

**Agenda Item No:** **Report No:**  
**Report Title:** **All Weather Pitch at the Downs Leisure Centre**  
**Report To:** **Cabinet** **Date:** **6 June 2007**  
**Lead Councillor:** **Councillor David Gray**  
**Ward(s) Affected:** **All**  
**Report By:** **Director of Finance & Community Services**  
**Contact Officer(s):** **Sue Taylor, Client and Customer Services Manager**

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**Purpose of Report:**

To recommend a preferred contractor for the replacement of the All Weather Pitch (AWP) at the Downs Leisure Centre and to seek approval to proceed with the scheme subject to securing a fully funded package of grants and contributions.

**Officers Recommendation(s):**

- 1 That Cabinet approves the appointment of Contractor B as detailed in exempt Appendix 2 to the report, subject to the Director of Finance and Community Services being satisfied that a fully funded package has been secured.

**Reasons for Recommendations**

- a) Contractor B provided the most competitive tender arising from a detailed tender evaluation process.
- b) The works need to commence as soon as possible in order to minimise disruption to users of the facility and to reduce the revenue impact upon the Council and Wave Leisure.

**Information**

**1 Background**

- 1.1 Cabinet agreed the replacement of the AWP at the Downs Leisure Centre at its meeting in April 2005. The existing pitch has reached the end of its useful life and will need to close at the end of this season due to the pitch surface having become unsafe to play on. Closure of the pitch will mean that there will not be a public operated All Weather Pitch in the District and all current users will have to find alternative facilities.

- 1.2 The replacement AWP project was initiated in April 2005.
- 1.3 The contractual arrangements established from April 2006 between the Council and Wave Leisure placed the responsibility for replacing the pitch and its funding with the Council.
- 1.4 The project required specialist technical assistance and a specialist company was selected to help prepare a tender specification and to evaluate the submissions.
- 1.5 In September 2006 Cabinet increased its contribution to the project from £35,000 to £124,535, following a soft market testing of AWP suppliers.
- 1.6 Consideration was given to the cost implications should funding not be forthcoming to cover the total cost of the project. Officers explored by way of comparison the cost of complete removal of the AWP and restoring the site to grass. The cost of doing that was estimated between £80,000 and £100,000 in addition to an increased service fee of £8,370 payable each year to Wave Leisure for lost net operating revenue.

## **2 The project**

- 2.1 The project can only proceed if the Council is successful in its bids to obtain funding from the Football Foundation and the Onyx Environmental Trust. The Council's bid was made before the conclusion of the tender process referred to below.
- 2.2 Due to the critical timing of this project and in anticipation of the bids being successful tenders have been sought for a new third Generation (3G) AWP surface which is essentially a synthetic grass carpet laid on top of a shock pad which is then filled with sand and a rubber in fill.
- 2.3 A 3G playing surface will provide player comfort and excellent playing conditions, particularly for football. It is used for all major football club training facilities and is suitable for rugby training and hockey practice and training.
- 2.4 The Football Foundation reviewed the submission by Lewes District Council and suggested that an enhanced specification would be required to help meet their stringent criteria. Enhancements to the District Councils submission were made as recommended.

Enhancements to the specification were as follows:

- Replacement of the floodlight columns
- A higher specification carpet namely "TigerTurf Challenger which meets the requirements of both the Football Association (FA) and International Hockey Federation.

- Improved access arrangements for people with disabilities.
- 2.5** By enhancing the specification the overall bid submission was increased from £471,395 to £492,495. The costs prior to and after receipt of the tenders can be seen at Appendix 1. The bid column at Appendix 1 shows the estimates that have been submitted to the Football Foundation and Onyx Environmental Trust as part of the Councils application for funding.
- 2.6** The outcome of these funding applications should be known by the end of May 2007.
- 2.7** Officers previously advised Cabinet that the new 3 G surface would probably not be suitable for the purposes of playing hockey and that there was a potential for the displacement of Newhaven Hockey Club, who currently play at the Downs.
- 2.8** The enhanced specification of Tiger Turf Challenger 40 as recommended by the Football Foundation means that this surface conforms to the International Hockey Federation standards.
- 2.9** The parameters for the International Hockey Federation with respect to “ball roll” on 3G pitches are on a scale of between 5 – 15 metres, with 5 metres ball roll being the slowest playing surface and a fifteen metre ball roll being the fastest playing surface.
- 2.10** Most competitive league hockey pitches have a ball roll of between 10 or 11, the Tiger Turf Challenger 40 has a ball roll of 7 metres and is therefore considered to be a slow playing pitch but meets the required standard.
- 2.11** Newhaven Hockey Club may not therefore be displaced from their current playing location because there will be an option to play on an approved pitch albeit with a slow playing surface.
- 2.12** Subject to successful funding bids and Cabinet approval to proceed, construction could commence on the 2 July 2007. The football and hockey seasons generally start in September and in order to minimise disruption to users and the potential income loss to Wave Leisure (for which the Council will be liable) we would wish to commence the works as soon as possible. The construction period would be 16 weeks and it is anticipated the new facility could be available for use by week commencing 21 October 2007

### **3 Financial Information**

3.1 Seven specialist companies were invited to tender for the works. The contract prices submitted varied from £308,000 to £356,000. This variation was due to the differing design solutions proposed by the tenderers. Detailed information is provided at exempt Appendix 2.

