

Leeds Parklife Tender Acceptance Report seeking approval to enter into Pre-construction Services Agreements for the construction of Green Park and Woodhall Sports Hubs.

Date: 16th May 2023

Report of: Senior Technical Manager City Development

Report to: Director City Development

Will the decision be open for call in? Yes No

Does the report contain confidential or exempt information? Yes No

Appendix 1 NPS Stage 1 Tender Report under Access to Information rule 10.4 (3)

Appendix 2 Parklife Tender Assessment under Access to Information rule 10.4 (3)

Brief summary

This report seeks authorisation to enter into Pre-construction Services Agreements with BAM Construction Limited, following a successful tender process using the YORbuild3 Major Works Framework. The PCSA's will enable the contractor to develop Woodhall and Green Park Sports Hubs to the end of RIBA Stage 4, including development of an open book tendered fixed price for delivery of the works anticipated at around £13-14m. The main construction works will be the subject matter of a separate Design and Cost Report that will be submitted in due course for consideration. Construction works will be delivered using a JCT 2016 Design and Build contract upon completion of RIBA Stage 4.

The costs incurred for the development of the design through RIBA Stage 4 associated with the PCSA's are detailed within Appendix 1.

Recommendations

The Director City Development is requested to

- a) Grant Approval for the award of Pre-construction Services Agreements (PCSA's) to the successful contractor (BAM Construction Limited) under a JCT 2016 Design and Build Contract following a detailed qualitative assessment (Appendix 2) and pricing assessment (Appendix 1).

- b) Incur expenditure associated with the PCSA's for the development of Woodhall and Green Park Sports Hubs.
- c) Note that a separate Design and Cost Report requesting Authority to Spend and award the main construction contracts will be submitted in due course.

What is this report about?

- 1 To provide the Director of City Development with details of the competitive tender process and evaluation result, that was undertaken for construction works to develop the Parklife Sports Hubs at Woodhall Sports Fields and Green Park.
- 2 To provide details of the next steps as well as highlighting any key risks that Leeds City Council that may impact on the deliverability of the schemes.

What impact will this proposal have?

- 3 The developments will have significant positive impact on the ability to provide high quality training and match play provision throughout the year regardless of weather conditions.
- 4 Greatly reduce the number of training and match sessions that are cancelled through unusable pitches or waterlogged areas (approx. 9000 per year), improving the quality of the junior teams and providing regular consistent access to sport, improving resident's health and lifestyle.
- 5 Provide subsidised access to sports facilities for junior / partner clubs allowing all clubs to access quality provision, particularly targeting socio-economic deprived communities, women and girls' sports, ethnically diverse groups and disabled users.

How does this proposal impact the three pillars of the Best City Ambition?

Health and Wellbeing

Inclusive Growth

Zero Carbon

- 6 The proposed scheme directly contributes to the Best Council Plan 2020-25 by providing facilities that are fully accessible to the whole community allowing all residents to lead more active, healthy lifestyles.
- 7 Investment in sports facilities that are designed to target some of the most vulnerable members of the community or those who do not have access to affordable sporting facilities.
- 8 Providing safe spaces for those who have limited access to sports facilities, targeting women and girls, disabled users, and those from ethnically diverse backgrounds.
- 9 Provide ancillary community facilities such as café and meeting spaces to support the health and wellbeing of the community.
- 10 Providing employment opportunities within East and West Leeds in both construction and operational phases.
- 11 Promoting local spending within the communities to distribute wealth more evenly around the city but targeting deprived communities the most.
- 12 The design of the facilities has been developed to Breeam Excellent standards, to minimise the use of resources and energy and will incorporate a significant number of green technologies to reduce fossil fuel consumption, reducing CO² emissions.

What consultation and engagement has taken place?

Wards affected: Calverley and Farsley & Temple Newsam

Have ward members been consulted? Yes No

- 13 Face to face and written briefings have been provided to the Ward and Executive Members of the council, who fully support and promote the development.
- 14 Members in Cross Gates and Whinmoor ward have also been consulted as the site has a boundary within that ward as well as Temple Newsam.
- 15 Public consultation took place on both developments to allow local residents the ability to shape and influence some aspects of the project prior to planning approval to ensure that concerns were addressed where possible.
- 16 As the Football Foundation supported the panel during the evaluation process and were in attendance for the consensus scoring meeting, they are fully aware of the contents of this report and support the appointment of the contractor.

What are the resource implications?

- 17 The financial implications for Leeds City Council in RIBA Stage 4 are as noted in Appendix 1. These costs will need to be met fully by LCC at this stage, until a full grant application has been approved by the Football Foundation. It is anticipated that this application will commence in July and be approved October 2023. At that point LCC will be able to claim all development costs up to approx. 70% of their value from the Football Foundation
- 18 The proposals for Woodhall and Green Park Sports Hubs has an overall estimated value of £20.8m of which £13-14m is associated with the main construction works, and the remaining £6.8m being pitch installation works, which will form the basis of a separate report.
- 19 It is currently anticipated that LCC will have a financial liability of £6.4m which is identified within the capital programme 23/24 and as such is secured for the developments to proceed.
- 20 The remaining funding needed for the development (£14.4m) will be funded by the Football Foundation as part of the Parklife Hubs Programme. The formal application for the funding can only be made upon completion of the stage 4 cost plan, so as to identify actual costs, not estimated.
- 21 Any cost increases in the programme due to unknown conditions or client instructed change will need to be met by LCC, and a contingency commensurate with the scale of the scheme has been allocated to deal with risk. Any costs associated with change instigated by the Football Foundation will be subject to additional funding being made available. All changes outside of the project tolerances will be presented to board prior to approval.
- 22 It is anticipated that the grant application will commence in July 2023 and be presented to the Football Foundation Board for approval in October 2023. The Design and Cost Report will be completed and submitted to Leeds City Council Executive Board in September 2023.

