

7 June 2021

Wards: Citywide

Hull Ice Arena - Essential Building Maintenance Works

Report of the Mark Jones – Corporate Director Regeneration

This is a key decision. The matter is in the Forward Plan
0036/21

1. Purpose of the Report and Summary

- 1.1 To award a NEC4 Engineering and Construction Contract ‘Option A’ to JP Developers Limited for essential building maintenance of the Ice Arena, for a value of £254,095.49.

2. Recommendations

- 2.1 To award a NEC4 Engineering and Construction Contract for essential building maintenance works to the Ice Arena to JP Developers Limited (Company number: 03873231) for a value of £254,095.49 to be funded from the Corporate Planned Maintenance budget 2021/22 allocation.

3. Reasons for Recommendations

- 3.1 Undertaking the essential building refurbishment would complete the full refurbishment of the Ice Arena and be complimentary to previous Decision Record DR/2021/019 which authorised entering into construction contracts to replace the Ice Rink and Air Handling units.

4. Impact on other Executive Committees (including Area Committees)

- 4.1 The Ice Arena is a leisure facility that attracts users and clubs/groups across the city and sub-region. The proposed building works to address essential building maintenance work will have a positive benefit citywide on those who visit and enjoy the facility for sport and recreational purposes.

5. Background

- 5.1 Hull Ice Arena has had long standing maintenance problems as the plant and equipment is beyond its lifespan. At its meeting of the 23 November 2020 Cabinet approved investment of up to £1.10m on a package of essential repairs that are needed to re-open Hull Ice Arena in 2021/22) and delegated authority to the Director of Regeneration in consultation with the Director of Legal Services and Partnerships and Managing Director of Hull Culture and Leisure and the Portfolio Holder for Land and Property to develop and deliver a full package of the works, select a suitable procurement process and awarding the contract (minute 188 refers).
- 5.2 The Council has commissioned, NPS Humber Ltd (NPSH) to design the refurbishment works at the Ice Arena to ensure that it continues to stay open for a minimum period of up to 5 years to allow for the development of a new ice pad on the Albion Square development. In consultation with procurement and legal services, NPSH advised that the works be procured as three separate works projects which are as follows:
- New Ice Pad and New Air Handling Unit
 - Internal Refurbishment to key parts of the building
 - New Boiler and Boot Change Air handling unit

6. Issues for Consideration

- 6.1 The other 2 packages of works to replace the Ice pad, new air handling unit, and, new boiler and boot change air handling were tendered, costed and have been awarded to the most economically advantageous tenders received in relation to each package, at a total cost of £1,199,104.37 – refer to DR/2021/019.
- 6.2 Consideration is now given to awarding the third package of work concerning a programme of essential items of building maintenance including:
- Sound System Replacement
 - General Electrical Power and Mains switchgear
 - Lighting and Emergency Lighting
 - Flooring/carpets, decoration, changing rooms, locker areas, showers and toilets

- 6.3 The third package of work described at paragraph 6.2, was tender via open procurement in accordance with Contract Procedure Rules using a 60% cost / 40% quality evaluation criteria. In response to the invitation to tender, 4 compliant tenders were received and scored. The tender submitted by JP Developers Limited was evaluated as the most economically advantageous tender and is recommended for acceptance as can be seen from the table below:

	Supplier A	JP Developers	Supplier B	Supplier C
Total Price Score	60.00	57.04	53.99	42.86
Total Quality Score (40%)	12.40	26.40	28.40	21.60
Total Combined Score	72.40	83.44	82.39	64.46
Ranking	3	1	2	4

- 6.4 The approval is, therefore, requested to award a contract for the works for a value of £254,095 and accept the tender submission from JP Developers Limited and fund the costs from the Council's annual planned maintenance programme.
- 6.5 The overall investment in the Ice Arena to allow for its reopening in early September for a period of 5 years has increased from £1,100,000 to £1,453,199.86.

7. Options and Risk Assessment

- 7.1 Do nothing, whilst the project can be completed without addition of the building maintenance works package the general condition and poor state of repair of the building will not fully address any Health and Safety concerns regarding the building and its facilities; will also not develop the full package of works which was approved by Cabinet on the 23 November 2020; and, it will not be consummate to the Council's strategy to retain the existing Ice Arena in a fit for purpose facility for the next 5 years until Albion Square can be delivered. This option is not recommended.
- 7.2 Reduce the cost of the building maintenance works by value engineering and, therefore, reduce the proposed overspend. The scope of the building maintenance works has been developed and specified based on essential repairs, to further value engineer would only impoverish the scheme. This option is

not recommended.

