

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	TOURISM AND LEISURE COMMITTEE	8 MARCH 2018	5
PROMENADE GARDENS WATER PLAY AREA (SPLASH)			

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY

The Friends of Promenade Gardens have been working in partnership with officers of the Council since April 2016 on a community project to create a fully inclusive water play facility within the Promenade Gardens in St. Annes.

The project has followed the ten stage process of the community parks improvement programme, which has included a comprehensive consultation exercise, clear funding strategy and a robust tender process. Officers have assisted the Friends group with a number of external funding bids and the allocation of relevant S106 monies.

At the Budget Council meeting of March 2016, approval was confirmed for a capital growth item in the sum of £100,000 in respect of a new water play facility on the Promenade Gardens. Further to additional technical research and consultation the Finance and Democracy Committee at the meeting of 25th September 2017 approved a further fully funded budget increase for the same scheme within the Capital Programme for 2017/18 in the sum of £50,000 to be met from the Capital Investment Reserve. The total capital contribution of £150,000 is included within the approved 2018/19 Capital Programme.

The report describes the funding strategy and summarises the context and details the receipt of tenders, tender assessment following the procurement process for a new water play area and associated infrastructure improvements at Promenade Gardens

RECOMMENDATION

The Tourism and Leisure Committee are requested:

1. To recommend to the Finance and Democracy Committee approval that the Council may act as the accountable body for the Promenade Gardens water play facility scheme in the total sum of £259,295;
2. To recommend to the Finance and Democracy Committee approval to a fully-funded addition to the Capital Programme in 2018/19 in the sum of £109,295 in respect of the Promenade Gardens water play facility scheme, fully funded from the various external grants and Section 106 contributions as detailed in the report, noting that the approved Capital Programme for 2018/19 currently includes funding in respect of this scheme in the sum of £150,000, funded from the Capital Investment Reserve;
3. Subject to the approval by the Finance and Democracy Committee to 1 and 2 above, to authorise the proposed expenditure in respect of the Promenade Gardens water play facility scheme as detailed in the report;
4. Subject to approval of the above, to approve the letting of the contract for the design and build of the promenade water play facility and associated infrastructure improvement works to Kingcombe Aquacare in the sum of £259,295.

SUMMARY OF PREVIOUS DECISIONS

Full Council meeting in 02 March 2016:

1. To approve and adopt the recommendations of the Finance and Democracy Committee as follows:

(c) The updated Five Year Capital Programme including the changes proposed by the Budget Working Group, as set out in Appendix G,

Tourism and Leisure Committee 07 September 2017

Following consideration of this matter the committee RESOLVED:

1. To note the current position with regard to the water play project;
2. To support the re-circulatory system of recirculating the water of the new water play facility as set out in the report.
3. To agree Option 3 as set out in the report which recommends to the Finance and Democracy Committee approval of a fully funded budget increase for the scheme within the Capital Programme for 2017/18 in the sum of £50,000 to achieve the project budget of £250,000 with the additional £50,000 to be met from the Capital Investment Reserve.

Finance and Democracy Committee 25 September 2017

1. Note the preference expressed by the Tourism and Leisure Committee at the meeting of 7 September 2017 to support Option C of the alternatives as detailed in section 20 of the report in respect of the delivery of the new water play facility on the Promenade Gardens; and
2. Approve a fully-funded budget increase for the Water Play scheme within the Capital Programme for 2017/18 in the sum of £50,000 to be met from the Capital Investment Reserve.

CORPORATE PRIORITIES

Spending your money in the most efficient way to achieve excellent services (Value for Money)	✓
Delivering the services that customers expect of an excellent council (Clean and Green)	✓
Working with all partners (Vibrant Economy)	✓
To make sure Fylde continues to be one of the most desirable places to live (A Great Place to Live)	✓
Promoting Fylde as a great destination to visit (A Great Place to Visit)	✓

REPORT

BACKGROUND

1. The Friends of Promenade Gardens have been working in partnership with officers of the Council since April 2016, on a community project to create a fully inclusive water play facility on the Promenade Gardens, St. Annes.
2. The project has followed the ten stage process of the community parks improvement programme including a comprehensive range of community consultation and technical research as previously reported in the Tourism and Leisure Committee report, 7th September 2017.
3. At the Budget Council meeting of March 2016, approval was confirmed for a capital growth item in the sum of £100,000 in respect of a new water play facility on the Promenade Gardens.
4. Further to additional technical research and consultation, the Finance and Democracy Committee at the meeting of 25th September 2017, approved a further fully funded budget increase for the same scheme within the Capital Programme for 2017/18 in the sum of £50,000 to be met from the Capital Investment Reserve, on recommendation from the Tourism and Leisure Committee meeting 7th September 2017. Therefore, Fylde is

providing a budget contribution of £150,000 towards the project, which has been 'slipped' into the 2018/19 Capital Programme.

