

EPPING TOWN COUNCIL WITH COMMUNITY PARTNER EPPING PLAYGROUND ASSOCIATION

LOWER SWAINES PLAYGROUND REFURBISHMENT PROJECT
2020-2021

DETAILED DESCRIPTION OF WORKS

1) The site

Lower Swaines Playground is located in a fairly densely populated residential area, close to Epping Primary School and Epping St Johns Secondary School. It is surrounded by family homes and flats, within a residential area/estate and neighbours City of London Corporation forest land. The playground is looked after by Epping Town Council on a very long lease. The playground may follow the existing footprint within the fencing or extend outwards slightly if necessary. The equipment must respect the green forest setting and neighbours, due to their fairly close proximity.

2) Preparing the site

The site should be fully cordoned off with any appropriate barriers and the necessary signage placed to ensure the public are aware of works, hazards and emergency contact details. If a works base is necessary, this must be agreed in advance with the Town Clerk and Recreation & Amenities Manager.

3) Existing playground

Some of the existing playground equipment has been in position since the 1980s/1990s (metal equipment). Additional wooden equipment was included in approximately 2010. Some of the equipment/surfacing would not be EN compliant. The main play area is fenced off. The wooden trim trail equipment is separated and unfenced. The equipment receives weekly maintenance inspections by our grounds staff and is subject to an independent external annual inspection report.

Main playground (A)

Old metal equipment

Part of the playground equipment dates back to the 1980s/1990s and is metal (multiplay unit and swings).

Existing equipment

Multiplay unit (Junior)

1 Bay 2 Seats Cradle Swing

1 Bay 2 Seats Flat Swings

Log climber

Wooden activity area (B)

Rope traverse
Bridge
Balance beam
Rotating beam

Basketball area (C)

Basketball goal/net

Equipment to be removed:

All equipment to be removed

4) Works to be undertaken (pictures attached)

Section A) Existing equipment and existing surfacing

- Remove all existing equipment, benches and bins
- New surfacing to include wetpour/grass matting
- Would consider alternative low maintenance surfacing suggestions

Dos and donts

- Please note: the design should be accessible and as inclusive as possible
- Please include metal equipment that respects this very natural green setting
- Timber may be included where it is Robina and lower maintenance
- Surfacing: please avoid artificial grass and any high maintenance mulch
- Please avoid any 'den style' multiplay units/equipment (to detract from arson and antisocial behaviour)

Section B) New equipment and surfacing

- Follow existing footprint, although an extension may be possible (perhaps a toddler area to replace the current basketball goal area)
- Metal items would be preferable for the main equipment, although willing to consider metal frames with wooden features (this may be a good compromise)
- New surfacing should be hardstanding/wetpour if necessary for safety reasons. But alternative flooring/grass matting may be acceptable which could be placed on grass, if applicable.
- Council would be happy to consider other recommended surfaces that meet the required safety specifications.
- Playground needs to progress through age ranges (0-12) and then a separate section for older users (where wooden activity area (B) is currently
- Flow/theme with a design on the surface desirable (if it doesn't result in increased opportunities for splitting of wetpour)
- Playground should be as accessible for all as possible

Possible equipment to include:

Playground sections:

A) Pre Schoolers: Ages 0-4

- Multiplay unit/climbing frame
- Bits and bobs: Seesaw, playhouse, toy vehicle, activity panel, slide

B) Middle Primary School: Ages 5-8

- More comprehensive multiplay unit

C) Older Primary School: Ages 8-12

- Activity cubes
- Climbing nets
- Climbing poles

D) Shared equipment for all dotted around the area

- Swings, including flat, cradle, basket (multiple units)
- Bouncers/springers
- Sensory items: microphones, etc
- Stepping pods

E) Senior area (in current wooden activity area (B) currently)

- Items for older play eg sports equipment, outdoor gym equipment
- Possibly relocate basketball net to this area
- Zip wire

F) Miscellaneous items

- Benches, picnic benches
- Bins
- **Please note:** Price to include all necessary surfacing
- **Please note:** Some adjustments may be made to the tender documentation, post public consultation, but these will be fairly minor and advertised

Section C) Additional value

From the outset, the following will be important considerations:

- Any assistance offered with fundraising
- Any guidance with volunteer/local assistance to help with non-specialist labour/removal costs
- Commitment to the project from an early stage
- Support and guidance during the project
- Warranties/extended warranties
- Commitment to aftercare and dealing with any post completion issues
- Equipment maintenance guide
- Any minor replacement nuts/bolts/parts which may be quicker wearing

Section D) Further considerations

(i) Underground services:

None known

(ii) Constraints & site access:

- Access vehicles need to manoeuvre through residential streets with parked cars/slight hills
- Dense residential area. Large vehicle movement will need preplanning

(iii) Finance

This project is subject to major funding.
Likely value of contract: £100,000-£120,000

- **Assistance with funding desirable**

(iv) Formalities:

This contract, when the details have been finalised, will be advertised on the Government's Contracts Finder website, in accordance with the Public Contracts Regulations 2015

v) Other matters

a) Safety and the storage of hazardous materials

The site must be kept secure and all potentially dangerous materials stored correctly. The contractor will be responsible for this.

The quote must include the cost of all securing fencing and signage during works. The contractor will be required at the time of tender submission to include a statement detailing their responsibility for the site during works and until the site has been 'signed off' by the relevant Officers (Town Clerk and Recreation & Amenities Manager) as fit for public use and returned to the care of Epping Town Council.

5) Reinstatement of site

The site must be left in a clean and tidy condition. All surrounding areas and surfaces must be reinstated to the satisfaction of Council.

6) Project structure

Epping Town Council are working on this project with Epping Playground Association, who are a registered charity. The site is Epping Town Council's land and the Town Council will manage the procurement process in

accordance with our statutory requirements. The Playground Association will be driving the community engagement and fundraising, supported by Epping Town Council, drawing on their local parental knowledge.

7) Tender submissions

All tenders will be discussed by Epping Town Council and Epping Playground Association.

Tenders should be submitted in a sealed envelope to:

Beverley Rumsey, Town Clerk, Epping Hall, St John's Road, Epping, Essex.

CM16 5JU

These should be clearly marked: **P/C. CONFIDENTIAL. FOR RECIPIENT ONLY.**

Closing date: **14th December 2020**

8) Appendices:

- 1) Existing site photographs

EPPING TOWN COUNCIL: November 2020