

**Report of the Senior Projects Manager Parks and Countryside**

**Report to the Chief Officer (Parks and Countryside)**

**Date: 25/08/14**

**Subject: Tender Acceptance Report – Tropical World Conservatory and Toilet Extension**

**Capital Scheme Number: 16504 PH2 000**

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): Roundhay	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: 10.4 (3) Appendix A – Tender Evaluation Report	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

**Summary of Main Issues**

1. The Parks and Countryside service are in the process of completing a programme of initiatives designed to renew on site infrastructure and visitor facilities at Tropical World. A key element of this improvement is the expansion of the cafe and toilet block facilities. Following the completion of the design process, a decision was supported providing approval to spend a total of £710k within capital scheme 16504 PH2 000 to undertake this work.
2. Following a tender evaluation completed by NPS, Britcon was identified as the preferred bidder. This report requests authority to accept the highest scoring submission and award a contract to Britcon with a view to work starting on site in September.

**Recommendations**

The Chief Officer Parks and Countryside is requested to:

1. Approve the request to award the contract to construct an extension to the conservatory and toilet block at Tropical World at Roundhay Park to Britcon Ltd.

## **1.0 Purpose of this Report**

- 1.1 The purpose of this report is to seek authority to accept a tender from Britcon Ltd for construction of an extension to the conservatory and toilet block at Roundhay Park and award them the contract in accordance with Leeds City Council procurement rules.

## **2.0 Background Information**

- 2.1 The Arnold and Marjorie Ziff Tropical World has been open to the public since 1984, and originally functioned as an indoor botanical garden. The site is made up of several interlocking buildings including Coronation House, which was the original show house for the estate, and the Tropical House. In recognition of the Ziff family, who for many years have been patrons of the park and generous benefactors, the site was renamed the Arnold and Marjorie Ziff Tropical World in 2009.
- 2.2 The attraction is a highly regarded visitor destination that benefits the residents of Leeds and surrounding areas. Improving the visitor attraction and maintaining a high level of service provision for members of the public is a key priority for the Parks and Countryside service. Meeting this objective will ensure that the residents of Leeds continue to visit and enjoy Tropical World which will safeguard future income streams and support key strategic priorities relating to Child Friendly Leeds.
- 2.3 A key element of this improvement is the expansion of the cafe and toilet block facilities. A scheme has been developed in conjunction with NPS. Following the completion of the design process, a decision was supported providing approval to spend a total of £710k within capital scheme 16504 PH2 000 to undertake this work.

## **Main Issues**

### **3.1 Proposal**

- 3.1.1. Tropical World is busy and active site and consequently there are a number of complexities associated with undertaking construction whilst safely maintaining public access. Therefor following consultation with colleagues within LCC Procurement Unit, the project was tendered via the YORbuild framework utilising a 'price / quality' assessment criteria.
- 3.1.2. Britcon submitted a tender for the works detailed within this report and were one of 3 contractors who applied for the scheme via the YORtender system.
- 3.1.3. Following a tender evaluation completed by NPS, Britcon was identified as the preferred bidder. All tenders submitted were equal to or in excess of 13% above the pre-tender estimate and it should be noted that the tender climate currently is on the upturn with tender prices rising as the market strengthens. Notwithstanding that, the tender price submitted by the highest

scoring submission was within £100k of the preconstruction tender estimate and is within the approved budget for the scheme.

- 3.1.4. As highlighted in 3.1.1 the project was tendered on a price quality split. It is necessary under contract procedure rule 18.2 to highlight that Britcon was the highest scoring submission despite of the fact that the price element of the submission was 5.8% in excess of the lowest tenderer.
- 3.1.5. A copy of the tender decision report completed by the scheme's appointed Quantity Surveyor from NPS is appended to this report as a confidential attachment (Appendix A).

## **3.2 Programme**

- 3.2.1. Formal acceptance of the tender is required at the earliest available opportunity to ensure the necessary commencement of construction in September 2014 with a view to completing work in February 2015.

