

PROPOSAL AND PROJECT SCOPE

Butler Children's Park - All-Inclusive Playground

City of West Plains

1910 Holiday Lane
West Plains, Mo 65775
417-256-7176



Butler Children's Park Proposal: All-Inclusive Playground

1. Project Overview

a. NAME OF ORGANIZATION SUBMITTING THE PROPOSAL:

City of West Plains.

b. COLLABORATING AGENCIES:

Supporting the City of West Plains on this project will be representatives from the Land and Water Conservation Fund (LWCF), including guidance from the LWCF at the state and national levels. This project has also garnered local support from licensed physical therapist Josh Drummond, Burton Creek physician Dr. Nate Swift and his wife Erin, West Plains Elementary School Guidance Counselor and Park Board member Michelle Miller, and West Plains R-7 Director of Special Services Amy Ross. *Letters of support for the project can be found at the conclusion of this report.*

2. Project Details

a. GOALS AND OBJECTIVES:

i. What are you proposing?

The City of West Plains is proposing to develop and construct an "all-inclusive" playground on the grounds of the Butler Children's Park, contingent on the removal of the existing Parkside House (see the next paragraph below for options pertaining to the House). The project would be completed in three phases:

Phase 1	Removal of existing House, construction of concrete "splash" pad for water play, and rehabilitation of existing fencing.
Phase 2	Installation of new all-inclusive playground equipment and construction of new walking trails.
Phase 3	Construction of a workout zone, removal of pea gravel and addition of new fall protection surfacing, expanded parking (37 additional spots), and addition of a new picnic/grilling area.

Out of respect to the sentimental nature of the Parkside House for some citizens in the community, and acknowledging the House's longtime presence in West Plains, the City strongly considered those factors when researching options for this proposal. However, due to the enormous costs associated with a basic rehab of the House, the City lacking a practical use for 4,000 square feet of space solely for the benefit of children, the general disrepair and hazardous condition of a structure that is in close proximity to playing children (*see images shown at right*), and its desire to utilize the land for the construction of an all-inclusive playground, the City views removing the House as the most cost-effective option and an absolute necessity for the future development of the park.



As such, the City presents the following options for the removal of the Parkside House:

No.	Option	Responsible Party	Cost	Timeline (weeks)
1	Demolition of House	City of West Plains	\$89,000	2 to 4
2	Relocation of House*	Friends of Parkside House	\$186,000	4 to 8
3	Hold Auction to Salvage Woodwork Before Demo	City of West Plains	\$89,000 (demo) minus auction proceeds	2 to 4

** For Option 2, the City of West Plains proposes to sell the House to the Friends of the Parkside House for \$1, with the understanding that the group would have up to eight weeks to relocate the House at their expense to another location of their choosing. Estimated cost of moving the house is \$186,000. Should the group fail to move the house in that timeframe, the sale would be null and void and the House would revert back to the City of West Plains.*

ii. **What does your project seek to accomplish for the West Plains community?**

By definition, an all-inclusive playground ensures that children of *all* abilities can enjoy the amenities of the park, and moves beyond basic compliance with the Americans with Disabilities Act. An all-inclusive playground, such as the one proposed at the Butler Children's Park, will provide an enriching and accessible

play experience for all children, regardless of age or ability level. Furthermore, all-inclusive playgrounds are designed to promote the healthy development of a child's physical, social, cognitive, and sensory abilities.

b. RATIONALE:

i. Why is this product/service needed?

According to the Missouri Department of Elementary and Secondary Education, 4,053 students with disabilities in the region received special education services in March, 2016, with a low range of 116 in Shannon County and a high of 1,248 in Howell County. The development of this playground will provide those children, and their families, with enriching play opportunities that are currently non-existent in the area. This satisfies one of the three pillars of the National Recreation and Park Association: *Ensuring all people have access to the benefits of local parks and recreation.*

ii. What makes your proposal/organization the best option for achieving the stated goals and objectives?