5. Market research with other water play suppliers has shown that the preferred type of facility is a re-circulatory water management system that continuously recycles the water in the system, and a total project cost in the region of £250,000 has been identified by specialist suppliers to construct a water play facility of this style and function.
6. The majority of the remaining budget of £100,000 has been sourced through a variety of funding applications and fund raising initiatives which are listed in section 19, Table of internal and external grants.

SCHEME DETAILS

7. The new water play area will be housed in the 'paddling pool' area on the Promenade Gardens in St. Annes. The current area is not functional and in poor condition.
8. The current structure of the pool and surrounding infrastructure retain some heritage value and therefore any proposal needs to be sympathetic to the wider Edwardian Gardens and be accessible by all.
9. The new facility will include a range of water play apparatus, including aqua tent, variety of in-ground jets, water rainbow spray arches, 'whoosh' shower, twin tipping buckets and spray shooter cannons.
10. The project will also include safety surfacing, drainage, furniture and the provision of an operational plant and equipment room consisting of a 7m x 4m steel building with large roller shutter doors and cladded to suit the nearby beach huts. This plant room will contain all the necessary M&E equipment including electrical control panels, effects controls and filtration equipment.
11. A set of detailed drawings and illustrations are included as Appendix 2.

COST BREAKDOWN OF THE SCHEME

CONTRACT SUM ANALYSIS

ITEM	PRICE
Plant Room Provision & Installation of Plant Room container as specified in the employers requirements	£13,205
Groundworks to house the Plant Room container as specified in the employers requirements	£5,405
Water Management System Provision and installation of re-circulated Water Management System including all pipework and related works as specified in the employers requirements	£79,092
Provision and installation of underground water tanks as specified in the employers requirements	£17,140
Civil Works - Excavation of Splashpad area, tanks, pipe work trenches including re-instatement as specified in the employers requirements	£61,125
Play Equipment Provision of play items of similar type and number detailed in accompanying Masterplan and employers requirements.	£23,024
Installation of the play items as above	£2,730
Provision and installation of geysers to facilitate the play equipment	£4,594
Play Surfacing Provide and lay new concrete sub base to the area of existing paddling pool as specified in the employer's requirements.	£12,351
Provide and lay non- porous rubber play surfacing to new concrete sub base as specified in the employer's requirements	£21,761
Provision of 2 entrances and ramps through the paddling pool wall as specified in the employer's requirements.	£750
Electric Provide and connect electricity supply as specified in the employers requirements	£10,000

Contingency Contingency must be allowed	£8,118
Total Tender Price	£259,295

THE METHOD AND COST OF FINANCING THE SCHEME

12. Fylde Council have previously approved funding for this scheme within the Capital Programme in the total sum of £150,000 as previously described.
13. The Friends group have undertaken numerous community events over the last 2 years to raise funding for the project, and have actively sought funding from local businesses. To date the group have raised £8,550.
14. In addition to community fundraising the Friends have also been successful in gaining grant funding from the Lancashire Environmental Fund of £30,000.
15. The existing S106 contribution below had been 'ring-fenced' to the project. The planning process generally requires housing developers to contribute towards improvements to public open space in the vicinity of the new development. Fylde council is holding funds that have been secured through developer contributions associated with a new housing development at Orchid Court, 35-37 south Promenade, St. Annes.
16. The terms of the Planning Agreement 14/0327 for Orchid Court, St. Annes in relation to the public open space contribution states *"the sum of fifty five thousand seven hundred and forty five pounds (£55,745) to be applied towards the provision and improvement of promenade gardens, Lytham St. Annes"*.
17. Due to the cost of all the tender returns being higher than the budget, it is proposed to use a further £15,000 S106 contribution from the Planning Agreement 07/0187/76 for the North Promenade development. The public open space contribution states *"Sums payable under this part of the schedule are intended to be used by the Council to provide or improve or to facilitate the provision or improvement of public open space or the public realm likely to benefit the occupiers of the development"*
18. The Tourism and Leisure Committee are requested to support the allocation of the section 106 contributions of £70,745 from the Orchid Court development and North Promenade development to help deliver the project.
19. The group, assisted by officers from Fylde have been successful in one further external grant application of £30,000 from the Lancashire Environmental Fund, giving a total project budget of £259,295.
20. Table of internal and external grants:

