



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

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WCCC 26/292 Portlaw – Playground Upgrade. Volume A – Briefing Document

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Portlaw– Playground Upgrade

Volume A - Briefing Document

1. Overview

Waterford City & County Council are inviting tenders from competent companies for the design, construction, installation and certification for an upgraded and expanded playground in Portlaw Co. Waterford. The project site is located on the site of the existing playground; the disposal of redundant items will also form part of the requirements of WCCC26/292.

The successful tenderer will also be required to accept the roles of PSDP and PSCS in writing.



Fig 1.1 –Site Location and Red Line Boundary

2. Location of the Project

Portlaw is in the northeast of County Waterford, within the Comeragh municipal district. There is one public playground in Portlaw, as such the facility is well used. The playground is within the Portlaw Public Park, adjacent to the local National School, who use the playground, MUGA and green spaces adjacent to the school as their outdoor space.

The existing playground site is approximately 643m², currently has mix of macadam surfaces and play surfaces. It is bounded on three sides by public paths, the MUGA is located immediately adjacent to the north. It is proposed that the playground site footprint will increase from 643m² to 1232m².

This project involves the removal of the existing play facilities and the existing surfaces. After removal of the existing amenities the appointed contractor will review the site and prepare a design then undertake the installation of play features, equipment, and safety surfaces. Prior to commencement of the playground, a second contract to remove the existing MUGA and ancillaries will also commence; the Council will have an appointed representative to liaise for both contracts.

It is strongly recommended that all tenderers visit the site to familiarise themselves with current site conditions and access needs prior to tender submission.



Fig 2.1 – QR location code

3. Services Required

This project involves the assessment and the staged removal of the existing facilities, surfaces and perimeter fencing; preparation of a design for the new proposed zoned amenity then the installation of robust play features and play equipment catering for both younger and older children (i.e. ranging from 0-13 years).

The play space should include a range of equipment and natural play opportunities that allow for constructive, imaginative and group play as well as contact with nature.

We are requesting that:

- The playground is to have two zones, one focused on 0- 6years old and the second focused on 6-13 years old.
- The materials of all elements to be installed will need evidence of durability, minimum manufacturer's warranty 10 years. The Area Engineer has requested items be constructed

utilising HDPE (high density polyethylene), powder coated steel/aluminium and or recycled plastic lumber or similar.

- The design will need to show how it will limit opportunities for anti-social activity e.g. no hidden areas/roofs, large surfaces that could be graffiti targets, no light materials.
- Design will consider access and facilities for emergency services/maintenance requirements, the design should consider low maintenance needs.
- The playground must be accessible i.e. no edgings or other trip hazards should be present within the site. This desire has led us to request a poured surface as part of the upgrade.

4. Scope of Works

- Assessment, removal, and or disposal of the existing playground features, assessment and removal of current poured surfaces and fencing. If there are items that are salvageable or can be brought to a higher specification this will be considered.
- Provision of design and detailed layout drawings and specifications for the playground including perspectives and revised drawings based on a design specific risk assessment.
- Itemised pricing document (Vol. C is an excel document where additional rows for items can be entered) to allow parties to identify costs associated with each element of the design submitted.
- The project proposal is to upgrade the current playground, of approx. 643m² in size with a new expanded facility on a total site of 1232m²; suitable for two age groups 0- 6years old and 6-13years old.
- The provision of construction drawings for any civil and drainage works required, is also to be undertaken.
- Supply and installation of play equipment in compliance with IS EN 1176.
- Supply and installation of safety surface to the required depths and in compliance with IS EN 1177; and be laid as required throughout the play areas. Such installation shall also include the supply and fixing of pre-cast concrete edging kerbs of an appropriate size to effectively retain the base and wearing courses. Plus, the Contractor is to ensure that the finished Impact Absorbing Surface shall finish flush with the top of the surrounding concrete edging curb.
- It is proposed that the existing fencing will remain in situ during the works, which will also assist secure the site. Proposing that a new perimeter fence will be installed, 1.2m high hoop top fencing, with pedestrian access point with a self-close gate on Convent Road side maintained; plus, the second entrance for maintenance needs on the Connolly Road side to be installed. The north side of the playground is flush with the new proposed MUGA's fencing.
- provision of seating for parents/guardians in the playground area; composite materials to be used for the seating arrangements.

