

Invitation to Submit an Expression of Interest in the Redevelopment of Sunnyside Play Area

Benson Parish Council

March 2020

Contents

General Requirements	2
Detailed Description:	2
Community Consultation	4
Materials	5
Surfacing	5
Format for Response.....	5
Contract Conditions	5
Prices.....	6
Waste	6
Post Installation Inspection.....	6
Project timetable	7
Evaluation of Proposals.....	7
Scoring of Project Proposals	7
Non-Consideration of a Proposal Response	8
Contract Administrator	8

General Requirements

Benson Parish Council (BPC) have funding to redevelop their Sunnyside Play Area and is seeking an experienced company to design, project manage and build a new exciting, imaginative 'destination' play area together with additional outdoor facilities such as an adult fitness trail alongside. The current range of play equipment in the play area is aimed at children from 2-8 yrs and the Parish Council would like to broaden the age range appeal from 2-11 years and incorporate a greater range of equipment for use by older children with special needs. We are looking to install a bespoke, robust and durable play area with imaginative multi coloured safety surface throughout. Companies which can demonstrate that the Play England ten design principles are being observed will score more highly. <https://www.playengland.org.uk/media/70684/design-for-play.pdf>

The overall project will deliver a range of social possibilities for the whole community to enjoy – and as such we are also seeking an adult fitness area outside the fenced play area on the east side incorporating, as suggestions only, an outdoor bleep test track or a trim trail.

The supplier will need to have proven and demonstrated experience in similar projects and a wide ranging skill base to achieve the various elements of the contract, working closely with BPC and user groups in the construction and installation of the play area, health & safety management and defect diagnosis and rectification. The supplier must be able to demonstrate an excellent Health and Safety record, accordingly suppliers that cannot demonstrate an excellent record, free from enforcement action, will not be considered.

The supplier must also demonstrate that all practicable steps are being taken to allow equal access and equal treatment in employment and service delivery, as appropriate to the nature of the project as well as sustainability.

Our budget for this project depends on the quality of the proposal but as a guide the maximum will be around £200k exc VAT.

Detailed Description:

The Sunnyside Play Area is currently a fenced playground measuring 21.5m by 44.5m situated on the Sunnyside Recreational Ground. The size of the play area can be increased to 28.5m by 53.5m. Currently within the fenced area, there are two mature trees which are to be retained and made features, seven pieces of play equipment, one empty space where a piece of equipment was condemned and removed, two wooden benches, one wooden picnic table and two recycled plastic picnic benches. The largest and very popular feature of the park is a helter skelter slide, this will be missed and needs to be replaced with a landmark centrepiece incorporating height, challenge and excitement. The newest piece of equipment is a cone climber and the intention is to reposition this to another play area within the village so careful removal is required. All other equipment can be removed and disposed of and any quote should reflect this. The current surfacing of the play area is mainly grassed with wet pour surfacing beneath the pieces of play equipment. There are 2 pedestrian entrances and one vehicular entrance to the play area.

Presently there is a brick built memorial shelter next to the fenced play area which will need to be demolished to allow for the increase in size to the play area. The plaque to be retained. The demolition may take place before the play area project proceeds but the cost element of its demolition should be included and identified in any proposal.

The play area is surrounded by tennis courts to the south, the pavilion to the west, the open recreational ground to the north and a smaller grassed area up to the B4009 to the east. There are residential properties on the other side of the B4009

The existing area is shown at the bottom of this plan as 'playground'





Aerial view of existing play area

Community Consultation

A consultation has been carried out with the main target youth groups in the area and a summarised result of the consultation is attached. The results show that a hugely popular piece of equipment would be a zip wire, but as the Parish already has one of these in another play area, we do not anticipate incorporating another one into this play area. In summary, the community would most like to see;

- A variety of types of equipment offering height, challenge, and excitement
- A landmark piece of equipment to replace the helter skelter incorporating sliding and climbing
- An inset trampoline
- Equipment that spins
- Swings
- Hiding places
- Monkey bars
- Equipment for a wide age range 2-11
- A segregated area for toddler equipment (not separated by a fence)
- Inclusive accessible equipment for all abilities
- Sociable seating areas and picnic benches

- Multicoloured play surface incorporating interesting designs such as hopscotch, running track or road layout (as examples)
- Fencing around the entire increased playground
- Shaded areas
- An adult fitness area outside the fenced area

Materials

BPC is looking for longevity and durability in the equipment. Actual materials are not defined by the council, but durability and ease of maintenance is the key criteria, so it is generally thought that a large scale use of wooden equipment would not meet this criteria. All materials will be of the best of their respective kinds and shall conform to appropriate British and if appropriate European Standards. Any timber in the ground should be wrapped and protected with a robust water and air proof layer, with a trimmer guard.

