCES AND GATES	3	$ -	$ 2,000	$ -	$ -	$ -	$ -	$ 35,609	$ -	$ -	$ -	$ -	$ -
G2040.130 - DECORATIVE METAL FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.140 - VINYL FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.170 - WOODEN FENCES AND GATES	3	$ -	$ -	$ -	$ 16,953	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.210 - CONCRETE RETAINING WALL	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.250 - WOOD TIMBER RETAINING WALL	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.340 - RAISED PLANTERS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.510 - ARTIFICIAL TURF FIELDS	3	$ -	$ -	$ -	$ -	$ 747,469	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.520 - ATHLETIC COURTS	3	$ -	$ -	$ -	$ -	$ 224,241	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.810 - PLAYGROUNDS AND TOT LOTS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 176,231	$ -	$ -
G2040.820 - EXTERIOR FURNISHINGS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 37,373	$ -	$ -
G2040.910 - WOOD DECKING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.922 - METAL RAILINGS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G3030.500 - CATCH BASINS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G3040.100 - SWALES	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G4020.100 - AREA LIGHTING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G4020.300 - LANDSCAPE LIGHTING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total in USD		**$0**	**$2,000**	**$14,650**	**$57,816**	**$971,709**	**$0**	**$35,609**	**$0**	**$0**	**$213,604**	**$0**	**$0**

Educational Specifications Observations and Recommendations

This playground is comprised of a medium-sized component play structure, a medium-sized climbing structure, multiple individual rocking or spinning features, four belt swings, and an accessible swing. All equipment is located over engineered wood fiber, adjacent to a poured-in-place blacktop area, basketball court, and sports field.

With respect to the 21 elements of the ACPS Ed Specs (which include accessibility considerations), 14 elements were rated Green (Aligns with Standard) or Not Applicable, 1 element was rated Yellow (Somewhat Aligns with Standard), and 6 elements were rated Red (Does Not Align with Standard). The total cost to correct noted deficiencies is approximately $220,000. The following notes summarize the deficient elements, and the table at the end provides more detail.

4. Small picnic tables and benches can be purchased from Little Tikes or Landscape Structures to meet the seating needs of Pre-K to Grade 1 children. These will require minimal assembly and installation is typically to set on grade. If included in the play area, ensure the seating is not within any existing fall zones. Locate the bench/table within the fenced area.

6. The swings are located too close to the play structures without an opportunity to safely install a barrier between the two elements. Relocate the swings east toward Russell Road by ten feet. Install 1,100 square feet of poured-in-place rubber surface with a 6" concrete curb perimeter, approximately 50 linear feet.

14. In the existing condition, due to the engineered wood fiber throughout the playground, the composite play structure is inaccessible from an Americans with Disabilities Act (ADA) standpoint. Additionally, there are not accessible transfer points onto the composite play structure. The first step in remediating this deficiency will be to replace engineered wood fiber with poured-in-place protective surfacing in select areas, approximately 1,500 square feet connecting the accessible sidewalk to the transfer points on the play structure. The second step will be to retrofit transfer stations onto the composite play structure.

15. Remove and dispose of engineered wood fiber. Install 7,000 square feet of poured-in-place rubber surfacing around existing equipment over a concrete or aggregate subbase material. The poured-in-place rubber surface will be flush with the concrete curb and the adjacent blacktop surface.

17. Ramps, accessible connections, and transfer points can all be retroactively fitted into existing playgrounds.

18. As stated in the response to Criterion #14, transfer stations are the critical component of meeting Americans with Disabilities Act requirements. Installing transfer points on the composite play structure will bring this playground into standard compliance. Additionally, sensory panels, additional inclusive play features, and accessible swings will benefit the overall playground accessibility.

21. As stated in the response to Criteria #14 and #18, transfer stations are lacking at this playground. Ramps, accessible connections, and transfer points can all be retroactively fitted

into existing playgrounds. Additionally, including accessible features and sensory panels will create a fully inclusive playground.

PLAYGROUND	PRIORITY	ED SPEC ITE	DEFICIENT STANDARD	RATING	COMPLIANCE RESOLUTION	COMPLIANCE COMPONENTS	COST	NOTES
Naomi Brooks Elementary School							$220,000	
Naomi Brooks Elementary School	3	4	(Pre-K to Grade 1) Does the play area include tables and chairs for the age group?	R	Add tables and chairs appropriate for the age group.	Little Tikes or Landscape Structures Picnic Tables	$500	
Naomi Brooks Elementary School	2	6	(Pre-K to Grade 1) Is fencing or planting beds used to prevent children from inadvertently stepping into the path of moving equipment?	R	Swings are adjacent to primary play structure, only fall-zone distance apart.	Move swings east toward Russell Road 10 feet. Remove concrete curb between swings and fence. Install 1,100 SF poured-in-place surface, and 50 LF 6" ht. concrete curb, adjacent to the existing PIP accessible connection to basketball court.	$32,500	
Naomi Brooks Elementary School	2	14	Is equipment handicap accessible?	R	Add accessibility options.	Install a transfer station on the composite play structure.	$2,000	
Naomi Brooks Elementary School	2	14	Is equipment handicap accessible?	R	Add accessibility options.	Install 1,500 SF poured-in-place surface connecting accessible route to playground to transfer stations at primary play structure.	$30,000	
Naomi Brooks Elementary School	3	14	Is equipment handicap accessible?	R	Add accessibility options.	Replace play features with features that have accessible options or are designed to be completely inclusive.	$15,000	
Naomi Brooks Elementary School	3	15	Is surfacing a poured polyurethane surface?	R	Remove engineered wood fiber. Add poured-in-place rubber surfacing.	Install 7,000 SF of poured-in-place surface.	$140,000	
Naomi Brooks Elementary School	2	17	(Accessibility) Is there a plan for ramps and/or transfer points on composite play structures for access to components on elevated decks?	R	Add accessibility options.	Install a transfer station on the composite play structure.	$0	Included in Equipment handicap accessibility cost.
Naomi Brooks Elementary School	2	18	(Accessibility) Does the playground meet Americans with Disabilities (ADA) guidelines?	R	Add accessibility options.	Install a transfer station on the composite play structure.	$0	Included in Equipment handicap accessibility cost.
Naomi Brooks Elementary School	3	18	(Accessibility) Does the playground meet Americans with Disabilities (ADA) guidelines?	R	Add accessibility options.	Replace play features with features that have accessible options or are designed to be completely inclusive.	$0	Included in Equipment handicap accessibility cost.
Naomi Brooks Elementary School	2	21	(Accessibility) Are components accessible by ramp and transfer deck?	R	Add accessibility options.	Install a transfer station on the composite play structure.	$0	Included in Equipment handicap accessibility cost.

