



# PAYSON SPLASH PAD STUDY

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SUBMITTED BY:

Sharon King  
Debi LaBonte  
Lori Mills  
Kris Morrissey  
Lori Thompson

Over the last few years, more and more towns have invested in popular “wet playgrounds” called splash pads as an important and economical addition to recreational activities provided for families. These “splash pads” come in all varieties of sizes, shapes and features. The basic construction consists of a cement pad with water sprays and features. There is plumbing underneath, necessary pumps and water treatment, filtration and recirculation systems. Water flows through the pipes underneath the pad through which water is sprayed. Early models just offered water sprays. As the industry developed, water features were added to enhance the experience. There is little maintenance required and no standing water so life guards are not needed. Most splash pads are located near dry playgrounds and are monitored by parents or guardians.



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## Splash Pad Project

**VISION:** Enhance the family lifestyle and no fee recreational opportunities for the town of Payson.

**MISSION:** To provide the town of Payson with specific projects and programs which will improve the quality of life and beauty of the town for residents to enjoy.

**GOALS:**

1. Form a committee of citizens to collect data and estimated costs for the project.
2. Examine the popular “Splash Pads” found in many towns as a part of their overall playground activities.
3. Investigate and determine installation and ongoing costs. Also, review locations and the size and features desired. Use data from other towns where possible.
4. Work with town staff to fine tune the details for consideration by the Town Council.
5. Turn over the project to town staff to obtain bids for completion of the project.

**EXECUTIVE SUMMARY:**

The town currently operates two parks: Rumsey, which is predominantly a sports park with the town swimming pool and Green Valley, which is used for many town gatherings such as: the 4<sup>th</sup> of July fireworks and a summer concert series. Playground areas for younger children are located at both parks. Other than an upgrade to the playground in Green Valley, no improvements or additions have been made to either park in quite some time.

With the popularity and success of “splash pads” in other communities, a growing number of Payson residents have expressed a desire for a splash pad in Payson over the last year. A small group of residents came together and met with the Town Manager and department staff to discuss the possibility of locating a Splash Pad in Payson. The citizen group with the assistance of town staff, research from other towns, and splash pad consultants, prepared this feasibility report. The Town Manager presented the project, as citizen led, to the Town Council which voted to go ahead with the evaluation and proposal for this project. The approval gave the group permission to work with town staff to assist the team in preparing a feasibility report.

Details and estimated cost information has been assimilated using both out of town data and with interviews of Payson town staff.

## REVIEW OF LOCATIONS

After looking at various location it was determined that either Rumsey or Green Valley parks would be the most feasible locations.

The team conducted an onsite review of Rumsey Park and Green Valley Park. We took several items into consideration when reviewing options. The space we looked for consisted of square footage for both the pad (1500sf) and additional area around the pad for over splash, benches and ramadas. We considered the foliage and potential debris, location of restrooms, and locations of other “dry” playgrounds, and the general safety of the area for young children. We also looked at the proximity and ease of connecting to existing electrical and plumbing and sanitation requirements. The attraction of locating the splash pads in the aforementioned parks takes advantage of other recreational opportunities located there.

### **Rumsey Park:**       *(refer to Exhibit 1)*

We examined four different areas that could have potentially worked in terms of having the space needed. Please refer to the attached map for comments made below:

- (Exhibit 1, A) was located beside the swimming pool on the east side. It was rejected due to the severe drop off to the south and east sides of the area which would require extensive fencing. The land is sloped, so more site preparation would be required. Park restrooms are too far away, pool restrooms are not available at all times and it was too distant from any other park activities. Very isolated location.
- (Exhibit 1, B) was located to the north and east of the playground area. This spot also required some potential fencing and was considered to be too heavily shaded with potential of too many leaves and debris.
- (Exhibit 1, C) was considered because of the proximity to the bathrooms and other activities. This area has heavy tree coverage, needs fencing around wash areas, and would likely attract skateboarders which could damage the surfaces and water features. It is located in the middle of the park area that receives a lot of foot traffic during game season. The parking would be limited during the busy season.
- (Exhibit 1, D) this area is back near the children’s playground area where the baby swings are located. The ground area is already cleared (with removal of swings). A fence would have to be extended as this area is near the road. A ramada is already located

near this site as well. The restrooms are not nearby and foliage and shade might still present a problem.

## **Green Valley Park**      *(refer to Exhibit 2)*

We examined two areas that appeared to meet our identified specifications:

- (Exhibit 2, A) the area is off to the west of the park, adjacent to the Church parking lot and north of Lake Drive. The land slopes and would have to be leveled, and extensive fencing needed for the significant wash located on the east side. It is proximate to the dry playground but would require people to cross the wash to get there. It is also further from the restrooms. On a positive note, it is very sunny and open.
- (Exhibit 2, B) is the lawn area just east of the playground and bandstand, and restrooms. There are no areas requiring fencing and no trees or excessive debris. There is plenty of area around it for benches and a ramada and all utility hook ups are accessible. There is no ramada close by.

## **PROS AND CONS OF BOTH PARK LOCATIONS**

Criteria used to evaluate locations included: necessary space for pad plus seating, proximity to restrooms, proximity to dry playgrounds, shade vs sunlight, excessive tree debris, nearby obstacles, parking, ease of installation for electrical, plumbing, water and sewer needs.