Surfacing

BPC has a preference for a rubberised type safety surface with bold colours and imaginative designs incorporated, such as traditional games – hopscotch, a running track, a road layout etc. Protection around posts to minimise maintenance and potential for trimmer damage is also required.

Surfacing will have been tested in accordance with BS7188 and EN1177. Protected surfacing shall be laid in areas recommended by EN1176 as being appropriate.

Surfacing may also be required under the adult fitness trail but the council will be guided by the equipment proposals.

Format for Response

Please provide to The Clerk, Benson Parish Council, at the address shown below:

A draft project plan and costs. Eventually we would like detailed visuals and cost breakdowns but at this stage, a concept and cost will be sufficient for us to create a shortlist of suppliers. If you could also provide us with the following it would be helpful

- Last set of audited accounts.
- Details of any enforcement action under Health & Safety Legislation.
- Brief details of two recent (within last 36 months) similar projects undertaken by the company
- Confirmation that the company should they be successful, will be able to meet the timetable set out.
- Insurance details confirming that the Contract requirements are met.

Contract Conditions

The supplier will provide turnkey (end to end) service. It is expected all labour, materials, fuel, water, carriage, plant, tools and machinery of all descriptions in order to execute the works.

The successful supplier will enter into a contract by way of a Purchase Order with Benson Parish Council. The works will include

- the design and build of a playground according to the design brief,
- supply of appropriate drawings to show proposed layout
- demolition of the existing brick shelter and removal of all materials

- removal of all existing equipment and surfaces (saving the Cone Climber for relocation)
- supply and installation of all equipment, surfacing and furniture

Equipment must conform to BS EN 1176. Where equipment is unable to meet a standard, an explanation of acceptability or third party testing by a recognised body or a risk assessment by RoSPA must be provided. Compliance may be judged by a BS Kitemark, TuV mark or by such testing as may be carried out on site without dismantling or destruction, by RoSPA. The successful supplier must provide written confirmation of Standard compliance where relevant and evidence of Public Liability Insurance of no less than £5 Million, Employers Liability Insurance of no less than £5 Million and Professional Indemnity insurance of no less than £5 million to the council within the proposal.

The supplier is assumed to have visited the site to assess the nature of the work, access, topography etc. and carried out relevant services checks. Confirmation of work hours, storage of materials, access, location of skips and a final Programme of Works and Risk Assessment Methods Statements (RAMS) will need to be finalised and agreed with the Parish Council before work begins. During installation, the supplier should provide a secure work compound for the build, this compound should ensure that the public cannot gain access to the work site, we suggest the supplier erect suitable HERAS fencing and safety notices around the construction site. The supplier must take all reasonable action to ensure that newly installed apparatus is not used until practical completion is confirmed. Any machinery left on site overnight must, where possible, be immobilised. The supplier will be held responsible for a) any damage caused to machinery/materials left on site by the supplier; b) any damage caused by machinery/materials left on site by the supplier; c) any vandalism caused to machinery/materials left on site by the supplier. The supplier will be held responsible for and must make good any damage caused to existing buildings, roads, paths, grassed areas, car parks, fences, drains, sewers, service mains, landscaping etc. and for completion of the project, any area that has been damaged during the installation must be made good and returned to new or as a minimum returned to the original condition at the supplier's expense.

Prices

All pricing should be exclusive of VAT and valid for 12 Months from the due date of the response. Prices will be fixed and firm for the duration of the contract once awarded.

Waste

The supplier must ensure that all waste materials produced during these works that cannot be reused onsite, are transported from site using waste carriers with a current Waste Carriers License appropriate for the type of waste being transported. A copy of the Waste Carriers License for all carriers being used during the course of these works must be provided to BPC if requested. Wherever possible, waste materials will be taken to appropriate waste recycling centres. Where waste cannot be recycled, it shall be taken to an approved tip. BPC may require evidence of which tipping sites are being used, and where required, appropriate copies of Waste Site Licenses for the tipping site must be provided.

