



STAFF REPORT

DATE: 03/04/2025

CONSENT

TO: CITY COUNCIL

FROM: Adam Swanepoel, Assistant Public Works Director

AGENDA ITEM: Kleis Park Playground Replacement

REVIEWED BY: Marty Powers, Public Works Director

CORE STRATEGIES:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Vibrant, inclusive, connected community | <input type="checkbox"/> Efficient, reliable, innovative services |
| <input type="checkbox"/> Responsive, transparent, adaptive governance | <input type="checkbox"/> Balanced Finances now and future |
| <input type="checkbox"/> Managed Growth | <input type="checkbox"/> Resilient Infrastructure |

BACKGROUND:

The Kleis Park play set was originally installed in 1993 and has exceeded its lifespan. Parks Commissioners reviewed the park and playground set in 2022 and made recommendations for replacement of the structure.

In June of 2019 a tree limb from a nearby oak tree fell on the swing causing half of the swing to be removed, leaving only part of its original structure. In the summer of 2022, staff removed the remaining part of the swing due to safety concerns. Since the removal of the swing, park users have requested and inquired about a replacement swing at the park. In a Parks Commission meeting in September 2022, staff recommended the replacement of the swing set in 2023, however this was delayed in order to place the item in the city's capital improvement plan.

Staff presented an outline of the playground project at the December 16, 2024 meeting. Commissions recommended a playground structure that suited ages 5-12 which would include swings, additional seating options and a rope structure.

ISSUE BEFORE COUNCIL:

Would City Council like to approve a newly constructed playset at Kleis Park with the installation of an asphalt trail, trees and installation expenses not to exceed \$115,000?

PROPOSAL DETAILS/ANALYSIS:

Flagship Recreation has provided two options for a playset which incorporate the recommendations made by the Park Commission.

Option 1: Offers a double structure, connected with a climbing net and three slides. In addition, a swing with placement for three users. This area is approximately 55 x 53 and includes seating. Total equipment cost for this project is \$79,995.

Option 2: Offers a single climbing structure with three slides. A swing is incorporated with 2 swings and two additional chair spinners. This area is approximately 55 x 53 and includes seating. Total equipment cost for this option is \$79,927.

Both options will include a concrete border around the playset and swing and use safety chips within the constructed area.

Staff is recommending the construction of an asphalt trail from 53rd St. N to the play structure to meet ADA compliance. The base of the trail would be constructed by staff with a contractor providing the bituminous. Expected cost of the extended trail is \$15,000.

With the removal of several large oak trees over the past several years, staff recommends planting four mature trees in the park near the new playset. Expected cost of the trees is \$1000.

Public works staff will remove the existing playset, boarder and pebble rock. The old area will be covered with black dirt and seeded. Additional installation expenses include a dumpster, seed and blanket which is expected to be about \$900.

City staff presented the following option to the Parks Commission at their January 2024 meeting. Commissioners voted in favor of option 2 and asked staff to increase the swing size and add the cargo net to the play area. Commissioners voted 6-0 in favor of the project.

FISCAL IMPACT:

Fiscal impacts are outlined in the 2025-2034 Capital Improvement Plan (CIP). CIP items are funded through the Parks Dedication Fund while future Operations and Maintenance items are funded through the Public Works Budget.

The outlined project was scheduled in the 2025 CIP for \$65,000. Upon staff review of the playset, staff suggested to add a park trail to the playset and additional trees to the project following recommendations from the Parks Master Plan. Funds are available in the Parks Dedication Fund to cover the additional cost of the project.

RECOMMENDATION:

Staff recommends the following motion:

“Motion to purchase and install a new playground set as proposed by city staff at Kleis Park with the addition of an asphalt trail, trees and installation expenses not to exceed \$115,000.”

ATTACHMENTS:

- Flagship Recreation Playground Options 1 and 2
- Flagship Final Proposal
- Kleis Park Map
- Proposed Asphalt Trail Map