This project would have the full support of the City of West Plains, particularly the Parks, Engineering, Water, Public Relations, Tourism, and Finance Departments, all of which would lend their collective expertise and manpower to ensure the playground is in compliance with all LWCF requirements, is adequately maintained, and is fully promoted as one of only a handful of all-inclusive children's playgrounds in the Missouri-Arkansas region.

Construction of this playground would also satisfy two key tenets of the City of West Plains' organizational Strategic Plan: The Health and Wellness goal under its Quality of Life pillar, and the Safety goal under its Operational Excellence pillar.

As stated previously, the proposal has also been met with enthusiasm by representatives from West Plains R-7 schools, a licensed physical therapist, and a primary care physician.

c. TARGET GROUP:

i. Who will be served?

The target group for this project is ALL the citizens of West Plains and the surrounding area.

ii. What are the roles and responsibilities of collaborating agencies?

The City of West Plains will work with the Missouri Department of Natural Resources to pursue a LWCF grant to fund 45% of the project.

d. ACTIVITIES:

- i. Activities and the anticipated timelines for the three phases of the project are shown below, including person responsible and cost to taxpayers. Phases 2 and 3 timelines will be contingent on successful application for LWCF grant funding.

Phase	Activity	Dept. Responsible	Cost	Timeline (weeks)
1	Site Investigation	Parks/Building Official	Staff Time (8 hours)	0 to 1
1	Design work of playground	Parks/Engineering	Staff Time (40 hours)	2 to 8
1	Demolition of House	Building/Street/Water/Building Official	\$89,173 (staff time included)	2 to 3
1	Construction of splash pad and fence rehab	Engineering/equipment vendor	\$89,193 (staff time included)	9 to 52
2	Construction of walking trails and all-inclusive playground	Engineering/Parks/equipment vendor	\$499,980 (staff time included)	53-155 (contingent on grant funding)
3	Construction of additional parking, work out zone, resurface fall protection, new picnic/grill area	Parks/Engineering/Public Relations/equipment vendor	\$355,388 (staff time included)	156-260 (contingent on grant funding)
1-3	Monitor and evaluation	Engineering/Parks	N/A	Ongoing

3. Available and Needed Resources

a. WHAT, OR WHO, WILL BE PROVIDING EXPERTISE FOR YOUR PROJECT?

The City of West Plains' Parks and Engineering Departments will be assisted by all departments from the City on an as-needed basis, and will follow the guidelines listed within the LWCF Administrative, Project Administration Guide, and the LWCF Grants Manual. The City has also been in contact with the state's LWCF representatives and the National Park Service representatives in Omaha, Nebraska to secure the proper paperwork required for removal of the Parkside House. The City will also seek additional guidance from the Branson Parks Department (which has an all-inclusive playground) and the equipment representative chosen for the project during the construction and implementation phases.

b. HOW WILL PROJECT BE FUNDED?

i. What resources are immediately available to proposing agency?

The City proposes to use funds from the Capital Improvement Tax for Phase 1 of the project, which will involve the removal of the Parkside house (\$89,173 estimated cost, including labor and equipment), construction of a splash pad (approximately \$83,193, including labor/equipment), and rehabilitation of the existing fencing (\$6,000). *Note:* Due to the new Porter Wagoner sidewalk being built largely from grant funds, the City has extra Capital Improvement Tax funds from the 2015 bonding totaling approximately \$500,000. *See Exhibit 1 below for a complete breakdown of Phase 1 costs and Exhibit 1a for a summary map.*