3.2 The key areas of variance arose from:

- Drainage works
- Base design
- Surface type
- Access for people with disabilities
- Floodlighting works.

3.3 All tenders were standardised to enable comparison on a like for like basis. Tenderers were asked to provide an optional cost for superior fencing and these figures have been included as part of this adjustment process.

The elements standardised were: -

- 150mm stone (or 100mm stone + a geogrid),
- a new full drainage system
- Tiger Challenger carpet
- access for people with disabilities
- floodlighting option
- to provide superior fencing

3.4 After the adjustments the comparative prices were.

<b>Contractor</b>	<b>Price £</b>
(a)	£382,732
(b)	£354,040
(c)	£383,642
(d)	£379,500
(e)	£375,622
(f)	£382,507
(g)	£391,552

3.5 The recommendation is that the contract be awarded to contractor b for the sum of £354,040.

3.6 When the tendered prices are taken into account (column headed "After tenders" at Appendix 1 there is slightly more margin in the funding package. This results in an additional £28,997 being added to the contingency for this project. This may well be needed if the Football Foundation provided a grant, but not at the anticipated rate of 50%.

#### **4 Environmental Implications**

4.1 As part of the tendering process all contractors were asked to consider Lewes District Councils Environmental Policy. The following aspects of the policy were considered to be most relevant to this project:-

- Consider the social, economic and environmental sustainability of work we do
- Reduce, reuse and recycle goods and materials in our work
- Cut the use of, and where possible stop using, products that damage the environment in their production, use or disposal
- Reduce vehicle use
- Maximise the environmental performances of the Council's contractors
- Try to ensure that environmental issues are incorporated into all relevant Council decisions

4.2 Having interpreted these requirements, the following evaluation criteria were used to assess environmental impact

- All contractors intend to recycle the uplifted carpet if possible.

- All contractors propose the importation of 50mm of bitumen-macadam as per the specification.
- All contractors would use recycled rubber in their new shock pad and carpet infill.
- All contractors intend to import stone for the new base.
- Contractor “F” intends to use recycled material. This would, of course, reduce quarrying requirements but would not decrease the number of lorry movements necessary for this project.

## **5 Risk Management Implications**

5.1 The following risks will arise if the recommendations are not implemented, and I propose to mitigate these risks in the following ways:

- If the project does not proceed the existing facility will need to be closed to prevent access/unauthorised use - this risk would be mitigated through the provision of secure fencing.
- In the longer term the existing facility would need to be removed and returned to grass, this would incur capital costs to the Council in excess of £100,000 and an ongoing loss of income claim from Wave Leisure for the duration of the current contract (9 years) - this could be mitigated from a small revenue potential from alternative uses of the replacement grass pitch.

5.2 The following risks will arise if the recommendations are implemented, and I propose to mitigate these risks in the following ways:

- If the project costs exceed the estimate there will be a shortfall in funding - This will be mitigated by utilising the contract contingency sum which has been provided to cover the costs of any additional unforeseen works arising.
- If the project implementation overruns the estimated timescale the facility will be unavailable for users to hire and a loss of income claim will arise from Wave Leisure - Time will be of the essence of the contract and the programme length includes allowance for unforeseen events.

## **6 Background papers**

Cabinet meeting 13 September 2006 (report 185/06).

## **7 Appendices**

Appendix 1 - Revised estimated project costs including the enhanced specification.

Exempt Appendix 2 - Tender Evaluation Summary

## Appendix 1

### Estimated project costs and funding including enhanced specification as submitted to funders and the impact after receipt of tenders

Line No.	Item	The bid £	After tenders £
1	Preliminaries	17,500	8,600
2	Site Clearance	17,000	18,600
3	Proof Rolling and Trimming	1,600	2,000
4	New Drainage System	10,500	18,090
5	New Type 1 Stone to base	41,000	42,900
6	New Kerbing and contractor contingency	3,000	5,000
7	Bitumen layer	43,000	44,000
8	Cast in-situ Shock pad (5mm)	30,000	29,000
9	3G Carpet and Infill (Tiger Turf)	128,000	106,000
10	New Fencing	51,000	44,250
11	New Floodlights inclusive of columns	41,700	33,100
12	Accessibility Improvements (DDA)	6,300	2,500
13	<b>Total of tendered works</b>	<b>390,600</b>	<b>354,040</b>
14	Equipment (goals etc)	21,000	Included
15	Professional Fees	13,895	13,895
16	Council project contingency provision	25,000	53,997
17	<b>Total Eligible Costs for the Football Foundation funding application</b>	<b>450,495</b>	<b>421,932</b>
18	Floodlight Switch Gear (non eligible costs)	42,000	42,000
19	<b>Total Project Costs</b>	<b>492,495</b>	<b>463,932</b>
	<b>Funding Sources</b>		
20	Football Foundation (decision awaited)	225,030	196,467
21	The Onyx Environmental Trust (decision awaited)	50,000	50,000
22	Lewes District Council approved contribution	124,535	124,535
23	Access improvements approved contribution	6,300	6,300
24	Section 106 developer contributions	76,630	76,630
25	Seaford Rotary & Lions Clubs confirmed contribution	5,000	5,000
26	Seaford Town Council approved contribution	5,000	5,000
27	<b>Funding Package if all sources are approved</b>	<b>492,495</b>	<b>463,932</b>