KLEIS PARK

6.94 acres
Jamaica Blvd N & 53rd St N





Kleis Park - Option 1

LakeElmo_Kleis OPT1 120224 • 12.3.2024





Kleis Park - Option 1

LakeElmo_Kleis OPT1 120224 • 12.3.2024





Kleis Park - Option 1

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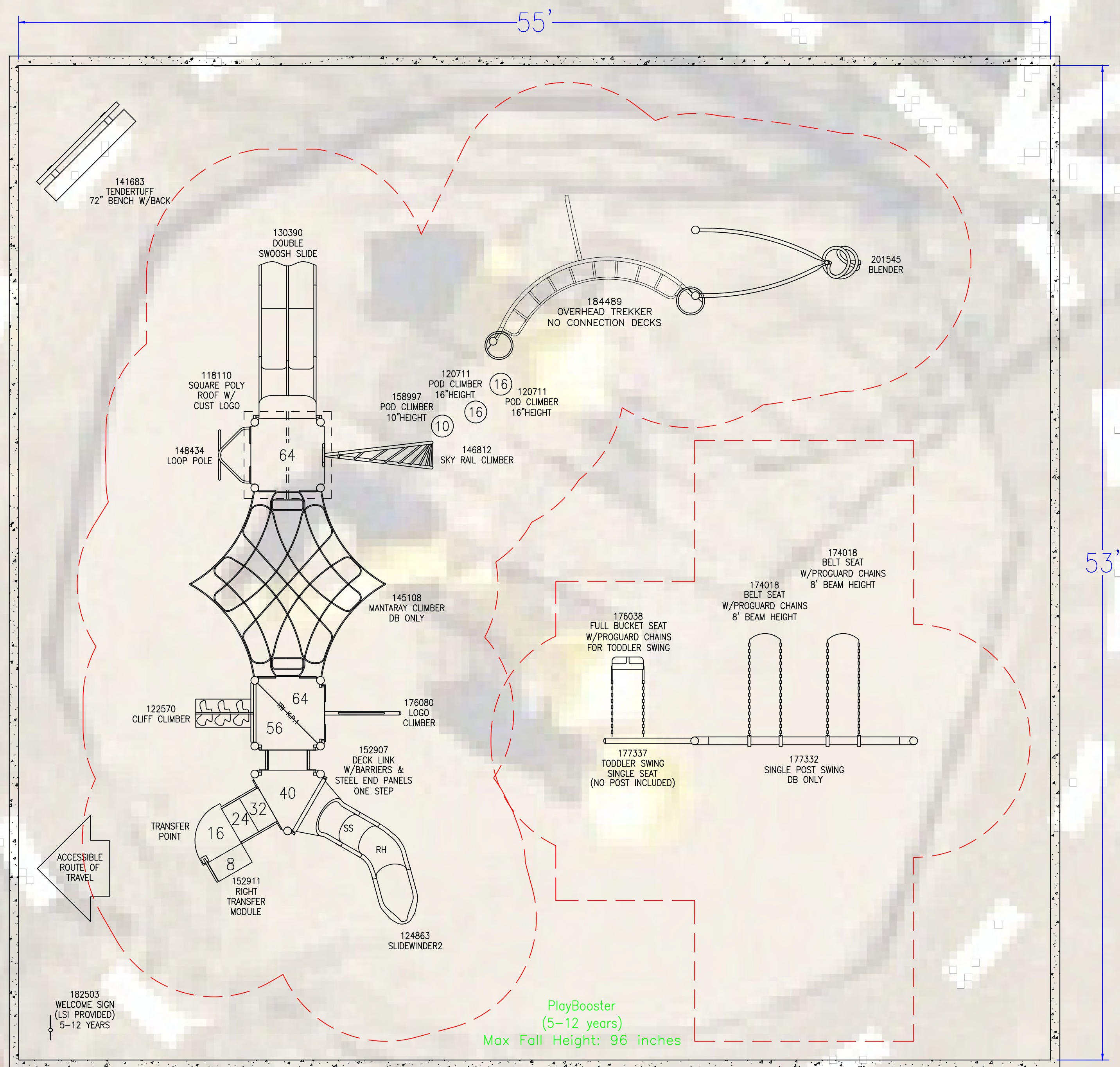


Kleis Park - Option 1

LakeElmo_Kleis OPT1 120224 • 12.3.2024



C:\Users\JLZ\Documents\Flagship Recreation\Documents\2025 Planning\Emily\Lake Elmo - Kleis Park\2024.12.02 Preliminary Designs\Views Opt 1\LakeElmo_Alt1a_02112025.dwg



CONTAINER DETAILS

TOTAL CONTAINER AREA	2912 SF
ASTM SAFETY SURFACING TYPE	ENGINEERED WOOD FIBER
TOTAL EWF AREA	2912 SF
TOTAL PERIMETER	220 LF
EDGING TYPE	6\"X12\" CONCRETE CURB
FINISH GRADE	TOP OF CURB

- **SITE PREPARATION REQUIREMENTS:**
- MAXIMUM OF 1% GRADE CHANGE ACROSS CONTAINER
 - NO PRE-INSTALLED DRAIN TILE OUTSIDE OF 4 FEET OF PERIMETER
 - DRAIN TILE STUB TO BE PROVIDED IF DRAIN TILE IS REQUIRED
 - NO DRAINAGE AGGREGATE PRE-INSTALLED
 - NO FABRIC PRE-INSTALLED
 - MINIMUM CONTAINER SIZE NEEDED DENOTES THE INSIDE OF CURB DIMENSION



FLAGSHIP RECREATION
11123 UPPER 33RD ST N
LAKE ELMO, MN 55082
763-550-7860
FLAGSHIPPLAY.COM
@FLAGSHIPPLAY



THIS PLAY AREA & PLAY EQUIPMENT IS
DESIGNED FOR AGE RANGES AS NOTED
ON PLAN.