5. Project Stages

1. Tender Stage

- Submit full colour graphic design proposals showing the proposed expanded playground Plan and in 3D perspective with images of proposed equipment, finished surfaces, landscaping, and ancillary works as part of the submission. The information should be suitably detailed to allow for the tender assessment of the proposal and for WCCC to present to the local Town Team (Portlaw Regeneration Team).
- Submit all relevant documentation as required.
- Submit outline programme plan for implementation of the project.
- Submit pricing document.
- Submit signed form of tender.

2. Detail Design Stage

- The successful tenderer(s) will be required to provide a design risk assessment for the playground.
- On submission of a final design for approval by WCCC the tenderer will submit all technical, construction, setting out and other drawings and specifications relevant to the creation of the contract and implementation of the project.
- Submit an agreed programme for the contract.
- Submit agreed maintenance schedule for defects liability period and submit maintenance manual for the works.
- Submit a preliminary health and safety file for the project.
- Submission of PSDP and PSCS questionnaire (prior to appointment).
- Compilation and acceptance of the contract will follow on from all the details and specifications of the projects being agreed.

3. Construction

- The tenderer shall take possession of site, secure, manage and construct in accordance with the terms, conditions and outlined here and as agreed with WCCC's appointed representative and under PW-CF6 – Short Public Works Contract.
- The primary means of access will be off Connolly Road, Portlaw, Co. Waterford. The contractor must design in their temporary works, safe access and exit point from the site. Access will not be allowed through any other access point, nor will the Contractor be permitted to carry out any works outside the confines of the proposed site. It is strongly recommended that tenderers visit the site for their information.
- The following about or are adjacent to the site of the proposed construction works.
 - Existing parkland, residential housing, national school and pathways which are used daily for recreational use.
 - Any damage to any boundary walls, paths, trees, hedgerows to be protected must be repaired or replaced to the satisfaction of the Employers Representative
- The normal working hours applied to the contract will be 08.00 to 18.00 Monday to Friday. Our intention is that the works are to commence week beginning **02nd November 2026** at latest.
- The tenderer must issue a Certificate of Proof to WCCC that all safety surfacing is compliant with the correct fall height for each play unit and that it meets the required H.I.C. (head impact criteria) reading.

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- Prior to handover of the completed playground, the tenderer will arrange for a post installation inspection report to be undertaken. This report will be undertaken by an independent R.P.I.I. accredited (or equivalent) playground inspector.
 - The Tenderer must ensure that the playground is compliant with the post installation inspection and all items of concern are put right in a reasonable period prior to the Council agreeing to take the play area in charge.

4. Substantial Completion and Maintenance

- Comply with terms conditions of contract as agreed and under PW-CF6 – Short Public Works Contract
- Produce as built drawings and maintenance manual for the project.
- Rectify defects as they occur during the defect's liability period.
- Provide instruction training for staff on the maintenance requirement of the playground

6. Budget & Funding

Waterford City & County Council is the contracting authority. The project is required to comply with the requirements of the Public Spending Code (new Infrastructure Guidelines released March 2023). The successful tenderer will be engaged in accordance with the Short Form Public Works Contract (PW-CF6). Funding of €215,000.00 net for this project is being provided under the Town Village Renewal Scheme 2025, as our budget is confirmed it may be necessary to prioritise essential features.

7. Assessment Criteria

Submissions will be considered under the "Most Economically Advantageous Tender", consideration will be given to price and to the concept design drawing provided plus the value for money, performance, durability, and functionality of the recommended play pieces. Ratio 80% Cost/20% Design.

The Tenderer with the lowest overall notional tender price following the assessment above will be awarded the maximum marks available for price. Other Tenderers eligible for appointment are then scored by deducting one half of one percent (0.5%) of the total marks available for price for every one percentage points difference between the lowest eligible price and that of the Tenderer under consideration. The lowest price mark which can be obtained is zero.

8. Tender Submission Details

Electronic submission of tenders through e-tenders is the only option available.

Appendix 1 – RPII Playground Report 2026

Appendix 2 – Outline Map Services Portlaw Park

Appendix 3 – Images of Existing Playground