

## **APPOINTMENT OF CONSULTANTS TO DEVELOP PROJECTS INTEGRAL TO HOYLAKE & WEST KIRBY MASTERPLAN**

### **1. Executive Summary**

1.1 The purpose of this report is to advise Members of action taken using delegated authority, to accept tenders submitted by:

- (i) Atkins Ltd - in respect of Public Realm & Covered Walkways Project
- (ii) Capita Symonds – in respect of Hoylake Golf Resort – Technical Assessment Project

### **2. Background**

2.1 A Masterplan for the regeneration of Hoylake and West Kirby was approved by Cabinet in November 2004 and a number of immediate, short term and long term proposals were identified within this.

2.2 The successful return of the Open Golf Championship in July 2006 and its anticipated return in future years, represents a major investment opportunity for the borough and this is expected to act as a catalyst for the continued regeneration of Hoylake and West Kirby. The two proposals highlighted within this report represent the next phase of activity.

### **3. Tender Submissions**

#### **3.1 Public Realm & Covered Walkways Project**

3.1.1 Integral to the successful regeneration of West Kirby is the connectivity between the Marine Lake and promenade with the town centre and the need to implement significant qualitative improvements to the existing public realm and streetscene, along similar lines to that achieved in Market Street, Hoylake. Principally this piece of work incorporates the following requirements:

- To prepare outline designs & cost estimates for public realm improvements in Central West Kirby;
- To examine opportunities for the refurbishment of street canopies in both West Kirby and Hoylake

3.1.2 The budget available for this commission was £50,000 excluding VAT, supported from the £300,000 Capital Programme allocation for West Kirby Coastal Projects, agreed by Members at Cabinet on 25 April 2006 [minute 552 refers].

3.1.3 Invitations to tender were circulated to four companies, three of which formally responded with one ineligible by virtue of it arriving late. Tenders received were for the following amounts:

No.	Consultant	Amount	Overall Score
1	Atkins	£49,750	86%
2	Consultant B	£49,511	78%
3	Consultant C	£45,000	74%

3.1.4 Tenders were evaluated by a “Technical Panel” made up of Officers across the Authority against a set criteria and model agreed with Corporate Procurement Unit on the following basis:

- Best fit with the brief – 40%
- Overall quality of the proposal and best value to the Metropolitan Borough of Wirral – 40%
- Track record of delivering similar projects –20%

3.1.5 Though Atkins submission was not the lowest tender, it scored highest (86%) in terms of the qualitative scoring framework and was felt to be the most advantageous proposal to the Authority in delivering the Brief. On the basis of this and cognisant of best value considerations, the panel was unanimous in selecting the bid submitted by Atkins Ltd to the value of £49,750 excluding VAT.

3.1.6 Atkins were formally commissioned to undertake this piece of work on 9 March 2007. An integral aspect of the brief was to assess existing traffic count data held in relation to the key road junctions in West Kirby. However it was apparent from Atkins early discussions with traffic engineers that the data held by Wirral was out of date and of questionable validity. Consequently it was agreed that a more up to date and appropriate survey be instigated to help inform this study and upon completion this data will be made available to Department of Technical Services’ Traffic Management Division for future use.

3.1.7 Having obtained three quotes from survey companies, Atkins have established that taking the lowest quote an additional sum of £1,215 excluding VAT will be required. This will be resourced via a £500 contribution from the LTP monitoring budget with the balance of £715 met from 2007/08 West Wirral Improvements Capital Programme allocation.

3.1.8 As neither Atkins nor the other applicants invited to tender had factored the need for any additional traffic survey work into their submissions, this did not contravene the tender process.

## **3.2 Hoylake Golf Resort - Technical Assessment Project**

3.2.1 The purpose of this piece of work is to prepare a Technical Assessment in respect of the proposed golf resort near Hoylake which is within Wirral’s designated Green Belt. This will investigate issues such as:

- drainage and flood risk
- landscape and visual impact

- biodiversity and nature conservation, including the potential impact on any protected species
- heritage and archaeology
- soil quality and ground conditions
- transport and access and
- The availability of utilities and other infrastructure.

3.2.2 The brief for the Technical Assessment was prepared in consultation with the Council’s environmental advisors and the Merseyside Environmental Advisory Service.

3.2.3 On completion of the Technical Assessment, consultants will be able to provide the Council with an independent, informed view as to the most appropriate location for this development within the land area proposed. It will also provide potential developers with a degree of confidence about the technical feasibility of developing a Golf Resort in this area before committing to the potentially significant expense of preparing the more detailed technical studies which will be needed to support a planning application.

3.2.4 If the findings of the Technical Assessment are supportive and positive, Officers will seek Members approval, through a further report, to ‘go to the market place’ via the council’s procurement procedure to seek formal developer interest. The Technical Assessment will be an invaluable tool to assist with this process.