Source	Amount	Status
Fylde Council	£150,000	Secured
LCC Environment & Community Projects	£6,000	Secured
Business Donations	£2,050	Secured
Lancashire Environmental Fund	£30,000	Secured
Section 106 contribution	£70,745	Secured
LCC Local Members Grant Scheme	£500	Secured
TOTAL	£259,295	

FUTURE REVENUE BUDGET IMPACT

21. There are no further budget revenue implications relating to the proposed scheme. The original Capital Bid agreed at the Budget Council meeting of March 2016 included an annual revenue increase of £16,000 per annum to operate a water play facility on the Promenade Gardens. The proposed scheme will have an annual operating cost of around £5,600 for chemicals, water and electricity with the remaining monies covering additional staffing and repair.

RELEVANT VALUE FOR MONEY ISSUES

22. In order to ensure that value for money is achieved a procurement exercise has been undertaken in accordance with the Council's contract procedure rules. Selection of the successful tenderer will be on the basis that value for money is a key consideration as well as the suitability of the new facility.

RISK ASSESSMENT

23. A risk assessment has been carried out to identify and mitigate any risks associated with the project which is attached as Appendix 1.

PROCUREMENT PATH (AND ANY DELEGATIONS AS REQUIRED)

24. Officers from the Parks & Greenspace Team have led the procurement process. The tender followed the 'open procedure' using the CHEST procurement portal.
25. Quotations have been received for the provision of a new water play facility and associated improvement works on a design and build basis. The suppliers were given a project value figure of £243,795 and a design brief prepared by officers from Parks and Technical Services, which provided suppliers with comprehensive details of the essential project requirements.
26. To provide the council with numerous design options, the Invitation to Tender allowed for suppliers to submit two different design options, which would be evaluated separately.
27. 4 completed tenders were received by 2 suppliers and these have been evaluated on a 60% quality and 40% cost basis.
28. The price evaluation was carried out as follows: the proposals were to be based on the original budget of £243,795 including a contingency. 40 marks were awarded for the lowest price. The tenders thereafter will be prorated against the difference from the lowest tender. Tenders that are above the allocated budget will score 0%.
29. The quality evaluation was carried out as follows: quality criteria formed 60% of the total, based on the following quality criteria:

Description of Evaluation Criteria	Percentage Weighting
Experience	10
Overall Design & Play Provision	20
Design & Quality of the Water Management System	20
Health and Safety & Project Management	5
Future Maintenance and Sustainability	5
Total Quality	60

30. The quality evaluation was made under the criteria listed below, and the information required from the suppliers was scored on the following basis:

Score	Description
0	The Evaluation Panel felt that none of the requirement was met or demonstrated or no response was provided.
1	The Evaluation panel felt that a few areas (20% or less) of the requirement has been met or demonstrated.

- 2 The Evaluation panel felt that some areas (between 21% and 59%) of the requirement has been met or demonstrated.
- 3 The Evaluation panel felt that most of the requirement (between 60% and 75%) has been met or demonstrated with some areas missing/requiring improvement.
- 4 The Evaluation panel felt that most of the requirement (between 75% and 90%) has been met or demonstrated.
- 5 The Evaluation Panel felt that the supplier had met or demonstrated most or all of the requirement (between 90% and 100%)

31. The quality scores are added to the price scores to identify the preferred submission. For example a price of £243,794, would be scored a maximum of 40 points, which would be added to the quality score (maximum 60 points), to give a score out of 100.

32. The result of the tender evaluation exercise is set out below. The evaluation panel comprised of officers from the Parks & Coastal Services Team, Technical Services and Friends of Promenade Gardens.

