

DECISION ITEM



REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES	TOURISM AND LEISURE COMMITTEE	12 NOVEMBER 2015	6

PROVISION OF A NEW TODDLERS PLAY AREA AT FAIRHAVEN LAKE

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY

The report sets out the details of a scheme included in the council's agreed capital programme for 2015/16 for the provision of a new toddlers play area at Fairhaven Lake & Gardens.

The report also summarises the context and details the receipt of tenders, tender assessment following the procurement process for the construction of the new play facility, and seeks the agreement of the Committee to allow officers to award the contract and manage the project.

RECOMMENDATIONS

That Members are asked to:

1. approve the proposed expenditure in respect of the scheme to construct a new toddler's play area at Fairhaven Lake and Gardens. The approved Capital Programme for 2015/16 includes funding for a scheme for this purpose in the sum of £67k.
2. the letting of the contract for the design and build of a toddlers play area to Playdale Playgrounds in the sum of £66,886.

CORPORATE PRIORITIES

To Promote the Enhancement of The Natural & Built Environment (Place)	√	To Encourage Cohesive Communities (People)	√
To Promote a Thriving Economy (Prosperity)		To Meet Expectations of our Customers (Performance)	√

SUMMARY OF PREVIOUS DECISIONS

At the budget Council meeting on 3rd March 2015 a capital scheme to provide a toddlers play area at Fairhaven Lake & Gardens to the value of £67,000 was agreed for inclusion in the 2015/16 Capital Programme.

BACKGROUND

1. Fairhaven Lake and Gardens currently has an existing children's play area adjacent to the summer bowling greens. The current provision is very limited and in poor condition except for the roundabout which was replaced in 2013 with external grant funding. The current facility is not fully inclusive and does not meet the needs of local residents and visitors. It does not have separate zones for toddlers and juniors, and numerous complaints have been received during the last 2 years with regard to the poor condition and lack of young people's play facilities at Fairhaven Lake and Gardens in general.
2. Fairhaven Lake and Gardens is a key public park in Fylde and has borough wide and even regional importance as a place to visit. The current provision of play facilities for young people is not adequate in either condition or provision.

CURRENT SITUATION

3. The restoration Masterplan for the Lake and Gardens (appendix 2) which forms the structure of the funding bid to the Heritage Lottery Fund shows the play facilities for young people split in two key areas. The toddlers play area is shown adjacent to the café and the junior and teen play facilities are located further down the site near the existing skate park.
4. Although the provision of junior and teen play facilities are included in the HLF funding bid, the provision for toddler play is not included and therefore needs to be delivered by alternate funding.
5. A capital bid was prepared and considered by budget Council in March 2015, requesting funding of £67,000 for the construction of a toddlers play area adjacent to the café in Fairhaven Lake and Gardens. The financial breakdown of the bid was based on a similar recent scheme, to provide an accurate project value in the capital bid. The financial breakdown of the proposed scheme is shown later in the report.

SCHEME DETAILS

6. The proposal is to construct a new toddlers play area aimed at children between 2-5 years and will be located adjacent to the café building. This location is cohesive with the HLF restoration masterplan (see attached designs at appendix 3).
7. The new play area will be fenced for safety purposes. There will be a wide range of play equipment that is suitable for children between the ages of 2 and 5 years of age. The facility will be all inclusive, educational and will provide good opportunities for innovative play. The area will be appropriately landscaped which will be sympathetic to the location and will include planting and some ground modelling. The area will also benefit from new entrance features and signage.

Breakdown of Capital bid

Cost Heading	Description	Net Figure (£)
Provision of play equipment	Pod Swing, Vivarea Multiplay (climbing structure), Sand Diggers (2), Single Pyramid (Climbing Rope), Rodeo board (Springer), Aero skate (Skate)	33,837
Installation of play equipment	Install Play equipment suitable to age range:	6,094
Specialist & Furniture	Signs and furniture	3,175
Groundwork's	Site preparation, ground modelling and landscaping	5,250
Surfacing	Safety surfacing under play equipment	11,465
Fencing & Gates	Protective fencing and accesses	7,065
Total Project Costs		£66,886

PROCUREMENT PROCESS & EVALUATION

8. Officers from the Parks & Greenspace Team have led the procurement process. The tender followed the 'medium value quotation' procedure using the CHEST procurement portal.
9. Quotations have been received for the construction of a toddler play area on a design and build basis. The suppliers were given a project value figure of £66,886 and a design brief prepared by the Landscape Design and Development Officer, which provided suppliers with comprehensive details of the essential project requirements.
10. Six completed tenders were received and evaluated on a 60% quality and 40% cost basis.
11. The price evaluation was carried out as follows: the proposals were to be based on a budget of £66,886 including contingencies. 40 marks were awarded for quotations of £66,886. For every £1,000 variance either way 5 points were deducted.
12. The quality evaluation was carried out as follows: quality criteria formed 60% of the total, based on the following quality criteria:
 - Quality of design, creativity and innovation (20 points)
 - Range of equipment and play value (30 points)
 - Education and inclusivity (5 points)
 - Added value (5 points)
13. The quality evaluation was made under the criteria listed below, and the information required from the suppliers was scored on the following basis:

