



TODMORDEN TOWN COUNCIL

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REPORT TO RESOURCES COMMITTEE

REPORT AUTHOR	Resources Committee
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Date	14th December 2020
SUBJECT	Wheelspark project – Selection of Contractor

PURPOSE OF REPORT

1. To inform Members that following receipt of tender responses, two companies, Freestyle and Bendcrete, have submitted bids. Both have extensive experience in constructing Wheelsparks.
2. To advise Members that prior to a user group presentation on 9th December 2020, technical assessments based on the tender submission information provided, were carried out by Groundwork, our technical consultants for this project, and the Town Clerk and scored, whilst an Engineer from Calderdale MBC also considered both tender responses and was happy with either submission.
3. To inform Members that both tenders submitted prices at £141000 – the tender maximum set, and therefore focus was more on what the schemes offered the end user.
4. To inform Members that in setting the tender at this level, this reflected available funding. We were uncertain as to how much Wheelspark this would physically provide on the ground, given the expensive nature of concrete construction. Both schemes occupy c 50% of the existing footprint but the Freestyle proposal around 10% more surface area.
5. To seek Members approval to contract with either Freestyle or Bendcrete, noting that in scoring terms, Freestyle was the user groups preference.

THE SCHEMES

6. These are two vastly different schemes being presented for consideration.

Bendcrete

7. Bendcrete focusses on a linear layout with more street-based activity based on a plaza layout – the group felt a little more suitable for skateboarding but with opportunity for scooters and BMX. The group felt the narrow nature of the design could lead to conflict as speeding bikes and scooters users potentially clashed/crashed with central plaza users.
8. Bendcrete would leave around 50% of bitmac still in place as an overspill area. The bitmac area would ideally require top dressing but that is not financially feasible. Technically we have some concerns that this area, despite their proposed drainage solutions, will still pool with heavy rain.

9. Bendcrete does have an excellent mixture of obstacles of a “street” nature for performing tricks

Freestyle

10. Freestyle is not a linear layout but spread across a wider area with more transitional flows. Whilst presenting an opportunity for faster use, beginners and younger children are more safely separated from potential conflict.
11. The concrete area will take around 55% of the existing footprint and the bitmac would be removed to be replaced with bund/grass mound that bike users could also use as well as the area itself. Technically the entrance nature to this layout plus grass mound, provides a better drainage solution.
12. Aesthetically the group felt the Freestyle design blended more in with the park surroundings.
13. The only comment for a very appreciative user group of either option, was that some more plaza type street obstacles would make the Freestyle proposal ideal.

SCORING

14. Scoring took into account weighted factors outlined in the tender document

Tenderer Technical score			
Parameter	Weighting	Freestyle	Bendcrete
Written Statement of Vision/Submission	5%	4.50	4.75
Max score		6.00	6.00
Weighted% score		3.75%	3.96%
Q5. Have levels been addressed to ensure the design lends itself to the existing drainage infrastructure and drainage proposals?	10%	4.00	4.50
Max score		6.00	6.00
Weighted% score		6.67%	7.50%
Q6. Is the scheme Sustainable from a maintenance perspective?	10%	3.50	5.00
Max score		6.00	6.00
Weighted% score		5.83%	8.33%
Construction (Yes)	5%	44.00	39.00
Max score		29.00	29.00
Weighted% score		7.59%	6.72%
Total % Score		23.84%	26.52%
Tenderer User Group Score			
Parameter		A	B
Q1. Does the design reflect the wishes of the users as outlined in the brief?	20%	4.25	3.00
Max score		6.00	6.00
Weighted% score		14.17%	10.00%
Q2. Does the scheme work as a coherent design?	20%	4.50	3.00
Max score		6.00	6.00
Weighted% score		15.00%	10.00%
Q3. Is the scheme innovative, incorporating the latest thinking?	15%	3.50	3.25
Max score		6.00	6.00
Weighted% score		8.75%	8.13%
Q4. Are there varied features within the design, is the flow pattern good?	15%	4.50	3.25
Max score		6.00	6.00
Weighted% score		11.25%	8.13%
Total % Score		49.17%	36.25%
Total Weighted % Score		73.00%	62.77%

15. Whilst for the tender submission the technical assessment indicated that Bendcrete had responded with a greater degree of information (26.52% to 23.84%). Key however is that Calderdale MBC are happy that proposals are acceptable.
16. From the user group point of view there was a clearer preference with Freestyle being their preferred option (49.17% to 36.25%)
17. Overall when combining these weighted scores from strictly a scoring point of view, Freestyle emerges as the preferred option (73.00% to 62.77%).