Post Installation Inspection

Following completion, a ROSPA inspection will need to be undertaken and any noted defects or medium to high risk reports will need to be attended to and resolved in accordance with the project timetable. After completion of the construction and before handover BPC may also arrange an independent inspection by ROSPA or equivalent authority and require resolution of defects and risks before handover and final payment.

Project timetable

At this stage BPC invites you to contact us with expressions of interest and some rough ideas of what you could provide for the budget. We do not want you to spend large amounts of time preparing a detailed proposal at this stage. Below is a very rough idea of our target project time line

Action	Date Due By
Expressions of Interest Due	24/04/20
Contract Award Date	22/08/20
Project Start Date	28/09/20
Project Completion	13/11/20
Post Installation Report completed and snagging issues rectified while contractor still on site	20/11/20

Evaluation of Proposals

The evaluation will be in accordance with the following criteria, a fail under the Health and Safety criteria will automatically result in exclusion from the supplier list. An aggregate of 3 or more fails will automatically result in exclusion from the supplier list.

Item	Score
Proven experience in the supply and installation of play equipment.	Pass/Fail
Proven experience in supply and installation of safety surfacing.	Pass/Fail
Resources and availability to meet timetable.	Pass/Fail
Financial capability.	Pass/Fail
Evidence of an excellent Health and Safety Record (no enforcement action under current legislation).	Pass/Fail
Evidence that all practicable steps are being taken to allow equal access and equal treatment in employment and service delivery, as appropriate to the nature of the contract.	Pass/Fail
Evidence of Public Liability Insurance of no less than £5 Million; Employers Liability Insurance of no less than £5 Million; Professional Indemnity insurance £5 Million.	Pass/Fail

Scoring of Project Proposals

50% Concept, Play Value, Play England 10 Design Principles	Overall design reflects concept. Variety of play activities for all ages and abilities.
20% Longevity, Quality Materials and Durability	Maintenance, expected longevity of equipment and surfacing
10% Price	Competitiveness, Good value
10% Warranties	What is covered in the warranty, length of warranty for each type of material.
10% Presentation	Overall presentation of submission and visuals.

Non-Consideration of a Proposal Response

BPC has the right to refuse any or all submissions without suppliers being able to claim any compensation. All costs associated with the proposal process and response is the responsibility of the suppliers that participate in this proposal process.