Prioritization Notes:

Priority 1 – Immediate Projects in this category require immediate action to:
- i. Correct a cited safety hazard
- ii. Stop accelerated deterioration and/or
- iii. Return a playground to normal operation
- iv. Corrective action before an issue becomes an imminent threat

Priority 2 – Critical Projects in this category include actions that must be addressed in the short-term:
- i. Repairs to prevent further deterioration
- ii. Improvements to playground associated with critical accessibility needs (routes and transfer to equipment)
- iii. Potential safety hazards

Priority 3 – Non-Critical Projects in this category include:
- i. Improvements to playground associated with non-critical accessibility needs (additional equipment)
- ii. Actions to bring a playground into compliance with current building codes
- iii. Actions to improve the usability of a playground following an occupancy or use change
- iv. Any recommended project/action that would save ACPS money in regards to long-term maintenance/upkeep

Rating Notes:

1. Playgrounds were evaluated, in person, by the standards of the ACPS Education Specification in May and June of 2023.
2. Additional compliance analysis was done after the initial site visits, resulting in adjusted ratings from data in the original assessments.

Cost Notes:

1. Costs are based on construction estimates in August of 2023.

PATRICK HENRY ELEMENTARY SCHOOL

Playground Overview

CONDITION INDEX:
0.007 (GOOD)

10-YEAR CONDITION NEEDS:
$291,351

ED SPEC NEEDS:
$5,700

Patrick Henry Elementary School is located at 4643 Taney Ave, Alexandria, VA 22304. The school serves kindergarten through 5th grade. The school is located on a campus with Patrick Henry Recreation Center. The play area for Patrick Henry includes a large playground, outdoor fitness equipment, and a basketball court. The total of all condition-based and Ed Spec needs was estimated at approximately $297,051.

System Renewal Observations and Estimated Needs

Elements in the site assessment included concrete curbs, concrete walkways, brick pavers, decorative metal fences and gates, athletic courts, and playground elements. The calculated Site Condition Index for the playground was 0.007, which indicates an overall "Good" condition. Individual elements were rated as either good or fair condition. Two near term repairs were noted: completion of paver installation and repairing the surface at the end of the playground slide. Total site system renewal needs in the next ten years are estimated at approximately $291,351, as detailed on the following pages.

SYSTEM OBSERVATIONS		
Site Systems	**Rating**	**Observations**
G2010.305 - CURBS AND BERMS	4	Defects on less than 10% of the system. Minor cracks.
G2020.213 - PERMEABLE PARKING LOTS	-	-
G2030.110 - BITUMINOUS PAVING	-	-
G2030.120 - CONCRETE WALKWAYS	4	Defects on less than 10% of the system. Minor cracks.
G2030.130 - UNPAVED PATHS	-	-
G2030.150 - PLAZAS	4	Defects on less than 10% of the systems. There are a few deteriorated or cracked pavers. Joints are generally uniform. ⚑ Local Project: Finish Paver Installation
G2030.310 - STAIRS	-	-
G2030.400 - PEDESTRIAN BRIDGES	-	-
G2040.120 - CHAIN LINK FENCES AND GATES	-	-
G2040.130 - DECORATIVE METAL FENCES AND GATES	4	Slight deterioration on fence poles and limited defects on metal surfaces. ADDITION G2040.120-08 For basketball court fencing. 250 ft. Condition 4.
G2040.140 - VINYL FENCES AND GATES	-	-
G2040.170 - WOODEN FENCES AND GATES	-	-
G2040.210 - CONCRETE RETAINING WALL	-	-
G2040.250 - WOOD TIMBER RETAINING WALL	-	-
G2040.340 - RAISED PLANTERS	-	-
G2040.510 - ARTIFICIAL TURF FIELDS	-	-
G2040.520 - ATHLETIC COURTS	3	Defects on less than 25% of the system. Some cracks and spalls observed. ⚑ Local Project: Fix poured in place hole at the end of the playground slide immediately
G2040.810 - PLAYGROUNDS AND TOT LOTS	4	Isolated surface corrosion and fading of plastic equipment.
G2040.820 - EXTERIOR FURNISHINGS	-	-
G2040.910 - WOOD DECKING	-	-
G2040.922 - METAL RAILINGS	-	-
G3030.500 - CATCH BASINS	-	-
G3040.100 - SWALES	-	-
G4020.100 - AREA LIGHTING	-	-
G4020.300 - LANDSCAPE LIGHTING	-	-

