



## FRIENDS OF COPYTHORNE PLAYGROUND LTD – COPYTHORNE PLAYGROUND

### **STAGE 2 TENDER**

REF: BID180204

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PREPARED FOR: Holly Green, Friends of Copythorne Playground Ltd

DATE: March 2018



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## **Part A: Technical Tender**

### **Table 1 – Technical Information**

**a) Third Party Liability Cover – expires 20<sup>th</sup> December 2018**

See Appendix I

**b) Professional Indemnity Cover – expires 20<sup>th</sup> December 2018**

See Appendix I

**c) Other Certification:**

- ISO 9001
- CHAS
- Constructionline
- SafeContractor
- Association of Play Industries
- RoSPA

See Appendix II

**d) Risk Register/Management Programme**

See Appendix III

**e) Programme of Works**

See Appendix IV

**f) Site Management and Security Plan**

See Appendix V

**g) Project Team – Contact Details**

See Appendix VI

### **8a. Design Plans**

A3 Hardcopy Provided along with electronic versions

- Plan view with dimensions
- Elevation view Side 1 with Dimensions
- Elevation view Side 2 with Dimensions
- Elevation view Side 3 with Dimensions
- Elevation view Side 4 with Dimensions
- Design Visuals



## 8b. Design Characteristics – Play Value (max 400 words)

Our proposal for the Copythorne Playground includes tried and tested design principles to maximise play value for the end user – the children!

Focussed around a core main feature comprising of 3 tower play unit with tower heights of 1.2m, 1.5m and 1.8m the unit offers exciting play value for toddlers and children up to 12 years old.

Whilst the playground is a good size, space is at a premium and our proposal looks to pack as much play value into the available space whilst ensuring adherence to BSEN1176/77 and a common sense approach to ensuring sufficient space to enjoy the community playground.

Play value and activities incorporated into the design include; sliding, jumping, balancing, swinging, climbing, spinning, hanging and socialising.

Importantly, included within the design is the opportunity for creative play and role play. The bespoke play tower is designed with additional play value underneath the towers to promote exploration and imaginative play.

A range of materials ensure different sensory experiences – metal, timber, plastic, rubber all create different exposures to smell, touch, feel and sound.

Within the surfacing, brightly coloured graphics are included. These serve several purposes but primarily it introduces colours and shapes into the surface that would otherwise just simply be a black impact absorbing surface. There are also life cycle benefits to the surface in that coloured EPDM is harder wearing than black (but much more expensive). Colour is therefore used at high wear points i.e. bottom of the slide, around the roundabout which is traditionally where surfaces wear out first.

Whilst the primary play value provided is that of physical activities, it is also important to include areas for socialising, making friends and encouraging a community feel. Benches and seating are included to promote this.

The layout of the playground is designed to encourage interaction between children of all ages. There is no clearly defined space for toddlers and another space for older children, rather play equipment has been designed with various ‘plays values’ in mind to encourage safe interaction between ages. For example the main tower unit encourages toddlers on the lower height play tower by using easier access points; the connection between the 2 main towers is by overhead ladder which would only be suitable for older children. Therefore clearly defining separate age groups but stimulating interaction between younger and older children on the same piece of equipment.

**(394 words)**



### 8c. Design Characteristics – Inspiration (max 500 words)

In designing the play area for Copythorne we have taken into account your brief, our experience as playground equipment and play space designers and research into the design principles of creating successful play spaces.

Central to this research is [Play England’s ‘Design for Play: A guide to creating successful play spaces’](#). This document, published in 2008, provides excellent guidance and inspiration for play space design. Whilst we have moved on in the last 10 years and playground equipment has become more innovative; the fundamental design principles remain the same.

The 10 principles for designing successful play spaces - successful play spaces <sup>1</sup> .....			
1	are ‘bespoke’	6	meet community needs
2	are well located	7	allow children of different ages to play together
3	make use of natural elements	8	build in opportunities to experience risk and challenge
4	provide a wide range of play experiences	9	are sustainable and appropriately maintained
5	are accessible to both disabled and non-disabled children	10	allow for change and evolution.

