

Regeneration and Property Committee Meeting	
Meeting Date	9 November 2022
Report Title	Sheerness Modular Toilet Contract Award & Barton's Point Modular Toilet & Shower Contract Award
EMT Lead	Emma Wiggins, Director and Regeneration and Neighbourhoods
Head of Service	Martyn Cassell, Head of Environment & Leisure
Lead Officer	Jay Jenkins, Leisure Services Manager Trevor Wentworth, Special Projects Surveyor
Classification	Open
Recommendations	<ol style="list-style-type: none"> 1. That the Committee approves the appointment of Company A for the modular toilet block in Sheerness. 2. That the Committee approves the appointment of Company A for the modular toilet & shower block in Barton's Point Coastal Park. 3. The Head of Environment and Leisure, in consultation with the Chair of the Regeneration and Property Committee, be authorised to complete the required contracts for the projects.

1 Purpose of Report and Executive Summary

- 1.1 The purpose of this report is to confirm to the Committee the outcome of the recently undertaken tender process for the Sheerness Modular Toilet Block and Barton's Point Coastal Park Toilet & Shower block.
- 1.2 The Service carried out a one stage tender process based on the most economically advantageous tender (MEAT) which was evaluated on [60%] price and [40%] quality.
- 1.3 The Committee is asked to approve the contract award to construct a modular toilet block at Beachfields in Sheerness to Company A.
- 1.4 The Committee is asked to approve the contract award to construct a modular toilet & shower block in Barton's Point Coastal Park to Company A.

2 Background

- 2.1 Two projects have been developed by officers. The toilet and shower block at Barton's Point is getting close to being end of life. The showers are no longer operational and the toilet facilities whilst operational are tired. Sheerness is the only beach not to have public toilets in close proximity and the provision of toilets was recently included in our Levelling Up Fund bid for Sheerness Revival.

- 2.2 The opportunity was advertised on the procurement portal in accordance with current contract standing orders, with interested parties asked to complete an Invitation to Tender. Six submissions were received and following evaluation, scores were allocated for both price and quality according to the criteria explained in the tender document.
- 2.3 A specification was prepared asking companies to tender for both locations in separate lots. The specification required companies to provide a turn-key solution including all utility connections. Various configurations at each location were considered, with the final specified configuration being agreed with Cabinet Members and officers during pre-tender discussions.
- 2.4 At the Sheerness location in Beachfields Park, three individual cubicles (Male, Female and Accessible) and a service/storage room were specified.
- 2.5 At the Barton's Point location, five individual cubicles (2 Male and 2 Female toilet & shower cubicles, either side of one fully accessible cubicle), were specified, with an open sluice sink/wash up area and a services/storage room.
- 2.6 All 6 companies have costed to undertake both projects. Combined prices ranged from £227,299 (Company A) to £564,109 (Company F). Three officers independently evaluated the submissions - the Leisure & Technical Services Manager, Special Projects Surveyor and Green Spaces Manager. Submissions were evaluated on the combined lots and the prices below are based on any discounts given should the companies be awarded both projects.

The scores were as follows:

Company	Tender Price (£)	Tender Price Score	Quality score	Overall score
A	227,299	60.00	30.33	90.33
B	287,657	47.41	26.00	73.41
C	347,922	39.20	27.67	66.86
D	383,880	35.53	29.00	64.53
E	268,738	50.75	12.33	63.08
F	564,109	24.18	29.67	53.84

- 2.7 The winning contractor scored the highest on price and quality. Their submission included a range of benefits that met or exceeded the specification requirements.
- The use of a modular unit, clad in cedar boards to make it visually appealing to the surrounding areas
 - Integrated pipework, sanitaryware items and cabling to reduce the effects of vandalism
 - A green roof which will retain rainwater and reduce run off

- Finishes and surfaces that are designed to be easily cleaned
 - Accessible unit with alarm
 - Water saving devices
 - One year's defects liability for which we will hold a 2.5% retention fee
 - Manufacturer's guarantees for any equipment included in the unit
 - Robust doors and protected rainwater pipes to prevent external vandalism
- 2.8 The financial implications section at item 6 sets out the capital and revenue implications of the projects. The Committee need to consider these alongside the current financial challenges set out in the medium term financial plan.

3 Proposals

- 3.1 That the Committee approves the appointment of Company A for the modular toilet block in Sheerness.
- 3.2 That the Committee approves the appointment of Company A for the modular toilet & shower block in Barton's Point Coastal Park.
- 3.3 The Head of Environment and Leisure, in consultation with the Chair of the Regeneration and Property Committee, be authorised to complete the required contracts for the projects.