PROJECTED NEEDS[5,6]																
Site Systems	Rating	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
G2010.305 - CURBS AND BERMS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2020.213 - PERMEABLE PARKING LOTS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.110 - BITUMINOUS PAVING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.120 - CONCRETE WALKWAYS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.130 - UNPAVED PATHS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.150 - PLAZAS	4	$ 2,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.310 - STAIRS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.400 - PEDESTRIAN BRIDGES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.120 - CHAIN LINK FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.130 - DECORATIVE METAL FENCES AND GATES	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.140 - VINYL FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.170 - WOODEN FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.210 - CONCRETE RETAINING WALL	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.250 - WOOD TIMBER RETAINING WALL	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.340 - RAISED PLANTERS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.510 - ARTIFICIAL TURF FIELDS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.520 - ATHLETIC COURTS	3	$ 1,000	$ -	$ -	$ -	$ 112,120	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.810 - PLAYGROUNDS AND TOT LOTS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 176,231	$ -	$ -
G2040.820 - EXTERIOR FURNISHINGS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.910 - WOOD DECKING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.922 - METAL RAILINGS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G3030.500 - CATCH BASINS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G3040.100 - SWALES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G4020.100 - AREA LIGHTING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G4020.300 - LANDSCAPE LIGHTING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total in USD		**$3,000**	**$0**	**$0**	**$0**	**$112,120**	**$0**	**$0**	**$0**	**$0**	**$176,231**	**$0**	**$0**

Educational Specifications Observations and Recommendations

The playground at Patrick Henry has a large multi-faceted climbing structure, a medium-sized component play structure, four swings, including two accessible swings, and free-standing balancing, spinning, climbing features, over poured-in-place surface. The playground is mostly enclosed by ornamental iron or chain-link fence, is connected to the building by an accessible concrete route and is directly adjacent to the basketball courts.

With respect to the 21 elements of the ACPS Ed Specs (which include accessibility considerations), 19 elements were rated Green (Aligns with Standard) or Not Applicable, 1 element was rated Yellow (Somewhat Aligns with Standard), and 1 element was rated Red (Does Not Align with Standard). The total cost to correct noted deficiencies is approximately $5,700. The following notes summarize the deficient elements, and the table at the end provides more detail.

4. Small picnic tables and benches can be purchased from Little Tikes or Landscape Structures to meet the seating needs of Pre-K to Grade 1 children. These will require minimal assembly and installation is typically to set on grade. If included in the play area, ensure the seating is not within any existing fall zones. Locate the bench/table within the fenced playground area.

19. Install one accessible picnic table on a concrete pad along the accessible route south of the playground.

PLAYGROUND	PRIORITY	ED SPEC ITE	DEFICIENT STANDARD	RATING	COMPLIANCE RESOLUTION	COMPLIANCE COMPONENTS	COST	NOTES
Patrick Henry Elementary School							$5,700	
Patrick Henry Elementary School	3	4	(Pre-K to Grade 1) Does the play area include tables and chairs for the age group?	R	Add tables and chairs appropriate for the age group.	Little Tikes or Landscape Structures Picnic Tables	$500	
Patrick Henry Elementary School	3	19	(Accessibility) Are there tables and benches along the accessible route?	R	Add accessible picnic table south of the playground, adjacent to the accessible route.	Install a 15' x 15' concrete pad with an accessible picnic table along the sidewalk.	$5,200	

Prioritization Notes:

Priority 1 – Immediate Projects in this category require immediate action to:
- i. Correct a cited safety hazard
- ii. Stop accelerated deterioration and/or
- iii. Return a playground to normal operation
- iv. Corrective action before an issue becomes an imminent threat

Priority 2 – Critical Projects in this category include actions that must be addressed in the short-term:
- i. Repairs to prevent further deterioration
- ii. Improvements to playground associated with critical accessibility needs (routes and transfer to equipment)
- iii. Potential safety hazards

Priority 3 – Non-Critical Projects in this category include:
- i. Improvements to playground associated with non-critical accessibility needs (additional equipment)
- ii. Actions to bring a playground into compliance with current building codes
- iii. Actions to improve the usability of a playground following an occupancy or use change
- iv. Any recommended project/action that would save ACPS money in regards to long-term maintenance/upkeep

Rating Notes:

1. Playgrounds were evaluated, in person, by the standards of the ACPS Education Specification in May and June of 2023.
2. Additional compliance analysis was done after the initial site visits, resulting in adjusted ratings from data in the original assessments.

Cost Notes:

1. Costs are based on construction estimates in August of 2023.

SAMUEL TUCKER ELEMENTARY SCHOOL

Playground Overview

CONDITION INDEX:
0.000 (GOOD)

10-YEAR CONDITION NEEDS:
$235,158

ED SPEC NEEDS:
$500

Samuel Tucker Elementary School is located at 435 Ferdinand Day Drive, Alexandria, VA 22304. The school serves kindergarten through 5th grade. The play area includes one large playground, a poured-in-place rubber court, and a pavilion. The pavilion and its asphalt deck were assessed separately and as a building. The playground is adjacent to Armistead Boothe Park, which includes a basketball court and tennis courts utilized by the school. There is a tot-lot located at the school that is maintained by the City of Alexandria, not ACPS. The total of all condition-based and Ed Spec needs was estimated at approximately $235,658.

System Renewal Observations and Estimated Needs

Elements in the site assessment included concrete curbs, decorative metal fences and gates, athletic courts, playground elements, and landscape lighting bollards. The calculated Site Condition Index for the playground was 0.000, which indicates an overall "Good" condition and no deferred maintenance. Individual elements were rated as either good or fair condition. Total site system renewal needs in the next ten years are estimated at approximately $235,158, as detailed on the following pages.

