

CABINET

17TH OCTOBER 2019

LORDS MEADOW LEISURE CENTRE – FILTER PROJECT TENDER

Cabinet Member: Cllr Simon Clist, Cabinet Member for Housing and Property Services.

Responsible Officer: Andrew Busby, Group Manager for Corporate Property and Commercial Assets.

Reason for Report: For Cabinet to review the results of the tender exercise for essential maintenance work at Lords Meadow Leisure Centre (LMLC) and to award the JCT Intermediate Building Contract with Contractors Design 2016 to two contractors.

RECOMMENDATION: To award the JCT Intermediate Building Contract with Contractors Design 2016 building contracts for essential planned maintenance works to two pool filters and the repair and upgrade to the fabric of both swimming pools at Lords Meadow Leisure Centre, supplier C for Lot 1 and supplier B for Lot 2.

Relationship to Corporate Plan: Property assets are linked to the delivery, vision and priorities of the Council. The way that the Council manages its land and property assets has a direct impact on the quality of services delivered, as well as maximising the value derived from our property holdings for the on-going contribution in balancing the Councils budget. It is, therefore, important that efficient and effective use is made of our asset portfolio to support corporate and service objectives.

Financial Implications: The tendered Lots were established to incorporate essential maintenance works as detailed in this report. The financial results of the tender exercise can be met from the budget available in the 2019/20 financial year.

Legal Implications: The contracts will be let via a JCT Intermediate Building Contract with Contractors Design 2016 to the successful suppliers for Lots 1 and 2.

Risk Assessment: As part of the contract the contractor will need to provide a Risk Assessment taking into consideration the site. All works will be compliant with the latest version of the Construction Design and Management (CDM) regulations.

Equality Impact: There is no negative impact to equality.

Impact on Climate Change: To carry out these essential works will temporarily increase our Carbon Footprint, however once complete the works will assist the Council to achieve Carbon footprint reductions by improving water and electricity efficiency.

1.0 INTRODUCTION

- 1.1 A project team was created with the aim of completing essential maintenance tasks during a planned shut down during the month of December 2019.
- 1.2 The tasks and tender include the replacement of end of life pool filters, the relining of both the main/learner pools, the pool surround and planned maintenance work to the pool hall roof structure. The pool filters and associated heat exchangers are approaching end of life and will require an onsite retro fit repair that will offer the same longevity as a full asset replacement.
- 1.3 The existing pool tiles on the side of the pool and inside the Learner pool have become damaged, dated and stained which has proved difficult to clean. Consulting Engineers conducted a survey of the Lords Meadow Leisure Centre during May 2019 with the Facilities Manager for Corporate Property and Commercial Assets. The objective of the survey was to review the status of the existing pool filters, the site infrastructure and to highlight opportunities for energy efficiency improvement. The survey focused primarily on the plant room, pool hall and associated areas that had energy opportunities to focus on. All pool water onsite is filtered by means of sand filtration using two bobbin wound glass fibre filters; the fibreglass resin in filter 1 is extruding through the outer shell of the filter, deterioration is largely cosmetic but over time with further resin extrusion, the structure of the filter may be compromised, the filters are therefore proposed to be replaced.
- 1.4 Based upon the feedback from site management and supplier interviews, it is recommended that both the learner pool and pool surrounds for both pools are refurbished with the replacement of the existing tiled lining with a durable epoxy liner and the installation of new edging tiles, it is further recommended that the pool surrounds are replaced with a non-slip resin bead, maintaining the finger grip around the pool edging. It will be necessary to arrange a further closure during the next five years for relining the main pool.
- 1.5 It is necessary to have a planned approach for renewing the metal brackets on the roof structure throughout the pool hall, this was specified within the tender documentation for Lot 3 and this work will now be arranged during the 2020 calendar year.

