

To: Mayor and City Council
 From: Rachel Waldron
 Parks and Recreation Director
 Re: Playground Resurfacing Repairs at Brook Run Park
 Date: September 23, 2024

Action

Approval of roll coat surface repairs at Brook Run Park playground by Lanier Plans, Inc. dba KorKat.

Summary

Rubber surfacing can last 10–15 years, depending on the quality of installation, maintenance, and the type of rubber used. Roll coat is used to help extend the life of the surface, as needed, based on foot traffic and weather. Extreme sun exposure and fluctuating temperatures can cause wear and tear over time.

Details

Based on past performance, Purchasing recommended we award KorKat the small dollar repair projects. Roll coat repairs have been completed this year at Pernoshal Park, Georgetown Park, and Windwood Hollow Park. The Brook Run Park project is being presented individually since the total for all work by KorKat is now over \$50,000.

Site	Last Completed Prior to 2024	Project Cost
Pernoshal Park Exercise Stations	N/A Other repairs completed as needed.	\$26,411
Georgetown Park Playground	2016	\$6,000
Windwood Hollow Park Playground	2020	\$9,700
Brook Run Park Playground	New surface installed 2020. Due for roll coat.	\$30,000

Recommendation

Staff respectfully requests that Council: 1) Approve continuing with playground resurfacing repairs at Brook Run Park, in the amount of \$30,000 which includes a 20% contingency; 2) Adding KorKat to the balance of the Standby Skilled Trade Contractors contract; (3) authorize the City Manager to execute the necessary documents.

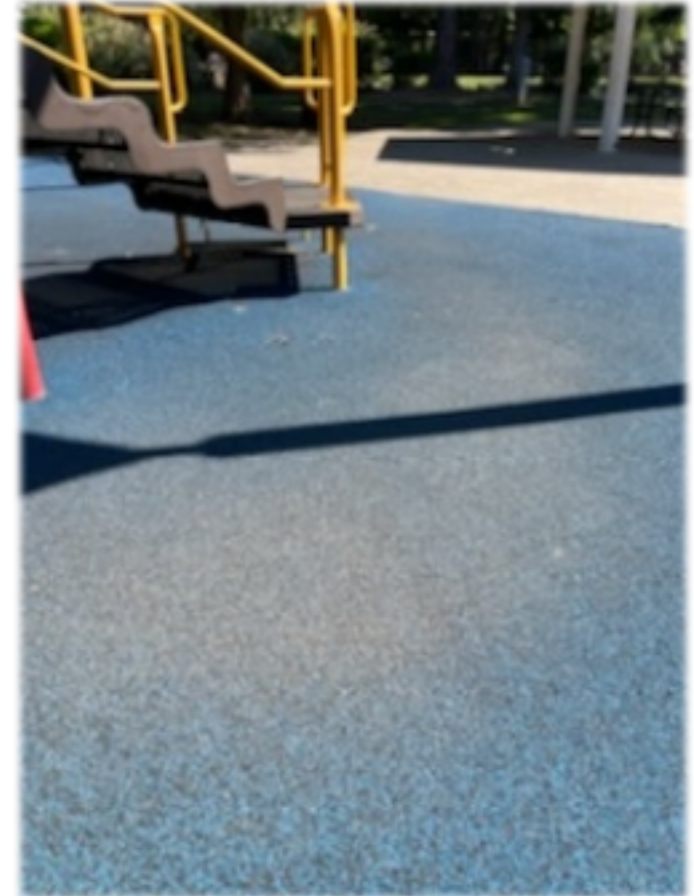
City of
Dunwoody
Georgia

Brook Run Park Playground Resurfacing

September 23, 2024

Summary

- Rubber surfacing can last 10–15 years, depending on the quality of installation, maintenance, and the type of rubber used. Roll coat is used to help extend the life of the surface, as needed, based on foot traffic and weather. Extreme sun exposure and fluctuating temperatures can cause wear and tear over time.



