

SofTILE KroSLOCK DuraSAFE Series

Cost vs Value



When evaluating playground surfacing, the long-term maintenance costs associated with various options will vary considerably.

The Cost Comparison Chart, as shown on back, was created in consultation with industry professionals, as well as individuals responsible for the maintenance of playground surfaces across North America.

Since costs differ based on location and a host of other factors, this chart reflects the average costs reflected within our study and in many respects can be considered conservative.



Cost Comparison Task Descriptions

EWF Cost

In order to meet the newly adopted ADA guidelines enforceable by the DOJ in March 2012, EWF must now be installed in 4-6 inch lifts, wetted, and mechanically compacted. Although this process may provide a more accessible surface, it adds significant costs in labor and materials. The costs shown in this table reflect the latest EWF manufacturers installation recommendations.

Leveling

New ADA accessible guidelines, enforceable in March of 2012, require a maximum vertical change in level of ¼ inch within the accessible route. In order to comply with these regulations, the maintenance requirements associated with loose fill material will increase significantly. Although it is recognized that many owners do not have a routine maintenance program, it is also recognized that the absence of a routine maintenance program could result in serious non-compliance issues. A non-compliant surface may require a mandated field test. The current cost to test a playground surface for compliance is \$4000.00. Maintenance costs shown in this table are conservative and reflect only 1 hour a week of raking and leveling at \$25.00 per hour including wages benefits, equipment (truck), etc.

Top-Up

Traditionally, top-up has been done in multi-year increments, however in order to comply with ADA guidelines some top-up will be required on a yearly basis at minimum in order maintain both proper depth, and proper grade.

Cleaning

Due to its porous structure, PIP requires shop vacuuming at least once per year in order to maintain optimal performance. Lack of a cleaning routine will result in sand and other fine particles penetrating into the body of the PIP which in turn will compromise its performance properties, thus reducing safety compliance and hastening wear characteristics.

Roll Coat

In addition to annual cleaning, PIP manufacturers recommend the application of a polyurethane seal coating every few years as needed. The application of the seal coat is recommended to preserve the longevity of the surface and help reduce the penetration of sand and dirt into the pores of the system.

Cleaning/Repairs

Poured-in-place is a lower density material when compared to tile products, therefore it tends to wear out faster in high use areas such as under swings, at slide exits and entry points. Most poured-in-place companies offer repair services that involved patching worn out areas in high-use locations throughout the playground.

Repairs Retop

Poured-in-place warranties range from 3-5 years with some companies only offering a standard 1 year warranty. In addition, most PIP surfaces require extensive refurbishing after the initial 5 year timeline. The application of a new top layer of rubber is one recommendation that can help restore the surface from a structural standpoint. Resurfacing the top of a poured-in-place surface should never be undertaken unless the surface has first been tested to ensure compliance with fall protection standards.

Cleaning for SofTILE

SofTILE is manufactured under high compression resulting in a very dense top cap that resists any penetration of fine particulate. Based on SofTILE's dense composition, it does not require annual shop vacuuming to remove fine particulate.

Rollcoat for SofTILE

SofTILE's top wear layer is extremely dense and durable and therefore we do not recommend the application of a roll coat or sealer.

Retop for SofTILE

SofTILE has been engineered around a ten year warranty. An owner should expect SofTILE to continue to perform beyond the ten year warranty, and should not expect significant remedial costs within the initial 10 year timeline.



COST COMPARISON OVER A 10-YEAR LIFE EXPECTANCY

Based on 1,200 sq.ft. surfacing area with 8' fall height.