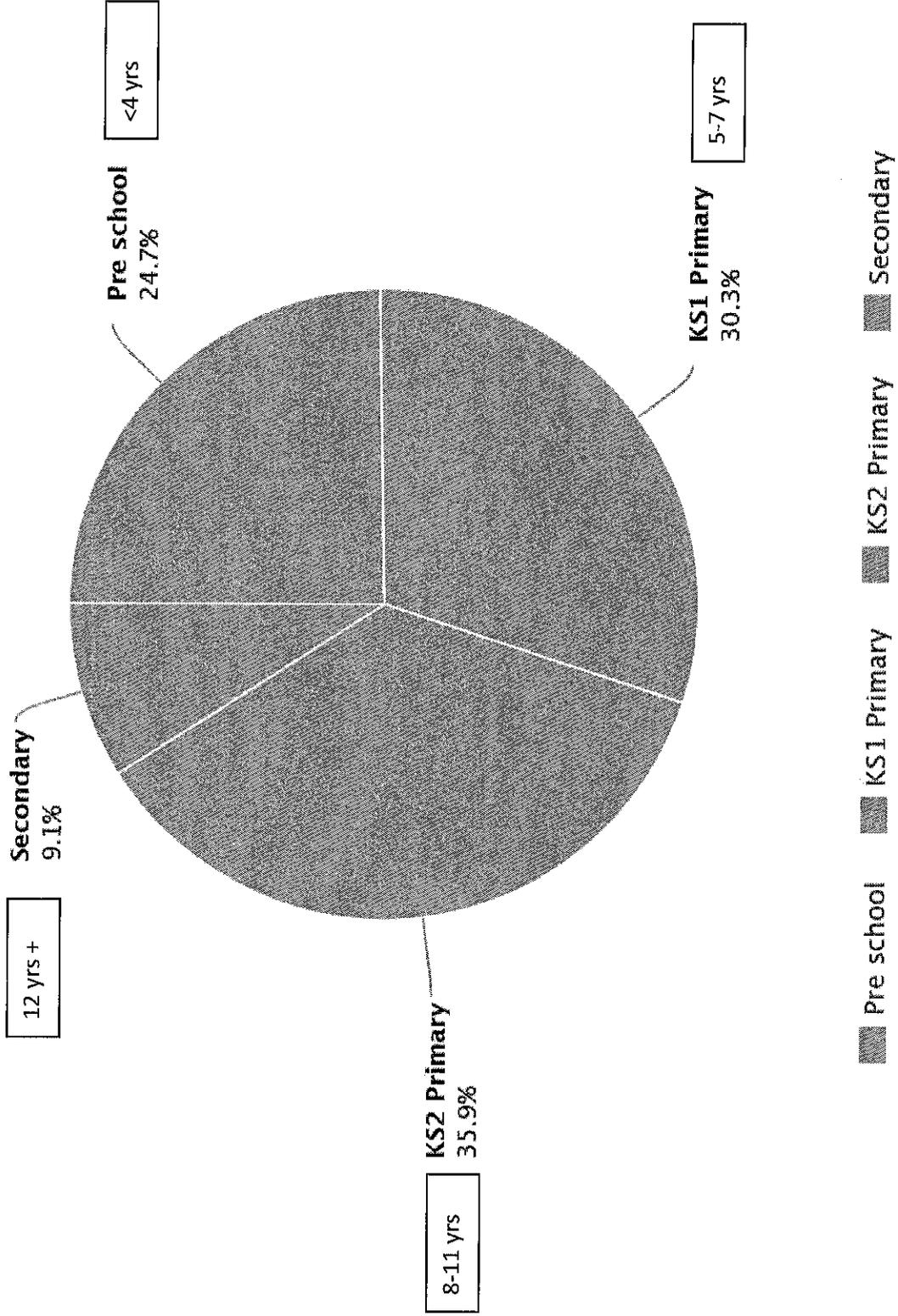
BPC may refuse a suppliers response if there has been any attempt to vary or alter the details within the document, or the supplier is not able to provide all the information required by the council to make a full evaluation. Any offence or inappropriate actions by the supplier, including an offence under the Prevention of Corruption Act or the supplier directly canvasses any member of the council concerning the tender other than “appropriate” contact with the individuals named within this document for the purposes of clarifying the requirements or raising any questions pertaining to the proposal.

Contract Administrator

Any questions and all responses relating to the project should be directed in writing/email to: The Clerk: clerk@bensonpc.org.uk

Benson Parish Council
Benson Parish Hall
Sunnyside
Benson
OX10 6LZ
01491 825038

Q1 How old are you?



Q2 Which local parks do you go to regularly?

2. Which local parks do you go to regularly?		Response Percent	Response Total
1	Sunnyside, Benson	83.97%	187
2	Green Close, Benson	33.67%	67
3	St Helens, Benson	53.27%	106
4	Crowmarsh	86.33%	132
5	Warborough	54.27%	108
6	Bullcroft, Wellingford	18.56%	37
7	Wellington	16.58%	31
8	Ewelme	28.14%	56
9	Chalgrove	6.53%	13
10	Pavilion, Cholsey	6.53%	13
11	Fairmile, Cholsey	3.52%	7
12	North Stoke	6.03%	12
13	Checkendon	5.03%	10
14	Upton	4.02%	8
15	Blewbury	10.05%	20
16	Harwell	4.02%	8
17	Mill Meadows (toddlers), Henley	10.55%	21
18	Mill Meadows (adventure), Henley	12.56%	25
19	Freemans Meadow, Henley	0.50%	1
20	Makins, Henley	0.50%	1
21	Beninsfield	3.02%	6
22	Dorchester	6.53%	13
23	Other (please specify):	18.08%	32
Analysis		Mean: 28.77	Std. Deviation: 49.89
		Satisfaction Rate: 109.91	answered: 199

Q3 What is your favourite park?

Crowmarsh	77
Sunnyside	36
Warborough	26
St Helens	14
Henley	6
Ewelme	6
Watlington	5
Watlington	5
Blewbury	5
Abingdon	4
Checkenden	3
Wallingford	2
Upton	2
South Moreton	2
Little Milton	2
Dorchester	2
Stadhampton	1
South Stoke	1
Green Close	1
Britwell	1
Brightwell	1

Q4 Why is it your favourite park?