2.0 BACKGROUND

- 2.1 The LMLC swimming pools were originally constructed in the late 1990's. The property has an asbestos register that will be issued to the successful contractor. The wet side business area will be affected with both pools remaining closed throughout December 2019, whilst works are carried out.
- 2.2 The 2019/20 income budget has been reflected, to take in to account for the proposed closure, all other areas of the centre shall remain operational.
- 2.3 Whilst both swimming pools are closed it is not possible to provide a substitute to the Mid Devon Leisure swimming lesson programme, therefore

all students enrolled will have their direct debit amended so no payment is taken. Swimming Clubs and all schools with bookings will be contacted and the public informed.

- 2.4 The strategic lead for wetside operations will work closely with HR and Unison to agree a suitable working pattern for all contracted staff throughout the closure, which is likely to involve temporary relocations to Exe Valley Leisure Centre; recreation assistants, swimming teachers and coaches will all be affected.

3.0 THE PROCUREMENT PROCESS

- 3.1 Please refer to attached Annex A, Part 2 for full results of the tender.
- 3.2 The tender was released through the e-tendering portal 'Supplying the South West' on the 23rd August 2019 via Lots numbered 1, 2 and 3. The tender submissions were received on the 20th September 2019 from a total of six suppliers.

One supplier did not tender for Lot 1, two suppliers did not tender for Lot 2, with no suppliers tendering for Lot 3. The work specified in Lot 3 (planned works to the roof structure) will now be procured independently by seeking competitive quotes and scheduled around the works for Lots 1 and 2.

- 3.3 The works have been tendered in Lots as detailed below:

- Lot 1 -Pool Filters, heat exchangers.
- Lot 2- Swimming pool finishes Main and Learner Pool.
- Lot 3- Planned maintenance work to the roof structure.

4.0 TENDER EVALUATION

- 4.1 The tender submissions have been evaluated on the most economically advantageous tender. The evaluation criteria contained a mix of quality and commercial questions to which a percentage weighting was assigned.
- 4.2 The evaluation criteria and weightings used for this procurement process are detailed are quality at 50% and price at 50%.
- 4.3 The scoring methodology used to evaluate the quality and commercial criteria are shown below.

Score 0	No response	No response	
Score 1	Extremely Weak	Very poor proposal/ response; does not cover the associated requirements, major deficiencies in thinking or detail, significant detail missing, unrealistic or impossible to implement and manage	Weak
Score 2	Very Weak	Poor proposals/ response; only partially covers the requirements, deficiencies in thinking or detail apparent, difficult to implement and manage	

Score 3	Weak	Mediocre proposal/ response, moderate coverage of the requirements, minor deficiencies in either thinking or detail, problematic to implement and manage	
Score 4	Fair- Below Average	Proposal/ response partially satisfies the requirements, with small deficiencies apparent, needs some work to fully understand it	Fair - Good
Score 5	Fair – Average	Satisfactory proposal/ response, would work to deliver all of the Authority’s requirements to the minimum level	
Score 6	Fair – Above Average	Satisfactory proposal/ response, would work to deliver all of the Authority’s requirements to the minimum level with some evidence of where the Applicant could exceed the minimum requirements	
Score 7	Good	Good proposal/ responses that convinces the Authority of its suitability, response slightly exceeds the minimum requirements with a reasonable level of detail	
Score 8	Strong	Robust proposal/ response, exceeds minimum requirements, including a level of detail or evidence of original thinking which adds value to the bid and provides a great deal of detail	Strong - Excellent
Score 9	Very Strong	Proposal/ response well in excess of expectations, with a comprehensive level of detail given including a full description of techniques and measurements employed	
Score 10	Outstanding/ Excellent	Fully thought through proposal/ response, which is innovative and provides the reader with confidence of the suitability of the approach to be adopted due to the complete level of detail provided	

5.0 Tender submissions

5.1 A breakdown of the evaluation has been set out on Annex A, Part 2 report that accompanies this report and details the tender results.

6.0 Evaluation process

6.1 Evaluation was conducted individually by internal officers from Corporate Procurement. The tender was released from “Supplying the South West” electronically by Internal Audit, that was done for transparency reasons.

