

Playstructures



Playstructures

The Ottawa Carleton District School Board (The District) supports all School Councils with their initiatives in supporting and providing active play areas for the children. This presentation is to provide information on the process and procedures when installing any new Playstructure at any school with-in the District.

Playstructures

New playstructures must meet the current requirements of the District, AODA & CSA Regulations, and must be Tendered by the District to meet the Broader Public Sector Procurement Directive.

Design & Construction Services shall provide the expertise and assistance through the process and this guide to help in the initial project process.



Background

The District currently has approximately 115 occupied schools, which have playgrounds. This summarizes to approximately 257 composite playstructures with 125 structures, which represents 50% of the boards inventory have reached their life expectancy.

Inspections of playstructure are completed over summer months and if safety issues warrant immediate removal then the equipment is removed prior to the commencement of school. If the structure is approaching the end of its life cycle (2 – 4 years) then the school is notified and the equipment is closely monitored. This allows the school to start the fund raising process.



Background

Year of Installation	# of Structures	
Removed	12	Unsafe
Pre-1985	11	Beyond life expectancy
85-90	33	Life expectancy
91-95	69	Nearing life expectancy
96-2000	57	Fair condition
2001-2005	25	Good
2006-Present	50	New
Total	257	

AODA Requirements

The new regulations require that any public spaces be accessible for all. In order to provide access to the playstructure, a suitable resilient surface (wood mulch or rubber) is required to meet these requirements. The equipment must include transfer stations or ramping to access the play structure regardless of whether or not the actual structure can have a wheel chair get onto it. This upgrade added approximately \$18,000.00 on average to the replacement cost of each structure.



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Approaches

School Communities are encouraged to continue fundraising to replace structures with the preferred approach. (Conventional Structure, Naturalized Play, Ground Play or Landscape Elements). The Average costs for some of these approaches based on the existing site size and scope requirements are as follows as a guide:



	Approach & Average Cost			
Approach	Conventional Structure	Naturalized Play	Ground Play	Landscape Elements
Timelines	30 Weeks	40 Weeks	36 Weeks	16 Weeks
Function	Plastic Metal Climber	with climbing activities	pathways, Playhouses with NO climbing activities	Trees and Boulders
Avg. Cost	\$ 68,000.00	\$160,000.00	\$ 40,000.00	\$ 15,000.00

Kindergarten & Junior/Senior

The structures are divided into 2 types of use groups (kindergarten & Junior/Senior). With all of the new requirements for AODA, the average replacement costs this year have been \$60,000 for kindergarten and \$85,000 for junior/senior structures.



Typical Kindergarten



Typical Junior / Senior

Kindergarten



Structure designed for 18 months-5 years of age as per the CAN/CSA. Low level climber with slides and accessible components to provide a challenge for the younger age group.

Junior / Senior

Structure designed for 5-12 years of age as per the CAN/CSA. Overhead components with climbers, track-rides, slides and accessible components to provide a challenge for the older age group.



City of Ottawa Minor Capital Grant Program & Current Funding Model

The current City of Ottawa Minor Capital Grant Program supports the conventional approach that provides 1/3rd of the costs to a maximum of \$7500,00. The District has matched this commitment and provides support during the project implementation stage.

Playstructure Committee	\$	7,500.00
Municipality (City of Ottawa)	\$	7,500.00
District (OCDSB)	\$	7,500.00
Total funding	\$	22,500.00

The project costs include all requirements, including the site preparation costs and any removals required to complete the project. The School Councils will be responsible for the fundraising.

Minor Capital Grant Application Timelines

The City grant application has 2 application deadlines for submissions September 1st & May 1st. The City's regulations do not allow projects to be pre-tendered prior to the grant approval release.

With a 30 week project implementation schedule timeline and a summer time construction target, the funding must be approved and committed prior to March if the project is to be completed over the summer.

The City has limited funding for the Minor Capital Grant Program. Some existing play structures may need to be removed without planned replacements.



Typical Project Timelines

Typical timeline Project Implementation	
Design & Tender Documents:	6-7 Weeks
Procurement:	7-8 Weeks
Evaluations & Award:	3-4 Weeks
Manufacturing:	6-8 Weeks
Site Preparation:	2 Weeks
Equipment Installation:	2 Weeks
Surfacing Material	1 Week
Inspections:	1 Week
Deficiencies:	1-2 Week
Total:	30 Weeks

New Funding Model

The OCDSB has approved \$300,000 towards supporting School Communities with the playground revitalization projects.

The process will require the School Communities in applying for financial support. This program will support a maximum of 10 projects per year. Additional funding will be considered to support equity issues.