Word Cloud

activities area bars bike bridge children choice clean climb climbing close
equipment exciting field football frame friends fun good
great green helter high hill interesting it's kids live loads lots maintained monkey nice
older open **park** places **play** playing plenty pump range safe school skate skelter slide
space swing swings track trampoline variety walk **wire** wires wooden
younger **zip** zipwire

Q5 What is your favourite thing to play on in the park?

Word Cloud

area assault bars basketball bop bouncy bridge bridges castle child children climb
climbing crowmarsh curly daughter disk enjoy equipment football frame
frames great gym helter high hoop house it's kids lines lots love loves
monkey nets obstacle park play pump rope roundabout skelter slide
slides spinning sunnyside swing swinging swings track trampoline
trampolines tunnel wall wire wires wobbly ZIP zipwire

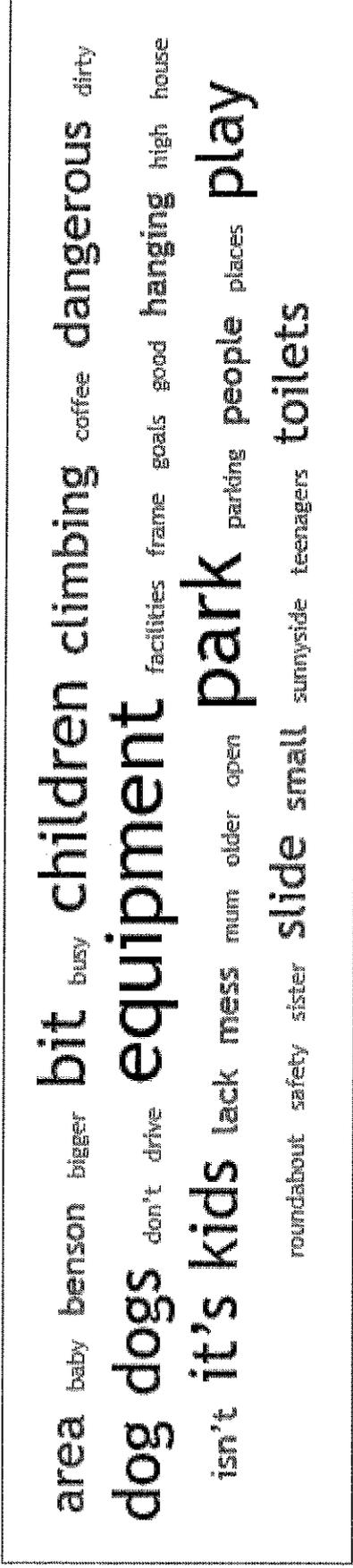
Q6 What would make your favourite park even better?

Word Cloud

area astro bars basket benson bigger bike cafe children climb
climbing court dog ensure equipment exercise football frame
frames goals grass gym high jumps kids lots monkey moving mud obstacle outdoor park
play pool pump rope skate slide slides small stuff sunnyside
swing swings tennis toilets track trampoline trees tunnels variety wall
wire water wooden zip

Q7 Is there anything you don't like about your favourite park?

Word Cloud



Q8 How do you get to the park?

8. How do you get to the park?		Response Percent	Response Total
1	Walk	74.42%	128
2	Cycle	31.98%	55
3	Car	62.21%	107
4	Public transport	5.23%	9
5	Scoot	15.70%	27
6	Other (please specify):	4.07%	7
Analysis		answered	172
Mean:	4.49	Std. Deviation:	3.54
Variance:	12.56	Std. Error:	0.27
		Satisfaction Rate:	51.05
		skipped	69

Q9 If you could design your own park, what would you put in it?

Word Cloud

area assault balance **bars** basket basketball benches bike bridge bridges cafe castle **children**
climb climbing equipment **frame** frames good green gym
helter high house lots monkey nets obstacle older outdoor **park** pirate play
pool rope ropes **roundabout** ship skate skelter **slide** slides slides
space spinning swimming swing **swings** track trampoline tunnels
variety wall water **wire** wobbly wooden **Zip** zipwire

Q10 Any other comments?