Kleis Park
Option 1
5285 Jamaca Blvd N
Lake Elmo, MN 55042

SALES
REPRESENTATIVE:
Emily Maloney

DESIGNED BY:
JLZT
12/2/24

1/4" = 1'-0"

SHEET
LS101

2-5 AREA

TOTAL ELEVATED PLAY COMPONENTS	0	
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0	REQUIRED 0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	0	REQUIRED 0
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	1	REQUIRED 0
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	1	REQUIRED 1

5-12 AREA

TOTAL ELEVATED PLAY COMPONENTS	7	
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0	REQUIRED 0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	4	REQUIRED 4
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	7	REQUIRED 2
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	4	REQUIRED 4



City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo, Minnesota 55042
Adam Swanepoel, Assistant Public Works Director

12/12/2024

PRELIMINARY BUDGET - THIS IS AN ESTIMATE & NOT A FORMAL QUOTE

	Preliminary Budget	Possible Additions	Possible Reductions	QTY	Notes
Play Equipment					
Kleis Park - Opt 1,EM706	53,428.00				2025 State Contract Price
State Contract #218091	(3,205.68)			6%	(6% discount under \$80,000 & 8% discount \$80,000 & above)
Sales Tax - if applicable	0.00				ST3 Certificate of Exemption must be provided by owner.
Delivery of Play equipment	600.00				Estimated / Final quote will be provided upon final design.
Mobilization	750.00				Mobilization of Installation Crew to Job Site (Trailer Skid Steer Augur, Tools, Mixer, Etc.)
Dumpster(s) - 30 Yard	750.00				Disposal of packaging material
Site work					
Demo of Existing Equipment & Excavation (existing container)	0.00			0	BY OWNER - OWNER TO SET DESIRED FINISH GRADE BY EXCAVATING 12" BELOW IT
Border Options					
Concrete Border Straight (LF)	9,970.51			220	Standard 6" W x 12" D.
Equipment Installation (Labor & Concrete for Footings)	12,032.35			23.96%	Full professional installation by Landscape Structures Certified Installers. Standard labor rate unless otherwise noted
Special Equipment (Lull, Lift, Compactor, etc.)	0.00				Rental - Req'd for Shade Fabric, Roofs, etc.
Concrete Flatwork					
Concrete Flatwork (Sq. Ft.)	0.00			0	NOT INCLUDED
Subgrade Prep & Engineered Wood Fiber Surfacing (EWF)					
Drain Tile (LF)	0.00			0	NOT INCLUDED - No preinstalled draitile outside of 4 feet of perimeter border
EWF - Playground Safety Surfacing (CY)	5,670.00			126	IPEMA Certified Meets ASTM, ADA & CPSC
Site Restoration (Sq.Ft.)	0.00			0	NOT INCLUDED
	Budget Total	Total Additions	Total Reductions		Total w/ Additions & Reductions
	79,995.18	0.00	0.00		79,995.18



Kleis Park - Option 2

LakeElmo_Kleis OPT2 120224 • 12.3.2024





Kleis Park - Option 2

LakeElmo_Kleis OPT2 120224 • 12.3.2024



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Kleis Park - Option 2

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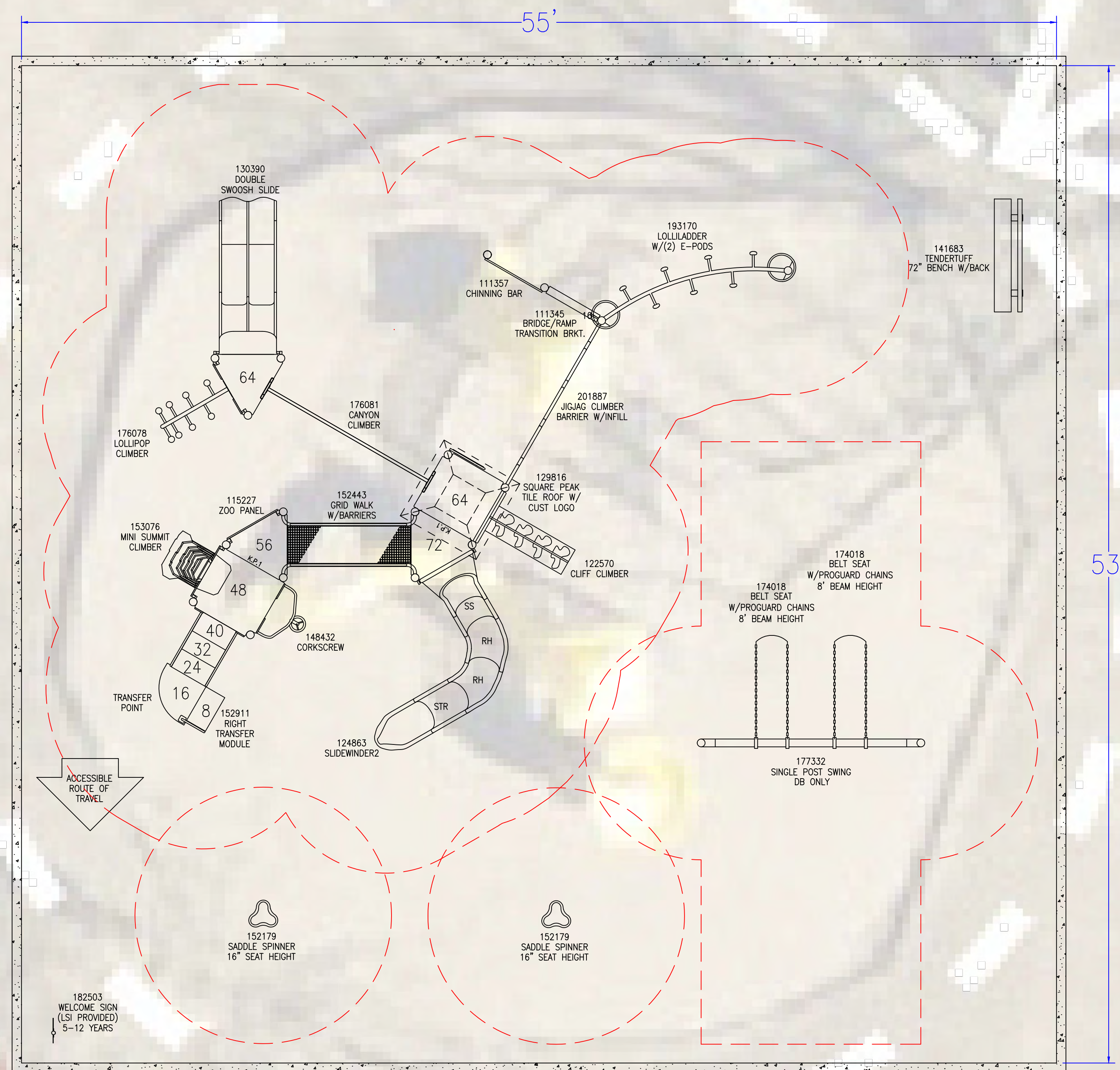