Description of Evaluation Criteria	Percentage Weighting	Ustigate (A)	Ustigate (B)	Kingcombe Aquacare (A)	Kingcombe Aquacare (B)
Experience Provide 3 examples detailing your previous experience of delivering design & build splash park contracts of comparable type and scale within the last three years.	10	8	8	6	6
Overall Design & Play Provision Tenderers will be evaluated on the quality of the overall submitted design based on the proposed masterplan and employer's requirements. Particular emphasis will be placed on the variety and quality of the water play features.	20	16	12	20	16
Design & Quality of the Water Management System Tenderers will be evaluated on the quality and design of all elements of the water management system including plant room, tanks, pipework and civil engineering that will ensure a competent and sustainable water management system.	20	12	12	16	20
Health and Safety & Project Management Please advise what steps you will take during the design and delivery phases to mitigate and reduce health and safety risks to maintenance staff and facility users.	5	5	5	4	4
Future Maintenance and Sustainability Please ensure that the table of maintenance costs has been fully completed in the Contract Sum Analysis (Appendix A). Please provide details of your aftercare service including handover specification/maintenance files, relevant training, product warranties, repair, service and supply of replacement parts.	5	5	5	4	4
Total Quality Weighting	60	46	42	50	50
Price	40	0	0	0	0
Grant Total	100	46	42	50	50

33. As all 4 tenders were above the highest financial threshold, they all scored zero points on the financial evaluation.
34. Both submissions from Kingcombe Aquacare scored the highest marks on the quality evaluation. To establish which option would provide to be the best scheme, this company was interviewed with both project options being further evaluated. The result of the interview evaluation for each design option is shown below.

Evaluation Criteria	Design Option 1	Design Option 2
Value Engineering	20	30
Experience	10	10
Overall Design and Play Provision	15	11.25
Design & Water Quality Management System	20	20
Health and Safety & Project Management	10	10
Future Maintenance and Sustainability	5	5
Total	80 / 100	86.25 / 100

35. The evaluation panel considered that Option 2 by Kingcombe Aquacare demonstrated a better quality provision in terms of quality of design, range of play equipment and associated infrastructure. The quotation figure for the recommended submission is £259,295, including a contingency. The delivery of this project can commence on site early May and will be completed for the end of July.

OBJECTIVES, OUTPUTS AND OUTCOMES

36. Objectives, Outputs and Outcomes:

- Provide modern, safe and innovative play facilities
- Achieve the ambitions of the local community
- Improved access for all
- Provision of additional facilities for young people
- Clean and Green – “Deliver high quality parks and open spaces”
- Great Place to Live – “Support and promote volunteers effort to improve their local community”

DRAWINGS AND PLANS

37. A set of drawings and illustrations detailing the scheme proposals are included in Appendix 2.

CONCLUSION

38. The proposal is to award the tender to provide a new water play facility and associated improvement works as detailed in this report at Promenade Garden, as per the agreed tender specification to Kingcombe Aquacare, to the value of £259,295 for completion before the end of July 2018.

IMPLICATIONS	
Finance	<p>The report requests that the Finance and Democracy Committee be recommended to approve a fully-funded budget increase to the capital programme for 2018/19 in the sum of £109,295, to be met from the various external grants and Section 106 contributions as detailed in the report, thus providing a total budget for the scheme of £259,295.</p> <p>The report further requests that the Finance and Democracy Committee be recommended to agree that the Council may act as the accountable body for the Promenade Gardens water play facility scheme in the total sum of £259,295.</p> <p>Subject to the approval of the above, the Tourism and Leisure Committee is requested to authorise expenditure in 2018/19 of £259,295 in respect of the new water play facility at Promenade Gardens, St. Annes and agree the letting of the contract for the design and build of the facility and associated infrastructure improvement works to Kingcombe Aquacare in the sum of £259,295.</p>
Legal	Section 106 contributions are made by developers under specific planning agreements relating to each new development. The planning agreement will specify how the monies are to be spent in terms of geography and scope and a developer can usually require repayment of S106 contributions, if they have not been spent within 10 years of the agreement.
Community Safety	Provision of modern recreational facilities is important in terms of providing diversionary activities
Human Rights and Equalities	None arising from this report
Sustainability and Environmental Impact	None arising from this report
Health & Safety and Risk Management	The quotation requests included Health and Safety information which will be developed by the successful contractor prior to starting on site to safeguard the public and contractor personnel.

LEAD AUTHOR	CONTACT DETAILS	DATE
Mark Wilde	mark.wilde@fylde.gov.uk 01253 648475	February 2018

BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Full Council	March 02 2016	https://fylde.cmis.uk.com/fylde/MeetingsCalendar/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/91/Committee/17/Default.aspx
Tourism and Leisure Committee	September 07 2017	https://fylde.cmis.uk.com/fylde/MeetingsCalendar/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/990/Committee/18/Default.aspx
Finance and Democracy Committee	September 25 2017	https://fylde.cmis.uk.com/fylde/MeetingsCalendar/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/960/Committee/22/Default.aspx

Attached documents

Appendices

1. Committee Risk Assessment
2. Detailed Design and illustration