

WIRRAL COUNCIL

CABINET

3 NOVEMBER 2011

SUBJECT:	TENDER REPORT FOR THE CONSTRUCTION OF A THIRD GENERATION SYNTHETIC FOOTBALL PITCH AT WOODCHURCH HIGH SCHOOL
WARD/S AFFECTED:	WOODCHURCH HIGH SCHOOL IS IN THE UPTON WARD AND ALSO HAS A PUPIL INTAKE FROM A NUMBER OF OTHER WARDS
REPORT OF:	ACTING DIRECTOR OF CHILDREN'S SERVICES
RESPONSIBLE PORTFOLIO HOLDER:	COUNCILLOR ANN MCLACHLAN
KEY DECISION?	YES

1.0 EXECUTIVE SUMMARY

1.1 The purpose of this report is to advise Cabinet Members of the outcome of the tender process for the project to construct a synthetic football pitch and changing facilities at Woodchurch High School. The report seeks ratification from Members of the acceptance of the reduced scheme and to accept the lowest tender submitted on a bill of adjustments by Blakedown Sports & Play. The report also seeks approval from Members for this scheme to be available for school use after the school's transfer to Academy status as per a lease agreement between the Academy and Council, with the pitch remaining in the ownership of the council.

2.0 RECOMMENDATIONS

- 2.1 That the lowest tender submitted by Blakedown Sports & Play, to construct the pitch as detailed below, be accepted in the sum of £504,757.00.
- 2.2 That the 3G pitch upon completion remains in Local Authority ownership and be operated by the school as per a lease agreement following the schools' transfer to Academy Status. The proposed terms of the lease agreement are as follows: 20 year lease at a peppercorn rent with the school/Academy taking responsibility for all overheads i.e. repairs, maintenance, utilities, supplies, insurance, costs and maintenance of equipment.

- 2.3 The Director of Law, HR and Asset Management be authorised to execute an appropriate construction contract with Blakedown Sports & Play in due course, subject to them developing a satisfactory Health & Safety Plan.
- 2.4 That the approved scheme be the reduced scheme as set out at 4.6 in the report, to build the pitch only, funded by CYPD and delegated school funding.

3.0 REASONS FOR RECOMMENDATION

- 3.1 A Scheme and Estimate report fully detailing the proposals for this site was presented to Cabinet on 9th December 2010 and Cabinet resolved that;
- (1) the Scheme and Estimate, as presented, be accepted, subject to approval and funding from the FA;
 - (2) the Director of Technical Services be authorised to obtain all necessary statutory approvals for the project;
 - (3) the Director of Technical Services be authorised to seek tenders for the project when funding is approved;
 - (4) the tender recommended for acceptance be reported to Cabinet for their decision, in accordance with the Council's Procurement Policy and;
 - (5) the Cabinet be kept informed of any changes to the above proposals.

4.0 BACKGROUND AND KEY ISSUES

- 4.1 The facility will be primarily used by the school during the day and by other users in the evenings and at weekends.
- 4.2 The school is currently in the process of converting to Academy Status. Under normal circumstances all land and assets would transfer to the school under the Academy arrangements however, it has been agreed that the existing sports centre and this new football facility would remain in the ownership of the Council, with a lease agreement in place. This reflects the intended joint use by the school and community of both the sports hall and the pitch which is the subject of this report.
- 4.3 The management of the facilities will be undertaken in line with an agreed service agreement to ensure community access to the facilities. The school/Academy will manage finances, maintenance of the facility, oversee booking arrangements and other issues appertaining to the pitch.
- 4.4 The original scheme to build a synthetic pitch was planned to be carried out in conjunction with the FA. Extensive discussion and negotiations took place over a lengthy period and tenders were obtained as set out below for two options, the FA joint scheme being Option 1.

- 1) Synthetic Pitch and associated work and changing facilities which was funding dependent.
- 2) Synthetic Pitch and associated work only.

The result of these tenders were:-

No	Contractor	Option 1)	Option 2)
1	BLAKEDOWN SPORTS & PLAY	£871,079.00	£543,236.00
2	KIER REGIONAL LTD.	£920,911.00	£542,546.00
3	McARDLE SPORTS TEC LTD.	£1,138,187.79	£618,995.00
4	CHARLES LAWRENCE SURFACES LTD	£1,266,290.00	£682,080.00
5	SPADE OAK DURACOURT LTD.	No Tender Received	No Tender Received

- 4.5 Given that the Council have £250,000 approved for the scheme, the full option, including changing room, required very significant FA funding. After careful consideration, the School Governing Body concluded that there would be significant restriction on out of hours use by the school and by non-FA community groups/users should the joint FA/Council/School Option 1 scheme be implemented.

The Governing Body therefore requested that a more basic scheme be provided which builds the pitch only, with the school contributing £330,497.00 to match fund the £250,000 in the Council's Capital Programme.