## **4.0 Corporate Considerations**

### **4.1 Consultation and Engagement**

- 4.1.1. Previous reports to Executive Board highlighted that 98 % of people surveyed said that they support the proposals for improvement at Tropical World. The salient points from the consultation undertaken are highlighted below:

- 84% of people surveyed felt the range of visitor facilities that are available are 'good' or 'very good'.
- 66% rate the facilities and or services that are provided for children and their parents positively and 31% regarded them as 'fair'.
- 67% of people surveyed felt that they could identify areas for improvement that would encourage them to use Tropical World more often, or stay for longer.

- 4.1.2. The main areas identified through consultation for improvement were as follows:

- On site toilet facilities.
- Improved attractions.
- Improved children's facilities.
- Enhanced café facilities.

- 4.1.3. The Executive Member for Environmental Services, Roundhay Ward Members and the Friends of Roundhay Park have been briefed on this project and have positively endorsed the proposals for improvements at Tropical World.

### **4.2 Equality & Diversity / Cohesion & Integration**

- 4.2.1. The recommendations within this report do not have any direct nor specific impact upon any of the groups falling under equality legislation and the need to eliminate discrimination and promote equality.

4.2.2. A full EDCI Impact assessment has been undertaken for the facilities and infrastructure at Roundhay Park, including Tropical World. In addition an equality diversity, cohesion and integration screening has been undertaken for the principle elements of the project. .

#### **4.3 Council Policies & City Priorities**

4.3.1. The Vision for Leeds 2011 to 2030 is to be the best city in the UK by 2030. The aspiration is that Leeds will be the best city to live where people can enjoy good quality places, green spaces and high quality buildings.

4.3.2. The Best Council plan sets out a new leadership style of civic enterprise, where the council becomes more enterprising, whilst businesses and partners become more civic.

4.3.3. The implementation of improvements at Tropical World will assist in meeting these objectives by providing a vastly enhanced visitor attraction for the enjoyment of Leeds residents.

#### **4.4 Resource & Value For Money**

4.4.1. The tender price is based upon the design drawings and specification provided by NPS, specific technical information relating to these proposals produced as a consequence of the project (technical surveys etc.) as well as site specific information provided through the YORtender system.

4.4.2. NPS (Leeds) have continued their involvement on this scheme beyond the cost estimate provided within the DCR (produced at RIBA Stage D) and have provided Quantity Surveyor and project administration services during the tender period.

4.4.3. All works have been procured in accordance with Leeds City Council's contract procedure rules. Following specific advice from LCC Procurement Unit the scheme was tendered via the YORbuild framework methodology utilising a NEC3 contract form and evaluated on a 'price / quality' criteria..

#### **4.5 Prior Approvals**

4.5.1. A planning permission has been granted for this construction.

#### **4.6 Legal Implications, Access to Information & Call-in**

##### **4.6.1. Implications for Council Policy & Governance**

4.6.1.1. Appendix A has been marked as confidential under the 'Access to Information Procedure Rules' 10.4 (3) on the basis that it contains information relating to the financial or business affairs of any particular person (including the authority holding that information) which, if made public

record, would / or would likely prejudice the commercial interests of said person / the Local Authority.

#### **4.7 Risk Management**

- 4.7.1. The works detailed within this report were procured in accordance with the City Council's procurement rules using an 'Open Tender' issued via the YORtender system
- 4.7.2. General risk to the project as a whole is to be managed through the application of 'best practice' project management tools and techniques via the Council's Delivering Successful Change Methodology.

#### **5.0 Conclusions**

- 5.1 A tender process has been completed for work associated with the construction of an extension to the cafe and toilet at Tropical World. Following a tender evaluation process conducted by NPS, Britcon's submission was the highest scoring. Capital funding is available with capital scheme 16504 PH2 000 to award the contract and allow this phase of refurbishment to progress.

#### **6.0 Recommendations**

- 6.1 The Chief Officer Parks and Countryside is requested to:

Approve the request to award the contract to construct an extension to the conservatory and toilet block at Tropical World at Roundhay Park to Britcon Ltd.

#### **7.0 Background Documents**

- 7.1 Appendix A  
Tender Report produced by NPS (Leeds)  
Confidential under 'Access to Information' Procedure Rules 10.4 (3)