

<b>Report for:</b> <b>ACTION</b>
<b>Item Number:</b> <b>14</b>

<b>Contains Confidential or Exempt Information</b>	<b>YES- Appendix 1 is exempt from disclosure by virtue of para 10.4(3) of the Access to Information Procedure Rules</b>
<b>Title</b>	<b>Gunnensbury Park Sports Facility- Artificial Grass Pitch Contract Award</b>
<b>Responsible Officer(s)</b>	Keith Townsend – Executive Director of Environment and Customer Services
<b>Author(s)</b>	Ryan McDonnell, Senior Project Officer, Major Projects and Development
<b>Portfolio(s)</b>	Councillor Julian Bell and Councillor Bassam Mahfouz
<b>For Consideration By</b>	Cabinet
<b>Date to be Considered</b>	16 <sup>th</sup> October 2018
<b>Implementation Date if Not Called In</b>	29 <sup>th</sup> October 2018
<b>Affected Wards</b>	Ealing Common, Northfields, South Acton
<b>Keywords/Index</b>	Gunnensbury Park Estate, procurement, sports, Gunnensbury 2026, construction

**Purpose of Report:**

The purpose of this report is to update Cabinet following the conclusion of the procurement process for the Gunnensbury Park Sports Hub (GPSH) Artificial Grass Pitches (AGP) construction. The report recommends a construction contract be awarded to Tiger Turf UK Ltd., subject to securing the full funding as identified below.

**1. Recommendations**

It is recommended that Cabinet:

- 1.1. Authorises the award of a construction contract to Tiger Turf UK Ltd for the value of £1.300m for the construction of 2 full sized artificial grass pitches at Gunnensbury Park, subject to finalising the BFCCST and University of West London funding agreements.

**2. Reason for Decision and Options Considered**

- 2.1. The GPSH aims to deliver an upgraded park car park and sports pavilion, with café, office space, studio space, full sized sports hall, eight team changing room and gymnasium. Additionally, two-full sized artificial grass pitches, three cricket

pitches, six adult football pitches, three junior football pitches, one rugby pitch and eight all weather tennis courts will be constructed as part of the project.

- 2.2. In October 2017 the tennis court construction was completed, and since there have been several tennis development programmes held at the newly accessible park facility for park users.
- 2.3. When the project team secured the required level of funding to construct the GPSH pavilion and car park and complete the natural turf pitch upgrade works, Cabinet authorised the award of a construction contract to Kier Construction Ltd. on 14th November 2017. Kier Construction Ltd has since commenced works on site constructing the pavilion, which will be used as an ancillary facility to the Artificial Grass Pitches. Works have progressed well on site and the project team are on track for achieving practical completion in May 2019, with a view to have the facility fully operational by June 2019. Additionally, the natural turf upgrade works have progressed well and PHS Greenleaf has recently vacated the site to allow the contractor to commence works to the Park car park, which is also targeting a May 2019 completion.
- 2.4. On 5<sup>th</sup> March 2018 Cabinet authorised the site operator award to Greenwich Leisure Ltd, who will take ownership of the natural turf pitches, artificial grass pitches and sports pavilion.
- 2.5. The final element of the GPSH project which has yet to have a contractor appointed to complete the work is the AGPs. The AGP construction has a far shorter construction programme when compared to the pavilion construction programme. Currently, the project team is targeting November 2018 to commence works on site for the AGP construction, meaning a March 2019 completion for AGP construction.
- 2.6. On 18th October 2016 Cabinet were informed that that the Park Life funding bid had been successful. Under the terms and conditions of the Football Foundation grant, the Council were required to appoint Robinson Low Francis (RLF) as quantity surveyors for the AGP construction. RLF were appointed with a contract value of £0.032m to complete the project feasibility study, develop site specific information, outline the design and planning, complete the tender process and monitor the construction phase of the project. Following planning approval RLF invited the five contractors on the framework to submit bids. To secure the Park Life funding one of the five framework contractors must be selected, failing to do so would put the £4.000m Park Life funding the project is receiving at risk. The contractors that were invited are as follows:
  - Support in Sport UK Ltd
  - FieldTurf Tarkett
  - TigerTurf UK Ltd
  - Lano Sports NV
  - Limonta Smith JV Ltd
- 2.7. Tenders were received from all contractors who were invited to bid for the construction contract. The tender documents were analysed by the Council's cost consultant, RLF. The details of each of the tenders and analysis of their tender returns are set out in tender analysis report which has been appended (Confidential Appendix 1). Tenders were scored out of a possible 100%; 60% for

the quality of the tender submission and 40% for the tender price, with the quality determined by a panel of assessors. The lowest priced tender was awarded the maximum score of 40%, other submissions' scores will be calculated against the lowest tender. The calculation used was the lowest price divided by that company's price times 40%.

