

TOWN OF WINDSOR AGENDA REPORT

Parks and Recreation Commission Meeting Date: April 8, 2026

To: Chair and Commissioners
From: Olivia Lemen, Parks and Recreation Director
Subject: Esposti Park Improvements Project

Recommendation:

By motion, recommend the final design concept of the Esposti Park Playground Improvement Project.

Background:

The Esposti Park Improvements (Park Project) is a project in the Capital Improvement Program (CIP) which was approved by Town Council during the 2025-2027 fiscal year budget adoption. The ultimate goal of this project is to add a playground, restroom, park furnishings and update landscaping in the northwestern corner of Esposti Park.

This project is being designed in conjunction with the Public Works Well Treatment Facility Project (Well Project). On August 6, 2025, the Town Council received a presentation regarding the Well Project and provided staff direction at that time. That presentation included mention of a future playground project adjacent to the access driveway to the treatment facility. The Well Project is on a different timeline, so the Park Project will be phased to maximize funding and construction efficiency of both projects.

The Park Project is being funded with Park Development Funds which is a special fund dedicated to increase the capacity of the park system. These funds are restricted and cannot be used outside of Windsor parks and cannot be used for maintenance or operations of existing parks and park amenities. Due to the increase in housing being built in this area, Council approved the Park Project during the last budget cycle to meet the growing needs of the community. A playground has been discussed for this park as far back as 2007. There is \$400,000 in Park Development Funds allocated for the construction of the first phase of the Park Project.

Town Staff contracted with Steve Kovanis Landscape Architect for the design of the playground, restroom, pathway reconstruction, landscaping and park amenities. On January 14, 2026, the Parks and Recreation Commission (Commission) reviewed the first draft of the Park Project and received public comment on the project scope. The Commission provided the following feedback to Staff to reduce the overall cost of the project to keep it within the allocated budget amount:

- Playground – While this was a high-priced amenity, this is a much-needed addition to the park. Commissioners and Community provided comments in favor of specific component with the strong opinion to keep as much of Option 1 as possible while reducing the cost.
- Furnishings – There was mixed input on furnishings, with discussion about whether they could be pushed into phase two; however, there were strong feelings that they are needed amenities to help keep the park clean and sanitary. These remain in phase 1.

- Playground Surfacing – The Commission discussed the alternatives to the rubberized surfacing to help reduce the budget of the Park Project; however, the final recommendation was to keep the pour-in-place component of playground and look for other cost-saving measures.

Discussion:

The feedback captured at the January 14 Commission meeting was shared with the design team to refine the Park Project to come within the allocated budget. The largest cost saving measure was reducing the playground footprint (Attachment 1) to fit within the budget constraints. This resulted in savings in the site work, playground surfacing and the playground equipment. The furnishings and surrounding safety amenities have remained in this phase of the project scope and budget. The current engineers' estimate is now \$389,374 (Attachment 2 updated 4/8/26) which is within the range of variability for a publicly bid project. Town staff now feel comfortable putting this project out to bid.

The recommendation to the Commission is to review this final draft of the Park Project improvements and by motion, recommend the final design of the Esposti Park Playground Improvement Project. Upon this recommendation, Staff will prepare the project to put out to bid through the public bidding process. Council will approve the final design at the time the construction agreement is awarded.

Attachment(s):

1. [Final Site Plan and Playground Design](#)
2. [Cost Estimates \(Updated 4/8/26\)](#)

Prepared by:

Olivia Lemen
Parks and Recreation Director