4 Alternative Options Considered and Rejected

- 4.1 To not award the contract at all.
- 4.2 Option to award a contract for only one site. A tender process is not a guarantee that we will award the work and our documentation confirms this to bidders. However, the evaluations were undertaken on the combined pricing so Members would need to ask officers to rerun the evaluation. 4 of the 6 contractors have offered a discount ranging from 2.5% to 5%. Discounts have been applied to the overall prices shown above.

5 Consultation Undertaken or Proposed

- 5.1 Members of Sheppey Area committee discussed matters regarding the location of the toilet block at Beachfields and the style of finish.
- 5.2 Discussions on replacement of the shower block at Barton's Point have been held with the café concession operator, the Sea cadets due to the links with the drainage project at the site and Cabinet members as the tender documents were prepared prior to the new governance changes.

6 Implications

Issue	Implications
Corporate Plan	<p>This project meets the Corporate Plan priority 'Establish a Special Projects Fund to provide much needed investment in the Borough's public realm and open spaces'. It also supports the Visitor Economy Framework priorities.</p>
Financial, Resource and Property	<p>The capital budget for both facilities is £304,000 based on £184,000 via the Special Projects Fund and £120,000 capital receipts from the Sheppey Improvement Fund. Any unspent funds would be returned to the general reserve and used to support the revenue funding gap already identified for 23/24 onwards.</p> <p>The £120,000 for Sheerness was included as match funding in our Levelling Up Fund bid for Sheerness Revival.</p> <p>On-going maintenance will be required and delivered via proactive maintenance schedules. These have been estimated at approx. £3k for Sheerness toilets and £4k per annum for Barton's Point.</p> <p>In addition, the ongoing opening, closing, and cleaning costs would be £4.7k per annum for each location plus it is proposed additional attendant costs for Sheerness during the summer season (circa additional £30,000 per annum). This assumes that the facility would be open all year round 7am until 7pm as per other facilities in the Borough. The medium-term financial plan for 2023-24 has already factored in these costs but clearly if one or both sites weren't to be progressed, or if members decided that Sheerness was not attended in the summer, further savings could be made.</p> <p>It is considered that the return of showers at Barton's Point and a new facility at Sheerness would incur some additional utility costs, but this is difficult to estimate without known usage.</p> <p>The tender process requires contractors to hold prices for up to 90 days which will have been slightly exceeded by the time the committee consider the report. We have recently requested that contractors confirm if they will hold their prices. The proposed contractor has confirmed this to be the case.</p>
Legal, Statutory and Procurement	<p>Tendering of the required works has been undertaken via a JCT MWD Minor Work Building Contract with contractor's design 2016.</p> <p>The tender process was conducted in line with the Council's Contract Standing Orders and Public Procurement Regulations 2015.</p>

Crime and Disorder	The remote location of the toilets could provide an opportunity for vandalism. The specification design has been written to minimise the impact of this.
Environment and Climate/Ecological Emergency	A Grey water flushing system has been included which will save approx. 420 litres of water per day -in excess of 150,000 litres per annum. The Sedum roofs will help to offset Carbon emissions.
Health and Wellbeing	<p>One of the key drivers of the project is to provide a much-needed public facility for all users in the Sheerness location (Beachfields) and replacing the current provision at Barton’s Point.</p> <p>Providing good quality facilities helps to improve people’s well-being and will encourage more to use of the two areas for healthy activities such as walking, running, dog-walking and sue of the play areas at both locations.</p>
Safeguarding of Children, Young People and Vulnerable Adults	<p>Safeguarding team have reviewed Company A’s safeguarding policy.</p> <p>The design of the blocks (with individual units rather than communal areas) aimed to reduced potential safeguarding scenarios.</p>
Risk Management and Health and Safety	<p>Project will be undertaken in accordance with CDM Regulations and regular monitoring will be undertaken by Officers and the Special Projects Surveyor.</p> <p>Both locations will have a contractors’ compound set up which will be secure and restrict access. The ‘site’ will be always secure.</p> <p>Traffic management plans will be submitted and approved ahead of delivery of both units.</p>
Equality and Diversity	<p>Specification will meet disability and access requirements.</p> <p>Any repairs or refurbishment will be undertaken according to the relevant guidelines/legislation.</p>
Privacy and Data Protection	n/a

7 Appendices

7.1 The following documents are to be published with this report and form part of the report:

- Appendix I: Conceptual Sheerness Toilet Block Images
- Appendix II: Conceptual Barton’s Point Toilet & Shower Block Images
- Appendix III: Conceptual internal layout of Sheerness

- Appendix III: Conceptual internal layout of Barton's Point

8 Background Documents

Not applicable