Exhibit 1

Butler Phase 1	City Forces	City Funds	Grant Funds	Grand Total
	\$ 51,600.00	\$ 126,766.50	\$ -	\$ 178,366.50
House Demo				
	City Forces	City Funds*	Grant Funds	Grand Total
Labor/Equipment***	\$ 16,600.00			\$ 16,600.00
Hazardous Material Removal		\$ 10,000.00		\$ 10,000.00
Tipping Fees		\$ 25,410.00		\$ 25,410.00
Materials		\$ 16,585.00		\$ 16,585.00
Unexpected Costs		\$ 20,578.50		\$ 20,578.50
Totals	\$ 16,600.00	\$ 72,573.50	\$ -	\$ 89,173.50
*City funds to be paid from the Capital Improvement Funds ***Equipment Rates based on FEMA Rates to be used for the LWCF Grant paperwork				
Splash Pad				
	City Forces	City Funds*	Grant Funds	Grand Total
Labor/Equipment***	\$ 30,000.00			\$ 30,000.00
Spray Features		\$ 34,216.00		\$ 34,216.00
Concrete		\$ 9,977.00		\$ 9,977.00
Water Pump		\$ 9,000.00		\$ 9,000.00
Totals	\$ 30,000.00	\$ 53,193.00	\$ -	\$ 83,193.00
*City funds to be paid from the Capital Improvement Funds ***Equipment Rates based on FEMA Rates to be used for the LWCF Grant paperwork				
Rehab Fence				
	City Forces	City Funds*	Grant Funds	Grand Total
Labor/Equipment***	\$ 5,000.00			\$ 5,000.00
Stain/Paint		\$ 500.00		\$ 500.00
Materials		\$ 500.00		\$ 500.00
Totals	\$ 5,000.00	\$ 1,000.00	\$ -	\$ 6,000.00
*City Funds to be paid from the Capital Improvement Funds ***Equipment Rates based on FEMA Rates to be used for the LWCF Grant paperwork				