3.2.5 The budget available for this commission is £140,000 excluding VAT, supported from the Capital Programme agreed by Members at Cabinet 1<sup>st</sup> December 2005 meeting [minute 353 refers].

3.2.6 Invitations to tender were circulated to five companies and all five formally responded. Tenders received were for the following amounts:

<b>No.</b>	<b>Consultant</b>	<b>Amount</b>	<b>Overall Score</b>
1	Capita Symonds	£129,940	78%
2	Consultant B	£118,880	72%
3	Consultant C	£129,900	56%
4	Consultant D	£123,514	59%
5	Consultant E	£134,998	44%

3.2.7 Tenders were evaluated by a “Technical Panel” made up of Officers from across the Authority against a set criteria and model agreed with our Corporate Procurement Unit on the following basis:

- Best fit with the brief – 40%
- Overall quality of the proposal and best value to the Metropolitan Borough of Wirral – 40%
- Track record of delivering similar projects –20%

3.2.8 The first Officers tender review meeting concluded that all five of the Companies submitting tenders were capable of undertaking the brief in question. However two submissions scored the highest, by a significant margin, in terms of the qualitative

scoring framework and it was felt that a further 'interview' was appropriate to seek a more detailed understanding of their proposals before making a recommendation.

- 3.2.9 Capita Symonds presentation was clear and concise highlighting their bid submission and how they would deliver the project, with references to previous site visits and their involvement with this Council with the detailed Needs Assessment for the Golf Resort project last year. Capita had a good understanding of the task in hand and the ability to start with this project already running.
- 3.2.10 Both the Archaeology/Heritage and the Exceptional Circumstances were reviewed with some issues raised by the Steering Group regarding the detail of the answers given but on reflection considered their track record and prior knowledge sufficient to overcome this. Traffic Impact was explored and considered to be a very strong area and the panel being happy with the detail outlined.
- 3.2.11 What Capita would deliver as outcomes was very well documented and detailed in their presentation and was far the best of all the bids. In addition the second company's bid contained a number of possible 'add-ons' which, if undertaken would raise their total near to that of Capita Symonds.
- 3.2.12 Though Capita Symonds submission was not the lowest priced tender received, it scored highest in terms of the qualitative scoring framework and was felt to be the most advantageous proposal to the Authority in delivering the Brief. On the basis of this and cognisant of best value considerations, the panel was unanimous in selecting the bid submitted by Capita Symonds to the value of £129,940 excluding VAT.

#### **4. Financial and Staffing Implications**

- 4.1 Costs so far identified to the Council are expected to be resourced as follows:

##### **Public Realm & Covered Walkways Project**

- £49,750 met from Coastal Projects Capital Programme allocation to be used in 2007/08
- £1,215 additional survey costs will be met from a £500 contribution from the LTP monitoring budget, with the balance of £715 met from 2007/08 West Wirral Improvements Capital Programme allocation.

##### **Hoylake Golf Resort - Technical Assessment Project**

- £129,940 from Capital Programme allocation to be used in 2007/08

- 4.2 The development, co-ordination and implementation of these projects requires a range of skills and a multi-departmental approach involving Officers from Corporate Services, Technical Services and Regeneration Department. This is being overseen by Officers from Corporate Services' Special Initiatives Team.

## **5. Equal Opportunities implications**

- 5.1 There are no immediate Equal Opportunities implications as a result of this report. Implementation of project proposals is likely to bring about equal opportunities improvements and benefits.

## **6. Human Rights implications**

- 6.1 There are no Human Rights implications as a result of this report.

## **7. Local Agenda 21**

- 7.1 There are no immediate LA21 implications as a result of this report. Implementation of the project proposals will result in major environmental improvements and high quality sustainable development.

## **8. Local Member Support implications**

- 8.1 This report has potential positive implications for both the Hoylake and Meols and West Kirby and Thurstaston wards.

## **9. Background Papers**

- 9.1 Background papers in relation to this report are held by the Special Initiatives Team in the Corporate Services Department.

## **10. Planning implications**

- 10.1 Implementation of the project proposals identified within the report will eventually require planning permission and will be reported upon as and when they come forward.

## **11. Community Safety implications**

- 11.1 There are no Community Safety implications as a result of this report. Implementation of the project proposals will result in significant Community Safety improvements.

## **12. Recommendations**

- 12.1 That Members note the decision to accept the tenders submitted by Atkins Ltd and Capita Symonds under delegated authority, in respect of the project activities described at paras 3.1 and 3.2 respectively.
- 12.2 That Members note the additional costs necessary to facilitate the traffic survey in respect of the Public Realm & Covered Walkways Project – as highlighted in para 4.1.

### **J. WILKIE**

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This report has been prepared by Howard Mortimer of the Special Initiatives Team of the Corporate Services Department who can be contacted on 691 8139.