

Wards Affected:

All Wards

APPROVAL OF THE AWARD OF THE CONTRACT FOR THE REPLACEMENT OF THE ARTIFICIAL TURF PITCH AT WOUGHTON ON THE GREEN

Authors:

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Executive Summary:

This report seeks approval to appoint the preferred contractor to undertake the works at Woughton on the Green playing fields to replace and enhance the artificial grass pitch facility including new lighting and fencing.

The contractor has been selected using the Council's E-tendering system

1. Recommendation(s)

- 1.1 That the contract for the works for the replacement artificial turf surface and associated pitch reconfiguration at Woughton on the Green Playing Fields be awarded to the tenderer in accordance with the Most Economically Advantageous Tender (MEAT) criteria.
- 1.2 That the contract for the lighting upgrade be awarded only when it has been confirmed that the shock pad is in a sound condition and is not in need of either replacement or improvement. If the shock pad needs replacing then the contract award will be made to install a new shock pad.

2. Issues

- 2.1 The current artificial grass pitch surface was laid in 2002 and has come to the end of its useful life.
- 2.2 Since taking over the management of the facility, users have complained about the safety of the facility without a dividing fence and residents have complained about the glare that occurs from the floodlights which were installed in 1992 and do not meet current industry standards.

Consultation and Policy

- (a) The procurement seeks to implement / apply the Council's policy for Sport and Leisure, adopted by Cabinet in April 2009 and subsequently refreshed in 2011. The works will progress the Council's Strategic theme of World Class MK and specifically the outcome of 'being a premier sporting city'

(b) The detailed specification has been developed in partnership with the relevant Cabinet Member and the following key stakeholders:

- Milton Keynes Hockey Club
- Hockey England
- The Berks and Bucks Football Association
- The New Parish Council / Residents Association.

2.2 Specification and Funding

(a) The works will deliver the following service objectives:

- Replacement artificial grass pitch. Artificial pitch surfaces are fixed life items and have on average a ten year lifespan of use before there is a need for a replacement in order to provide for a safe playing surface meeting sports governing body requirements.
- New floodlights. The current floodlights are causing issues for local residents with light spill and problems for users due to the lack of uniformity with the lighting levels.
- New fencing to create two distinct playing areas which will create additional revenue and also prevent the health and safety issues of having football and hockey being played in the same open space.
- A new shock pad should this be deemed a necessity once the old turf has been lifted

(b) The scheme has £260,000 reserve funding secure which will deliver a replacement artificial grass pitch. It was hoped that a source of funding could be secured from Sport England to deliver a broader offer including funding for floodlights and baseball and softball facilities. This has not been possible and so the base option is being pursued which is to replace the pitch surface and deliver the lighting scheme but only if the shock pad doesn't need replacing. . The total budget available for the delivery of the project is £320,000.

2.3 The total costs of the replacement of the AGP and the associated reconfiguration of the artificial turf pitch is: £260,000 including fees and contingencies. The cost for the replacement lighting scheme is ££50,000. The cost for the replacement shockpad is approximately £60,000. The lighting aspect of the tender will only be awarded when it has been confirmed that the shock pad is fit for purpose.

2.4 Evaluation Criteria & Panel

(a) The MEAT evaluation of tenders was carried out as follows:

(a) Price @ 60%

(b) Quality @ 40%

2.5 The quality evaluation criteria was devised by Sports Labs who have extensive experience of managing projects of this nature and this informed the MEAT evaluation

2.6 Contract Terms and Conditions

(a) The successful tenderer contract will commence September 2012 and end October 2012.

(b) The Council's standard Terms and Conditions for contract will be used.

(c) The Council's Senior Client Officer for the procurement is Paul Sanders, Assistant Director Community Facilities Unit and for the management of the contract is Richard Davis-Boreham, Sports Development Manager

3. **Options**

3.1 The following options appraisal has been conducted:

No investment is made into the artificial turf surface: This would result in the facility deteriorating to the point where no bookings could be taken due to concerns over health and safety. It would also mean the displacement of a number of community clubs and impact significantly on the business model for the facility which relies heavily on the income from the artificial surface.

Replace the artificial surface but do not undertake any of the other works. This would provide a fit for purpose facility but would not resolve the user or resident issues with the facility. It would also prevent any additional alterations until the next time the surface needs replacing in approximately 10 years.

4. **Implications**

4.1 Policy

The works will implement the Sport and Leisure Strategy adopted by Cabinet in April 2009 in respect of this service.

4.2 Resources and Risk

The costs of this contract are met from the Community Facilities Service Budget. The basic artificial surface replacement costs identified within this exercise can be contained within the agreed budget (£320,000).

4.2.1 The lifespan of the new artificial grass pitches will be approximately 15 years. In order to achieve a replacement fund for the facility, a clause will be inserted into any future management arrangement for monies to be set aside at the end of each financial year to secure future works.

4.2.2 The key OPPORTUNITY secured by this contract is an improved facility for the user which provides more opportunity for income generation and cost savings through increased efficiencies. It is assessed that the delivery of this contract provides a HIGH Likelihood that a HIGH Impact will secure the opportunity defined.

4.2.3 The key THREATS for this contract have been assessed as:

- There may be additional costs depending on the current state of the shock pad on which the artificial surface is laid. If in a poor state a new shock pad may have to be installed. The estimated cost of a new shock pad is £60,000 and if needed would be paid for from the Tattenhoe Pavilion reserves.

The governance measures set out in 2.4.2 above provide a basis to conclude that this threat, properly managed represent a MEDIUM Likelihood with a HIGH Impact.

	Capital		Revenue		Accommodation
	IT		Medium Term Plan		Asset Management

4.3 Carbon and Energy Management

As set out in the specification, evaluation criteria and risk assessment.

4.4 Legal

This recommendation complies with MKC rules, UK and European legislation.

4.5 Other Implications

	Equalities/Diversity		Sustainability		Human Rights
	E-Government		Stakeholders		Crime and Disorder

Background Papers: Specialist Survey of the Pitch