- 4.6 This is recommended as the most pragmatic way forward as it meets the wishes of the school, will allow similar types of community use as takes place currently in the sports hall and provides management of the facility which mirrors the sports hall and also ensures the Council's interest is secured.
- 4.7 Following consultation with the Audit section of the Finance Department it was agreed that the alternative solution be retendered with the three contractors who submitted the lowest tenders by way of a bill of adjustments.
- 4.8 The resulting tenders are shown below for consideration, Kier failed to submit a tender because, by their own admission, they got the tender return date wrong and therefore they could not be considered.
- 4.9 Tenders received for the Bill of Adjustments were;

No	Contractor	
1	BLAKEDOWN SPORTS & PLAY	£504,757.00
2	McARDLE SPORT TEC LTD	£589,880.15
3	KIER	Failed to submit a tender

5.0 RELEVANT RISKS

- 5.1 Subject to final approval, the scheme will be funded by a combination of CYPD capital receipts as part of the departmental Capital Programme and schools devolved formula capital.
- 5.2 Should Community bookings not meet targets set by the management committee; the school will use its delegated budget to meet utility costs, maintenance and up keep of the facility. Any shortfall in the predicted income from community use could be a risk to the Local Authority however, the current sports centre management has to date ensured financial stability.

6.0 OTHER OPTIONS CONSIDERED

- 6.1 Not to provide the pitch, however the Scheme was always envisaged as part of the overall regeneration of the Woodchurch campus which has been subject to other Cabinet approvals. This part of the school site is currently fallow and in a very poor condition.

7.0 CONSULTATION

- 7.1 The design proposals have been developed in consultation with the school. A range of stakeholders including staff, pupils, parents/carers, community groups, will be consulted throughout the construction process if the scheme progresses.

8.0 IMPLICATIONS FOR VOLUNTARY, COMMUNITY AND FAITH GROUPS

- 8.1 The scheme has the potential to provide key community use due to its positioning within the school boundaries and general location within the Woodchurch area.

9.0 RESOURCE IMPLICATIONS: FINANCIAL; IT; STAFFING; AND ASSETS

- 9.1 Technical details for the 3G pitch were prepared by Milieu Landscapes supported by the Design Consultancy of the Department of Law, HR and Asset Management
- 9.2 The Director of Technical Services in accordance with the Construction (Design and Management) Regulations 2007 will carry out the role of CDM Coordinator.
- 9.3 There are no additional staffing implications with these proposals.
- 9.4 The initial Tender submissions were received on 10th March 2011 and the Bill of Adjustments Tenders were received on 8th September 2011.
- 9.5 The total cost of the scheme based on the lowest tender submitted by Blakedown Sports & Play is:

Constuction Costs	£ 504,757.00
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Milieu Landscapes and Departmental Charges including: Professional Fees @ 15% Clerk of Works Salary CDM Coordinator Planning and building regulation fees	 <u>£ 75,740.00</u>
	<u>£ 580,497.00</u>

9.6 Assuming the contract is placed prior to the Academy transfer, the scheme will be funded from the following sources:

CYPD Capital receipts	£ 250,000.00
School Devolved Formula Capital	<u>£ 330,497.00</u>
Total	<u>£ 580,497.00</u>

9.7 Should the contract be placed post Academy transfer the amount owed by the School/Academy to the Council will be invoiced accordingly.

10.0 LEGAL IMPLICATIONS

10.1 The Legal and Member Services Section within the Department of Law, Human Resources and Asset Management will arrange for the completion of the contract.

10.2 The Legal and Member Services Section will draw up the required lease agreement to allow the Academy (when approved) to operate the facility as per the service agreement between them and the Council.

11.0 EQUALITIES IMPLICATIONS

11.1 There are no specific implications in this report for equal opportunities, including women, ethnic minorities or the elderly. Access will be provided for children and adults with disabilities to all areas of this building. The new building will also comply with current recommendations on design for the deaf and partially sighted. The building design has followed the principles of the Council's generic Equality Impact Assessment (EIA) for schools and children's centres.

11.2 A project-specific EIA will be completed before the works begin on site.

12.0 CARBON REDUCTION IMPLICATIONS

12.1 The successful constructor will be encouraged to employ local labour and source materials from local suppliers as far as possible.

13.0 PLANNING AND COMMUNITY SAFETY IMPLICATIONS

13.1 Planning approval has already been granted for this project, subject to a condition that cycle parking facilities are provided. Works to implement the planning permission would need to take place by the 19th February 2013.

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REFERENCE MATERIAL

The information used in the preparation of this report was obtained in consultation with the Children and Young Peoples Department and with reference to their bidding documents. No other background papers have been used in the preparation of this report with the exception of the Architects files B02541 and the Quantity Surveyor's working papers.

SUBJECT HISTORY (last 3 years)

Council Meeting	Date
Cabinet report	9 th December 2010