SYSTEM OBSERVATIONS		
Site Systems	Rating	Observations
G2010.305 - CURBS AND BERMS	4	Defects on less than 10% of the system. Minor cracking was observed.
G2020.213 - PERMEABLE PARKING LOTS	-	-
G2030.110 - BITUMINOUS PAVING	-	-
G2030.120 - CONCRETE WALKWAYS	-	-
G2030.130 - UNPAVED PATHS	-	-
G2030.150 - PLAZAS	-	-
G2030.310 - STAIRS	-	-
G2030.400 - PEDESTRIAN BRIDGES	-	-
G2040.120 - CHAIN LINK FENCES AND GATES	-	-
G2040.130 - DECORATIVE METAL FENCES AND GATES	4	Defects on less than 10% of the system. Some deterioration on fence poles, little defects found on metal surface.
G2040.140 - VINYL FENCES AND GATES	-	-
G2040.170 - WOODEN FENCES AND GATES	-	-
G2040.210 - CONCRETE RETAINING WALL	-	-
G2040.250 - WOOD TIMBER RETAINING WALL	-	-
G2040.340 - RAISED PLANTERS	-	-
G2040.510 - ARTIFICIAL TURF FIELDS	-	-
G2040.520 - ATHLETIC COURTS	3	Defects on 10-25% of the system, cracks were observed. Multiple repairs were observed on the playground.
G2040.810 - PLAYGROUNDS AND TOT LOTS	4	Defects on less than 10% of the system. Isolated corrosion and some plastic elements are fading.
G2040.820 - EXTERIOR FURNISHINGS	-	-
G2040.910 - WOOD DECKING	-	-
G2040.922 - METAL RAILINGS	-	-
G3030.500 - CATCH BASINS	-	-
G3040.100 - SWALES	-	-
G4020.100 - AREA LIGHTING	-	-
G4020.300 - LANDSCAPE LIGHTING	3	Defects on 10-25% of the system. Isolated cracks in poles. Surface corrosion was noted on fixtures.

PROJECTED NEEDS[5,6]																					
Site Systems	**Rating**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**
G2010.305 - CURBS AND BERMS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2020.213 - PERMEABLE PARKING LOTS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.110 - BITUMINOUS PAVING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.120 - CONCRETE WALKWAYS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.130 - UNPAVED PATHS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.150 - PLAZAS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.310 - STAIRS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.400 - PEDESTRIAN BRIDGES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.120 - CHAIN LINK FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.130 - DECORATIVE METAL FENCES AND GATES	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.140 - VINYL FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.170 - WOODEN FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.210 - CONCRETE RETAINING WALL	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.250 - WOOD TIMBER RETAINING WALL	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.340 - RAISED PLANTERS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.510 - ARTIFICIAL TURF FIELDS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.520 - ATHLETIC COURTS	3	$ -	$ -	$ -	$ 224,241	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.810 - PLAYGROUNDS AND TOT LOTS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.820 - EXTERIOR FURNISHINGS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.910 - WOOD DECKING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.922 - METAL RAILINGS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G3030.500 - CATCH BASINS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G3040.100 - SWALES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G4020.100 - AREA LIGHTING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G4020.300 - LANDSCAPE LIGHTING	3	$ -	$ -	$ -	$ -	$ 10,918	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total in USD		**$0**	**$0**	**$0**	**$224,241**	**$10,918**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Educational Specifications Observations and Recommendations

This playground is fit into a dense urban grid, with minimal adjacent site space. Similar to many ACPS facilities, the playground abuts community center / park space, and has opportunities to share those elements. The playground consists of a large component play structure over poured-in-place surface, with two inclusive spinning play features. The playground is adjacent to the school and ¾ surrounded by decorative iron fence.

With respect to the 21 elements of the ACPS Ed Specs (which include accessibility considerations), 20 elements were rated Green (Aligns with Standard) or Not Applicable, 1 element was rated Yellow (Somewhat Aligns with Standard), and no elements were rated Red (Does Not Align with Standard). The total cost to correct noted deficiencies is approximately $500. The following notes summarize the deficient elements, and the table at the end provides more detail.

4. Small picnic tables and benches can be purchased from Little Tikes or Landscape Structures to meet the seating needs of Pre-K to Grade 1 children. These will require minimal assembly and installation is typically to set on grade. If included in the play area, ensure the seating is not within any existing fall zones. Locate the bench/table within the fenced playground area.

PLAYGROUND	PRIORITY	ED SPEC ITE	DEFICIENT STANDARD	RATING	COMPLIANCE RESOLUTION	COMPLIANCE COMPONENTS	COST	NOTES
Samuel Tucker Elementary School							$500	
Samuel Tucker Elementary School	3	4	(Pre-K to Grade 1) Does the play area include tables and chairs for the age group?	R	Add tables and chairs appropriate for the age group.	Little Tikes or Landscape Structures Picnic Tables	$500	

Prioritization Notes:

Priority 1 – Immediate Projects in this category require immediate action to:
- i. Correct a cited safety hazard
- ii. Stop accelerated deterioration and/or
- iii. Return a playground to normal operation
- iv. Corrective action before an issue becomes an imminent threat

Priority 2 – Critical Projects in this category include actions that must be addressed in the short-term:
- i. Repairs to prevent further deterioration
- ii. Improvements to playground associated with critical accessibility needs (routes and transfer to equipment)
- iii. Potential safety hazards

Priority 3 – Non-Critical Projects in this category include:
- i. Improvements to playground associated with non-critical accessibility needs (additional equipment)
- ii. Actions to bring a playground into compliance with current building codes
- iii. Actions to improve the usability of a playground following an occupancy or use change
- iv. Any recommended project/action that would save ACPS money in regards to long-term maintenance/upkeep

Rating Notes:

1. Playgrounds were evaluated, in person, by the standards of the ACPS Education Specification in May and June of 2023.
2. Additional compliance analysis was done after the initial site visits, resulting in adjusted ratings from data in the original assessments.

Cost Notes:

1. Costs are based on construction estimates in August of 2023.

SAMUEL TUCKER ELEM. SCHOOL - SHADE STRUCTURE

Playground Overview

CONDITION INDEX:
0.000 (GOOD)

10-YEAR CONDITION NEEDS:
$38,076

ED SPEC NEEDS:
N/A

The open-sided shade structure is located on the west side of Samuel Tucker Elementary School at 435 Ferdinand Day Drive, Alexandria, VA 22304. It is constructed of 12 steel columns (assumed to be resting on individual concrete pier foundations) supporting steel beams, on which are built the wooden roof trusses and decking. The roof covering is a standing seam metal roof. An asphalt slab deck extends beyond the footprint of the shade structure. Based on historical imagery, the structure was built in approximately 2000.