Background/Timeline

- Georgetown Park roll coat last completed 2016.
- Windwood Hollow Park roll coat last completed 2020.
- Pernoshal has never had roll coat completed. Other repairs have been completed as needed.
- Pour-in-place at Brook Run Park playground was installed in 2020 and is now due. Sees heaviest amount of foot traffic.



Financial Impact

Pernoshal Park \$ 26,411 *Completed August 15, 2024*

Georgetown Park \$ 6,000 *Completed August 22, 2024*

Windwood Hollow Park \$ 9,700 *Completed September 2, 2024*

Total Work Completed Thus Far: \$42,111

Brook Run Park \$25,038

Final Total: \$67,149

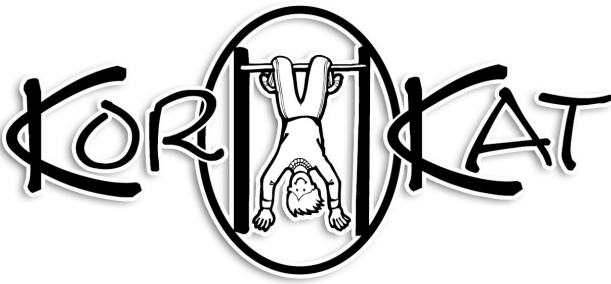
- Funds will be allocated from SPLOST I. Based on past performance, Purchasing recommended we award KorKat the small dollar repair projects. The Brook Run Park project is being presented since the total is now over \$50,000.

Staff Recommendation

- Staff recommends:
 - 1) Continuing with playground resurfacing repairs at Brook Run Park before wear and tear progresses further and while weather is favorable.
 - 2) Adding KorKat to the balance of the Standby Skilled Trade Contractors contract, which expires December of 2026. RFQ 23-05 received no responses for “Playground Repair” category.

An aerial photograph of a large, circular splash pad in a park. The splash pad is a light blue color with several circular water jets. A black metal railing surrounds the splash pad, and many people, including children and adults, are playing in the water. The surrounding area is paved with light-colored concrete and has some benches and trees. The logo for the City of Dunwoody, Georgia, is overlaid in the center of the splash pad.

City of
Dunwoody
Georgia



Lanier Plans, Inc. dba KorKat
221 Cable Industrial Way
Carrollton, GA 30117
770-214-9322

Estimate

Date Estimate #
5/24/2024 53830

PLAYGROUNDS & SITE AMENITIES

Name & Address for Bill To:

City of Dunwoody
4800 Ashford Dunwoody Rd NE
Dunwoody, GA 30338

Ship To

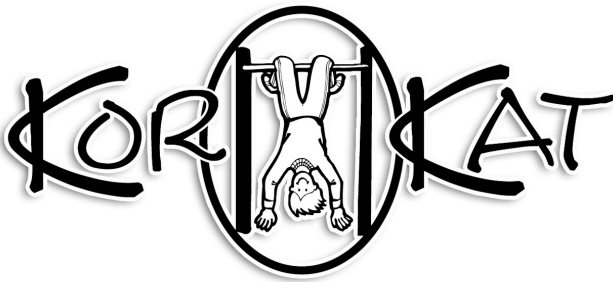
Brook Run Park
4770 North Peachtree Rd
Dunwoody, GA 30338

Project or PO #				Rep
				FM
Item	Description	Qty	Cost	Total
INSTALL-SURFACNG	PROVIDE AND INSTALL ROLL COAT FOR APPROX 15,638 SF OF EXISTING EPDM	1	22,638.00	22,638.00
INSTALL-OTHER	CLEAN AND PRESSURE WASH EXISTING EPDM APPROX 15,638 SF BEFORE ROLL COAT INSTALLATION	1	2,400.00	2,400.00
	NOTE: PERMITTING IS NOT INCLUDED IN THIS ESTIMATE. NOTE: SAFETY TIMBERS ARE NOT INCLUDED.			
	KORKAT CONTACT FAITH MALLORY-STUBBS 678-910-8996 FaithM@KorKat.com			
	FAITH'S ASSISTANT SHARON FALLS 770-853-2025 SFalls@KorKat.com			
	Total sales tax calculated by AvaTax		0.00	0.00
	Select this as a transaction's tax to use AvaTax			0.00

Prices quoted are good for 15 days and are subject to total purchase except for shipping which is subject to market changes. Installation price assumes normal soil conditions and does not include rock excavation, unforeseen conditions, or replacement of bad soil conditions. Any additional work will be priced prior to the continuation of installation.

