

The Moor Play Park Refurbishment

PROJECT OVERVIEW

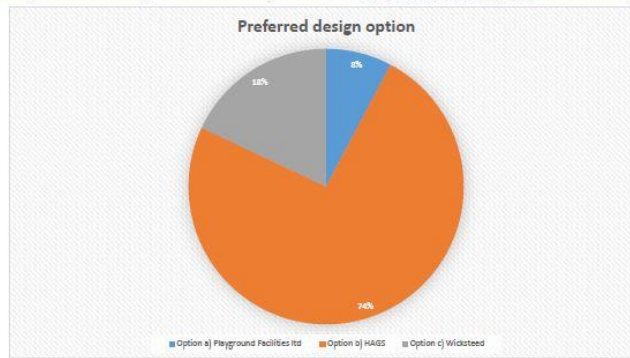
The project began by the working party, which is made up of 5 councillors and 3 members of the public, putting together a “wish list”. Based on this “wish list” an invitation to tender was produced and 5 responses were received. Using the evaluation criteria, the working party identify 3 design to take to the public consultation. The public consultation ran from Friday 11th February until Tuesday 1st March, and 167 responses were received from both adults and children.

Public consultation responses:

Overall feedback Public Consultation

	Number of votes for preferred design	Top 3 favourite items from each design	Main areas of improvement
Option a) Playground Facilities ltd	13	Climbing Frame, Boulders/natural climbing items, trampoline	N/A - not one main improvement identified
Option b) HAGS	124	Orchard Tree Top Tower, Zip wire, Log Swing	Swings (11 comments), Mound(8 comments)
Option c) Wicksteed	30	Hill Slide, Buddy Board, Rock 'n' Bowl	Monkey Bars (2 comments)

HAGS- 74%
Wicksteed- 18%
Playground Facilities- 8%



HAGS

HAGS favourite items
Orchard tree top tower (82)
Zipwire (13)
Log swing (10)
Swings (8)
Trampoline (7)
Big slide (5)
Roundabout (5)
Rocking horse (5)
multi person seesaw (4)
low games/play activities young children

11 comments about swings
5 comments about more trampolines
8 comments about mound
4 comments about climbing from for younger children

HAGS design - improvement comments

More swings (2)
More than one Trampoline/larger trampoline (5)
Natural play/mature area e.g Stepping stones (2)
Tunnel through mound
Small climbing frame for younger children
seating area (5)
Level mound for more equipment
Trails/ obstacle course items/explorative path/rope walk balance beam (2)
Hurricane swing
Keep at least 4 baby swings/ more baby swings than in design (normally queue) (2)
Slides on mound (2)
Keep current number of traditional and cage swings/ best baby swings in area (3)
Separate out the younger children section of climbing frame
Monkey bars (3)
keep old climbing frame
More equipment for disabled children (3)
Basket swing (2)
Climbing wall for older children
bit more colour
buddy board (2)
rock 'n' bowl (2)
seating (5)
2 year old friendly access to slide
something else on mound e.g. tunnel/slide (4)
Stepping stones
basket swing
firemans pole
bigger climbing frame with a climbing wall
climbing area for small children (2)
not grass at bottom of slide = mud bath (2)
long grass / wild area

comments regarding seating shows public agreement with PC plan to install picnic area

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Wicksteed

Wicksteed favourite item of equipment
Hill slide (7)
buddy board (5)
rock 'n' bowl (5)
Crusader climbing frame (4)
Inclusive swings (3)
cableway (2)
Rocking horse (2)
trampoline (2)
long grass
rope swing
keeping mound
viking swing bay
play board

2 comments about cableway
2 comments about monkey bars

Wicksteed Improvements

make sure cable way works properly and is not flat (2)
include multi user seesaw from option B
seating, picnic area, shaded seating
monkey bars (2)
More natural play options
concerned about quality of plastic equipment
one side of climbing frame to have step to improve accessibility

comments regarding seating shows public agreement with PC plan to install picnic area

Playground Facilities

Playground Facilities favourite item of equipment
Climbing Frame (10)
Boulders and climbing items (5)
trampoline (4)
play hut (2)
basket swing
zip wire
mound
play hut

Playground Facilities Improvements

more activities for toddlers
Something for older children e.g outdoor gym equipment
More for 8-9 year olds
More swings - 2 not enough, needs baby swing too
Make sure zipwire is long enough
log swing
rocking horse
tunnel

It was clear following the public consultation that the design provided by HAGS was the preferred option. Based on the comments provided by the public, the working party suggested amendments to HAGS' design, and HAGS produced a revised quote.