System Renewal Observations and Estimated Needs

Elements in the facility assessment included foundations, asphalt slab on grade, roof construction, and roof coverings. The calculated Facility Condition Index for the shade structure was 0.000, which indicates an overall "Good" condition and no deferred maintenance. Individual elements were rated as either excellent, good, or fair condition. Total facility system renewal needs in the next ten years are estimated at approximately $38,076, as detailed on the following page.

Educational Specifications Observations and Recommendations

Not Applicable to this structure.

SYSTEM OBSERVATIONS		
Building Systems	**Rating**	**Observations**
A101000 - STANDARD FOUNDATIONS	5	Assumed that buried foundations are individual concrete piers supporting the 12 total columns. No visible settlement or differential movement of the above-grade structure observed.
A103000 - SLAB ON GRADE	3	Asphalt slab has cracks and surface distress affecting approximately 20% of the slab area, with the west side (furthest from building) containing most of the settlement cracks. Prior patch repairs are visible and are in good condition (better than surrounding full slab condition).
B102000 - ROOF CONSTRUCTION	4	No signs of distress, cracking of members, or displacement. Minor wear of painted wood surfaces indicates signs of age but not a degraded condition. Isolated areas of fascia boards are more weathered than the trusses underneath the protected roof.
B301000 - ROOF COVERINGS	4	No visible defects observed from ground for roof covering. Fading of blue coating an indicator of age but not condition. 5-10% of wood decking underneath shows signs of past water damage, indicating very little leakage.

PROJECTED NEEDS[5,6]													
Building Systems	**Rating**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**
A101000 - STANDARD FOUNDATIONS	5	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
A103000 - SLAB ON GRADE	3	$ -	$ -	$ -	$ 38,076	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
B102000 - ROOF CONSTRUCTION	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
B301000 - ROOF COVERINGS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total in USD		**$0**	**$0**	**$0**	**$38,076**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

WILLIAM RAMSAY ELEMENTARY SCHOOL

Playground Overview

CONDITION INDEX:
0.011 (GOOD)

10-YEAR CONDITION NEEDS:
$558,363

ED SPEC NEEDS:
$330,700

William Ramsay Elementary School is located at 5700 Sanger Avenue, Alexandria, VA 22311. The school serves kindergarten through 5th grade. The play area includes one large playground, and an adjacent basketball court. The total of all condition-based and Ed Spec needs was estimated at approximately $889,063.

System Renewal Observations and Estimated Needs

Elements in the site assessment included unpaved paths (the mulch material under the equipment), concrete pavers, vinyl fences and gates, the wood barrier surrounding the playground, athletic courts, and playground elements. The calculated Site Condition Index for the playground was 0.011, which indicates an overall "Good" condition. Individual elements were rated as either good or fair condition. Three near term projects were noted: refreshing playground mulch, repairing fence mesh, and repairing some wood timbers. Total site system renewal needs in the next ten years are estimated at approximately $558,363, as detailed on the following pages.

All playground equipment was functioning, but several deficiencies were noted through the safety checklist inspections. Some hardware is loose in local areas. Post mounted brackets are separating. There are significant gaps on post fasteners that should be remedied immediately. These items can be addressed through minor work order repairs.

SYSTEM OBSERVATIONS		
Site Systems	Rating	Observations
G2010.305 - CURBS AND BERMS	-	-
G2020.213 - PERMEABLE PARKING LOTS	-	-
G2030.110 - BITUMINOUS PAVING	-	-
G2030.120 - CONCRETE WALKWAYS	-	-
G2030.130 - UNPAVED PATHS	3	Defects on 25% of the system. Surface depressions and compaction are significant, especially near playground equipment. Material is loose and thin in many locations. ⚑ Local Project: Refresh 50% of
G2030.150 - PLAZAS	4	Defects on less than 10% of the system. There are few deteriorated cracked pavers. Joints are uniform and the surface is flush.
G2030.310 - STAIRS	-	-
G2030.400 - PEDESTRIAN BRIDGES	-	-
G2040.120 - CHAIN LINK FENCES AND GATES	-	-
G2040.130 - DECORATIVE METAL FENCES AND GATES	-	-
G2040.140 - VINYL FENCES AND GATES	3	Defects on less than 25% of the system. Some poles are degrading and mesh is not secured to all poles. Slight leaning of the fence structure. ⚑ Local Project: Replace Fence Mesh
G2040.170 - WOODEN FENCES AND GATES	-	-
G2040.210 - CONCRETE RETAINING WALL	-	-
G2040.250 - WOOD TIMBER RETAINING WALL	3	Defects on less than 25% of the system. Minor deflection is observed at numerous locations. There is evidence of replaced wood members and there are timbers that require replacement. ⚑ Local Project: Replace Wood Timber Retaining Wall Pieces
G2040.340 - RAISED PLANTERS	-	-
G2040.510 - ARTIFICIAL TURF FIELDS	-	-
G2040.520 - ATHLETIC COURTS	4	Defects on less than 10% of the system. Isolated cracks in the system. ADDITION G2040.520.08. Quantity 1, Condition 3. Defects on 25% of the system. Cracks and spalls observed. Rubber is separating.
G2040.810 - PLAYGROUNDS AND TOT LOTS	3	Defects observed on 25% of the system. Corrosion is occurring on metal elements and some fasteners.
G2040.820 - EXTERIOR FURNISHINGS	-	-
G2040.910 - WOOD DECKING	-	-
G2040.922 - METAL RAILINGS	-	-
G3030.500 - CATCH BASINS	-	-
G3040.100 - SWALES	-	-
G4020.100 - AREA LIGHTING	-	-
G4020.300 - LANDSCAPE LIGHTING	-	-