Kleis Park - Option 2

LakeElmo_Kleis OPT2 120224 • 12.3.2024



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PlayBooster
(5-12 years)
Max Fall Height: 96 inches

CONTAINER DETAILS

TOTAL CONTAINER AREA	2912 SF
ASTM SAFETY SURFACING TYPE	ENGINEERED WOOD FIBER
TOTAL EWF AREA	2912 SF
TOTAL PERIMETER	220 LF
EDGING TYPE	6"X12" CONCRETE CURB
FINISH GRADE	TOP OF CURB

**SITE PREPARATION REQUIREMENTS:

- MAXIMUM OF 1% GRADE CHANGE ACROSS CONTAINER
- NO PRE-INSTALLED DRAIN TILE OUTSIDE OF 4 FEET OF PERIMETER
- DRAIN TILE STUB TO BE PROVIDED IF DRAIN TILE IS REQUIRED
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ON PLAN.

Kleis Park Option 2

5285 Jamaca Blvd N
Lake Elmo, MN 55042

SALES
REPRESENTATIVE:
Emily Maloney

DESIGNED BY:
JLZT
12/3/24

1/4" = 1'-0"

SHEET

LS101

5-12 AREA

TOTAL ELEVATED PLAY COMPONENTS	9	
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0	REQUIRED 0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	5	REQUIRED 5
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	6	REQUIRED 3
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	4	REQUIRED 4

