

## **TOWN OF WINDSOR AGENDA REPORT**

**Joint Windsor Town Council, Windsor Redevelopment Successor Agency and Windsor Water District Meeting Date:** March 18, 2026

**To:** Mayor and Town Council  
**From:** Charlie Johnson, Parks and Facilities Superintendent  
**Subject:** Award Minor Construction Agreement for the Town Green Park Playground Pour-in-Place Rubberized Surface Replacement Project

### **Recommendation to Council:**

Award a Minor Construction Agreement to S. Whiteford Enterprises, LLC, in the amount of \$116,608.33, for the construction of the Town Green Park Playground Pour-in-Place Rubberized Surface Replacement Project and authorize the Town Manager to execute said construction contract and any required construction change orders up to the project budget amount of \$126,000, on behalf of the Town.

### **Strategic Plan Element:**

The recommended action supports the goal of Infrastructure. Goal Statement: Through a lens of sustainability and innovation, invest in the Town's infrastructure and public facilities to meet the needs of future generations.

### **Background:**

The Parks and Facilities Maintenance Division is responsible for the maintenance and preservation of the Town's 153 acres of park and streetscape areas and 91,000 square feet of facilities amenities. Maintenance and preservation include updating existing facilities to ensure the facility remains functional and safe for public use.

The Town Green Park was constructed in 2000 and was developed in partnership with the Sonoma County Agricultural Preservation and Open Space District. There is a Conservation Easement over a portion of the Park which ensures the park will remain open and accessible to the public in perpetuity. The Park consists of open grass areas, picnic areas, play areas for 2–5-year-olds and 5-12-year-olds, a stage, sycamore grove (Bosque), Oak grove preservation area, and water fountain feature. The Town Green is considered the heart of the community and is the venue for many community-wide events and is used daily by residents and visitors. The playground serves residents of the surrounding neighborhoods, the general public, and patrons from businesses and restaurants.

In 2016, the playground underwent a major improvement project that included replacing both play structures to include inclusive elements designed for children with disabilities, along with installing rubberized surfacing. The project also added new seat walls featuring community-designed tiles and introduced an engraved brick walkway that runs through the park.

The playground is a highly visible and essential feature of the Town Green and receives heavy daily use. Over the years, staff has made numerous spot repairs to the rubberized surface especially around the merry-go-all and dragonfly teeter-totter, and the perimeter of the surfacing is beginning to detach from the concrete edges in several places. This type of surfacing typically lasts 8-12 years and with 10

years of high usage, it has been determined that replacement of the top layer of surfacing is necessary to ensure user safety and to protect the surfacing foundation (underlayment of rubber buffing).

**Discussion:**

On January 23, 2026, an informal bid was issued in accordance with the Uniform Public Cost Construction Accounting Procedures for negotiated contracts for projects in the amounts of \$75,000 - \$220,000. Quotes were received as follows:

Contractor	Amount
S. Whiteford Enterprises, LLC	\$116,608.33
Robertson Industries, Inc.	\$129,189.50
NcNabb Construction, Inc.	\$187,877.00

Staff is recommending Council approve a Minor Construction Agreement with the lowest bidder, S. Whiteford Enterprises, LLC, for the construction of the Town Green Park Playground Pour-in-Place Rubberized Surface Replacement project for a total project cost of \$116,608.33, plus contingency up to the project budget amount of \$126,000. This action is expected to provide approximately 8-12 years to the lifespan of the pour-in-place surface.

**Fiscal Impact:**

The total fiscal impact of the proposed (project) will allocate up to \$116,608.33 based on sufficient appropriations of the Measure M Parks fund in the Council approved fiscal year 2025-26 budget. No General Fund monies will be used for this project.

Funding Source	Amount
Measure M Parks 197-00-00-0000-4510-000	\$126,000

**Environmental Review:**

This action does not constitute a “project” within the meaning of California Environmental Quality Act (CEQA) Guidelines Section 15378 and requires no environmental review.

**Attachment(s):**

- [1. Minor Construction Agreement with S. Whiteford Enterprises, LLC.](#)

**Prepared by:**  
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Parks and Facilities Superintendent

**Reviewed by:**  
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Parks and Recreation Director

**Reviewed by:**  
Nick Walker  
Administrative Services Director

**Approved by:**  
Jon Davis  
Town Manager