What are the key risks and how are they being managed?

- 23 The project is to be delivered by City Development's Projects and Programmes team in partnership with NPS Leeds and the Football Foundation using a structured project management approach. This involves the use of a risk register as a tool for managing identified risks and

opportunities, in terms of their proximity and impact. All key risks are monitored and reported through the Programme Board.

- 24 The most significant risk to the council is that it will effectively be procuring two different contractors who will need to work alongside one another to achieve a successful outcome. This involves the main contractor who will be completing the ground works and civil engineering and construction of the pavilion building and car park, including landscaping whilst the pitch contractor will install the 3G pitches, fencing and floodlighting for the scheme. Both contractors will be directly appointed by LCC as noted earlier in this report. An interface protocol has been developed to ensure that both contractors work effectively together under back-to-back arrangements, minimising the risks as far as possible for the council. There will also be co-ordinated meetings on a weekly and monthly basis to ensure progress is achieved successfully.
- 25 The main contractor will act as Principal Designer for the project ensuring that the CDM 2015 regulations are correctly administered.
- 26 Construction costs remain volatile and pre-tender estimates were higher than anticipated, however it is expected that further work with the main contractor during RIBA Stage 4 will reduce the actual costs to a more cost-effective level.
- 27 As noted above any financial overspends will be met by LCC therefore a suitable contingency has been allocated to cover this risk.

What are the legal implications?

- 28 The competitive selection of a contractor through the YORbuild3 Major works framework, is an UK/EU compliant procurement route and is in line with LCC CPRs.
- 29 The appointment of the successful contractor is in line with the approved Procurement Strategy.
- 30 Tenders were issued to seven contractors via YorTender, with two tenders being returned to LCC for assessment. One tender submitted failed to meet the quality score threshold that was set.
- 31 Colleagues within PACs were in attendance for the evaluation process and are fully aware of the contents of this report and support the recommendations to the decision maker.
- 32 The assessment of the tenders detailed in Appendix 1 and Appendix 2 are commercially sensitive and would compromise the contractor's market and commercial position. These are therefore exempt from publication under the access to information rule 10.4 (3).

Options, timescales and measuring success

What other options were considered?

- 33 As the appointment of the main contractor is in line with the Procurement Strategy approved by the Director City Development on 9th February 2023, including evaluation methodology, no other options were considered.
- 34 Leeds City Council Executive Board endorsed that the partnership arrangement working with the Football Foundation was the only viable solution available at this time, to reduce the significant shortfall of 3G Artificial Grass Pitches across the city.
- 35 Parklife offers an opportunity for Leeds to have top class facilities for football and other sports right through from junior mini soccer at the grassroots level through to elite player development. It links into plans for development work by West Riding County FA and the Leeds United Foundation to further develop football in Leeds and offers an opportunity to work with partners such as the universities and National Governing Bodies from other sports such as the Rugby Football League. Parklife will also address issues with the state of the city's pitches by not only

directly providing new facilities through the hubs, but by reinvesting surpluses from the football trust into the remaining stock of grass pitches.

How will success be measured?

- 36 The scheme will be considered a success by providing quality sports spaces that can be used all year round regardless of weather conditions. There were over 9000 cancelled matches in 2019, due to waterlogged worn out pitches, which greatly affects the health and wellbeing of the players as well as the quality and development of the junior teams.
- 37 The scheme will improve access to safe sports spaces for women and girls, disabled users, and those from challenging or disadvantaged backgrounds as well as providing the local community with quality spaces in which they can lead happier healthier lifestyles.
- 38 Success will also be achieved by delivering the project on time, on budget and to all agreed standards set out in partnership with the Football Foundation.

What is the timetable and who will be responsible for implementation?

- 39 It is expected the PCSA's will commence in late May 2023 with the Detailed Design phase (RIBA 4). This will allow a fixed cost to be developed for the project in advance of the submission of both the Grant Application to the Football Foundation (October 2023) and also the submission of the Design and Cost Report to the Executive Committee (September 2023).
- 40 The project is being led by the Projects and Programmes team in City Development, and the procurement process will be overseen by PACS within Communities, Environment and Housing.
- 41 The Director of City Development will be responsible for the successful delivery of the programme of works.

Appendices

- Appendix 1 NPS Stage 1 Tender Report. Confidential under Access to information rule 10.4(3)
- Appendix 2 LCC Qualitative Assessment. Confidential under Access to information rule 10.4(3)

Background papers

- None