



CHUDLEIGH
TOWN COUNCIL



Chudleigh Town Council

Main Tender Document

Provision to re-develop: Millstream Meadow Play Area

To be submitted no later than 8th March 2024.

Late submissions will be disregarded.

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RESPONSIBLE PARTIES

The Employer

Chudleigh Town Council

Procurement Contact

Sports and Play Consulting Limited

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1. General Requirements

1.1 Overview

Chudleigh Town Council is seeking a suitably qualified and experienced contractor to submit a design to install new Playground Equipment, Surfacing and Associated Works at Millstream Meadow Play Area. This is one of two projects being undertaken simultaneously to improve sites which are outdated and in need of investment.

Although this document sets out specifications, and suggested equipment, this is a design competition that will encourage creative input and ideas, along with the other scoring matrix.

The two projects will be scored independently, and the Council is not seeking a single supplier to fulfil both requirements, rather the best submission for each site as per the scoring criteria set out in **Section 5**.

Some consideration should be given to differentiate the site with the other main playground in Chudleigh, at Fore Street, which is popular with the primary school children, highly inclusive and centrally located.



Site Address: off Orchard Close, Chudleigh, TQ13 0LR



1.2 Quotations

- The council has a maximum budget of **£120,000.00 (Ex VAT)** for this site. Submissions should utilise the full allocated budget, however, not exceed it.
- Following the receipt of tenders and a preferred contractor being awarded the project, any changes made to the final budget as variations or revisions, will fall within the permissible range (Regulation 72), and may increase or decrease the final agreed sum.
- All pricing should be exclusive of VAT and in GBP (£).
- Pricing is to be valid for 90 days from the due date of the response. If the quotation by the preferred supplier fluctuates considerably after this period, the Employer has the right to re-start the process or enter into discussions with some or all suppliers who submitted a response.
- Prices will be fixed and firm for the duration of the contract.
- Retention of 5% will be held for a period of 12 Months.

1.3 Non-Consideration of a Tender Response

The Employer has the right to refuse any or all submissions without tenderers being able to claim any compensation. All costs associated with the tender process and submission are the responsibility of the suppliers that have decided to participate.

The Employer may disallow a submission if the tenderer is not able to provide all the information required by the Employer to make a full evaluation, including any missing or inadequate drawings that are pertinent to the requirements.

Any offence or inappropriate actions by the supplier, including an offence under the Prevention of Corruption Act may result in disqualification. Anything other than 'appropriate' contact made to the



individual named within this document for the purposes of clarifying the requirements or raising any questions pertaining to the tender may be considered a breach in the procurement process.

Note: If the quotations are above the Employers available budget or prices of the preferred Contractor increase after the tender submission and prior to an order being placed, the Employer has the right to re-evaluate the submissions, or re-tender the project.

2. Contract Conditions

2.1 Works and Standards

The work is for the design, supply and installation of appropriate groundworks, surfacing, equipment and associated works which should comply with the appropriate British or European Standards, mainly BS EN 1177 and BS EN 1176.

If there is evidence that the work does not conform to the required standard and as a result the materials or workmanship are substandard, unsafe or require replacement or repair, this will be completed at the cost to the contractor.

The contractor must adhere to the 2015 CDM regulations and will have the skills, knowledge and experience, and, if they are an organisation, the organisational capability, necessary to fulfil the role that they are appointed to undertake, in a manner that secures the health and safety of any person affected by the project.

2.2 Purchase Order and Contract Agreement

The successful contractor will enter into a Building Contract (Appendix 3) with agreed terms and conditions, for both the *Employer* and the



Contractor to jointly authorise, and the agreement will not be final until both parties have signed this contract.

The contract will refer to all documents and drawings received during the tender process which form the total understanding and obligations of what has been agreed the Contractor will supply to the Employer.