These principles have been applied to the design of Copythorne Playground.

Modern playgrounds are designed to be as inclusive as possible whilst encouraging risk taking and challenge. The playground includes a basket swing, DDA compliant access gates and free space. Wetpour surfacing is suitable for use by wheelchair users (as opposed to loose-fill surfaces).

**‘The golden rule - A successful play space is a place in its own right, specially designed for its location, in such a way as to provide as much play value as possible’<sup>2</sup>**

Community play spaces are crucial tools to promote physical activity and tackle the growing problem of childhood obesity – 1 in 3 children are obese or overweight by the time they leave primary school<sup>3</sup>

Our design promotes physical activity through a variety of different play activities and playground equipment.

Children love to be adventurous and explore their surroundings, books such as ‘We’re Going on a Bear Hunt’ (Michael Rosen, 1993) and traditional titles such as ‘Treasure Island’ (Robert Louis Stevenson, 1883) have been the inspiration for children’s adventures for more than 100 years.

<sup>1</sup> Design for Play: A guide to creating successful play spaces, 2008 – [Play England](#) – chapter 2, page 13

<sup>2</sup> Design for Play: A guide to creating successful play spaces, 2008 – [Play England](#) – chapter 2, page 16

<sup>3</sup> Childhood obesity: Applying All Our Health, 2015, [Public Health England](#)



Whilst children learn about these books at school the design for the Copythorne Playground incorporates the principles of exploring and adventure; promoting activities such as climbing and jumping through playground equipment such as Overhead Ladder (Monkey Bars), Trampolines and Tunnel.

Just as important as Physical Activity is the promotion of social interaction and community play spaces. Our design provides a safe, secure and yet exciting place to be, make friends and enjoy being outdoors.

***‘Research suggests that children playing outdoors and establishing relationships with other children in their community can also have a positive effect on community cohesion. The more social networks children have in a neighbourhood, the greater the confidence parents have in the safety of that area. Parents also establish their own networks through their children, meaning that play also supports community cohesion amongst adults. In Finland, over 70 per cent of parents saw their play park to be somewhere where they can get support and help with issues concerning their children.’<sup>4</sup>***

We believe that our design for the Copythorne Playground will inspire children for 20 years – promoting physical activity, social interaction and community cohesion.

**(499 words)**

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<sup>4</sup> Fair Play: A Consultation on the Play Strategy, 2008, [Department for Children, Schools and Families](#), page 10



#### 8d. Design Characteristics – Alignment with Brief Supplied by FOCP (max 300 words)

We have matched the brief supplied as closely as possible within the restrictions of budget, space and the requirements of BSEN1176/1177.

Table 2 compares this in detail but there are a couple of deviations from the brief which require explanation rationale.

- a) **Benches** – the brief requests these to be metal or other water repellent surface. We have proposed timber benches. These are long lasting, durable, warm to the touch (as opposed to metal) and dry quickly.
- b) **Trampolines** – your brief requires that these are suitable for 2 children, we have therefore included two individual trampolines adjacent to each other. To be suitable for 2 person use a trampoline would have to be larger than the space available. By having 2 trampolines, with free space separating them, it is possible to have trampolines suitable for 2 users.
- c) **Spring – See Saw** – By introducing 2 trampolines we lose the space available for the spring-see saw. This was listed in last place on your list of priorities so has been removed from the design to ensure adherence to BSEN1176 in terms of free space.
- d) **Metal Post Shoes** – We have included these on the play tower only. Unfortunately our design processes do not allow for use on other items used within the design. We guarantee our timbers for 20 years against rot and believe that the use of metal post shoes is suitable for loose fill surfaces but where a free-draining sub-base and rubber surface is to be used; there is no real requirement for them.

Metal post shoes are traditionally used where there is a requirement to mow grass and timbers can become damaged by strimmer's or lawn mowers. This will not be the case here as the equipment is surrounded by rubber surfacing.

(292 words)



**8e. Design characteristics – Sustainability (max 300 words)**

Creative Play designs playground equipment and play spaces which are low-maintenance, durable and sustainable. You are proposing to make a significant investment in your community and we understand that it is important that the playground provides a long lasting facility with minimal lifecycle costs.