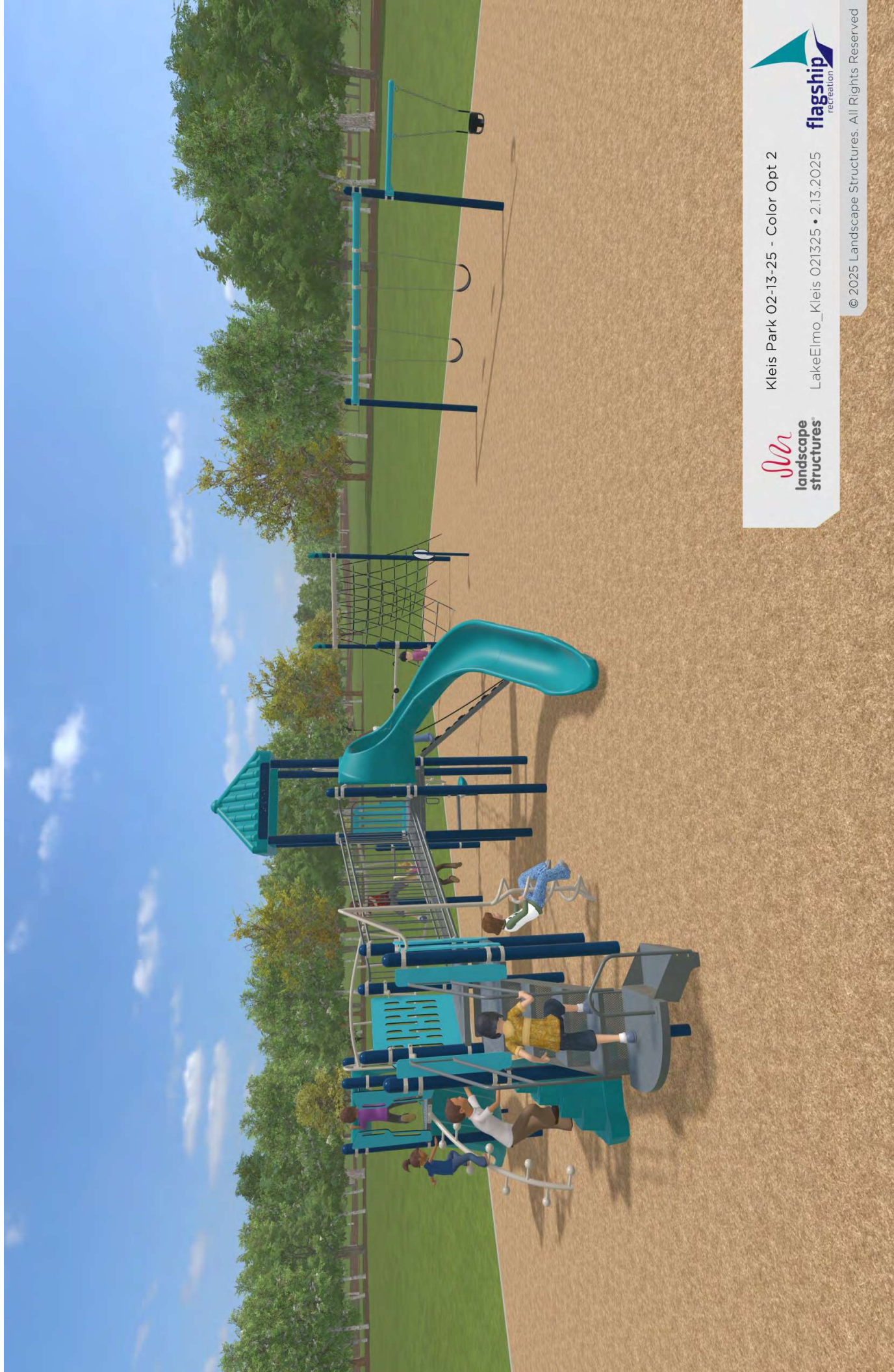


City of Lake Elmo
3800 Laverne Avenue North
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Adam Swanepoel, Assistant Public Works Director

12/12/2024

PRELIMINARY BUDGET - THIS IS AN ESTIMATE & NOT A FORMAL QUOTE

	Preliminary Budget	Possible Additions	Possible Reductions	QTY	Notes
Play Equipment					
Kleis Park - Opt 2,EM706	56,184.00				2025 State Contract Price
State Contract #218091	(3,371.04)			6%	(6% discount under \$80,000 & 8% discount \$80,000 & above)
Sales Tax - if applicable	0.00				ST3 Certificate of Exemption must be provided by owner.
Delivery of Play equipment	600.00				Estimated / Final quote will be provided upon final design.
Mobilization	750.00				Mobilization of Installation Crew to Job Site (Trailer Skid Steer Augur, Tools, Mixer, Etc.)
Dumpster(s) - 30 Yard	750.00				Disposal of packaging material
Site work					
Demo of Existing Equipment & Excavation (existing container)	0.00			0	BY OWNER - OWNER TO SET DESIRED FINISH GRADE BY EXCAVATING 12" BELOW IT
Border Options					
Concrete Border Straight (LF)	9,970.51			220	Standard 6" W x 12" D.
Equipment Installation (Labor & Concrete for Footings)	9,374.32			17.75%	Full professional installation by Landscape Structures Certified Installers. Standard labor rate unless otherwise noted
Special Equipment (Lull, Lift, Compactor, etc.)	0.00				Rental - Req'd for Shade Fabric, Roofs, etc.
Concrete Flatwork					
Concrete Flatwork (Sq. Ft.)	0.00			0	NOT INCLUDED
Subgrade Prep & Engineered Wood Fiber Surfacing (EWF)					
Drain Tile (LF)	0.00			0	NOT INCLUDED - No preinstalled draitile outside of 4 feet of perimeter border
EWF - Playground Safety Surfacing (CY)	5,670.00			126	IPEMA Certified Meets ASTM, ADA & CPSC
Site Restoration (Sq.Ft.)	0.00			0	NOT INCLUDED
	Budget Total	Total Additions	Total Reductions		Total w/ Additions & Reductions
	79,927.79	0.00	0.00		79,927.79



landscape
structures

Kleis Park 02-13-25 - Color Opt 2

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Kleis Park 02-13-25 - Color Opt 2

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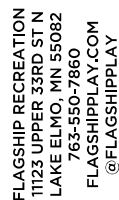
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structures**

Kleis Park 02-13-25 - Color Opt 2

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San
landscape
structures

**THIS PLAY AREA & PLAY EQUIPMENT IS
DESIGNED FOR AGE RANGES AS NOTED
ON PLAN.**

Kleis Park
Revised Option 2
5285 Jamaca Blvd N
Lake Elmo, MN 55042

**SALES
REPRESENTATIVE:**
Emily Maloney

DESIGNED BY:
JLZT
2/13/25

1/4" = 1'-0"