ADDITIONALITY

18. It is apparent that an ideal scheme would be to incorporate both the free flowing and transition aspects of the Freeflow proposal with the increased street element of Bendcrete more suited to skateboarders.
19. The Freeflow proposal potentially enables an “add on” to the area that could accommodate some additional street features.
20. The Bendcrete proposal could see some central plaza features relocated to a separate hard standing area but would still be a linear design.
21. Both bidders can accommodate design changes but within overall budget- user space is sacrificed for more street items or street items sacrificed to create more space.
22. Recognising this challenge the Town Clerk has approached the funders to see if an additional £15000 could be awarded, subject to a further £5000 of contribution towards the scheme from Todmorden Town Council. After increase project management fees and prelims this should generate circa £18000 more into the project for direct use.

MOVING THE PROJECT FORWARD

23. We are still waiting for permission from Fields In Trust and the Environment Agency.
24. Pre contract agreement to specific terms have still to be negotiated. Given the truly short timescale to deliver the project on the ground by 31st March 2021, delegated powers to the Town Clerk with the Chair of Resources, must be given to progress this with user groups, variations to design, contract conditions, approval of Construction Health and Safety plan, agreement of use of contingency budget.
25. Regardless of which contractor is selected, there could be delays in formally appointing until EA and FIT permissions given. This could seriously jeopardise the project.
26. The next stage on appointment would usually be to see the contract signed and then to work up the actual design detail involving some fine tuning with the user group. Ahead of permissions being gained, to not delay, The Town Clerk wishes to enter into this stage of design, as a separate element up to £5000, to get this work under way, with this still included within the overall contract price.
27. The risk is if the Permissions are not forthcoming, but we simply have no time given the Christmas/ New year break to do the design work only on receipt of permissions and short construction deadlines.

RECOMMENDATION

28. That Members consider the two proposals before them and select a preferred contractor to recommend to Town Council to deliver a new Wheelspark for Todmorden.
29. That Members delegate the Town Clerk to seek agreement from the preferred contractor to enter into a separate design stage, up to a value of £5000.
30. That an additional provision of £5000 to the revenue budget be made from General Reserves on the basis that this will lever in another £15000 Accelerator Grant funding.
31. That delegated powers be given to the Town Clerk in consultation with the Chairman of Resources, to agree contract terms and operation aspects of delivery including design variance/additions within overall budget, and for the Town Clerk to enter into the contract to build on behalf of the Town Council.

REASONS FOR RECOMMENDATION

32. The Resources Committee is delegated to consider all aspects of the Wheelspark project and to recommend to Town Council a scheme and suitable contractor to be appointed to deliver such scheme.
33. Delegated powers are required to be able to deliver this project in such a short timescale without reference back to Committee.
34. The contribution of £5000 to lever in £15000 requires authority from Resources Committee.

FINANCIAL IMPLICATIONS & BUDGET PROVISION:

35. Budgets are already established to take this project forward subject to confirmation/ agreement being entered into by Calderdale MBC in an amount of £150000.
36. The additional £5000 requested in respect of design work ahead of contract and used also to lever in another £15000 of grant funding, is felt to be both reasonable and also a necessary risk.

POLICY IMPLICATIONS:

37. This reinforces a longstanding commitment to deliver a new Wheelspark for Todmorden

DETAILS OF CONSULTATION:

38. Two user group meetings held to date.

IMPACT EQUALITY ASSESSMENT

39. None arising from this report.

SUPPORTING PAPERS:

40. None

FURTHER INFORMATION, PLEASE CONTACT: Colin Hill