As a business we also recognise that our manufacturing processes and business activities have an impact on local communities and the environment, we take a number of steps to mitigate this.

- a) Our timber is responsibly sourced from sawmills within the UK. We only use FSC (Forestry Stewardship Council) accredited suppliers to ensure that the timber we use is harvested in a sustainable fashion.
- b) Where possible we invest in local communities by utilising hotels, building suppliers, waste management companies etc. within the local area. This reduces mileage and fuel consumption.
- c) The safety surfacing proposed comprises of a large percentage of recycled SBR material. This is recycled truck and fork lift truck tyres.

The facility proposed is designed to be low maintenance, we recommend an annual service to make sure you get the best out of your investment. Our experience shows that those customers which invest in annual servicing extend the lifecycle of their play space by 25%.

The annual service removes any requirement for customer maintenance of the play space, over and above regular visual inspections to ensure the space is free from debris and hazards.

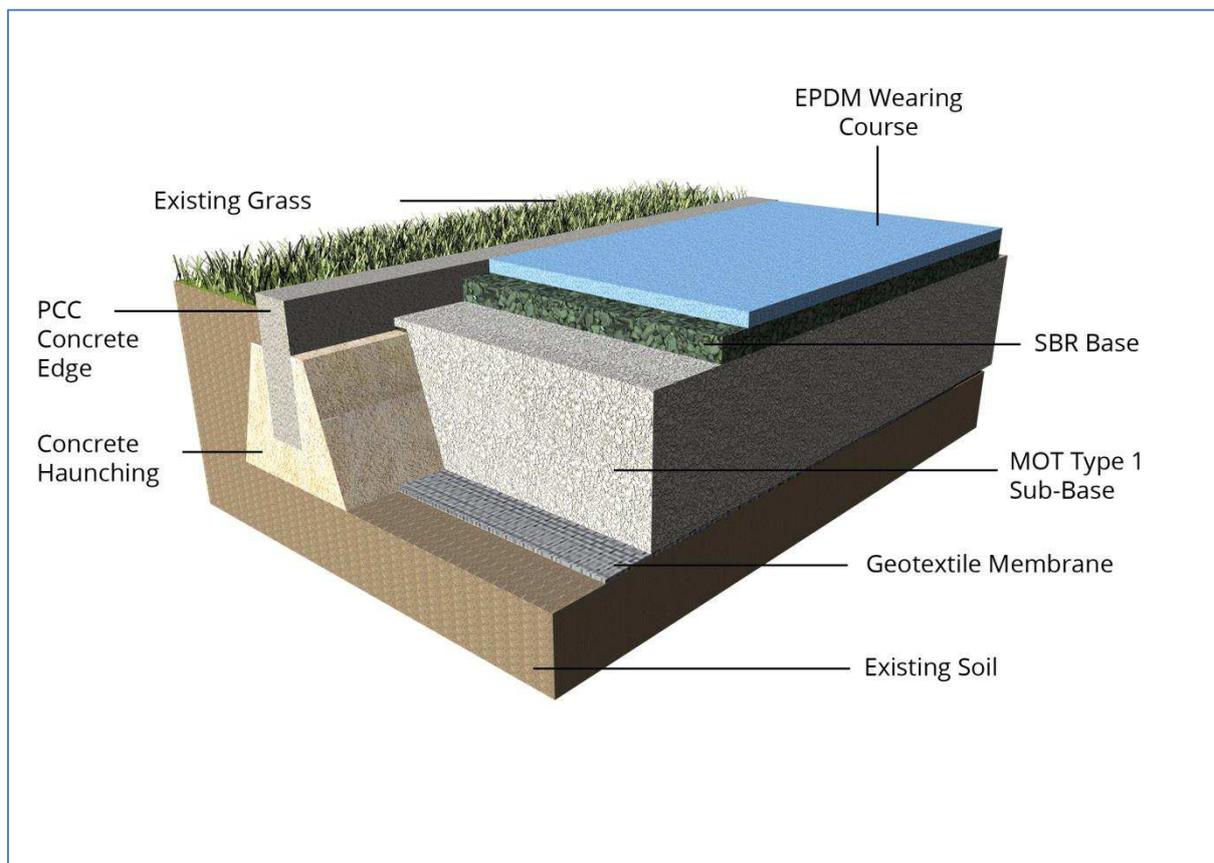
**(232 words)**



### 8f. Design Characteristics – Groundworks (max 200 words)

Our design allows for a free-draining engineered sub-base consisting of 100mm depth Type 1 MOT stone which is laid to an excavated area of 248m<sup>2</sup>. This area is edged with PCC (pre-cast concrete) edges set 50mm above the finished level of the compacted stone base.

The Type 1 MOT base is laid at a consistent depth of 100mm but set lower in various points to allow for the EPDM safety surfacing to be increased in certain areas to allow for increased depth of SBR base (the wearing course stays the same throughout). The increased depths include 50mm, 70mm and 130mm to allow for FFH up to 2.8 metres (Monkey Bars).



An EPDM wetpour surface is laid to the whole area as per the design to provide impact absorbency and all weather use (and play value!). This surface is laid to the requirements of BSEN1177 and BS7188.

This is a tried and tested system to allow for maximum drainage to the surface. PCC edging provides the optimum adhesion for the wetpour surface.

This system is guaranteed for 5 years with a life expectancy of 8 - 12 years.

**(187 words)**



**Table 2 – Technical Tender – Design Brief:  
Specification from FOCP v Creative Play Proposal**