Score	Description
0	The Evaluation Panel felt that none of the requirement was met or demonstrated or no response was provided.
1	The Evaluation panel felt that a few areas (20% or less) of the requirement has been met or demonstrated.
2	The Evaluation panel felt that some areas (between 21% and 59%) of the requirement has been met or demonstrated.
3	The Evaluation panel felt that most of the requirement (60% and above) has been met or demonstrated
4	The Evaluation panel felt that the requirement has been fully met or demonstrated.
5	The Evaluation Panel felt that the supplier had exceeded this requirement.

14. The quality scores are added to the price scores to identify the preferred submission. For example a price of £66,886, would be scored a maximum of 40 points, which would be added to the quality score (maximum 60 points), to give a score out of 100.
15. The result of the tender evaluation exercise is set out below. The evaluation panel comprised of officers from the Parks & Greenspace Team, the Chairman of the Committee and the café tenants.

Company	Price score	Quality of design, and creativity	Range of equipment and play value (30 points)	Education and inclusivity (5 points)	Added value (5 points)	Total Score
Hags SMP	40	8	18	2	3	71
Proludic	32	12	18	3	2	67
Playdale	40	16	24	3	1	84
Wicksteed	40	12	24	4	2	82
Jupiter Play	37	8	6	2	1	54
Eibe Play	40	8	24	4	4	80

16. The evaluation panel considered that the Playdale Playgrounds submission demonstrated a better quality provision in terms of quality of design and range of play equipment. The

quotation figure for the recommended submission is £66,886, including a contingency. The delivery of this project can commence on site in January 2015 and will be completed for March 2016.

FINANCE DETAILS

17. The estimated cost breakdown of the proposed Playdale Playgrounds scheme is as follows:

FAIRHAVEN TODDLER PLAY AREA	
Design Categories as described in the design brief	Net Figure (£)
Range of children's play equipment	29,008.00
Appropriate safety surfacing	22,370.31
Perimeter Fencing and gates	2,954.02
Furniture	4,956.00
Landscaping and storage	645.00
Delivery and installation of equipment	12,310.00
Independent Play Inspection	295.00
Contingency	3,404.80
Discount	-9057.13
TOTAL (Net)	£66,886.00

Method and cost of financing the scheme

18. Funding for a scheme for this purpose is included within the approved Capital Programme for 2015/16 in the sum of £67k.

Future revenue budget impact

19. There are no additional revenue implications to this proposal as the new facility will be inspected, repaired and maintained, by existing staff in the Parks & Greenspace Team, with any materials being funded from existing resources.

Risk assessment

20. A risk assessment has been carried out to identify and mitigate any risks associated with the project which is attached at appendix 1.

Value for money and details of procurement path

21. In order to ensure that value for money is achieved a procurement exercise has been undertaken in accordance with the Council's contract procedure rules. Selection of the successful tenderer will be on the basis that value for money is a key consideration as well as the suitability of the new facility.

Detailed objectives, outputs and outcomes

22. The objectives, outputs and outcomes are to:

- Provide a modern, innovative toddler play facility
- Achieve the ambitions of the local community
- Improved access for all
- Provision of safe facilities for young people
- Place – “High quality vibrant parks and open spaces throughout the borough”
- Place – “To achieve over 80% customer satisfaction with parks and open space by 2016”
- Prosperity – “A vibrant and growing tourist sector”

SUMMARY

23. The proposal is to award the tender to construct a new toddler play facility at Fairhaven Lake and Gardens, as per the agreed tender specification to Playdale Playgrounds to the value of £66,886 for completion before 31st March 2016.

IMPLICATIONS	
Finance	The committee is requested to approve expenditure in respect of the proposed scheme to construct a new toddler’s play area at Fairhaven Lake. Funding for a scheme for this purpose is included within the approved Capital Programme for 2015/16 in the sum of £67k, fully financed from the Capital Investment Reserve.
Legal	None arising from this report.
Community Safety	Provision of modern recreational facilities is important in terms of providing diversionary activities.
Human Rights and Equalities	None arising from this report.
Sustainability and Environmental Impact	None arising from this report.
Health & Safety and Risk Management	The tender includes Health & Safety information which will be developed by the successful contractor prior to starting on site to safeguard the public and contractor personnel.

LEAD AUTHOR	TEL	DATE	DOC ID
Mark Wilde	01253 658475	22.10.2015	

LIST OF BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Restoration of Fairhaven Lake and Gardens – Individual Cabinet Member decision	27.02.2015	Report Decision

Attached documents

1. Committee Risk Assessment
2. Landscape restoration masterplan for Fairhaven Lake and Gardens
3. Proposed toddler play area design