

TO: Board of Commissioners

FROM: Rob Sperl, Director of Parks & Planning  
Steve Hinchee, Superintendent of Planning

THROUGH: Michael Benard, Executive Director

RE: Briar Patch Park Adult Fitness Area Safety Surface

DATE: July 14, 2025

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**SUMMARY:**

In 2024 an outdoor adult fitness area was constructed as part of the Briar Patch Park Improvements OSLAD grant. A portion of the equipment was installed with an artificial turf surface underneath, and the remaining equipment was installed over poured concrete. These conditions are acceptable per the manufacturer's recommendations. However, after having the equipment for a year staff now feel a safety surface under the entire area is preferable. This comes after receiving concerns that local children have been seen climbing the equipment structure.

Staff is recommending installing poured-in-place (PIP) rubber surfacing over the existing concrete. The purchase of this surfacing can be completed through an OMNIA joint purchasing arrangement. The proposed PIP surface is \$21.82/sq.ft. (compared to the \$24.65/sf.ft. turf installed in 2024). Staff feel this is a competitive price for this work.

**PREVIOUS COMMITTEE/BOARD ACTION:**

The purchase of adult fitness equipment from NuToys / Sourcewell Cooperative, and Kompan / OMNIA Cooperative was approved at the February 21, 2024 board meeting. A contract to install artificial turf surfacing from Forever Lawn was approved at the June 19, 2024 board meeting.

**REVENUE OR FUNDING IMPLICATIONS:**

Funds remaining from the Rathje playground surfacing project would be sufficient to cover this expense and could be transferred to Briar Patch. \$80,000 is budgeted for outdoor fitness within the current fiscal year (40-800-828-57-5701-0000). We are also exploring remaining grant funding administered by DCEO that might be utilized for this expense.

**STAKEHOLDER PROCESS:**

N/A

**LEGAL REVIEW:**

N/A

**ATTACHMENTS:**

Perfect Turf Proposal

**ALTERNATIVES:**

N/A

**RECOMMENDATION:**

It is recommended that the Wheaton Park District Board of Commissioners approve the proposal from Perfect Turf for the Briar Patch Park - Adult Fitness Area Safety Surface in the amount of \$23,345.00. Additionally, staff request a 10% contingency of \$2,334.50.



Wheaton Park District  
OMNIA Partners ID: 4059068  
102 E. Wesley St.  
Wheaton, IL 60187

**June 24, 2025**

**OMNIA Purchasing agreement – OMNIA Contract #R230201**

**Project Name:** Briarcliffe Park – 1700 Briarcliffe Blvd Wheaton, IL 60189

The following proposal is for the material and installation of a Perfect Turf® PerfectPlay® poured rubber system for the playground area at the location above.

<u>Perfect Turf® PerfectPlay® Poured Rubber System:</u>	<u>Sq. Ft.</u>
<b>Poured rubber installation proposal 1,070</b>	<b>\$ 23,345.00</b>

**Poured rubber proposal includes:**

- Furnish and install poured in place rubber covering concrete for fall protection.
- Pull back turf surface and remove pad to transition rubber to turf. Overpour base rubber for turf to adhere to.
- Reinstall turf on rubber base, glue with turf adhesive.
- Turn down rubber surface on the edge of concrete curbing. PD to backfill and restore grass.
- Install a 1.5" to 2.5" depth of a 2-layer 50/50 with Aromatic Binder.
- Surface layer will be a minimum of .5" of full depth 50/50 Standard Color/Black blends.
  - Site security (provided by OWNER) is required to keep foot traffic off the surface for a minimum of 48 hours.
- Provide five (5) year manufacturer's warranty against defects in materials and workmanship from date of completed installation.
- Provide five (5) year warranty to meet impact attenuation performance requirements from date of completed installation.
- Installation to be performed by Perfect Turf and/or Perfect Turf approved contractors at prevailing wages.
- Dumpster for material packaging and other refuse to be provided.
- Shipping and handling fees are included.