2.3 Insurance

The **successful** contractor should be able to provide evidence of:

- Public Liability Insurance of no less than: **£10 Million**
- Product Liability Insurance of no less than: **£5 Million**
- Employers Liability Insurance of no less than: **£5 Million**
- Professional Indemnity Insurance of no less than: **£1 Million**

2.4 Contractor Documentation

The selected contractor will commit to periodic meetings on site during construction between agreed parties from both The Employer and The Contractor, until work is completed and handed over. The timing of these site visits will be agreed before work commences, and The Contractor will provide a **Construction Phase Plan** which will include the following:

- A Programme of Works with an expected commencement and completion date
- A Risk Assessment and Method Statement
- Access and Traffic Management Plan
- An Organisational Chart outlining escalation contacts (including sub-contractors) that are available to remedy any issues that arise during construction



3. Scope of Works

3.1 Objectives for the Play Area.

Millstream Meadow Play Area is located on the eastern edge of Chudleigh and is largely accessed by foot. The site also includes a new Pump Track, Concrete Skatepark, and an Outdoor Fitness Facility.

As a result, most users tend to be older primary school aged children through to teenagers.

Although the play area is functional, it has maintenance issues with the surfacing and most of the items require repairs or replacement.

The objective for the site is to create a design that caters for a wide range of ages and abilities, however, focuses on older children in terms of challenge and interest while considering the space available and equipment that will likely stay.

Note: A Copy of the most recent Inspection Report is available.






3.2 Specifications.


Please note that the details provided below are only a guide to assist suppliers with the desired design outcome. Technical specifications and the design will ultimately be up to the supplier's advice and where possible, scoring will reflect this based on the responses to 5.1.1 and 5.1.2. The list of suggested equipment does not necessarily require all of these to be included, as this will depend on budget and space.

Item	Proposed Specification
Focus Age Group	5-12 Years (Catering for 2-14 Years)
Play Equipment	Basket Swing Swings: 2 x Flat Seats Multi Play Unit: 2-6 year olds with tunnel, climbing and slide to replace existing unit. Multi Play Unit: 7-12 year olds with challenge and two platforms/towers to replace HAGS Nexus item (however this item can be retained and refurbished with new paint, and rope fixings which are worn and rusted). 4.0 metre climbing net or similar. Dynamic Rotating Item: 3+ users.



	See-Saw/Multiuser Springer. Sensory Area: Play Panels / Totem Poles / Boulders/Small mounds. <i>(located in turfed area with a new sensory path)</i>
Primary Materials	Steel and HDPL
Safety Surfacing	Retain and repair existing wetpour where required, which may need a new overlay where significant damage is evident. Wetpour can be extended onto the tarmac area if required.
Subbase	Existing wetpour or tarmac may be used if deemed appropriate in terms of drainage and stability.
Removals and Disposal	Remove and Dispose: Tyre Swing Multi Play Unit with Tunnel and Slide HAGS Tornado (Overhead Rotator) HAGS Nexus Unit if it is being replaced with a new MPU. Tree Seating (blue bench). Springer.
Equipment to Remain	Toddler Swings (there are multiple findings on the Inspection Report in relation to maintenance that need addressing on this item) Dish Roundabout. HAGS Nexus Unit if not being replaced (needs refurbishment in terms of painting and new rope fixings with multiple findings on the Inspection Report). Play Sign to be cleaned and made good.
Seating	Existing to remain, however bench on the turf may need to be relocated onto a hard standing to improve access.
Pathway	There is an option to create a new pathway using Conipave or Flexipave through to the rear bench and existing picnic area, removing the brick/block edging which is created high maintenance in terms of weeds/grass. This may need to be replaced with PCC edging. Alternatively, the wetpour may be extended over the existing pathway to allow for a path (in a different colour wetpour) and positioning of new equipment.
Fencing	None.
Bin	None.
Footprint	Existing fenced area. Vehicle Access is via Orchard Close as per photo below. 



RP11 Inspection	Yes – must be Play Inspection Company or ROSPA.
Services	Yes – there are water services running under the play area (drawings are being sourced). 
Re-Instatement	Any damage to existing materials, including that caused by vehicle access, must be replaced, or repaired to its original condition. Trees, fencing and pathways must be adequately protected during the works. TURF DAMAGE: Appropriate climate seed then grade/roll any vehicle & machinery damage and where required using topsoil to level. Major damage to include new turf (premium quality) and topsoil.
Welfare Required	Yes – Portable Toilet and Drinking Water required.
Heras Fencing	Yes – well signed and double clipped fencing to be used around the entire site for the duration of the Works.