Playstructure Committee	\$	7,500.00
Municipality (City of Ottawa)	\$	7,500.00
District (OCDSB)	\$	25,000.00
Total funding	\$	40,000.00

Current Process / City Grant

Step - 1	Action
<input type="checkbox"/> Determine general scope of project	School Council
<input type="checkbox"/> Playstructure Committee	School Council
<input type="checkbox"/> Determine Project Costs	Committee / OCDSB
<input type="checkbox"/> Fundraising (Apply for City Grant)	School Council
<input type="checkbox"/> Goal Achieved – Submit Form 800	School Council / Principal

Step -2	Action
<input type="checkbox"/> Design Development	OCDSB – D&CS
<input type="checkbox"/> Tendering / Procurement	OCDSB Purchasing / D&CS
<input type="checkbox"/> Proposal Evaluations	Committee / OCDSB
<input type="checkbox"/> Award	OCDSB Purchasing / D&CS
<input type="checkbox"/> Construction	OCDSB – D&CS



New Process / Form 700

Step - 1	Action
<input type="checkbox"/> Determine general scope of project	School Council
<input type="checkbox"/> Playstructure Committee	School Council
<input type="checkbox"/> Determine Project Costs	Committee / OCDSB
<input type="checkbox"/> Fundraising (Apply for City Grant)	School Council
<input type="checkbox"/> Submit Form 700 for Approval	School Council / Principal
<input type="checkbox"/> Goal Achieved – Funding Approved (Project Commences)	OCDSB

Step -2	Action
<input type="checkbox"/> Design Development	OCDSB – D&CS
<input type="checkbox"/> Tendering / Procurement	OCDSB Purchasing / D&CS
<input type="checkbox"/> Proposal Evaluations	Committee / OCDSB
<input type="checkbox"/> Award	OCDSB Purchasing / D&CS
<input type="checkbox"/> Construction	OCDSB – D&CS

Form 700 (New Timelines-without City Grant)

Work in Progress. To be available by November 1st.

Proposed Application deadline November 31.

January 31st Funding Approved.

Design development commences in spring (weather permitting).

Tendering proposed for mid/late spring.

Construction installation/implemented over the summer months.

Playgrounds inspected & certified.



Completed Projects

Project:	Small compact Kindergarten structure. Jockvale Elementary School
Yard Enhancements:	Regrading tiers steps on berm
Accessibility:	Mulch surfacing and transfer station
Year Installed:	2014
Playstructure Area:	1363 sq. ft.
Costs:	Site Preparation - \$ 30,500.00 Equipment - \$16,700.00 Total - \$ 47,200.00 (net \$ 43,000.00)

Project:	Large Kindergarten structure. Alta Vista Public School
Yard Enhancements:	Pit reduced in size & landscaping
Accessibility:	Mulch surfacing and transfer station
Year Installed:	2014
Playstructure Area:	2475 sq. ft.
Costs:	Site Preparation - \$ 43,000.00 Equipment - \$37,000.00 Total - \$ 80,000.00 (net \$ 73,000.00)



Completed Projects

Project:	Large Senior structure. John Young Elementary School
Yard Enhancements:	Pit reduced in size & Asphalt
Accessibility:	Mulch surfacing and transfer station
Year Installed:	2014
Playstructure Area:	2892 sq. ft.
Costs:	Site Preparation - \$ 40,000.00 Equipment - \$45,000.00 Total - \$ 85,000.00 (net \$ 77,500.00)



Project:	Large Senior structure. Elmdale Public School
Yard Enhancements:	Pathway
Accessibility:	Mulch surfacing and transfer station
Year Installed:	2014
Playstructure Area:	2930 sq. ft.
Costs:	Site Preparation - \$ 36,000.00 Equipment - \$36,800.00 Total - \$ 72,800.00 (net \$ 66,500.00)



Completed Projects

Project:	Small Junior structure. Arch Street Public School
Yard Enhancements:	None
Accessibility:	Mulch surfacing and transfer station
Year Installed:	2014
Playstructure Area:	1564 sq. ft.
Costs:	Site Preparation - \$ 25,500.00 Equipment - \$30,500.00 Total - \$ 56,000.00 (net \$ 51,000.00)



Project:	Medium Junior structure. Fielding Drive Public School
Yard Enhancements:	Pit reduced in size & landscaping
Accessibility:	Mulch surfacing and transfer station
Year Installed:	2014
Playstructure Area:	2807 sq. ft.
Costs:	Site Preparation - \$ 39,200.00 Equipment - \$37,500.00 Total - \$ 76,700.00 (net \$ 70,000.00)



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