Please note that a 50% deposit is due at the time of order with any estimate that includes installation. Payment of 100% is due at the time of order for all equipment purchases without installation.

Phone #	Fax #	E-mail	Total	\$25,038.00
770-214-9322	770-214-9323	CarrieC@KorKat.com	Signature	



Lanier Plans, Inc. dba KorKat
 221 Cable Industrial Way
 Carrollton, GA 30117
 770-214-9322

Estimate

Date Estimate #
 5/14/2024 53832

PLAYGROUNDS & SITE AMENITIES

Name & Address for Bill To:

City of Dunwoody P&R
 4800 Ashford Dunwoody Rd.
 Dunwoody, GA 30338

Ship To

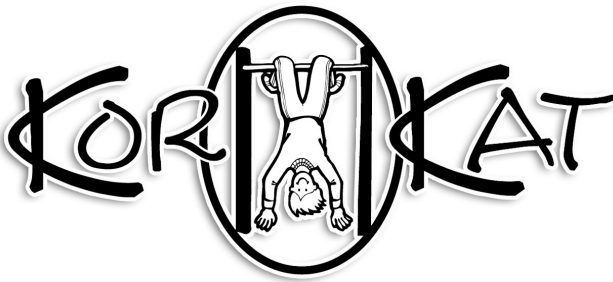
Georgetown Park
 4400 Dunwoody Park Drive
 Dunwoody, GA 30338

Project or PO #				Rep
				FM
Item	Description	Qty	Cost	Total
INSTALL-SURFACNG	PROVIDE AND INSTALL APPROX 4,102 SF OF ROLL COAT TO EXISTING EPDM AREA 1- 50' X 50' AREA 2- 42' X 36'	1	4,500.00	4,500.00
INSTALL-OTHER	PRESSURE WASH AND CLEAN APPROX 4,102 SF OF EXISTING EPDM TO PREP FOR ROLL COAT INSTALLATION	1	1,500.00	1,500.00
	NOTE: PERMITTING IS NOT INCLUDED IN THIS ESTIMATE.			
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Phone #	Fax #	E-mail	Total	\$6,000.00
770-214-9322	770-214-9323	CarrieC@KorKat.com	Signature	



Lanier Plans, Inc. dba KorKat
 221 Cable Industrial Way
 Carrollton, GA 30117
 770-214-9322

Estimate

Date Estimate #
 5/30/2024 53820

PLAYGROUNDS & SITE AMENITIES

Name & Address for Bill To:

Dunwoody Parks and Rec
 4800 Ashford Dunwoody Rd NE
 Dunwoody, GA 30338

Ship To

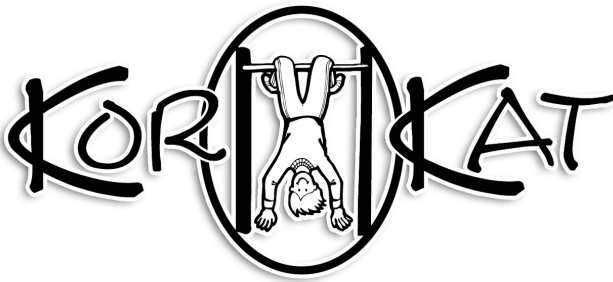
Pernoshal Park
 4575 N Shallowford Road
 Dunwoody, GA 30338