TIMELINE	TASK	EWF 12" Depth	RUBBER MULCH 9" Depth	PIP 3.5" Depth	SofTILE 4" Tile
Initial	Site Preparation	Not Applicable	Not Applicable	Included	Included
Initial	Retaining Wall	Included	Included	Included	Included
Initial	Drainage Layer	Included	Included	Included	Included
Initial	Option One: Concrete Base Layer	Not Applicable	Not Applicable	\$7,800	\$7,800
Initial	Option Two: Compacted Aggregate	Not Applicable	Not Applicable	\$2,700	\$2,700
Initial	Supply / Installation	\$6,000	\$10,800	\$8,200-14,300	\$8,200-14,300
	SUBTOTALS	\$6,000	\$10,800	\$18,700-\$24,800	\$18,700-\$24,800

	MAINTENANCE	EWF	RUBBER MULCH	PIP	SofTILE
2nd Year	Leveling	\$1,300	\$1,300	Not Applicable	Not Applicable
	Top-Up	\$250	\$250	Not Applicable	Not Applicable
3rd Year	Cleaning	Not Applicable	Not Applicable	\$1,000	Not Applicable
	Leveling	\$1,300	\$1,300	Not Applicable	Not Applicable
	Top-Up	\$250	\$250	Not Applicable	Not Applicable
4th Year	Top-Up	\$1,800	\$3,240	Not Applicable	Not Applicable
	Leveling	\$1,300	\$1,300	Not Applicable	Not Applicable
	Cleaning / Repairs	Not Applicable	Not Applicable	\$1,000	Not Applicable
5th Year	Leveling	\$1,300	\$1,300	Not Applicable	Not Applicable
	Cleaning / Roll Coat	Not Applicable	Not Applicable	\$2,500	Not Applicable
	Top-Up	\$250	\$250	Not Applicable	Not Applicable
6th Year	Top-Up	\$1,800	\$3,240	Not Applicable	Not Applicable
	Leveling	\$1,300	\$1,300	Not Applicable	Not Applicable
7th Year	Cleaning / Repairs	Not Applicable	Not Applicable	\$2,500	Not Applicable
	Leveling	\$1,300	\$1,300	Not Applicable	Not Applicable
	Top-Up	\$250	\$250	Not Applicable	Not Applicable
8th Year	Top-Up	\$1,800	\$3,240	Not Applicable	Not Applicable
	Leveling	\$1,300	\$1,300	Not Applicable	Not Applicable
	Repairs (Retop)	Not Applicable	Not Applicable	\$5,400	Not Applicable
9th Year	Top-Up	\$250	\$250	Not Applicable	Not Applicable
	Leveling	\$1,300	\$1,300	Not Applicable	Not Applicable
10th Year	Leveling	\$1,300	\$1,300	Not Applicable	Not Applicable
	Top-Up	\$1,800	\$3,240	Not Applicable	Not Applicable
MAINTENANCE SUBTOTALS		\$20,150	\$27,210	\$12,400	\$0
INITIAL SUBTOTALS		\$6,000	\$10,800	\$18,700-\$24,800	\$18,700-\$24,800
GROSS TOTALS		\$26,150	\$38,010	\$31,100-\$37,200	\$18,700-\$24,800

PRODUCT COMPARISON CHART



SofTILE DuraSAFE vs Poured-In-Place

10 Year Warranty • 3-5 Year Warranty

Warranty includes compliance with safety standards • Warranty does not include compliance with safety standards

Safety Performance (HIC) at 50% of the maximum allowable limit at time of installation • Safety Performance (HIC) approaching maximum allowable limit at time of installation

Provides an additional 3 feet of fall protection to ensure protection when kids fall from guard rails • Safety-rated to the height of the play deck only. Will fail from guardrails at time of installation

Free on-site safety performance testing after installation • No testing is completed after installation

No maintenance requirements to maintain warranty • Most companies require extensive maintenance to maintain the warranty

Factory molded to precise thickness for consistent safety performance • Thickness varies throughout the site resulting in inconsistent safety performance

Damaged tiles can be changed out in minutes by internal employees – cost effective • Damaged product requires out of town repair crews - very costly

Replacement tiles match with surrounding tile field • Repaired poured-in-place creates an unsightly patch

Compressed to very high density in a factory mold – high wear resistance • Manually compressed to a low density with hand trowels – low wear resistance

Maintains its safety performance over time • Safety performance is diminished over time

Designed to withstand the heavy use in high wear areas under slides and swings • Wears out quickly under slides and swings

Can be expected to last 15 plus years • Average life span is 5-7 years