ITEM	DESCRIPTION	FOCP NOTES	CREATIVE PLAY NOTES	INCLUDED WITHIN DESIGN?
1	Multiplay unit – 3 Tower		Large 3 tower Play	Y
2	1 X Tower suitable for toddlers or smaller children	Requires and easy route up and a slide down - Slides NOT south facing	1 x Tower 1.2m high with easy step access	Y
3	1 x Tower of at least 1.8 metres suitable for up to 12 year olds	A challenging route up and a bigger slide down - Slides NOT south facing	1x 1.8m Tower with challenging access (log climber) – plastic slide only available on 1.8m. Also includes 1.5m tower	Y
4	Fireman’s Pole		Included	Y
5	Play space beneath the unit	Utilise this as additional play space with exploration route such as a tunnel and complete with playboards / playhouse and Seating	Tunnel, seating and Motor Play Board included	Y
6	Monkey Bars	Fitted within the design in a suitable location	Fitted between 2 towers	Y
7	Swings – 1 x Cradle; 1 x Flat; 1 x Basket	Please specify height of swings	All swings have a 1.5m critical fall height and 2.62m total height	Y
8	Benches – 2 x benches	In metal or a suitable other water repellent surface	Timber benches proposed	Y
9	Spring – See Saw	For at least two people and not a rocker type	Not included due to space restrictions – excluded as lowest priority	N
10	Balance – balance elements to be included	Ideally a trim trail	3 items of trim trail included – balance and agility	Y
11	Roundabout	Preference for a roundabout if space permits rather than a spinning pole or dish	Roundabout included	Y
12	Trampoline	Large enough for 2 children – constructed with adequate drainage	2 x trampolines included (1 person each). Includes full drainage	Y
13	Path	Extend current path to lead to 1 x metal gate and metal fencing	Pathway included within design.	Y
14	Structural elements – our preference is now for timber wherever possible	All timber structural components to be based on metal footings, and not concreted into ground, thereby held clear of ground to prevent rotting	Manufacturing process limits use of post shoes to main tower only. Due to sub-base, not required in our experience.	N



## **Part B: Commercial Tender**

### **1. Pricing**

Where possible we have completed the attached pricing schedule. We have adapted this to include items not included on the schedule i.e. groundworks and safety surfacing.

Our warranties and guarantees apply to individual components rather than an item of play equipment as a whole. This allows us to give you more accurate information rather than simply applying a guarantee period of the lowest component.