PROJECTED NEEDS[5,6]													
Site Systems	Rating	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
G2010.305 - CURBS AND BERMS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2020.213 - PERMEABLE PARKING LOTS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.110 - BITUMINOUS PAVING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.120 - CONCRETE WALKWAYS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.130 - UNPAVED PATHS	3	$ -	$ 6,000	$ 20,929	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.150 - PLAZAS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.310 - STAIRS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2030.400 - PEDESTRIAN BRIDGES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.120 - CHAIN LINK FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.130 - DECORATIVE METAL FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.140 - VINYL FENCES AND GATES	3	$ -	$ -	$ 400	$ -	$ 83,537	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.170 - WOODEN FENCES AND GATES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.210 - CONCRETE RETAINING WALL	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.250 - WOOD TIMBER RETAINING WALL	3	$ 1,000	$ -	$ -	$ -	$ 94,035	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.340 - RAISED PLANTERS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.510 - ARTIFICIAL TURF FIELDS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.520 - ATHLETIC COURTS	4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.810 - PLAYGROUNDS AND TOT LOTS	3	$ -	$ -	$ -	$ -	$ -	$ -	$ 352,461	$ -	$ -	$ -	$ -	$ -
G2040.820 - EXTERIOR FURNISHINGS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.910 - WOOD DECKING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G2040.922 - METAL RAILINGS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G3030.500 - CATCH BASINS	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G3040.100 - SWALES	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G4020.100 - AREA LIGHTING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G4020.300 - LANDSCAPE LIGHTING	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total in USD		**$1,000**	**$6,000**	**$21,329**	**$0**	**$177,572**	**$0**	**$352,461**	**$0**	**$0**	**$0**	**$0**	**$0**

Educational Specifications Observations and Recommendations

The playground at William Ramsay consists of one large 5 – 12 play structure, engineered wood fiber, four belt swings and a parallel bar feature on EWF in a different area, and two medium component play structures over poured-in-place surface. A chain link fence separates the school property from the community center property at the northeast and southeast edges of the play area. The playground is bounded to the north by a blacktop surface with a basketball court.

With respect to the 21 elements of the ACPS Ed Specs (which include accessibility considerations), 11 elements were rated Green (Aligns with Standard) or Not Applicable, 4 elements were rated Yellow (Somewhat Aligns with Standard), and 6 elements were rated Red (Does Not Align with Standard). The total cost to correct noted deficiencies is approximately $330,700. The following notes summarize the deficient elements, and the table at the end provides more detail.

3. The playground includes sliding and climbing, but no rocking options. Install two spring rockers to complete the play experience for this cohort.

4. Small picnic tables and benches can be purchased from Little Tikes or Landscape Structures to meet the seating needs of Pre-K to Grade 1 children. These will require minimal assembly and installation is typically to set on grade. If included in the play area, ensure the seating is not within any existing fall zones. Locate the bench/table proximate to the eastern Pre-K to Grade 1 play equipment, within the mulched playground area.

14. In the existing condition, due to the engineered wood fiber throughout the playground, the composite play structures are inaccessible from an Americans with Disabilities Act (ADA) standpoint. Additionally, there are not accessible transfer points onto the composite play structures. The first step in remediating this deficiency will be to replace engineered wood fiber with poured-in-place protective surfacing in select areas, approximately 1,500 square feet connecting the accessible blacktop area to transfer points on the 5-12 structure, and the existing poured-in-place rubber surface under the two smaller play structures. The second step will be to retrofit transfer stations onto all three of the composite play structures.

15. Remove and dispose of engineered wood fiber and timber edge. Install 400 linear feet of 6" width concrete curb. Install 5,000 square feet of poured-in-place rubber surfacing around existing equipment over a concrete or aggregate subbase material. The poured-in-place rubber surface will be flush with the concrete curb and the adjacent blacktop surface.

16. The adjacent blacktop play surface is 10,400 square feet of asphalt. To remediate the heat-trapping effect of the asphalt surface, remove asphalt and replace it with 10,400 square feet of standard, grey concrete.

17. Ramps, accessible connections, and transfer points can all be retroactively fitted into existing playgrounds.

18. As stated in the response to Criterion #14, a lack of accessible routes and transfer stations are a critical component of meeting Americans with Disabilities Act requirements, and both are lacking at this playground. Additionally, including accessible features and sensory panels will create a fully inclusive playground.

19. Install three benches and two accessible picnic tables on the blacktop adjacent to the playground.

21. As stated in the response to Criteria #14 and #18, accessible routes and transfer stations are both lacking at this playground. Ramps, accessible connections, and transfer points can all be retroactively fitted into existing playgrounds. Additionally, including accessible features and sensory panels will create a fully inclusive playground.