- 7.3 The proposed approval of the capital investment required for the essential building maintenance work to a value of £254,095.49 and to fund the costs from the Council's planned maintenance budgets is the preferred option and the optimal solution to both allow the Ice Arena to reopen in early September and ensure a minimum 5 year lifespan on the existing facility.

8. Consultation

- 8.1 NPS Humber have prepared a detailed design and specification for the building works element which have been tendered using the open procurement process on Yortender; on 22 February 2021, a contractor representing best value returned a cost of £254,095.49

9. Comments of the Monitoring Officer (Director of Legal Services and Partnerships)

- 9.1 The open procurement process followed in relation to the award the contract to JP Developers Limited was carried out in accordance with the Council's Contract Procedure Rules and the Public Contracts regulations 2015. The assessment of both price and quality through the competitive procurement procedure has enabled the Council to ensure that it has procured the most economically advantageous tender and thereby ensures that the Council obtains best value in accordance with the Local Government Act 1999.
[BC]

10. Comments of the Section 151 Officer (Director of Finance and Transformation)

- 10.1 The Director of Finance notes the construction contract to be accepted as part of the refurbishment of the Ice Arena.

There are funds currently available of £1.243m (of the (£1.453m total cost) for the Ice Arena over 2 years to cover refurbishment works in the capital programme, and any additional spend over and above this (£210k) shall be funded from the Corporate Buildings maintenance budgets. (GS)

11. Comments of Assistant Director of HR & OD and compliance with the

Equality Duty

11.1 There are no staffing or equality issues arising for the Council

12. Comments of Overview and Scrutiny

12.1 This report is to be considered by the Overview and Scrutiny Management Committee at its meeting of 7 June 2021. Any comments or recommendations made by the Committee will be sourced and included in the final report to be presented to the Leader prior to the decision being made. (Ref. Sc6221 (FH))

13. Comments of the Portfolio Holder

13.1 ***CLICK HERE TO OVERWRITE THIS GUIDANCE ***

(Delete this section if this is not an Executive Decision).

Please include both the Portfolio Holder name and title i.e. Councillor Webster, Portfolio Holder for Finance and Transformation

PLEASE NOTE:

You **must** secure comments from any Portfolio Holder which this decision impacts upon **AND** if this decision is a procurement matter you must include the comments of the Portfolio Holder with responsibility for procurement.

Contact Officer: Paul Chadwick Telephone No.: 615358

Officer Interests: None

Background Documents: - A list of background documents must be included. These documents are then available (if not exempt) for public inspection.

Implications Matrix

This section must be completed and you must ensure that you have fully considered all potential implications

This matrix provides a simple check list for the things you need to have considered within your report

If there are no implications please state

I have informed and sought advice from HR, Legal, Finance, Overview and Scrutiny and the Climate Change Advisor and any other key stakeholders i.e. Portfolio Holder, relevant Ward Members etc prior to submitting this report for official comments	Yes
I have considered whether this report requests a decision that is outside the Budget and Policy Framework approved by Council	Yes
Value for money considerations have been accounted for within the report	Yes
The report is approved by the relevant Assistant Director	Yes
I have included any procurement/commercial issues/implications within the report	Yes
I have considered the potential media interest in this report and liaised with the Media Team to ensure that they are briefed to respond to media interest.	Yes
I have included any equalities and diversity implications within the report and where necessary I have completed an Equalities Impact Assessment and the outcomes are included within the report	Yes
Any Health and Safety implications are included within the report	Yes
Any human rights implications are included within the report	Yes
I have included any community safety implications and paid regard to Section 17 of the Crime and Disorder Act within the report	Yes

I have liaised with the Climate Change Advisor and any environmental and climate change issues/sustainability implications are included within the report	Yes
I have included information about how this report contributes to the City Plan/ Area priorities within the report	Yes
I have considered the impact on air quality, carried out an appropriate assessment and included any resulting actions or opportunities necessary to improve air quality in the report.	No
I have considered the impact on Children Looked After and Care Leavers and any resulting actions/implications have been included within the report.	No