Exhibit 1a

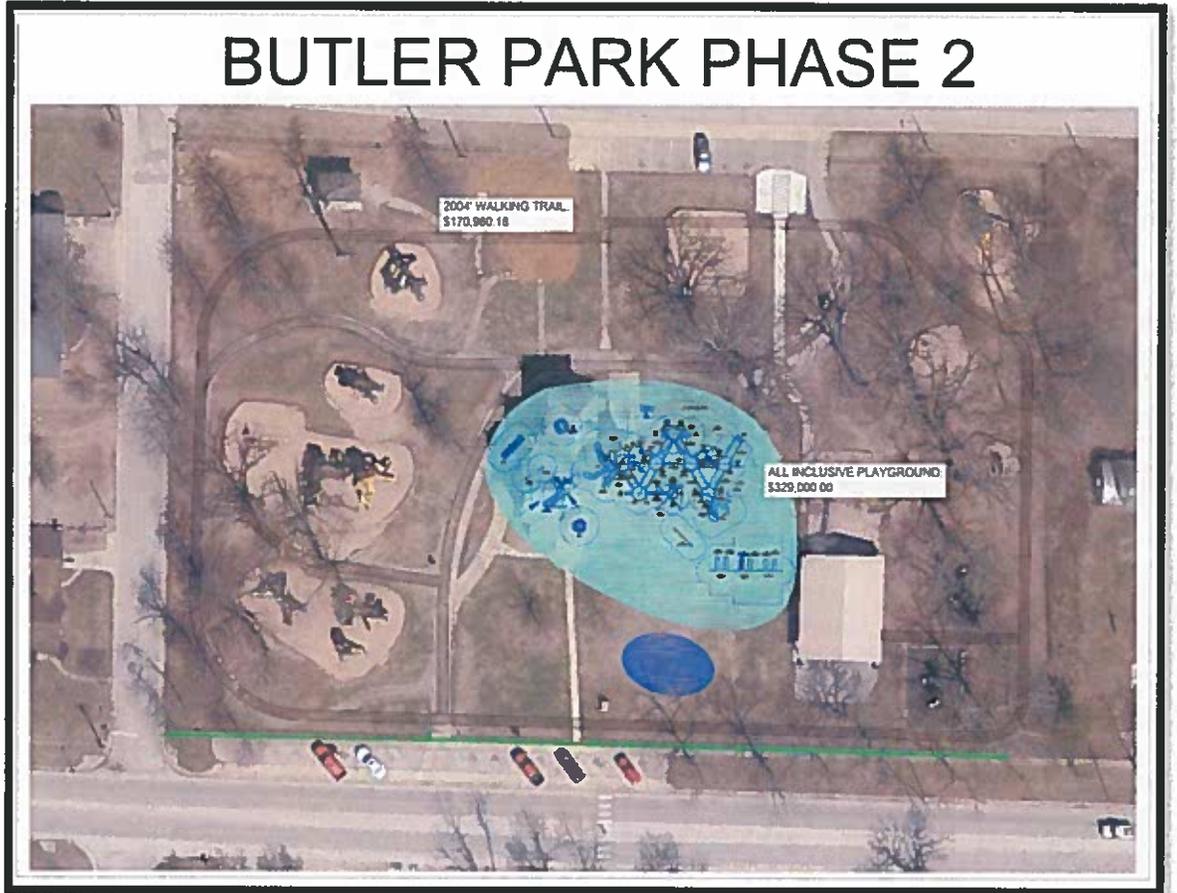


For Phase 2, the City will use Transportation Tax funds to construct 1/3 (one-third) of a mile of new walking trails (\$20,980 of funds, \$150,000 of labor), and Capital Improvement Tax funds to pay for new ADA-compliant fall protection surfacing and concrete for the playground (\$46,000 funds, \$33,000 labor). The City will then pursue an LWCF grant to fund \$250,000 of the all-inclusive playground equipment, surfacing and installation. *See Exhibit 2 below for the Phase 2 financial breakdown, and Exhibit 2a for the summary map.*

Exhibit 2

Butler Phase 2	City Forces	City Funds	Grant Funds	Grand Total
	\$ 183,000.00	\$ 66,980.18	\$ 250,000.00	\$ 499,980.18
1/3 Mile of New Walking Trail				
	City Forces	City Funds*	Grant Funds**	Grand Total
Labor/Equipment***	\$ 150,000.00			\$ 150,000.00
Concrete		\$ 20,980.18		\$ 20,980.18
Totals	\$ 150,000.00	\$ 20,980.18	\$ -	\$ 170,980.18
*City Funds to be paid from the Transportation Tax				
**Grand Funds: This portion of Phase 2 will be used as Match for an LWCF Grant				
***Equipment Rates based on FEMA Rates to be used for the LWCF Grant paperwork				
All Inclusive Playground				
	City Forces	City Funds*	Grant Funds**	Grand Total
Labor/Equipment***	\$ 33,000.00			\$ 33,000.00
Playground Equipment			\$ 200,000.00	\$ 200,000.00
Surfacing/Installation		\$ 40,000.00	\$ 50,000.00	\$ 90,000.00
Concrete		\$ 6,000.00		\$ 6,000.00
Totals	\$ 33,000.00	\$ 46,000.00	\$ 250,000.00	\$ 329,000.00
*City Funds to be paid from the Capital Improvement Funds				
** Grant Funds to be paid from an LWCF Grant				
***Equipment Rates based on FEMA Rates to be used for the LWCF Grant paperwork				
Transportation Tax		\$ 20,980.18		
Capital Improvement		\$ 46,000.00		
LWCF		\$ 250,000.00		