PLAYGROUND	PRIORITY	ED SPEC ITE	DEFICIENT STANDARD	RATING	COMPLIANCE RESOLUTION	COMPLIANCE COMPONENTS	COST	NOTES
William Ramsay Elementary School							$330,700	
William Ramsay Elementary School	3	3	(Pre-Kindergarten to Grade 1) Does the play area include activities for rocking, climbing, and sliding?	Y	Add rocking features.	Install two spring rocker play features.	$3,600	
William Ramsay Elementary School	3	4	(Pre-K to Grade 1) Does the play area include tables and chairs for the age group?	R	Add tables and chairs appropriate for the age group.	Little Tikes or Landscape Structures Picnic Tables	$500	
William Ramsay Elementary School	2	6	(Pre-K to Grade 1) Is fencing or planting beds used to prevent children from inadvertently stepping into the path of moving equipment?	R	Move swings and add poured-in-place surface to provide separation between swings and play structure.	Move swings southwest toward the baseball field 15 feet. Install 600 SF poured-in-place surface, and 10 LF 6" ht. concrete curb	$23,000	
William Ramsay Elementary School	2	14	Is equipment handicap accessible?	R	Add accessibility options.	Install one transfer station on each of the three composite play structures.	$6,000	
William Ramsay Elementary School	2	14	Is equipment handicap accessible?	R	Add accessibility options.	Install 1,500 SF poured-in-place surface connecting accessible route to playground to transfer stations at primary play structures.	$30,000	
William Ramsay Elementary School	3	14	Is equipment handicap accessible?	R	Add accessibility options.	Replace play features with features that have accessible options or are designed to be completely inclusive.	$15,000	
William Ramsay Elementary School	3	15	Is surfacing a poured polyurethane surface?	R	Remove engineered wood fiber. Add poured-in-place surface and 6" ht. concrete curb.	Install 5,000 SF poured-in-place rubber surfacing and 400 LF 6" ht concrete curb.	$105,000	
William Ramsay Elementary School	3	16	Is any surfacing black?	R	Remove 10,000 SF of blacktop surface. Add 10,000 SF grey concrete with sport striping.	Install 10,400 SF grey concrete, adjacent to playground.	$140,000	
William Ramsay Elementary School	2	17	(Accessibility) Is there a plan for ramps and/or transfer points on composite play structures for access to components on elevated decks?	R	Add accessibility options.	Install a transfer station on each of the three composite play structures.	$0	Included in Equipment handicap accessibility cost.
William Ramsay Elementary School	2	17	(Accessibility) Is there a plan for ramps and/or transfer points on composite play structures for access to components on elevated decks?	R	Add accessibility options.	Install 1,500 SF poured-in-place surface connecting accessible route to playground to transfer stations at primary play structures.	$0	Included in Equipment handicap accessibility cost.
William Ramsay Elementary School	2	18	(Accessibility) Does the playground meet Americans with Disabilities (ADA) guidelines?	R	Add accessibility options.	Install one transfer station on each of the three composite play structures.	$0	Included in Equipment handicap accessibility cost.
William Ramsay Elementary School	2	18	(Accessibility) Does the playground meet Americans with Disabilities (ADA) guidelines?	R	Add accessibility options.	Install 1,500 SF poured-in-place surface connecting accessible route to playground to transfer stations at primary play structures.	$0	Included in Equipment handicap accessibility cost.
William Ramsay Elementary School	3	18	(Accessibility) Does the playground meet Americans with Disabilities (ADA) guidelines?	R	Add accessibility options.	Replace play features with features that have accessible options or are designed to be completely inclusive.	$0	Included in Equipment handicap accessibility cost.
William Ramsay Elementary School	3	19	(Accessibility) Are there tables and benches along the accessible route?	R	Add benches and accessible picnic tables south of the playground, adjacent to the accessible route.	Install three benches on the blacktop.	$3,600	
William Ramsay Elementary School	3	19	(Accessibility) Are there tables and benches along the accessible route?	R	Add benches and accessible picnic tables south of the playground, adjacent to the accessible route.	Install two accessible picnic tables on the blacktop.	$4,000	
William Ramsay Elementary School	2	21	(Accessibility) Are components accessible by ramp and transfer deck?	R	Add accessibility options.	Install a transfer station on each of the three composite play structures.	$0	Included in Equipment handicap accessibility cost.
William Ramsay Elementary School	2	21	(Accessibility) Are components accessible by ramp and transfer deck?	R	Add accessibility options.	Install 1,500 SF poured-in-place surface connecting accessible route to playground to transfer stations at primary play structures.	$0	Included in Equipment handicap accessibility cost.

Prioritization Notes:

Priority 1 – Immediate Projects in this category require immediate action to:
- i. Correct a cited safety hazard
- ii. Stop accelerated deterioration and/or
- iii. Return a playground to normal operation
- iv. Corrective action before an issue becomes an imminent threat

Priority 2 – Critical Projects in this category include actions that must be addressed in the short-term:
- i. Repairs to prevent further deterioration
- ii. Improvements to playground associated with critical accessibility needs (routes and transfer to equipment)
- iii. Potential safety hazards

Priority 3 – Non-Critical Projects in this category include:
- i. Improvements to playground associated with non-critical accessibility needs (additional equipment)
- ii. Actions to bring a playground into compliance with current building codes
- iii. Actions to improve the usability of a playground following an occupancy or use change
- iv. Any recommended project/action that would save ACPS money in regards to long-term maintenance/upkeep

Rating Notes:

1. Playgrounds were evaluated, in person, by the standards of the ACPS Education Specification in May and June of 2023.
2. Additional compliance analysis was done after the initial site visits, resulting in adjusted ratings from data in the original assessments.

Cost Notes:

1. Costs are based on construction estimates in August of 2023.

Appendix A – List of Site Systems Assessed

G2010.305 - CURBS AND BERMS

G2020.213 - PERMEABLE PARKING LOTS

G2030.110 - BITUMINOUS PAVING

G2030.120 - CONCRETE WALKWAYS

G2030.130 - UNPAVED PATHS

G2030.150 - PLAZAS

G2030.310 - STAIRS

G2030.400 - PEDESTRIAN BRIDGES

G2040.120 - CHAIN LINK FENCES AND GATES

G2040.130 - DECORATIVE METAL FENCES AND GATES

G2040.140 - VINYL FENCES AND GATES

G2040.170 - WOODEN FENCES AND GATES

G2040.210 - CONCRETE RETAINING WALL

G2040.250 - WOOD TIMBER RETAINING WALL

G2040.340 - RAISED PLANTERS

G2040.510 - ARTIFICIAL TURF FIELDS

G2040.520 - ATHLETIC COURTS

G2040.810 - PLAYGROUNDS AND TOT LOTS

G2040.820 - EXTERIOR FURNISHINGS

G2040.910 - WOOD DECKING

G2040.922 - METAL RAILINGS

G3030.500 - CATCH BASINS

G3040.100 - SWALES

G4020.100 - AREA LIGHTING

G4020.300 - LANDSCAPE LIGHTING

Appendix B – Functional Adequacy (Ed Spec and Safety) Checklists

Category	Assessment Questions
1. ACPS Ed Specs	Does the playground meet the general requirement of providing playground areas that allow for difference in age, ability, and varying interests.
2. ACPS Ed Specs	Does the playground meet applicable safety guidelines for different age groups
3. ACPS Ed Specs	(Pre-kindergarten to Grade 1) Does the play area include activities for rocking, climbing, and sliding?
4. ACPS Ed Specs	(Pre-kindergarten to Grade 1) Does the play area include tables and chairs for the age group?
5. ACPS Ed Specs	(Pre-kindergarten to Grade 1) Is equipment with moving parts on the perimeter of the playground?
6. ACPS Ed Specs	(Pre-kindergarten to Grade 1) Is fencing or planting beds used to prevent children from inadvertently stepping into the path of moving equipment.
7. ACPS Ed Specs	(Grades 1-3) Does the play area include activities that include rocking, swinging, balancing, climbing, and sliding?
8. ACPS Ed Specs	(Grades 1-3) Does the play area include equipment for upper body strengthening such as a parallel bar, and overhead ladder play equipment?
9. ACPS Ed Specs	(Grades 4-5) Does the play area include activities that include rocking, swinging, balancing, climbing, and sliding?
10. ACPS Ed Specs	(Grades 4-5) Does the play area include equipment for upper body strengthening such as a parallel bar, and overhead ladder play equipment?
11. ACPS Ed Specs	(Grades 4-5) Does the play area include an outdoor science classroom that may include a garden?
12. ACPS Ed Specs	(Grades 4-5) Does the play area include a basketball court (50'x84') or 2 half courts (50' x 42')
13. ACPS Ed Specs	Are soft surfaces provided under play equipment?
14. ACPS Ed Specs	Is the equipment handicap accessible?
15. ACPS Ed Specs	Is surfacing a poured polyurethane surface?
16. ACPS Ed Specs	Is any surfacing black?
17. ACPS Ed Specs	(Accessibility) Is there a plan for ramps and/or transfer points on composite play structures for access to components on elevated decks?

18. ACPS Ed Specs	(Accessibility) Does the playground meet Americans with Disabilities (ADA) guidelines?
19. ACPS Ed Specs	(Accessibility) Are there tables and benches along the accessible route?
20. ACPS Ed Specs	(Accessibility) Is there upper body strengthening equipment for the appropriate age group?
21. ACPS Ed Specs	(Accessibility) Are components accessible by ramp and transfer deck?
ADA	If the playground has 2-4 elevated play components, is there one (1) ground level component on an accessible route?
ADA	If the playground has 5-7 elevated play components, is there two (2) ground level components on an accessible route?
ADA	If the playground has 8-10 elevated play components, is there three (3) ground level components on an accessible route?
ADA	If the playground has 11-23 elevated play components, is there four (4) ground level components on an accessible route?
ADA	If the playground has 14-16 elevated play components, is there five (5) ground level components on an accessible route?
ADA	If the playground has 17-19 elevated play components, is there six (6) ground level components on an accessible route?
ADA	If the playground has 20-22 elevated play components, is there seven (7) ground level components on an accessible route?
ADA	If the playground has 23-25 elevated play components, is there eight (8) ground level components on an accessible route?
ADA	If the playground has over 26 elevated play components, is there eight (8) ground level components, +3 for each additional over 25 on an accessible route?
USCPSC	Are all fasteners, connectors, and covering devices tightened and not removable without the use of tools?
USCPSC	Does playground equipment have worn, loose, damaged, or missing parts?
USCPSC	Does the playground have visible broken equipment such as loose bolts, missing end caps, cracks etc.
USCPSC	Does the playground have broken glass, dangerous debris, or other trash?
USCPSC	Does plastic or molded playground equipment have visible cracks?
USCPSC	Is the playground equipment securely anchored?
USCPSC	Does the playground have visible insect damage?
USCPSC	Is poured in place surfacing smooth/level, without divots or holes?
USCPSC	Are there significant gaps or displacement in loose fill such as mulch or sand?
USCPSC	Have users modified equipment (such as ropes tied to parts or equipment rearranged)?
USCPSC	Is there clear evidence of vandalism or graffiti?
USCPSC	Is there clear evidence of wood splitting on equipment, or playground barriers?
USCPSC	Is there clear evidence of rusted or corroded metals?

USCPSC	Is there clear evidence of rot in wood equipment or playground barriers?
USCPSC	Do any crush or shear points exist near parts moving relative to each other such as a seesaw?
NRPA	Is the playground surfacing one of the following: Engineered Wood Chips, Sand, Pea Gravel, Poured in Place, Rubber Tiles, Shredded Rubber, Mats, Impact Attenuating Synthetic Turf ?
NRPA	Does the playground have accessible surfacing, and accessible routes to all or part of the playground?
NRPA	Does the playground have accessible play equipment?
NRPA	Are the views of the playground unobstructed from the playground perimeter?
NRPA	Are signs and labels present of the age of the intended user of the equipment?
NRPA	Are trampolines, swinging dates, heavy metal swings, free swinging ropes, exercise rings, or trapeze bars installed on the playground?
NRPA	Are there evident protrusion hazards? (i.e., Is there a component or piece of hardware that is capable of impaling or cutting a child?
NRPA	Do any bolts extend more than two threads beyond the face of the nut?
NRPA	Does the hardware configuration form a hook that clothing or hair could be caught on?
NRPA	Are there open "S" hooks; rungs, or handholes that protrude outward?
NRPA	Does the playground have exposed concrete footings?
NRPA	Does the playground have abrupt changes in surface elevation?
NRPA	Does the playground have exposed tree roots/stumps?
NRPA	Does the playground have exposed rocks?
NRPA	Are playground components free of sharp edges?