



Scope of Services and Proposal
for the construction of a new Leathers Playground
Danville, IN

Leathers & Associates, Inc. PO Box 3364 Jupiter, FL 33469-9998 DATE: 12/19/25	City of Danville 49 North Wayne St. Danville, IN 46122
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READ THIS ENTIRE PROPOSAL CAREFULLY. IT CONTAINS IMPORTANT INFORMATION FOR YOUR PROJECT.

This is a lump sum contract between the City of Danville, IN (Client) and Leathers & Associates, (L&A) for design services and construction services to build a one-of-a-kind playground.

This proposal constitutes an estimate of the work our office will provide for your project and the associated fees. The fees described in this proposal assume that we are providing standard design services based on the original design by L&A. The fees outlined here will vary only if additional work is requested or required. Any modifications to this proposal will be handled through written change orders.

The construction phase will not change except by mutual agreement between L&A and the Client.

The following pages contain an outline of the scope of work, associated responsibilities and cost. This proposal is valid through 2/28/26.

PROJECT GOALS:

To design and construct a new unique custom designed playground. The design will be based on approximately 11,500 Square feet. Similar size and scope of the original playground. The main materials will be a variety of recycled plastic lumber. The new playground should be expected to last minimally 30 years with proper maintenance. The playground will be designed and constructed to the current ASTM F1487 and & CPSC Pub.325 safety standard and current ADA requirements. The design will be completed by L&A. The construction will be completed by L&A. with assistance from the client

SCOPE OF WORK:

General:

This proposal is based on L&A providing design/build services

Construction:

Ensure that the finished work complies with the current version of ASTM F1487 and CPSC Pub.325. L&A will provide the materials, labor and tools necessary to perform the work unless otherwise specified under Client's responsibilities. The work will be performed under the supervision of a Certified Playground Safety Inspector. Upon completion, we will perform a final inspection assuring safety compliance.

Safety Surfacing:

Included in this proposal is engineered wood fiber surfacing. Type of sub-base is to be determined, and currently not included in this scope of work. Any required drainage would be outside our scope of work and if needed should be completed a minimum of two weeks prior to the construction start date.

Construction period:

- The completion date for the project is estimated for 2026 and will be evaluated and agreed upon by both parties
- Construction is expected to take approximately 5-7 weeks

L&A responsibilities:

- Develop a schematic design based on client feedback
- Develop a final design based on client feedback
- Develop a materials list and order the necessary materials for the project
- Provide onsite construction labor and supervision to ensure everything is built in conformance with the drawings
- Provide final site cleanup of construction materials
- Certify the final product meets ASTM F1487 standards, CPSC Pub.325 guidelines

Client's responsibilities:

- Supplying a liaison from the Client to help coordinate the design and construction process between the Client and L&A
- Obtain any necessary permits if applicable
 - Typically permits are not required for public playgrounds. ASTM F147-11 standards are the design standards for the project
- Provide any demo of existing structures
- Provide any necessary site work, such as grading or drainage
 - Site may need to be elevated and sloped to 1%

- Stakeout the playground perimeter and post locations. L&A will provide a CAD file.
- Provide any temporary fencing if required
- Accept delivery of some of the materials
- Provide power and water to the construction site
- Complete any site cleanup restoration like grass area outside of playground border

L&A Fees:

The following is an outline of fees for Leathers & Associates' professional services:

DESIGN & CONSTRUCTION DOCUMENTS PHASE

Pre-construction	\$58,745.89
All design work, Project Management/Construction Coordination, and construction documents	
Construction	\$494,387.90
L&A Construction Consultants: Includes all labor and travel expenses & tools to complete the project	
Final inspection	\$1,500
Inspected by L&A's CPSI for safety compliance	
Estimated materials	\$441.850
Shipping costs may increase at the time of delivery Does not include sales tax. If exempt, please provide information	

<u>TOTAL PROJECT COST</u>	\$996,483.79
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*If needed at any time prior to construction, any site visits will be billed at \$2,700 per trip.

*Please note that the estimated budget amounts shown do not include sales tax. Taxes will be applied, if applicable, in accordance with local and state regulations.

Payment schedule

Timing	Amount
Upon acceptance of proposal	5% = \$49,824.19
Upon completion of pre-construction phase	10% = \$99,648.38
Eight weeks prior to construction start date	50% = \$498,241.89
Upon substantial completion of construction phase	30% = \$298,945.14
Upon final completion	5% = \$49,824.19

BASIC SERVICES

The Basic Services consist of the phases described below.

DESIGN DEVELOPMENT/CONSTRUCTION DOCUMENTS PHASE

Pre-construction phase

L&A shall review the design criteria including a budget with the client to establish a schematic design and consult with the client on any design modifications. Based on the scope of work. L&A will prepare a materials list and order the necessary materials.

As part of this phase we will automatically make adjustment to the design to bring the project up to current ASTM F 1487, CPSC Pub. 325 standards and guidelines. We will also ensure compliance with ADA requirements. Individual details, traffic flow and budget constraints shall be considered.

Construction

L&A shall prepare the necessary working drawings and specifications setting forth the requirements for the construction of the entire project as needed by our construction consultants. The final drawings will conform to the current safety and accessibility guidelines (ASTM 1487, CPSC Pub. No. 325).

These documents typically consist of plan view drawings and are outlined below:

1/8" plan view, 1/4" plan view, 1/8" stakeout, and any other drawings L&A deems necessary. These drawings are not typical construction drawings and are prepared for our trained construction consultants. We will also provide a 3-D artist rendering of the final design.

If necessary, L&A shall assist the client in filing the required documents for the approval of governmental authorities having jurisdiction over the project. It is, however, the client's responsibility to identify any such requirements and authorities and to follow through with any required filings. Any additional work that may be needed is not included in this proposal.

PROJECT MANAGEMENT PHASE

The client will be assigned a project manager, who will serve as the community's main contact through the construction of the project. The project manager is available from 8 a.m. to 5 p.m. Eastern Time and can be reached by telephone and email.

CONSTRUCTION PHASE

Exact construction dates and completion to be determined. L&A will provide the materials, labor and to complete the job as outlined above. L&A will inspect the completed playground for compliance with the drawings and all relevant safety aspects.

INSURANCE

L&A will carry the following minimum insurance coverages:

- General liability policy \$1,000,000/occurrence, \$2,000,000 general aggregate
- Professional liability \$1,000,000
- Automobile liability \$1,000,000
- Worker compensation and employer's liability \$1,000,000 each accident

- L&A will name City of Danville, IN as an additional insured under the general liability policy upon receiving a signed contract

Leathers & Associates, Inc.

Marc Leathers

Title: President

Date _____

City of Danville, IN

Authorized Agent

Title: _____

Date _____