6.2 The results of the valuation process are detailed below and set out the outcome of the scoring methodology used in the report and associated ranking, further details will be shown on Part 2, Annex A.

Supplier A Lot 1

Deliverables	Weighting	Weighted Score
Total Price	50%	50.00
Total Quality	50%	19.00
Grand Total	100%	69.00
Rank		2

Supplier A Lot 2

Deliverables	Weighting	Weighted Score
Total Price	50%	45.19
Total Quality	50%	19.00
Grand Total	100%	64.19
Rank		4

Supplier B Lot 1

Deliverables	Weighting	Weighted Score
Total Price	50%	46.08
Total Quality	50%	0.00
Grand Total	100%	46.08
Rank		4

Supplier B Lot 2

Deliverables	Weighting	Weighted Score
Total Price	50%	50.00
Total Quality	50%	19.00
Grand Total	100%	69.00
Rank		1

Supplier C Lot 1

Deliverables	Weighting	Weighted Score
Total Price	50%	46.96
Total Quality	50%	22.50
Grand Total	100%	69.46
Rank		1

Supplier C Lot 2

Deliverables	Weighting	Weighted Score
Total Price	50%	44.89
Total Quality	50%	24.00
Grand Total	100%	68.89
Rank		2

Supplier D Lot 1

Deliverables	Weighting	Weighted Score
Total Price	50%	18.22
Total Quality	50%	28.00
Grand Total	100%	46.22
Rank		3

- **Supplier D/ Lot 2- Did not bid.**
- **Supplier E/ Lot 1- Did not bid.**

Supplier E/ Lot 2

Deliverables	Weighting	Weighted Score
Total Price	50%	44.50
Total Quality	50%	23.00
Grand Total	100%	67.50
Rank		3

Supplier F Lot 1

Deliverables	Weighting	Weighted Score
Total Price	50%	23.34
Total Quality	50%	20.00
Grand Total	100%	43.34
Rank		5

- **Supplier F/Lot 2- Did not bid.**
- **All Suppliers/ Lot 3 - Unfortunately there were no bids received for Lot 3, this work will now be dealt with independently by seeking competitive quotes.**

7.0 Finance

7.1 Given the specialist nature of the works the tender was completed by Lots.

7.2 The budget available for 2019/20 is:-

- Lot 1 – essential works to filters - £80k
- Lot 2 – essential maintenance to pool tiling - £125k
- Lot 3 – planned maintenance to swimming pool roof - £60k

- Total budget available - £265k

7.3 The results of the tender for Lots 1 and 2 are within budget.

8.0 Quality Control

8.1 The contracts will be let by a JCT Intermediate Building Contract with Contractors Design 2016. Terms of the contract will be managed by the Property Services team, including obtaining suitable warranties for products used.

9.0 CONCLUSION

9.1 The tangible benefits are that the pool hall will operate in a safe and compliant manner in future years, new pool filters will improve the water quality for the two pools, with the re-lining of the Learner Pool and surrounds for both pools to ensure the environment for bathers continues to meet requirements set out within HSG179.

The project is under the guidance of an external consultant, with knowledge in the field of wetside leisure plant and building fabric repairs. The project will adopt an agile approach to developing new repair techniques that both save money and reduce the down time to the facility.

The outcome of this tender exercise has resulted in supplier C for Lot 1 as being the winning bidder and supplier B for Lot 2.

9.2 The recommendation to Cabinet is for the contract to be formally awarded to supplier C for Lot 1 and supplier B for Lot 2.

9.3 Following the decision, there will be a compulsory 10 calendar day standstill period after which the contract will be awarded.

9.4 The work is to take place during the pre-planned wetside shut down for the month of December 2019, and reopen to the public on the 2nd January 2020.

Contact for more Information:	Andrew Busby, Group Manager for Corporate Property and Commercial Assets,
Background papers:	None
Attachments	Tender Results - Part 2 – Annex A.
Circulation of the Report:	Leadership team, Group Managers, Cabinet Member for Housing and Property Services.