4. Timetable for Project

Action:	Date:
Tender Release Date:	January 2024
Site meeting for interested contractors. (30-minute slots from 10am-Midday):	<u>23rd January 2024</u>
<u>Tender Submissions Due:</u>	<u>8th March 2024</u> <u>16:00 hours</u>
Decision on Preferred Supplier:	April/May 2024
Works to Begin (Estimated pending supplier lead times):	September 2024



5. Scoring Criteria

5.1 Scoring Table

Please provide a response for each criterion as part of the tender submission.

Criteria	Information	Weighting
5.1.1 Project Design:	Specifically scoring will be based on: <ol style="list-style-type: none">1. Primary <i>Play Values</i> and <i>Experiences</i> for a range of ages and abilities. The design should primarily cater for 5-12 year olds (extending to 2-14 year olds), with a complement of play outcomes.2. <i>Design Rationale</i> in respect to positioning of equipment and surfacing and overall design with consideration of Section 3.2.	60%
5.1.2 Technical and Specifications:	Specifically scoring will be based on: <ol style="list-style-type: none">1. Details of materials used for play equipment, sub-base, and surfacing.2. Details of proposed refurbishment/repair of existing materials and equipment.3. Any significant omissions from the brief or specifications.	30%
5.1.3 Presentation and Quotation:	Suppliers are to provide: <ol style="list-style-type: none">1. 1 x 3D visual in A2 size or similar (refer guidelines on design in Section 8.2).2. 1 x CAD or scaled Google Map of the design in A2 size or similar.3. An itemised quotation, ideally with a picture reference, with costs for each item, surfacing, and installation. (Advise the manufacturer of each product if they are not made from your organisation).	10%



5.2 Scoring Matrix

Scoring will be calculated using 0.5 units between 0-10 multiplied by the above weighting for each criterion.

9-10	Superior	Exceptional demonstration of the relevant ability, understanding, experience, skills, resources & quality measures required to meet the projects aims or requirement. Response highly relevant with comparable contract value.
7-8	Good	A comprehensive response submitted in terms of detail and relevance and clearly meets most of the project aims or requirement with no negative indications or inconsistencies.
5-6	Adequate	Reasonable achievement of the requirements specified in the tender offer & presentation for that criterion. Some errors, risks, weaknesses, or omissions, which can be corrected/overcome with minimum effort.
3-4	Below Expectations	Minimal achievement of the requirements specified in the tender offer & presentation for that criterion. Several errors, risks, weaknesses, or omissions, which are possible, but difficult to correct/overcome and make acceptable.
0-2	Poor	Limited or no response provided, or a response that is inadequate, substantially irrelevant, inaccurate, or misleading.

6. Procurement Process

The Procurement Process will be conducted and in compliance with The Public Procurement Regulations 2015 and any updated guidance since. The objective is to be fair, transparent, and proportionate based on the type of project, and to select the Most Advantageous Tender.



If the number of submissions is considered too low, and the minimum brief of the responses is not met, the Employer has the right to dismiss these tenders and re-issue the documentation, or approach specific suppliers. Additionally, if the brief has or is close to being met, the Employer may make requests to identify any shortfalls or amend the proposed designs to meet the desired budget and overall objectives, even if only one submission was received.

6.1 Type of Procedure

The tender process will be an *Open Procedure, Single Stage Tender*. Scoring and the selection of a preferred contractor will be based on the criteria outlined in this document and is considered a Works Contract.

6.2 Site Meeting with Interested Parties

There will be a site meeting on a specific date to give all suppliers the opportunity to meet with the consultant in 30-minute individual slots. However, this is not mandatory, and suppliers must visit the site at their own convenience without penalty so long as the information gathered will ensure a robust response.

6.3 Questions and Clarification

Please note that any responses to queries or clarification requests will, subject to there being a confidentiality issue that cannot be resolved, be circulated to all bidders. Questions should be emailed to the consultant, not by phone or in person other than the site meeting.

Suppliers are forbidden to approach any person/s outside of the named person (**Section 7**) within this document in relation to this tender and



project, failing to do so may result in disqualification of the tender process.

6.4 Notice of Intent to Bid

Suppliers should notify the named consultant a confirmation of your intent to provide a submission by the due date. Only one submission and one design will be accepted unless otherwise stated.

