

PROPOSALS MUST BE RECEIVED BY:
11:00 am Friday, February 20th, 2026

Deliver electronically ONLY to:

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763-433-9820

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REQUEST FOR PROPOSAL
to
**Develop New Replacement Playground at Riverdale
Park I.P. 26-51**
6960 Riverdale Drive NW



PROPOSAL SPECIFICATIONS

Remove and recycle existing play equipment and associated appurtenances and design and install new playground appropriate for a neighborhood park.

Prequalification's:

- I. Bidder/Contactor shall demonstrate that he/she has successfully installed 3 (three) similar playgrounds in a county, municipal or school setting in the Twin Cities Metropolitan area within the last 5 (five) years.
- II. Bidder/Contractor shall not be disbarred or disqualified from working on playground related construction projects by any municipality, county or school districts in the State of Minnesota.

Introduction and General Information:

- In submitting a proposal, the Contractor warrants that mobilization and material handling necessary to install ALL play equipment and improvements as proposed is wholly included in their proposal.
- Contractor responsible for viewing the existing site, to review the scope of removals, and infrastructure to remain and protect.
- Before any construction activities begin, the Contractor must request all required utility locates and take necessary precautions to prevent damage to existing underground utilities.
- This Request for Proposal shall be a not-to-exceed amount. The Contractor must include within his/her quote any time or materials necessary to complete the work in a professional and quality manner. E.g. if matting is required due to wet conditions or to protect trail surfaces and tree rooting zones – this expense is that of the Contractor. There will be no Change Orders.
- Work site may be required to be enclosed with temporary safety fencing – if the contractor is not physically on site. Fencing is **not required** if there are no equipment or loose items/tools anywhere on site, *aside from* loose major play components that do not constitute a hazard, and/or plywood/work mats (if used), which may be present until job completion.
- The City plans to save, and reuse the existing containment boulders. The Contractor may change the border layout, if necessary, but will be at the Contractors expense.

Award and Selection Process:

The City (Owner) *anticipates* award of Riverdale Park playground project the day following City Council approval on July 28th, 2026. The city will award the project to the most responsible proposer, in relation to the city's assessment on the maximum play value, together with the overall quality of the products and site improvements, and project delivery terms.

The Park and Recreation Commission will evaluate A proposals with other A proposals, and likewise for B proposals. The top choice for A proposals will then be evaluated with the top choice B proposal. The Park and Recreation Commission will then make a recommendation to City Council on the specific proposal for approval (either an 'A' or 'B' proposal). The Commission's recommendation to Council will be for a playground and associated site improvements (if any) that is in the best interest of the community in relation to play value and experience, not necessarily the lesser cost of one proposal over another.

City staff will review the Contractor's response to the RFP, including either a model of the proposed project, a graphic artists' rendition of the project or a computerized drawing of the proposed project *and* determine if the proposal meets all criteria for consideration.

Right to Reject Proposals:

The City of Ramsey reserves the right to award the total proposal, to reject any and all proposals in whole or in part, and to waive any informality or technical defects, in the City's judgment.

Work and Staging Areas:

Confine work activities to the playground area and a direct route from the staging area, to that necessary to place/install play equipment. Contractor is responsible for protecting pavement edge from breaking and damage. No mechanized equipment shall be left overnight at the park (unless fenced), and no construction activity shall be performed before 7 AM nor after 7 PM Monday through Saturday. The contractor shall provide 72-hour advance notice before working on Saturday. City Council approval is required for Sunday work.

A dumpster is permitted if the contractor deems it necessary to dispose of the existing play structure at the cost of the Contractor. No construction related disposal is to be placed in the trash receptacles at the park. Contractor may dispose of any playground packaging from the new playground in the dumpster at Public Works, 14199 Jasper Street, that are not to be recycled.

Shipment of Materials:

Before making any shipment of materials to the site, Contractor shall ascertain whether the site is in a condition to receive the shipment. Where this provision is neglected and material is delivered to the site when the latter is not in condition to receive it, such materials shall be properly stored elsewhere at the Contractor's expense and adequate insurance coverage provided for off-site storage.

Storage of Materials on Site or Off-site:

Contractor shall provide storage as required to protect and preserve all materials stored at the site. Storage of materials is to be confined to areas designated by the City. The City will not sign for, or be responsible for, materials delivered to the site.

Equipment which is delivered in advance of the installation week can be stored at the Public Works campus at 14199 Jasper Street, Ramsey, MN 55303. Playground equipment supplier will be responsible for equipment and insurance of equipment stored at the Public Works campus. Equipment supplier/Contractor will also be responsible for the unloading and loading of the equipment at the campus. In addition, supplier will be responsible for delivery of the equipment to the installation site, and clean up all packaging materials/debris from loading/staging location. Contact Parks Lead Andy Blood 763-464-7099, ablood@cityoframsey.com relating to the above logistics.

Schedule:

A schedule for the work shall be submitted to the City upon notification to the Contractor that they have been awarded the job. Once work has commenced, the Contractor shall continuously pursue completion in accordance with the approved schedule. The goal of these specifications is to minimize the number of days the playground site is out of service.