2.8. TigerTurf achieved the highest score of all the contractors who submitted tender returns. TigerTurf had the highest quality score and submitted the cheapest tender price giving them the best overall score, as detailed in the table below.

Table 1: Summary of overall tender scores

<b>Rank</b>	<b>Contractor</b>	<b>Overall Score</b>
<b>1</b>	TigerTurf	85.26%
<b>2</b>	Limonta	81.84%
<b>3</b>	SIS	81.19%
<b>4</b>	FieldTurf	81.03%
<b>5</b>	Lano	77.86%

2.9. Accessing the high-quality sports and leisure facilities is a key factor in improving the quality of life for residents and the local communities. The creation of the proposed facility mix, in line with the ability to further enhance the site will ensure that Gunnersbury Park is a well maintained, safe and a community accessible site that can be used for a variety of different activities for the foreseeable future. It will allow for a wider community development programme to be delivered; using the facilities that will also include a two-full sized floodlit AGPs.

### 3. Financial

3.1. The Council is spending a considerable sum of money in delivering the full extent of the Gunnersbury 2026 Masterplan. Due to the sum of money being spent, the Council is keen to ensure its partial exemption status is protected. The project team, in consultation with Finance and Legal colleagues are working to ensure all funding agreements are consistent with VAT advice the Council has received from PricewaterhouseCoopers.

3.2. The University of West London and BFCCST funding agreements will be finalised imminently, with a view to have all in place by the end of October to enable the award of the AGP construction contract when the call-in period has expired.

Table 2 Project Costs

<b>Project Costs</b>	<b>Amount £m</b>
Design Team fees & surveys	£2.200
Kier Construction Ltd contract	£10.000
Tiger Turf contract	£1.300
Contingency	£0.150
<b>Total</b>	<b>£13.650</b>

3.3. Total secured funding is detailed in Table 4 below. Tables 2 and 3 show that the value of the AGP contract is manageable within the total project budget.

Table 3 GPSH Funding

<b>Funding Source</b>	<b>£m</b>	<b>Status</b>
<b><u>Confirmed Funding:</u></b>		
Ealing Council	1.500	Confirmed
Hounslow Council	1.250	Confirmed
Sport England Strategic Grant	1.250	Confirmed
London Marathon Charitable Trust	0.500	Confirmed
Park Life (Football Foundation Grant)	4.000	Confirmed
BFCCST	0.500	Confirmed, subject to finalising the funding agreement
International School London	0.500	Confirmed
England & Wales Cricket Board	0.150	Confirmed
Lawn Tennis Association	0.500	Confirmed
Hounslow November 2016 Cabinet	0.500	Confirmed
Ealing	1.000	Confirmed
UWL	2.000	Confirmed, subject to finalising the funding agreement
<b><u>Total Funding Secured</u></b>	<b><u>13.650</u></b>	-

#### 4. Legal Implications

4.1. The contract will be an NEC 3 short term contract as prescribed by the framework.

4.2. The contract was let in accordance with the Councils Contract Procedure Rules via an OJEU compliant framework in accordance with the Public Contracts Regulations 2015 (as amended).

4.3. Ealing and Hounslow are the joint freehold owners of Gunnersbury Park. The land is subject to a number of third party rights, covenants, tenancies and agreements. In particular the Park is (with some exceptions) not to be used for any purposes other than as a public park and other specified buildings are not to be used for any

other purpose than one which is ancillary to the use of the Park as a public park or sports ground.

- 4.4. Each element of the project's proposals is subject to a planning application and each planning application is assessed upon its merits against the planning policy framework.

## **5. Value for Money**

- 5.1. RLF, on behalf of Ealing Council, has completed an extensive interrogation and evaluation process of the five tenders submitted. The tender submitted by TigerTurf represented the best value for money, whilst providing a highly comprehensive method statement of how the project will be achieved, resulting in TigerTurf UK Ltd scoring the highest percentage in the evaluation exercise.
- 5.2. The Council has secured a huge sum of funding to develop the two-full sized AGPs and ancillary facility. Work has already begun on the ancillary facility and to ensure Ealing residents reap the full benefits of this impressive facility a construction contract needs to be awarded and the AGPs developed.