Exhibit 2a

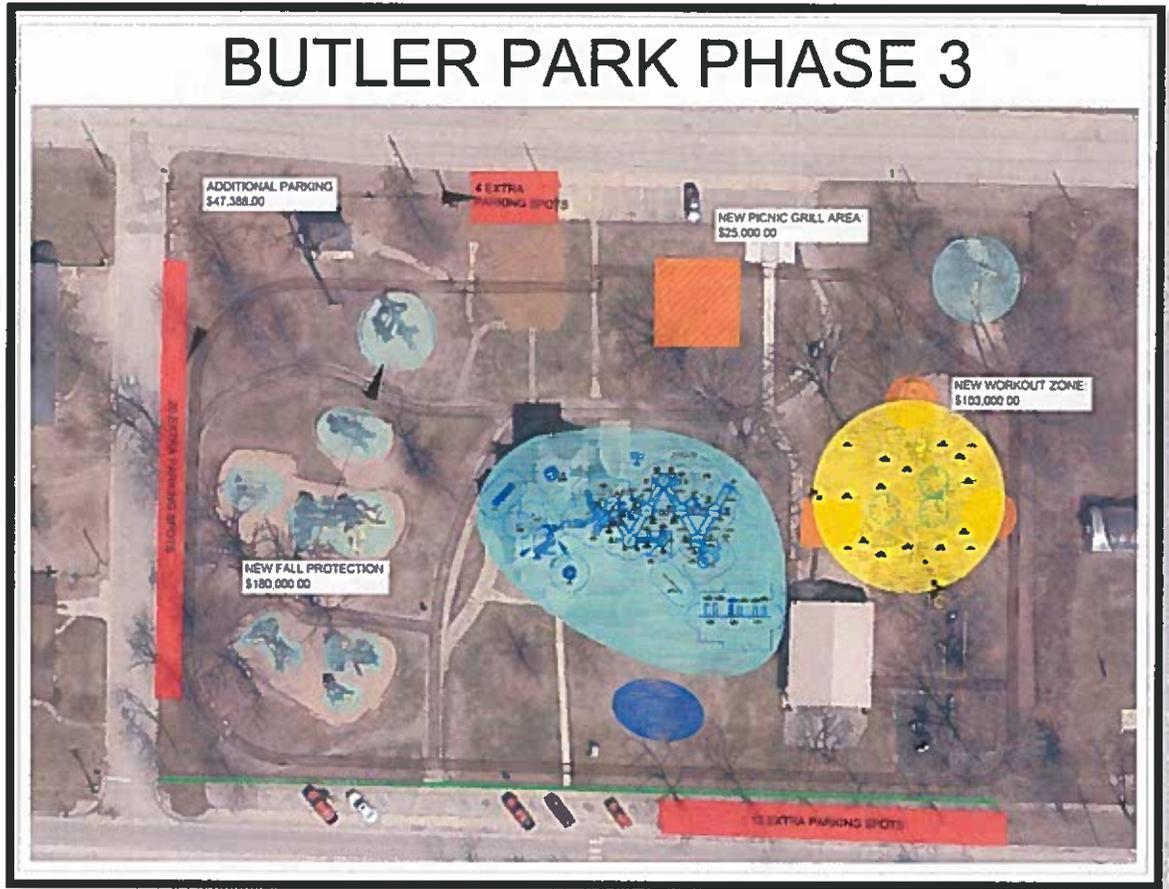


For Phase 3, the City proposes to use the Transportation Tax (\$15,888 of funds, and \$31,500 of labor) for 37 additional parking spaces, Capital Improvement Tax funds (\$30,000, with \$60,000 of labor) for the new fall protection surfacing, and LWCF grant funds (\$83,000, with \$20,000 of City labor) for workout zone equipment and a new picnic/grilling area (\$5,000). *See Exhibit 3 on the following page for the Phase 3 breakdown of costs, and Exhibit 3a for the summary map.*