- 1 A keep fit area /outdoor gym would be good then everyone could use it not just the kids
- 2 Something for all children - 1 - 16years+
Can't wait. It's been a shame to not have the space filled at Sunnyside since the middle slide was removed.
- 3 Park facilities are not just for children.
Sunny side play area needs updating and making better and safer for those playing
- 4 incase of trip or fall
- 5 A keep fit circuit alongside the park as in Watlington
Please put as many things in Sunnyside as there are at Crowmarsh but please don't get rid of the helter skelter.
- 6 Put more dog poo bins!
Seasaw, roundabout , please keep curly slide as in summer metal slides get very hot and cant play on,
Expand the size of park
- 7 Tunnels to climb through (all ages)
- 8 Would be nice if sunnyside had a zio wire.
I feel Benson Park is well behind with a refurb. When we have a massive development now in full swing and more and more people...it just doesn't cut it. It doesn't live up to local parks at all. So much for cala putting back into the community... I've yet to see anything beneficial to the village at all. If they had anything about them they would be paying for an all singing, all dancing park for the children of their overpriced houses to play on at least 😞
- 9 South stoke park is also great and lots of room and safe to play in.
- 10 Please consider all ages of children rather than just the younger ones
Please can you put a pump track in benson. Lots of my friends have never been on one and it's the best way of developing your bike skills.
- 11 Safety flooring

Q10 Any other comments?

16 I don't like the rubber ground at the Henley park and all the stuff there is for tiny
17 babies. I like the adventure park at Henley because it's all wood and is scary to climb. I
like playing with water and sand but most of all I like climbing trees, hiding in caves and
making up games with my friends

17 Slide

18 We live in Benson and use sunnyside a lot but my favourite is Crowmarsh Park as it has
a lot more to do.

19 A cricket area would also be great with cricket nets.

20 Grass not rubber surface. Wood and metal play equipment.

A cafe and enough seating / picnic benches for parents.

No dogs in the area at all.

21 Plenty of bins.

Sunnyside is for very small kids

Park isn't very clean and well kept

22 It's not painted regularly and when it is they didn't have signs and ruined my favourite
hoody

Excited to have a new park in Benson soon!

23 Thank you for asking people's opinions :-)

24 Please can you make Sunnyside better soon. I love the helter skelter slide but now the
bigger of the two castles has gone I don't have many things there that I want to play on

25 Sunnyside v accessible, needs a revamp 😊

26 Please make our park better!

27 Looking forward to seeing the new park soon.

There needs to be areas for mixed ages so teenagers don't hang around in the park.

28 Perhaps a skate park for the older ages. Or large play equipment

we do not need just a play park, we need to think of all children of all ages, a bike track

would be great for children to lean to ride their bikes, an astro turf all weather pitch

would be idea for football and hockey players. Decent equipment that is well thought

out including landscaping to make it interesting to play in, including cubby holes and

29 simple stuff that make a huge difference

Q10 Any other comments?

We are looking forward to a new playground!!

Will miss the helter skelter but time for a change :)

- 30 Would be great to have a wooden more natural playground rather than metal
We would really appreciate a concerted and enforced approach to the lazy car drivers
31 who think it fine to drive all over St Helens Ave play park without conscience.
32 Please don't get rid of the helter skelter
Picnic benches are a nice idea, lots of low level climbing etc and things that children can
do by themselves are always great so they can play when parents are looking after
33 more than one child!
I liked the tunnels in the thing that has been taken away from Sunnyside. This was ages
34 ago, I really hope something like that or better can be put back on soon
An area where little ones can play safely is the biggest thing - it feels very unsafe for
them at the current one and going to places like Henley where the flooring and
equipment is all designed for safety is a much nicer experience for them and they can
play and climb more.
- 35 Zip wires are also popular!
36 The new Crowmarsh park is really good
37 Make it fun for all our friends of all ages
38 use environmentally friendly materials
39 make it really big
40 any age allowed on everything
41 a 4g football pitch with fixed goals
we need things to play on for all ages of children please. we don't find sunnyside much
42 fun now as there isn't much to play on compared to other playgrounds
I like when playgrounds are kept clean and tidy and nothing is broken. I don't like when
teenagers hog the equipment so I cant play. I like having somewhere we can sit and
43 have a picnic

Q10 Any other comments?

favourite park ever is Pittville Park in Cheltenham. It has nets and wobble bridges and

44 big slides, an all weather surface

45 can the park be big please, not like a small park

46 toilets

47 a nandos and a cafe

48 KFC. bring your pet to school day

49 no dogs

50 make it for older kids

51 sunnyside is for babies

52 Please make the playground good for older children as well as little ones