If notification of your intent to provide a submission is not sent, circulation of any questions or updates to the Tender Process may not be sent to your organisation, potentially missing relevant information and submitting an incomplete response.

6.5 Short Listing of preferred submissions

The Employer has the right to short list the submissions only in the unlikely event scoring in the initial stage is equal (highest) for two or more suppliers to warrant further discussions and checks. This may include (but not limited to) conducting:

- Supplier Presentations
- Reference Checks
- Reference Site Visits
- Additional Consultation within the Council or external parties

Short listing will not occur simply to reduce competition, as scoring using the criteria in this document will decide the preferred contractor.

6.6 Consultation or Public Engagement

The Employer reserves the right to a public consultation once a preferred design is selected. The purpose of any consultation will primarily be to update the community, allowing an opportunity to



collect feedback which may contribute to any revisions. Guidance on how the consultation will be conducted and what information should be collected will be discussed between The Employer and any relevant third parties such as the consultant.

6.7 Revisions and Negotiation

If required, the Employer will engage with the preferred contractor to amend the design or negotiate any changes or costs associated with the submission, however, these will not be deemed 'substantial' changes to the original brief. These revisions will be discussed and agreed to before any agreement or purchase order is made final and may result in an increase or decrease in the original budget without effecting the original brief and desired outcome of any significance.

6.8 Decision and Award of Contract

The Employer will be responsible for making the final decision of a Contractor based on the scoring criteria set out in the tender document. Scoring may be compiled by specific members of the Employer such as a Sub-Committee and/or by a 3rd party such as the Procurement Contact or a consensus of all stakeholders.

6.9 Supplier Notification

All parties who have submitted a formal tender response will be notified of the outcome. The submissions received from each of the suppliers will not be disclosed to other parties and should not be requested by other parties. Only the **scoring** of the submissions based on the criteria will be provided via email, however if suppliers want additional detail, this will need to be requested of the Employer. The preferred contractor will be advised either via email or on Contracts Finder when the Award Notice is



issued. Verbal discussions will not be provided under any circumstances in relation to the results of the tender process.

7. Named Contact and Consultant for Project

The Employer has appointed a consultant for the tender process. All contact should be with *Sports and Play Consulting Limited*.

Contact: Michael Carter
Mobile: 07421 463099
Email: Michael@sportsandplayconsulting.co.uk

8. Supplier Submission Checklist and Instructions

8.1 The Supplier Checklist

Response	Format
1. <u>Completed Copy of Appendix 1</u>	PDF or Word Labelled – <i>SupplierNameAppendix1</i>
2. <u>Completed Copy of Appendix 2</u>	PDF or Word Labelled – <i>SupplierNameAppendix2</i>
3. <u>Response to 5.1.1 and 5.1.2:</u>	PDF or Word Labelled – <i>SupplierName5.1.1</i> <i>SupplierName5.1.2</i>
4. <u>Response to 5.1.3:</u>	PDF or JPG Labelled – <i>SupplierNameCAD</i> <i>SupplierName3D</i> <i>SupplierNameQuotation</i>

8.2 Design and Tender Instructions

3D Design Regulations (Points deducted for failing to follow these):

- No children or adults shown in the visuals.
- Equipment must be to scale of their actual size.



- Include reference items with a number and product name.
- Do NOT duplicate equipment in the visual i.e., different views of one unit (details can be shown in main proposal or quotation)
- No Videos are to be provided.

Do NOT include the following information for the initial tender response:

- TUV Certificates
- Copies of Insurance Certificates
- Installation documents and drawings
- Trade Association or other member certificates
- Warranty Certificates or Health and Safety Policies

8.3 Submission Instructions

Both electronic and hard copies required by the due date and time.

Email to be sent to:

An email or electronic transfer of all the above responses should be sent to the named consultant, Michael Carter, at:

michael@sportsandplayconsulting.co.uk

Hard copies to be sent to:

Chudleigh Town Council

Market Way

Chudleigh, TQ13 0HL

Attention: John Carlton

'Tender – MILLSTREAM MEADOW Playground Project'

Please note - Tenders are NOT to be hand delivered by representatives of the supplier bidding and are to be sent in a plain envelope and/or tube (labelled as above).