## **6. Sustainability**

- 6.1. Regular maintenance will be completed to ensure the pitch has a full life.

## **7. Risk Management**

- 7.1. Failing to award the construction contract to TigerTurf UK Ltd means the Council will fail to comply with the terms of the grant award and therefore puts the wider project at risk, as the £4.000m of Park Life funding would not be forthcoming. The Park Life funding covers the full cost of the AGP construction, with remaining £2.700m contributing towards pavilion, natural turf pitch and car park construction, of which a contract has already been awarded to Kier Construction Ltd. (authority obtained from 14<sup>th</sup> November 2017 Cabinet).
- 7.2. Failure to deliver the Gunnersbury Park facilities, means that the income generating potential from the leisure facilities will be significantly reduced and therefore affect the CIC's long term operational and financial viability. There is a significant dependency within the CIC business model, with a minimum of £0.150m per annum, relating to a contribution from income generated by the sports facilities.

## **8. Community Safety**

- 8.1. Regeneration of the Park will encourage a greater number of visitors and improved security will be part of the overall aim of the project.
- 8.2. The contractor is required to prepare a construction management plan to ensure safe and proper working in the residential area.

**8.3.** Providing a new sports base in this area will help to focus energy positively and encourage participation in sport, health and well-being.

## **9. Links to Strategic Objectives**

**9.1.** The addition and expansion of sporting facilities at the park will result in creating a safer, cleaner park offering more opportunities for education, sport and leisure, and may enable local job opportunities.

**9.2.** Making Ealing Safer: The new improved facilities with improved access will foster community engagement in sport and positive activity.

**9.3.** Securing Public Services: The regeneration of the park will result in creating a safer, cleaner park offering more opportunities for education, sport and leisure, and may possibly create local job opportunities in the future.

**9.4.** Delivering Value for Money: The delivery of new leisure facilities including sports hub and outdoor pitches means the value of the asset will be increased.

## **10. Equalities, Human Rights and Community Cohesion**

**10.1.** An Equalities Impact Assessment has been completed for the wider GPSH project; this was appended to the report that went to Cabinet on 14/11/2017.

## **11. Staffing/Workforce and Accommodation implications:**

**11.1.** The costs of the project management resources are included within the project. There are no accommodation implications.

## **12. Property and Assets**

**12.1.** Gunnersbury Park is jointly owned by the London Borough of Ealing and the London Borough of Hounslow

## **13. Any other implications:**

**13.1.** None

## **14. Consultation**

**14.1.** Consultation has and will involve working closely with the Gunnersbury Park Advisory Panel, Friends of Gunnersbury Park, National Governing Bodies, sports users and other stakeholders, including residents' groups.

## **15. Appendices**

**15.1.** Confidential Appendix 1: Tender Report

## 16. Background Information

### 16.1. Cabinet reports on Gunnersbury Park:

- i. 16th September 2014 – Gunnersbury Museum and Park Procurement of Contract
- ii. 2<sup>nd</sup> December 2014 – Gunnersbury Park Future Phases
- iii. 21<sup>st</sup> July 2015 – Gunnersbury Park OJUE Procurement for Leisure Phase 3
- iv. 18<sup>th</sup> October 2016 – Gunnersbury Park Project Update
- v. 14<sup>th</sup> November 2017 – Gunnersbury Park Sports Hub – Main Contractor Appointment

### Consultation

Name of consultee	Post held	Date sent to consultee	Date response received	Comments appear in paragraph:
<b>Internal</b>				
Keith Townsend	Executive Director of Environment and Customer Services	19/09/2018	05/10/2018	Throughout
Adam Whalley	Assistant Director of Capital Investment	19/09/2018	21/09/2018	Throughout
Russel Smith	Finance Business Partner	19/09/2018	21/09/2018	Throughout
Chuhr Nijjar	Senior Contract Lawyer	19/09/2018	04/10/2018	Throughout
Catherine Taylor	Head of Legal (Litigation)	19/09/2018	19/09/2018	Throughout
Jackie Adams	Head of Legal (Property)		04/10/2018	Throughout
Maria Campagna	Head of Corporate Finance	19/09/2018	19/09/2018	Throughout

### Report History

<b>Decision type:</b>	<b>Urgency item?</b>
Key decision	No
Report no.:	For any further queries please contact Ryan McDonnell, Senior Project Officer, Environment and Leisure, 02088257586