SHEET

LS101

CONTAINER DETAILS

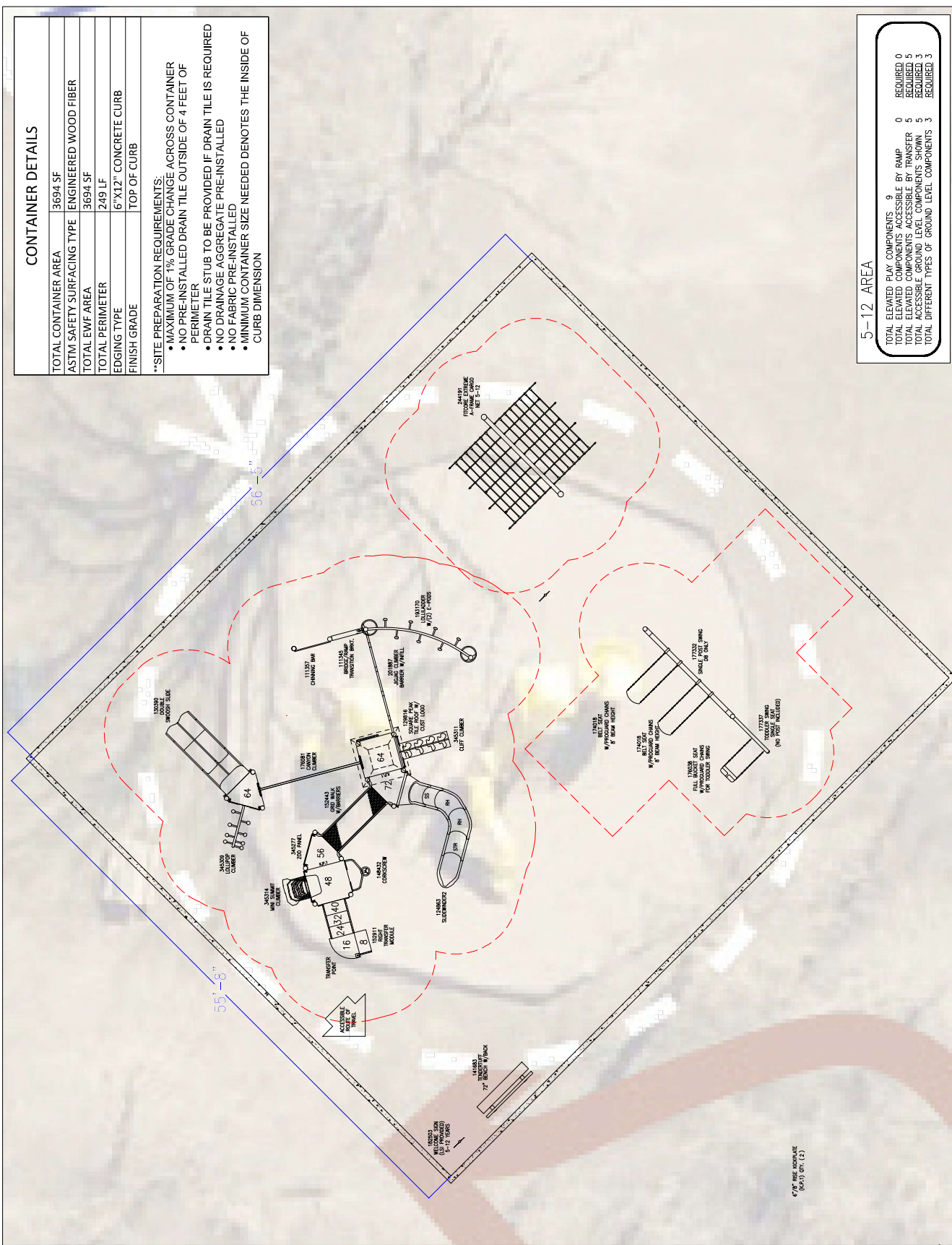
TOTAL CONTAINER AREA	3694 SF
ASTM SAFETY SURFACING TYPE	ENGINEERED WOOD FIBER
TOTAL EWF AREA	3694 SF
TOTAL PERIMETER	249 LF
EDGING TYPE	6"x12" CONCRETE CURB
FINISH GRADE	TOP OF CURB

SITE PREPARATION REQUIREMENTS:

- MAXIMUM OF 1% GRADE CHANGE ACROSS CONTAINER
- NO PRE-INSTALLED DRAIN TILE OUTSIDE OF 4 FEET OF PERIMETER
- DRAIN TILE STUB TO BE PROVIDED IF DRAIN TILE IS REQUIRED
- NO DRAINAGE AGGREGATE PRE-INSTALLED
- NO FABRIC PRE-INSTALLED
- MINIMUM CONTAINER SIZE NEEDED DENOTES THE INSIDE OF CURB DIMENSION

5-12 AREA

TOTAL	ELEVATED PLAY COMPONENTS	9	0	REQUIRED	0
TOTAL	ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0	5	REQUIRED	5
TOTAL	ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	5	5	REQUIRED	3
TOTAL	ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	5	3	REQUIRED	3
TOTAL	DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	3	3	REQUIRED	3



State Contract #218091



PROJECT INFORMATION

Project name	Kleis Park - Rev 02-13-25
Address	5285 Jamaca Blvd N
City, State ZIP	Lake Elmo, MN 55042
Contract Year	2025