Liquidated Damages:

Liquidated damages shall be deducted from the approved quoted amount in the sum of \$100 per weekday (Monday-Friday) for each day of non-completion beyond the required completion date.

If Proposal A is awarded, all work must be completed on or before October 9, 2026. If Proposal B is awarded, all work must be completed on or before June 30, 2027.

License and Insurance:

By submitting a proposal, the Contractor affirms they shall maintain the following minimum insurance coverage while completing their work as related to this RFP in the

following amounts: Commercial General Liability \$1,000,000 per occurrence (written on an occurrence-based form bodily injury and property damage); automobile liability \$1,000,000 per occurrence (including hired & non-owned bodily injury and property damage).

The City of Ramsey shall be named as an additional insured on the Commercial General Liability insurance. Certificates of Insurance for all of the above insurance shall be filed with the City prior to the work. The Contractor also affirms they shall be licensed to perform the work in the State of Minnesota, and the work shall comply with all state and local laws.

Payment:

Payment will be made upon submittal of an invoice to the City on a net 30-day basis following City acceptance of the work (there will be no partial payments, nor change orders). An IC 134 form may be required prior to final payment.

Proposal(s) Duration:

The Contractor in submitting their proposal, acknowledges the amount shall be honored for a period of 90 days from the date of submission.

Warranty/Guarantee:

The Contractor warrants and guarantees to the Owner that all installation Work will be of good quality and free from faults or defects in accordance with this RFP. All defective Work may be rejected.

If required by the Owner, prior to payment, the Contractor will promptly without cost to the Owner, correct defective Work, or replace it with non-defective Work. If the Contractor does not correct such defective Work or remove and replace within a reasonable time, the Owner may have the deficiency corrected or the rejected Work removed and replaced. All direct or indirect costs of such correction or removal and replacement, including compensation for additional professional services shall be paid by the Contractor, or deducted by the Owner, all such costs from the quoted contract price.

If, instead of requiring correction or removal and replacement of defective Work, the Owner (prior to approval of final payment) prefers to accept it, they may do so. In such case, if the acceptance occurs prior to final payment, a Statement shall be issued incorporating the necessary revisions, including appropriate reductions in Contract Price.

All play equipment and site furnishing shall be warrantied for a period of one year.

Specification Reference:

The Contractor shall conduct his/her work in conformance with the specifications set forth herein, and in accordance with safe construction practices. Additionally, the Contractor must be licensed to work in the City of Ramsey, at the time work may commence.

Play Equipment and Site Improvements Specifications:

- Structure and improvements shall meet and comply with all current ADA Legislation and ASTM F1487.
- All equipment must meet age related design criteria suitable for two (2) - twelve (12) year-olds and be IPEMA certified.
- Play structure proposal must include; swings with two (2) bays with one (1) ADA compliant seat, one (1) Tot swing, and two (2) strap seats.
- Main structure frame can be a single pole staging area or a multi-level vinyl coated deck system structure with a minimum of one (1) covered canopy over a deck area. Poles shall be a minimum of 3.5 inches (wall thickness minimum of 0.120") in diameter and made of Aluminum or steel. Designs incorporating other than post and platform construction are encouraged if they meet specifications for ASTM, CPSC and IPEMA compliance as outlined/stated elsewhere in this RFP. Proposers shall identify any deviation from these specifications.
- Amenities may include, but not be limited to, plastic slides, climbing walls/units/nets, ladders, play panels, transfer deck, fire pole, spinner, overhead glider, play accessories, didactic elements, landscape features, benches, etc.
- Poured In Place surfacing must be installed below bottom of slides and swings.
- Site shall have signage information provided appropriate to the structure/area.
- All plastic and coating products must be UV and color stabilized to resist fading.
- Supplier must be able to provide a tool kit for fasteners, parts manual (both hard copy and electronic) and touch up paint kit for all structure colors.
- All parts must have a corrosion resistant finish and be capped on the top and all ends.
- All metal decks must be manufactured from sheet steel conforming to ASTM specification A-569 and be finished with a vinyl coating.
- All connecting hardware used must be zinc plated or stainless steel, free of protrusions, vandal resistant and have a tamper proof design. Service kit for tamper proof fasteners must also be provided.

Containment Border and Surfacing Specifications:

- (Proposal A) Provide and install engineered wood fiber surface material to meet the requirements of ASTM 1951 for accessibility. Documentation must be provided from the EWF manufacturer that it meets ASTM 1951 standards.
- Provide and install Poured in Place accessible route to swings, under swing area, to a transfer point on the main structure and at the bottom of any slide.
- (Proposal B) Provide and install Poured in Place throughout the entire play structure for effortless accessibility.

Proposal Scope and Opportunity:

The goal and objective of this Request for Proposal for a replacement playground at Riverdale Park is to deliver the maximum play value and enduring interest for families and children – in relation to the investment in a new playground and its associated site redevelopment. Therefore, the city is inviting up to two (2) different proposals per contractor/vendor (for both A and B proposals), though only a single proposal may be submitted at the contractor's discretion. This RFP is challenging contractor/vendors to use their professional expertise and creativity to develop a unique playground befitting this community park. All proposals must include removal of existing structure.