Exhibit 3

Butler Phase 3	City Forces	City Funds	Grant Funds	Grand Total
	\$ 131,500.00	\$ 45,888.00	\$ 178,000.00	\$ 355,388.00
Additional Parking				
	City Forces	City Funds*	Grant Funds**	Grand Total
Labor/Equipment***	\$ 30,000.00			\$ 30,000.00
Asphalt		\$ 15,888.00		\$ 15,888.00
Striping	\$ 1,500.00			\$ 1,500.00
Totals	\$ 31,500.00	\$ 15,888.00	\$ -	\$ 47,388.00
*City funds to be paid from the Transportation Tax				
***Equipment Rates based on FEMA Rates to be used for the LWCF Grant paperwork				
Work Out Zone				
	City Forces	City Funds*	Grant Funds**	Grand Total
Labor/Equipment***	\$ 20,000.00			\$ 20,000.00
Outdoor Equipment			\$ 75,000.00	\$ 75,000.00
Concrete			\$ 8,000.00	\$ 8,000.00
Totals	\$ 20,000.00	\$ -	\$ 83,000.00	\$ 103,000.00
**Grant funds to be paid from an LWCF Grant				
***Equipment Rates based on FEMA Rates to be used for the LWCF Grant paperwork				
Resurface Fall Protection				
	City Forces	City Funds*	Grant Funds**	Grand Total
Labor/Equipment***	\$ 60,000.00			\$ 60,000.00
SubBase			\$ 10,000.00	\$ 10,000.00
Surfacing/Installation		\$ 30,000.00	\$ 80,000.00	\$ 110,000.00
Totals	\$ 60,000.00	\$ 30,000.00	\$ 90,000.00	\$ 180,000.00
*City funds to be paid from the Capital Improvement Funds				
** Grant Funds to be paid from an LWCF Grant				
***Equipment Rates based on FEMA Rates to be used for the LWCF Grant paperwork				
New Picnic Grill Area				
	City Forces	City Funds*	Grant Funds**	Grand Total
Labor/Equipment***	\$ 20,000.00			\$ 20,000.00
Picnic Tables			\$ 4,000.00	\$ 4,000.00
Grills			\$ 1,000.00	\$ 1,000.00
Totals	\$ 20,000.00	\$ -	\$ 5,000.00	\$ 25,000.00
*Grant Funds to be paid from an LWCF Grant				
***Equipment Rates based on FEMA Rates to be used for the LWCF Grant paperwork				
Transportation Tax		\$ 15,888.00		
Capital Improvement		\$ 30,000.00		
LWCF		\$ 178,000.00		

Exhibit 3a



ii. **What resources will be required from taxpayers?**

The City of West Plains proposes to use surplus Capital Improvement Tax funds for the demolition of the House, for the construction of a splash pad, to rehabilitate the fencing around the park, for the surfacing/concrete of the all-inclusive playground, and for resurfacing fall protection. It should be noted that two of the public priorities for Capital Improvement Tax funds were for sidewalks and trails. Transportation Tax funds would be used for the construction of new walking trails (one-third of a mile) and additional parking at the park (37 spots). The City would pursue an LWCF grant to pay for the purchase of the new all-inclusive playground equipment and installation, equipment for the workout zone, surfacing/installation of the fall protection, and a new picnic/grilling area. *(See Exhibits 1-3 for a complete financial breakdown of those expenditures).*

iii. **Preliminary budget?**

The grand total *for all three phases* of the project, which includes the demolition of the Parkside House and construction of an all-inclusive playground, is \$1,043,734. Of that total, the City would pursue an LWCF grant to pay for \$428,000 of the project, with the City providing \$376,100 of labor/equipment

usage (based on FEMA rates) and \$239,634 from Capital Improvement and Transportation Tax funds for its share of the 55 percent match.

4. Monitoring and Evaluation

a. HOW WILL OVERALL PROJECT BE MONITORED?

The City of West Plains will appoint a job inspector for the project, who will work in conjunction with the City's Engineering Department to monitor the project from start to completion. Upon the successful award of an LWCF grant, the City will monitor the paperwork, including the tracking of timesheets, equipment usage, rock tickets, and concrete tickets.

b. WHAT IS THE EVALUATION PROCESS?

As stated above, the City will appoint a job site inspector, and the City's Engineering Department will ensure all operating procedures are closely followed and monitored per LWCF and City construction requirements.



Note: Objects in this 3-D rendering subject to change.

