

Delegated Decisions report



10 September 2019

Approval to tender for the construction contract and associated Professional Services for the Strategic Land Allocation (SLA) Pavilion

Name of Cabinet Member	Councillor Priestley Cabinet member for Economic Growth and Community Partnerships
Report sponsor	Neil Sainsbury Head of Placemaking
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Exempt / confidential / not for publication	No
Council Plan reference	6.2
Wards affected	Danesborough and Walton

Executive summary

This report is seeking approval to commence the procurement process to design and build the Strategic Land Allocation (SLA) Pavilion via Pagabo, a National Construction Framework. The procurement process will involve a two stage further competition within Lot 2, Medium Works for the relevant geographical area, for which there are nine approved contractors.

This report also seeks approval to commence the procurement process for the associated Professional Services contracts for Project Management and Quantity Surveying Services. This will be undertaken via a mini competition through the Council's Professional Services Framework (CU2642)

1. Decisions to be made

- 1) That the the procurement process for the design and build of the Strategic Land Allocation (SLA) Pavilion via Pagabo, a National Construction Framework which involves a two stage further competition comprising of a competition between the contractors within the Lot which will be evaluated on price and quality, be commenced.
- 2) That the award of the the associated Professional Services contracts via the Councils Professional Services Framework (CU2642) including Project Management and Quantity Surveying services to include a mini competition for each of these required services within the applicable value band, be approved.
- 3) That should the award of the framework contract be delayed in September 2019, Professional Services would be sought via the Pagabo National Framework which also offers Professional Services and has been approved for use by Milton Keynes Council.

2. Why is the decision needed?

The purpose of this project is to provide a new community facility in the Wavendon area (East Milton Keynes) that forms part of the Strategic Land Allocation. The new community facility is required to provide local residents with a place to meet, participate in a broad range of physical and social activities, volunteer, coach, or simply use the building for one off celebrations. The building is required to provide a multi-purpose hall space, changing rooms and storage for the adjacent sports pitches.

The project will bring the following benefits:

Increase in the number of community facilities available in the Wavendon area
Increase in participation in physical and social activities

This project supports the vision of Plan:MK:

'By 2031 Milton Keynes will be known internationally as a great city within a thriving rural city-region. Its thriving knowledge-based economy, its first class lifelong education and training, its diverse population with their excellent, lively and varied culture, its sports and leisure opportunities, and its range of different high quality places to live, together with the green, open and spacious layout and a transport system that makes its facilities easily accessible

to all, will have enhanced its reputation as a pleasurable and exiting place to live, work and play.’

The council has a duty to provide leisure and community facilities as part of the planning and development of the new Strategic Land Allocation as per the SPD and Tariff agreements.

3. Implications of the decision

Financial	Y	Human rights, equalities, diversity	N
Legal	Y	Policies or Council Plan	N
Communication	Y	Procurement	Y
Energy Efficiency	N	Workforce	N

a) Financial implications

This project is funded by £1.75m of Tariff funding (Developer contributions). Resource Allocation and Spend Approval for 2019/20 has been agreed by the Council. All Professional Services and construction costs will be funded from this allocation, the construction budget is £1.4 million and the Professional Services budget for Project Management and Quantity Surveying is £70k. No additional funding from the Council has been requested from the Capital Programme.

Additional Tariff funding is available for the construction of the playing fields, which are also located within the project boundary.

b) Legal implications

This report seeks approval to use the Pagabo Framework to appoint a supplier to undertake the design and build of the SLA Pavilion. Use of Frameworks is a recognised route to market. Although the estimated financial value of the works falls below EU financial threshold for works, the procurement and appointment of the contractor still needs to comply with the Council’s contract procedure rules. Proposed use of the Pagabo framework is compliant. The framework is open for use by all public bodies and has been properly procured.

c) Other implications

Ecological and archaeological surveys are currently being undertaken across the site, in conjunction with the appropriate Council Officers. The outcomes of these will be incorporated into the design and construction of the building.

The land is currently owned by L&Q who are the Developer for this and surrounding sites. A land transfer is required to take place to Milton Keynes Council and this will be added to the project programme as a key milestone and the transfer process will be instigated to ensure this is met.

4. Alternatives

Do Nothing – This means there will not be adequate community facilities in Wavendon to meet the needs of the increasing population within the village and surrounding SLA area.

Enhance current community facilities – There is an existing community centre in Wavendon which could be refurbished, however this building does not have the potential for an extension to house all the required facilities. This coupled with the need for a building to be adjacent to the new playing fields means this option will not meet the required need.

Provide new community facility in the SLA Area - The delivery of this option will ensure the existing village residents and new residents moving into the SLA area will have a community facility that will bring the new and existing communities together. It will also provide a building with changing rooms that are in the appropriate location to serve the new playing fields. This is the preferred option.

5. Timetable for implementation

Approval to proceed with procurement: 10 September 2019

Procurement process: October 2019

Approval to award: November 2019

Design Development: December 2019 – Spring 2021

Construction: Spring 2021 – Summer 2022

Operational: Summer 2022 (in line with pitches being ready for use)

List of annexes

None

List of background papers

None