Whether a single proposal is submitted or more, they must be categorized as 'Proposal A' or 'Proposal B', and accordingly be clearly identified on all submittals.

Proposal A shall be Engineered Wood Fiber mulch with poured in place in select areas at a not-to-exceed amount of \$125,000.

Proposal B shall be poured in place throughout the entire play area at a not-to-exceed amount of \$230,000.

Communication with the City:

If any requirements of this RFP are not clearly understood, the Contractor is responsible for contacting the City for further clarification in a prompt manner. Responses to inquiries, if they change or clarify the RFP in a substantial manner, will be forwarded by addenda to the known RFP holders.

Submittal Specifications and Requirements:

Each of the following items shall be considered an integral part of the Contractor's proposal and shall be submitted to the City on or before the date and time as stated on the Proposal Form below:

- One copy of the signed Proposal Form.
- List of all equipment included in the plans, with quantities. (Separate for Proposal A and Proposal B)
- Electronic drawings and renderings (E.g., PDF's) to be used for evaluations and award. (Separate for Proposal A and Proposal B)
- One copy of a play area equipment layout drawing to scale showing layout, safety zones, accessibility, border and outside dimensions. (Separate for Proposal A and Proposal B)
- One complete copy of all warranty information.
- The contractor shall indicate all deviations from the specifications, if any.
- Provide documentation from the manufacturer or an independent consulting firm stating all equipment meets the current ADA standards and ASTM F1487 standards.
- Documentation that all equipment quoted is covered by product liability insurance.

~ End of Specifications ~

REFERANCE PHOTOS, AND PROJECT PROPOSAL DEFINITIONS



Play equipment to be removed/recycled.



Play equipment to be removed/recycled.



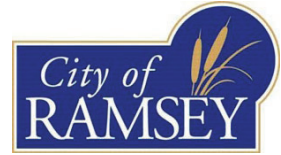
Boulders will remain at site to serve as a border.



Pavilion and concrete to be protected.



Benches, fountain and trash can to be protected.



Proposal for Design, Provision and Install of Play Equipment at Riverdale Park.

\$ _____ for all costs to complete installation of play structures and site work referenced in Proposal A.

\$ _____ for all costs to complete installation of play structures and site work referenced in Proposal B.

In submitting the above proposal(s), I/We warrant the quoted amount valid for work of proposal A to be completed on or before October 9, 2026 or for valid work of proposal B to be completed on or before June 30, 2027 – and that all costs associated with the project are included, (equipment, fuel, materials, structures, delivery, installation, construction permits, taxes and service charges). Bidders/Contractors need only include this page (not the whole RFP) with their submittals.

Additionally, I/we acknowledge the specifications and provisions referenced herein and above.

Contractor name _____

Owner or representative _____

Signature _____

Phone(s) _____

E-mail _____

ADDENDUM NO. 1 - 01/23/2026
I.P. 26-51 Riverdale Park Playground Reconstruction
CITY OF RAMSEY

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Addendum No. 1

Items modified by this addendum:

SPECIFICATIONS

No Specifications are updated with this addendum.

RFP

Adding a request for submission of a third proposal, Proposal 3.

SUPPLEMENTAL INFORMATION

An additional proposal option, Proposal 3, is hereby added to the Riverdale Park Playground Reconstruction RFP.

Under Proposal 3, the City will be responsible for the removal and disposal of the existing play structure, the removal of approximately 6–8 inches of existing pea gravel surfacing, and the removal of the boulders currently bordering the playground layout.

Upon completion of this preparatory work by the City, the contractor shall provide and install Poured-in-Place surfacing throughout the entire play structure area, along with concrete curbing around the perimeter of the playground.

Proposers shall include all labor, materials, and associated costs related to the installation of the Poured-in-Place surfacing and concrete curbing under Proposal 3.

ADDENDUM NO. 2 - 01/30/2026
I.P. 26-51 Riverdale Park Playground Reconstruction
CITY OF RAMSEY

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Addendum No. 2

Items modified by this addendum:

SPECIFICATIONS

No Specifications are updated with this addendum.

SUPPLEMENTAL INFORMATION

This Addendum is issued to clarify and revise certain requirements of the Playground Replacement RFP.

Add Alternate for Proposals 1 and 2

Proposers are permitted to submit add alternates for Proposal 1 and Proposal 2 that reflect the City's removal and disposal of all existing playground equipment and the removal of approximately 6–8 inches of existing pea gravel surfacing. These add alternates shall clearly identify any cost adjustments associated with the City completing this work.

Proposal 1 Poured-in-Place

Under Proposal 1, Poured-in-Place surfacing is required at the base of all slides and beneath each swing.

Proposal 3 Installation Deadline

The installation of the playground and related improvements under Proposal 3 shall be completed on or before June 30, 2027.