EQUIPMENT INFORMATION & PRICING

<u>Qty</u>	<u>Item No.</u>	<u>Description</u>		<u>Price</u>		<u>Ext Price</u>
2	111228A	Square Tenderdeck	\$	1,403.00	\$	2,806.00
3	111231A	Triangular Tenderdeck	\$	1,081.00	\$	3,243.00
1	111345A	Bridge/Ramp Transition Bracket	\$	403.00	\$	403.00
1	111357A	Chinning Bar Alum DB	\$	734.00	\$	734.00
4	111403A	182"Alum Post For Roof DB	\$	602.00	\$	2,408.00
1	111404A	148"Alum Post DB	\$	541.00	\$	541.00
3	111404B	140"Alum Post DB	\$	510.00	\$	1,530.00
3	111404C	132"Alum Post DB	\$	505.00	\$	1,515.00
2	111404D	124"Alum Post DB	\$	485.00	\$	970.00
3	111404E	116"Alum Post DB	\$	423.00	\$	1,269.00
2	121948A	Kick Plate 8"Rise	\$	153.00	\$	306.00
1	124863F	SlideWinder2 72"Dk DB 1 Straight 2 Right	\$	4,835.00	\$	4,835.00
1	129816A	Square Peak Tile Roof Custom Logo Panel	\$	1,979.00	\$	1,979.00
1	130390A	Double Swoosh Slide 64"Dk DB	\$	3,218.00	\$	3,218.00
1	148432A	Corkscrew Perm Handholds 48"Dk DB	\$	1,530.00	\$	1,530.00
1	152443A	Grid Walk w/Barriers	\$	4,733.00	\$	4,733.00
1	152911C	Curved Transfer Module Right 48"Dk DB	\$	3,978.00	\$	3,978.00
1	176081A	Canyon Climber	\$	2,009.00	\$	2,009.00
1	193170A	LolliLadder w/2 E-Pods	\$	3,437.00	\$	3,437.00
1	201887B	JigJag Climber w/Permalene Handhold (Right) 64"Dk	\$	2,443.00	\$	2,443.00
1	345277A	Zoo Panel Above Deck	\$	842.00	\$	842.00
1	345309B	Lollipop Climber 64"Dk DB	\$	2,009.00	\$	2,009.00
1	345311C	Cliff Climber 64"Dk DB	\$	2,912.00	\$	2,912.00
1	345314A	Mini Summit Climber 48"Dk DB	\$	1,673.00	\$	1,673.00
1	141683A	72" TenderTuff Bench w/Back No Armrests DB	\$	842.00	\$	842.00

2	174018A	Belt Seat ProGuard Chains for 8' Beam Height	\$	168.00	\$	336.00
1	176038G	Full Bucket Seat ProGuard Chains for Toddler Swing	\$	469.00	\$	469.00
1	177332A	Single Post Swing Frame 8' Beam Height Only	\$	1,663.00	\$	1,663.00
1	177337A	Toddler Swing Add-On Beam	\$	683.00	\$	683.00
1	244191A	A-Frame Cargo Net (5-12) DB	\$	13,449.00	\$	13,449.00
1	182503C	Welcome Sign (LSI Provided) Ages 5-12 years Direct Bury	\$	-	\$	-

Total Equipment Cost at State Contract Pricing

\$ 68,765.00

[illegible]

Page 1 of 2

Terms & Conditions

Contract: Seller's Copy of signed quote represents the contract between Seller and Buyer. This form supersedes all previous communications and negotiations and constitutes the entire agreement between the parties. Any changes to this contract are not binding unless jointly agreed in writing via Change Order.

Project Scope (This Section For Quotes Including Installation)

Inclusions:

- One Mobilization
- Accepting & Unloading of Order Prior to Installation
- Unpacking of Play Equipment
- Assembly of Play Equipment
- Placing, Digging or Surface Mounting Equipment (as specified)
- Concrete for Play Equipment Footings
- Standard Insurance Offer (Detail Provided Upon Request)
- Standard Warranty Offer (Detail Provided Upon Request)
- Standard Wage Rates

Exclusions (Unless Specifically Quoted):

- Storage or Security of Equipment
- Private Utility Locates (irrigation, low voltage, lighting, etc.)
- Additional Labor Due to Site Access. Require 8' Wide Clearance from Staging Area to Play Space.
- Additional Labor and/or Related Costs Due to Subsurface Conditions (Rock, Hardpan, Heavy Clay, Ground Water, etc.)
- Additional Labor and/or Related Costs Due to Working in Unstable Soils (Sand, Pea Rock, Mud, Poor Site Drainage, etc.)
- Offsite Removal of Spoils From Footing Holes or Other Excavation. Can be stockpiled for owner removal or left in play space
- Disposal of Packing Material. Can be Stockpiled for Owner Removal or Deposited in Owners Onsite Dumpster
- Removal of Existing Play Equipment, Border or Safety Surfacing Material
- Site Work of Any Kind. Exclusions include, site grading (owner to provide max slope of 1%), site restoration, drainage, etc.
- Border for Play Space
- Bonding of Any Type
- Permits of Any Kind

Acceptance of Quotation:

Accepted By (Print)	Adam Swanepoel, Assistant Public Works Director
Signature:	Date:
Purchase Amount: \$65,239.10	



[illegible]

Page 1 of 2

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- Standard Insurance Offer (Detail Provided Upon Request)
- Standard Warranty Offer (Detail Provided Upon Request)
- Standard Wage Rates

Exclusions (Unless Specifically Quoted):