Dr. Amy Ross
Director of Special Services
West Plains R-VII Public Schools
602 East Olden St.
West Plains, MO 65775
417-256-6150

July 27, 2018

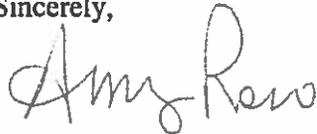
Mike Davis
West Plains Park and Recreation
540 E. Olden Street West Plains, MO 65775

Dear Mike Davis,

As the special education director for over 440 children in the West Plains School district, I am all too familiar with the challenges special needs children encounter on playgrounds designed for typical children. A team would normally consider a design which is safe, fun, educational, and great for physical fitness. I embrace and advocate for the inclusion of features which also include adaptive areas for students who otherwise are excluded from playground free play. In fact, in the February 2018 edition of *Parks & Recreation*, Faith Munsell highlighted one of the newest considerations for playground concepts, inclusive playgrounds which encourage and enable disabled and non-disabled children to engage with one another in play and discovery. There are no "special needs" sections because the equipment is designed to challenge all children.

As the leader of special education for the largest district in Howell County, I fully support the efforts by Mike Davis and the board of the West Plains Parks and Recreation Board as they move forward to produce community facilities for all children of our area.

Sincerely,



Amy Ross

July 27, 2018

To City of West Plains,

We are writing to request that you consider adding an all-inclusive portion to the planned park improvements. We can speak from experience to what such equipment means to a child with special needs. Our daughter, Willa, has benefited from this greatly. Access to inclusive equipment has allowed her to play and develop relationships with children who do not have her restrictions. We also know that there is an overwhelming need in this community. There are many children that miss out on the opportunity to use the playground because of their inability to climb, walk, or even hold on to things. Individuals with motor planning difficulties or in wheelchairs cannot access the existing equipment with ease or sometimes not at all. Uneven terrain, sidewalks, and gravel are obstacles for many people. Having all-inclusive park equipment with accessibility would be a major asset to so many in our community. We request that you would take all of this into consideration when planning for the park.

Sincerely,

A handwritten signature in black ink, appearing to read "Nate and Erin Swift". The signature is written in a cursive, flowing style.

Nate and Erin Swift

City of West Plains
1910 Holiday Lane
West Plains, Mo. 65775

July 31, 2018

To whom it may concern;

In my position as counselor at West Plains Elementary, I see the importance of play each day. I am sure each city council member can recall learning many lessons of life on the playground. We learned to share, we learned compassion, we learned to stand up for ourselves, and got lost in the fantasies of our play. The effect of play has been well researched and documented with the positive effects being recognized in school districts across the nation. Many school districts are increasing recess time in recognition of the physical, emotional, and mental benefits of play. On the playground, all children should be equal with their peers in their ability to access equipment. The reality of the situation, however, is that physical, developmental, and sensory issues may inhibit a child's ability to initiate play or fully enjoy all of the benefits of play. The prospect of an all-inclusive playground is exciting in that we, as leaders of the City of West Plains, recognize the fundamental rights that all children, regardless of ability, should have access to safe playground equipment designed to meet their needs. The importance of this childhood milestone cannot be stressed enough.

I ask that each member of our city council consider the creation of an all-inclusive playground for our most vulnerable of citizens. Please feel free to contact me if you had additional questions or are in need of information.

Respectfully,

A handwritten signature in cursive script that reads "Michelle Miller".

Michelle Miller, MSW, LCSW

School Counselor

West Plains City Council -

I am writing in support for the construction of an all-inclusive playground in West Plains.

As a physical therapist, I can speak to the fact that inclusive play spaces offer the opportunity for all children to play together, ensuring that children of all ages and ability levels can have fun on the playground. This supports the physical, social, and cognitive development of children, and will promote activity and health/wellness in the area.

My profession and other healthcare professions involved with pediatric care see a huge need for equipment and services to fill the needs of families with children who have special needs. The concept of an all-inclusive playground here in West Plains would be a great addition in providing recreation and activity for families all over our region and could be part of West Plains being a place for families to find resource for their children.

The addition of an all-inclusive playground will provide children and their families with vital play spaces, and will be one of only a handful in the state of Missouri and the Missouri-Arkansas region.

Sincerely,

A handwritten signature in black ink, appearing to read 'Josh Drummond', written in a cursive style.

Josh Drummond, DPT, ATC, MHA