Project or PO #				Rep
				FM
Item	Description	Qty	Cost	Total
EPDM	EPDM AS FOLLOWS: TOTAL SQUARE FOOTAGE @ 1210 CRITICAL FALL HEIGHT @ 8 RUBBER TO BE A TOTAL HEIGHT OF 3-1/2" SBR BASE @ 3" EPDM CAP @ 1/2" SUB-BASE OF 4" COMPACTED STONE SUPPLIED AND INSTALLED BY KORKAT	1	23,511.00	23,511.00
REMOVAL	REMOVAL AND DISPOSAL OF EXISTING EPDM	1	2,900.00	2,900.00
NOTE: PERMITTING IS NOT INCLUDED IN THIS ESTIMATE.				
KORKAT CONTACT FAITH MALLORY-STUBBS 678-910-8996 FaithM@KorKat.com				
FAITH'S ASSISTANT SHARON FALLS 770-853-2025 SFalls@KorKat.com				
NOTE EPDM			0.00	0.00
PRICE INCLUDES RUBBER, BINDER AND INSTALLATION OF. ALL EPDM IS 50/50 COLOR BLEND WITH BLACK UNLESS NOTED.			0.00	0.00T

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221 Cable Industrial Way
Carrollton, GA 30117
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Estimate

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5/30/2024 53820

PLAYGROUNDS & SITE AMENITIES

Name & Address for Bill To:

Dunwoody Parks and Rec
4800 Ashford Dunwoody Rd NE
Dunwoody, GA 30338

Ship To

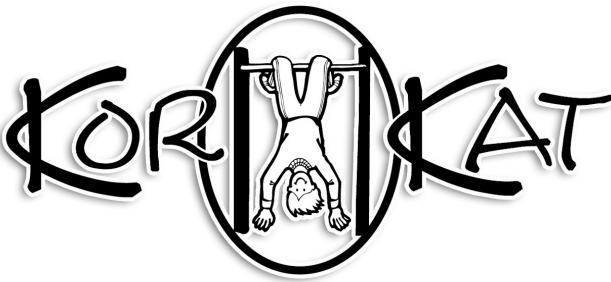
Pernoshal Park
4575 N Shallowford Road
Dunwoody, GA 30338

Project or PO #				Rep
				FM
Item	Description	Qty	Cost	Total
	<p>SOLID COLORS OR MULTIPLE COLORS WILL HAVE AN ADDITIONAL CHARGE APPLIED.</p> <p>PRICE ASSUMES FREE AND EASY ACCESS TO SITE (LIMITED ACCESS, RESTRICTED HOURS, ETC. ARE EXTRA).</p> <p>PRICE DOES NOT INCLUDE SURVEYING, PERMITS, INSPECTIONS OR LICENSES.</p> <p>PRICE DOES NOT INCLUDE DEMOLITION, SITE PREP, SOIL TESTING OR GRADING.</p> <p>PRICE DOES NOT INCLUDE DRAINAGE SYSTEMS, STONE WORK OR CONCRETE WORK</p> <p>PRICE DOES NOT INCLUDE TEMPORARY FENCING OR SECURITY.</p> <p>ALL FOOTERS FOR EQUIPMENT MUST BE COMPLETELY FILLED AND COMPACTED.</p> <p>*IF STONE WORK IS INCLUDED IN SCOPE OF WORK THE ALLOWANCE IS SET AT 4 INCHES OF STONE, ANY ADDITIONAL STONE WILL HAVE ADDITIONAL CHARGES APPLIED. SITE CONDITIONS MUST BE WITHIN 2% OF GRADE FOR STONE OR CONCRETE WORK. SITE MUST CONSIST OF LEVEL COMPACTED SURFACE.</p> <p>ESTIMATE WILL REFLECT A SEPARATE LINE ITEM WITH A PRICE FOR ANY ITEMS THAT ARE IN ADDITION TO ITEMS NOT INCLUDED IN STANDARD PRICING.</p>			

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Estimate

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5/30/2024 53820

PLAYGROUNDS & SITE AMENITIES

Name & Address for Bill To:

Dunwoody Parks and Rec
4800 Ashford Dunwoody Rd NE
Dunwoody, GA 30338

Ship To

Pernoshal Park
4575 N Shallowford Road
Dunwoody, GA 30338

Project or PO #				Rep
				FM
Item	Description	Qty	Cost	Total
	ANY AREA OVER 1200 SQUARE FEET WILL RESULT IN A VISIBLE SEAM IN THE SURFACING. IF SUB-BASE IS EXISTING; WARRANTY ON RUBBER IS IN EFFECT BUT WILL NOT COVER DEPRESSIONS, CRACKS, OR ANYTHING ELSE THAT SHORTENS THE LIFE OF THE RUBBER DUE TO EXISTING SUB BASE FAILURE.			

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Phone #

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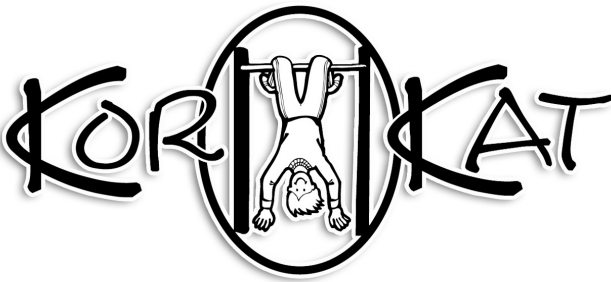
Total

770-214-9322

770-214-9323

CarrieC@KorKat.com

Signature



Lanier Plans, Inc. dba KorKat
221 Cable Industrial Way
Carrollton, GA 30117
770-214-9322

Estimate

Date Estimate #
5/30/2024 53820

PLAYGROUNDS & SITE AMENITIES

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Dunwoody, GA 30338

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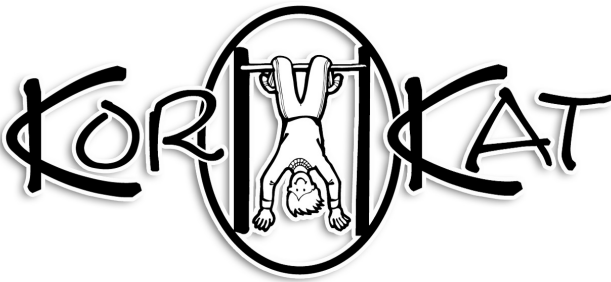
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Phone #	Fax #	E-mail	Total	\$26,411.00
770-214-9322	770-214-9323	CarrieC@KorKat.com	Signature	



Lanier Plans, Inc. dba KorKat
221 Cable Industrial Way
Carrollton, GA 30117
770-214-9322

Estimate

Date Estimate #
5/14/2024 53831

PLAYGROUNDS & SITE AMENITIES

Name & Address for Bill To:

City of Dunwoody
4800 Ashford Dunwoody Rd NE
Dunwoody Georgia 30338

Ship To

Windwood Hollow Park
4865 Lakeside Drive
Dunwoody, GA 30360

Project or PO #				Rep
				FM
Item	Description	Qty	Cost	Total
INSTALL-SURFACNG	PROVIDE AND INSTALL APPROX 7,000 SF OF ROLL COAT FOR EXISTING EPDM -140' X 50' AREA	1	7,500.00	7,500.00
INSTALL-OTHER	PRESSURE WASH AND CLEAN APPROX 7,000 SF OF EXISTING EPDM TO PREP AREA FOR ROLL COAT INSTALLATION	1	2,200.00	2,200.00
	NOTE: PERMITTING IS NOT INCLUDED IN THIS ESTIMATE. NOTE: SURFACING AND TIMBERS ARE NOT INCLUDED.			
	KORKAT CONTACT FAITH MALLORY-STUBBS 678-910-8996 FaithM@KorKat.com			
	FAITH'S ASSISTANT SHARON FALLS 770-853-2025 SFalls@KorKat.com			
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Phone #	Fax #	E-mail	Total	\$9,700.00
770-214-9322	770-214-9323	CarrieC@KorKat.com	Signature	