- Storage or Security of Equipment
- Private Utility Locates (irrigation, low voltage, lighting, etc.)
- Additional Labor Due to Site Access. Require 8' Wide Clearance from Staging Area to Play Space.
- Additional Labor and/or Related Costs Due to Subsurface Conditions (Rock, Hardpan, Heavy Clay, Ground Water, etc.)
- Additional Labor and/or Related Costs Due to Working in Unstable Soils (Sand, Pea Rock, Mud, Poor Site Drainage, etc.)
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- Site Work of Any Kind. Exclusions include, site grading (owner to provide max slope of 1%), site restoration, drainage, etc.
- Border for Play Space
- Bonding of Any Type
- Permits of Any Kind

Acceptance of Quotation:

Accepted By (Print)	
Signature:	Date:
Purchase Amount: \$32,088.80	

EQUIPMENT COLOR SIGN OFF

Kleis Park - Rev 02-13-25



Please sign below if you approve of the colors represented in the photo above.

Colors

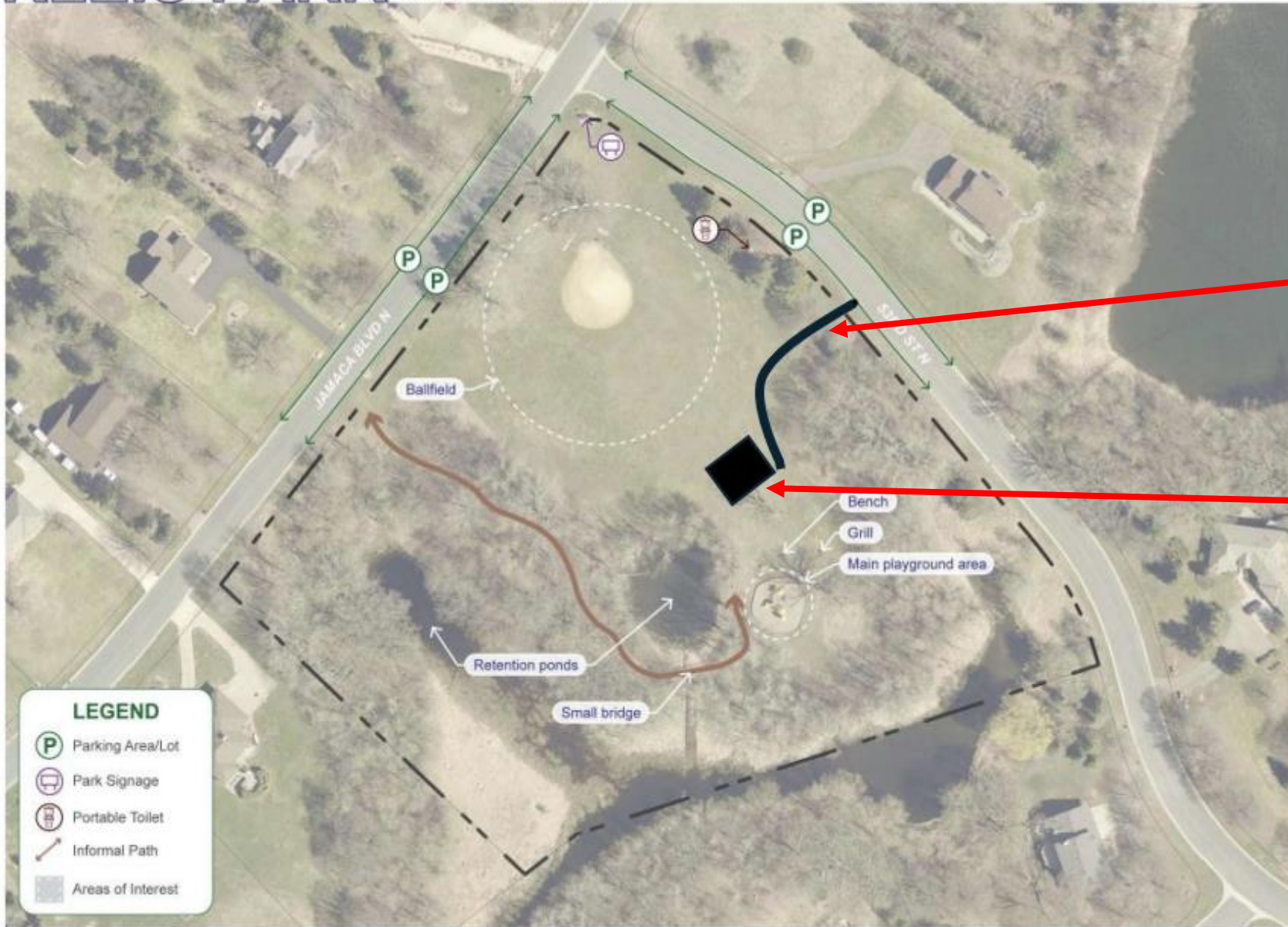
Color Palette Option 2

Customer Signature: _____

Date: _____

KLEIS PARK

6.94 acres
Jamaca Blvd N & 53rd St N



New Proposed asphalt trail

New Proposed Playground set location

- Greater visibility from Jamaca and 53rd St.

KLEIS PARK

6.94 acres
Jamaica Blvd N & 53rd St N