### **Rumsey Park**

Pros:

1. Central location
2. Playgrounds for children
3. Utility hook ups available
4. Parking available
5. Space for pad and surrounding area available
6. Desired location (*exhibit 1, D*) has ramada near it

Cons:

1. Heavily treed with debris
2. Few restrooms
3. More extensive site preparation needed
4. Fencing required
5. Park is a sports park, so more adult and teenage activities
6. Park is in need of updating and depending on a redesign plan, not sure where to best locate a splash pad

## Green Valley Park

- Pros:
1. Park amenities and features are stable.
  2. The recreational areas attract families with younger children
  3. Restroom facilities are nearby
  4. Desired area is near dry playground
  5. Parking is available
  6. Utilities hook ups available nearby with space to locate required equipment
  7. Fencing not needed
  8. Space will accommodate the pad and surrounding area for benches
- Cons:
1. No nearby Ramada

### **RECOMMENDATION FOR LOCATION** *(refer to exhibit 2, B)*

**After visiting the two parks and taking into consideration the important factors when choosing the best site, Green Valley Park was ranked as the best place for the splash pad. It meets the need for stability, the required amount of space, the proximation to rest rooms and to a “dry” playground. Benches and a ramada can also be easily accommodated.**



## **VIABILITY FOR CONSTRUCTION AT GV - NEXT STEPS** *(refer to Exhibit 3)*

A physical measurement and review of the desired area was conducted. It was determined there was plenty of room and minimal change to the land site itself. To assist us with this step, representatives from Painted Sky Engineering volunteered to meet us at the site to confirm our plans. They provided a draft of the shape and size of the area under consideration.

We then met with several key people to determine the feasibility of utility hook-ups and ongoing maintenance activities.

- Electric: Scott Jones from APS reviewed the expected electrical needs. He thinks there is enough power at the box located behind the restroom to accommodate the needs. He has been furnished with estimates to confirm.
- Water: Tanner from Payson Water Dept. will examine the size of the water pipe leading to the back of the restroom to determine it is ample for the limited water demands of the make-up water of the recirculation system.
- Sanitation: Garret determined it would be possible to connect to the existing sewer line.
- Pad filter and equipment can be located at the rear of the restroom, keeping it accessible but out of view.
- Several locations are good for the water tank to be buried, also near the restroom.

## SPLASH PAD SPECIFICATIONS

The team examined the splash pad projects from several towns around the state. Various types, sizes and features and costs were reviewed. We met with several town departments for guidance and estimates on the cost to build and maintain this new structure. This extensive research was helpful in determining what ultimately might work best for Payson.

While there are several options or directions to go, we have determined what we think works best. The location, size, specifications, features, and amenities were carefully analyzed and reflect not only due diligence, but also shared experiences of other towns, and our own budgetary constraints. Splash pads are very customized and can be color coordinated to match the surroundings. (e.g. green and tan)

### CONSTRUCTION

#### SIZE

PAD 1500- 2000sf

SURROUNDING AREA 500-1000sf

#### CONSTRUCTION MATERIAL

PAD AND SURFACE Brushed Concrete

#### FEATURES OF PAD

CENTER WATER FEATURE Small Bucket(s)

ADDITIONAL FEATURES 4-6 (Can be capped for future installations) durable, removable and warranted

SPRAY AREA BY AGE Organize water features and sprays by age

#### PLUMBING

To include 4-6 water features

#### SEWER

Access for back wash

#### WATER

Filtration/recirculation

#### ELECTRICAL

Two 220v and One 110v depends on final bid.  
Auto timer and auto water testing to be included.

FENCING	None
SEATING	Recommend Three to Four Benches facing west toward playground and north toward park
RAMADA	Recommend one on east side of splash pad
STAFFING	No lifeguard staff needed. Ongoing maintenance to be absorbed by Park staff.
PARKING	Existing
LIGHTING	None
SIGNAGE	Small rules of operation/safety

## **OPERATIONS**

MONTHS OF OPERATION	Mid May – Mid September Temps at 75* or above
HOURS OF OPERATION	9am – 6pm (flexible)
STAFF TO PROVIDE*	Refilling of chemicals, site review for debris, clean filters, check equipment
MONTHLY UTILITIES	
WATER (INCL USAGE FEE)	To be determined
ELECTRIC	To be determined
SEWER	To be determined
WATER TESTING	auto tested all times of operation/chlorine administered automatically.
MAINTENANCE OF PAD	normal cleaning of debris, cleaning filter

\*Separate document with estimated staff time needed to support the splash pad year round

## **COSTS TO CONSTRUCT AND MAINTAIN A SPLASH PAD** *(refer to Exhibits 4-6)*

The team has spent time in reviewing several other town proposals. We found there were too many variables to come up with a specific cost without final decision regarding the size of the concrete pad, the number of water features, and the total amenities (benches, ramada).

Since there are so many options when considering the one-time cost of a splash pad, we have included 3 different quotes from other projects to give you an idea of the range of costs for Splash pads and water features.

The first two quotes are from the Splash Pad company, Vortex. Exhibit 4 (2 pages) and Exhibit 5 (2 pages). The major difference is in the size of the pad and the number of water features.

The third quote, Exhibit 6 (2 pages) is from RainDeck - Splash Zone, LLC

**As we reviewed the various proposals, we determined that the Payson Splash Pad, with 1500sf of water spray, a center bucket feature and 6 water features, would be in the range of between \$180,000 and \$215,000.**

**Ongoing operational expenses are best determined by the town staff.**

## **SUMMARY**

**After careful review and consideration of the information provided, we believe a splash pad located at Green Valley park will contribute to an enhanced recreational experience for Payson residents. We have received many positive comments from residents of all ages. It will provide valuable play time for children, adds to the beauty of the park, and the enjoyment for “spectators”.**

## **NEXT STEPS**

**Our team is ready to continue with whatever activities are needed to finalize the project. We understand that it is fully funded by the town, and as such, we are happy to turn over any and all information we have gathered as soon as possible.**

- 1. Town staff to get approval to allocate necessary funds to be included in the 2019-2020 town budget**
- 2. Continue to work with town staff to fine tune details for bid package**
- 3. Establish timeline for program completion**