At the meeting on 5 April 2022, the working party agreed they were happy with the revised quote that included the tunnel as part of the designs. The Revised Final Tender Response can be found in the agenda pack.

Completed actions following the meeting held on 5 April:

Responses to enquiries regarding working with HAGS and contingency:

Brentwood Council Essex:

Many thanks for your email below, firstly my apologies for the delay in responding. I have worked with HAG's on a number of projects in the Borough over the last 10 years and have found them to be professional and engaging on all occasions. They have remained engaged throughout the entire process including returning once completion has been met to undertake any snagging that has been identified. I won't lie that there have been some problems either with design or equipment, but to be honest on the scale of projects undertaken this is not uncommon and something I would suspect anyway. What is positive is that when issues have arisen HAG's have been receptive to resolving.

*With regard to contingency, yes I would absolutely include an contingency because every project has something come up that ends up needing addressing. With regard to the level of that contingency, that depends largely on the size of your project. **Ordinarily I would have put a 10% [of overall project cost] contingency onto any project I was overseeing but with costs of materials becoming more unstable and unpredictable I am likely to increase this to 15% going forward.** On budgets and costs during delivery, yes elements came up that required alterations, if those alterations were at the choice of the Council or out of HAG's control then an additional charge was made and this is something I would expect from any contractor. If the change or increase of cost was due to an error on HAG's then they have always offered to cover those costs.*

If you are looking at accessible play then I would strongly urge you to get in touch with the Shortbreaks Team at Essex County Council, they are a wealth of knowledge when it comes to accessibility and what works for children and young adults with SEN and they were consulted and involved during the design phase of the accessible equipment at KGPF, they can be contacted at Shortbreaks@essex.gov.uk.

I hope the above has helped but please do come back to me if there is anything further.

Response from HAGS regarding drainage:

*I've asked our Contracts team if they can help regarding an idea of the drainage cost and to dig a soak away for both the **trampoline and the roundabout would cost £1,170 (ex VAT).***

Response from HAGS regarding location of drain:

HAGS have been made aware of where the drain lies under the play park. See their response below:

Thank you for the pictures and plans.

I've spoken to our Contracts Team who arrange the installation of our projects and they've suggested that we might need to move the location of some of the equipment

a little so they aren't so close to the pipe. The pieces most likely affected are the 4 seat Turtle springer, the Hilly seesaw and possibly the steps up to the mound.

They do think that there is enough space on site so there shouldn't be an issue in fitting all the equipment in. The prices in the quote already include the installation and safety surfacing so altering the location on site wouldn't cost any extra.

If this project does go to order, and before any work is carried out on site, a contracts CAD plan is drawn up. Before this is done we can discuss the locations for these items with you and get them agreed so they can be shown on the final plan.

I hope this is all useful but please don't hesitate to let us know if you have any further questions.

Budget

The revised quote with the tunnel is **£102,549.85**. Plus possible drainage works (£1,170) is £103,719.85 which leaves £1,280.15 as contingency. If we follow the advice from Brentwood Council, 10% of our budget is 10,500 or 15% would be £15,750. It is unlikely that MPC will need to make any changes to the design/equipment once the order is placed.

HAGS have said:

For all intent and purpose beyond unexpected circumstances arising once on site, the scope of the quotation to which we have supplied is fixed. However, please refer to our T&C's for full details. Please be aware that HAGS, and other companies, are facing challenges within the market in respect to pricing resulting from raw materials. As a consequence, we can only currently hold our quotation for 60 days (from the 31st March 2022), and this should be considered as part of your decision making process.

The terms and conditions can be read in full in as part of the Final Tender Response in the agenda pack.