[PerfectTurf.com](http://PerfectTurf.com) ♦ [TurfDrainTiles.com](http://TurfDrainTiles.com) ♦ [BuyHomeTurf.com](http://BuyHomeTurf.com) ♦ [PTPetGrass.com](http://PTPetGrass.com)

📄 U.S. Patent No. 9,464,388 📍 5540 Meadowbrook Court, Rolling Meadows, IL 60008 ☎ (888) SYN-TURF (796-8873)

**NOT Included in project work steps above**

- Excavation of existing base, creation of new stone base and job site restoration.
- Proposal pricing excludes all applicable licensing, permits, performance bonds or prepaid insurance costs.
- If actual dimensions change from what was provided to Perfect Turf, additional costs may apply.
- Excludes fall height testing (available for \$1,800.00)

**Note:** Outside temperature of 45 – 85 degrees Fahrenheit minimum is recommended for installation.

These prices are based on having full access to the play area once the installation starts. Site restoration will be the responsibility of the owner or others. Construction entrance to be determined by owner and Perfect Turf representative. Perfect Turf requires a scope review meeting to finalize plans and details. Surfacing subbase to be inspected and approved by Perfect Turf prior to PIP surfacing installation.

**DISCLAIMER:** Surfacing failure due to improper subbase preparation is the responsibility of others and not a warranty matter under the Perfect Turf limited warranty.

Specifications DO NOT require a 3<sup>rd</sup> party to drop test surfacing after completion.

Please feel free to contact me if you have any questions regarding this proposal.

Kind regards,

Ross Burns  
Perfect Turf Distributing, LLC  
773.908.7629 direct phone  
ross@perfectturf.com

[PerfectTurf.com](http://PerfectTurf.com) ♦ [TurfDrainTiles.com](http://TurfDrainTiles.com) ♦ [BuyHomeTurf.com](http://BuyHomeTurf.com) ♦ [PTPetGrass.com](http://PTPetGrass.com)



**PERFECT TURF®**

**Terms:**

1. Perfect Turf Distributing, LLC (PTD) price includes all materials, labor and taxes necessary to complete all work according to the specifications and materials described herein or attached. Client understands that the measurements and quantities included herein are approximate. If an accompanying design is provided, surface shown may not be to scale.
2. Customer understands that installation on any base that is not totally solid (such as over prior excavation, removed tree locations or near tree roots) may cause future problems with their turf installation. PTD is not responsible for any ground settling or other ground disturbance at any time, unless caused by or part of materials brought in by PTD.
3. Any alteration or deviation from the above or attached mentioned specifications involving extra costs or changes to the plan, will be executed only upon a signed addendum, and may become an additional charge over and above this contract amount.
4. It shall be the responsibility of the Client to furnish any water, power, or other utilities necessary at the job location for PTD's use prior to the start.
5. PTD agrees to diligently perform this work. All work and materials will be supplied in a professional manner. Contract pricing is based on PTD having full access to the proposed area once the installation starts and right of way for PTD and its subcontractors until completion. However, PTD shall not be responsible for delay or failure to perform due to acts of God, threat of inclement weather, strikes, accidents, civil disturbance, delays caused by owner or other contractor's working for the Client, lack of availability of construction materials or other delays beyond PTD's control.
6. PTD will not be held liable for any damages caused by the rupture of water lines after installation.
7. Proposal pricing includes 3% cash/check discount with order. If Client pays by credit card, for all or part of the project, 3% will be added to the payment amount for the portion paid by credit card.
8. Client understands and agrees that fees are to be paid 50% deposit and the balance due upon completion. Any other payment arrangements must be outlined on this contract at the time of contract signing.
9. Contract pricing is valid for 60 days from date of the proposal.
10. In the event PTD retains an attorney in conjunction with any dispute arising out of this contract, the Client shall be required to pay PTD's reasonable attorney's fees and all other costs and expenses of PTD incurred related to the dispute.
11. All materials installed remain the property of PTD until this contract is paid in full.
12. All unpaid balances from date due shall be assessed interest at a rate of 2% per month (24% A.P.R.).
13. This contract constitutes the full agreement between the parties and supersedes any and all oral expressions or statements, which shall not be construed to be part of this agreement. All terms and conditions are required to be in writing, in either this contract or an addendum. This agreement is not binding upon PTD unless and until an authorized officer of PTD accepts it.

Client Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Acceptance by PTD Official: \_\_\_\_\_ Date: \_\_\_\_\_

**Perfect Turf Distributing LLC Photographic Agreement**

Initials below signifies Customer's agreement to allow PTD to photograph the project upon completion and use in future marketing efforts as it deems appropriate.

Client Initials: \_\_\_\_\_

[PerfectTurf.com](http://PerfectTurf.com) ♦ [TurfDrainTiles.com](http://TurfDrainTiles.com) ♦ [BuyHomeTurf.com](http://BuyHomeTurf.com) ♦ [PTPetGrass.com](http://PTPetGrass.com)

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