I understand that you are trying to gauge lifecycle costs over a set period and this is very difficult to provide within the format you have provided. I have therefore produced a lifecycle costs forecast over the next 20 years which I hope will give you some guidance. These prices are a guide but should provide some budgeting for the future – see **Appendix VIII**

The total price for the project comes to **£57,154 ex VAT** which has then been discounted to **£49,995 ex VAT** to meet your budget – I hope this demonstrates our desire to work with you on this project.

This is a fixed price quotation and includes all aspect included within your brief – fully design, manufacture, delivery, installation and commissioning of the project.

Warranty/Guarantee Details are included in **Appendix VII**



## 2. Contract

### Narrative regarding Creative Play Terms and Conditions

All Comments from FOCP regarding T&Cs are noted. Response provided below.

Clause	FOCP Notes	CPUK Notes
3.3	Does not materially... this needs to be in the Client's opinion	Accepted
4.3	CP is responsible for provision of install services	Agreed – relates to customer (schools) who may have locked premises over holidays for example
5.2	Noting that we are reliant on CP and / or its contractors to determine whether products are faulty during the install process	Agreed – generally relates to customer s who buy products on a supply only basis
7.3	This must be undertaken before confirming final price, the contract price will be fixed	Agreed – this has been conducted
7.9	Cannot foresee where damage may be caused otherwise	Agreed – relates to access through schools. Would not apply in this case
8.1 (d)	Requirements to be expressly determined	Agreed
8.1 (j)	We will supply contact details for a Client Representative, but would not expect to have a presence on-site throughout entire process. We intend however, to appoint a Client surveyor will visit at set times during installation by agreement / negotiation	Client contact to be available via phone or agreed meeting time. No need to be available at all times.
8.1 (n)	Need to determine facilities arrangements with Copythorne Parish Hall	We have included for welfare facilities, access to the Parish Hall would be useful but not essential
8.2	Only in respect of items within the control of Client	Accepted
9.3	Must be agreed in writing in advance	Accepted
9.4	Not accepted, changes must be first agreed by Client. Changes deemed material by Client gives Client right to terminate at cost of CP. Costs due to negligence of Client would be accepted.	Accepted – this is a fixed price quotation for acceptance within 90 days.
9.5	30% payment upon order is agreeable 60% payment paid upon completion of works 10% retention paid at practical completion Practical Completion must be agreed by both parties, once snagging works completed and appropriate certification of relevant safety and legal standards has been achieved	These payment terms and conditions are acceptable



Clause	FOCP Notes	CPUK Notes
12.2	Not accepted, CP is responsible for contract performance	Agreed
12.3	s13 SGA 1979 – goods correspond to description – Customer cannot understand why CP would wish to exclude this section s14 SGA 1979 – goods quality and fitness for particular purpose – Client cannot understand why CP would wish to exclude this section s15 SGA 1979 – samples will correspond to bulk – Client cannot understand why CP would wish to exclude this section	To be confirmed – requires further understanding from CPUK (!). Will not become a barrier to contract.
13.2	Remedy is permitted upon notice being provided by other party – say within 7 working days	Agreed
13.4(a)&(b)	This should not apply where there is a breach on the part of CP, Client would want to retain any monies to complete works and any materials where these have been paid for in whole or part.	Agreed – payment terms protect both parties.

### 3. Referees

Nicola Young – 01948 665761 - [clerk@whitchurchcouncil.uk](mailto:clerk@whitchurchcouncil.uk)  
 Whitchurch Town Council – Jubilee Park Play Area  
 Civic Centre  
 High Street  
 Whitchurch  
 SY13 1AX  
 Date of Installation – July 2017

David Hockin – 023 8039 3313 – [david.hockin@banisterschool.co.uk](mailto:david.hockin@banisterschool.co.uk)  
 Banister Primary School  
 Archers Road  
 Southampton  
 Hampshire  
 SO15 2LS  
 Date of Installation – February 2016

Amanda Hall – 01252 542196 – [ahall4@grange.hants.sch.uk](mailto:ahall4@grange.hants.sch.uk)  
 The Grange Community Primary School  
 Wren Way  
 Farnborough  
 Hampshire  
 GU14 8TA  
 Various installations dated from July 2012

**Document Ends**