

Report of	Meeting	Date
Director (Business, Development and Growth) (Introduced by the Executive Member (Economic Development and Public Service Reform))	Executive Member Decision	17/05/2019

WESTWAY PLAYING FIELDS CONSULTANT APPOINTMENT

PURPOSE OF REPORT

- To obtain Executive Member approval to appoint Steve Wells Associates to assemble a design team and provide project management, quantity surveyor, principal designer and employer's agents roles for the delivery of the changing pavilion, car park, access and events car parking at Westway Playing Fields from RIBA Stage 2 to RIBA Stage 4.

RECOMMENDATION(S)

- To approve the instruction of Steve Wells Associates to assemble a design team and provide project management, quantity surveyor, principal designer and employer's agents roles for the delivery of the changing pavilion, car park, access and events car parking at Westway Playing Fields from RIBA Stage 2 to RIBA Stage 4.

EXECUTIVE SUMMARY OF REPORT

- The proposed Steve Wells Associates fees for delivery of the changing pavilion, car park, access and events car parking at Westway from RIBA Stage 2 to RIBA Stage 4 are £14,000 (+VAT).
- RLF have already been appointed to deliver design services for the Artificial Grass Pitch up to RIBA Stage 4 under the authority of EMD dated 8th December 2017.
- Steve Wells Associates have already been appointed to support the Football Foundation Bid submission through the production of a Football Development Plan under the authority of EMD dated 8th December 2017.
- The total proposed and expended consultants fees up to RIBA Stage 4 can be summarised as follows:

Supplier	Revenue	Capital	Description of Work
Steve Wells Associates (Football Development Plan)	£10,000		Football Development Plan up to bid submission (RIBA Stage 4).
Gleeds		£23,730	Design of whole site development to RIBA Stage 2 (including additional surveys). £23,730 expended to date.
RLF		£23,377	Design of AGP up to RIBA Stage 4 (including additional surveys). £16,377 expended to

			date.
Steve Wells Associates (pavilion)		£14,000	Design of changing facility and car parking from RIBA Stage 2 to RIBA Stage 4
TOTAL	£10,000	£61,107	

7. S106 monies can be used to fund the design & construction management as these costs will be able to be capitalised to the scheme.

Confidential report Please bold as appropriate	Yes	No
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Key Decision? Please bold as appropriate	Yes	No
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Reason Please bold as appropriate	1, a change in service provision that impacts upon the service revenue budget by £100,000 or more	2, a contract worth £100,000 or more
	3, a new or unprogrammed capital scheme of £100,000 or more	4, Significant impact in environmental, social or physical terms in two or more wards

REASONS FOR RECOMMENDATION(S)

(If the recommendations are accepted)

8. Steve Wells Associates are very well qualified to support the Football Foundation Bid submission, come with an excellent recommendation from the FA and have a close existing working relationship with the FA having delivered many similar facilities over the last few years. Following in depth discussion with the FF, it is recommended that Steve Wells Associates (SWA) are appointed to provide the services through to completion for this project.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

9. None

CORPORATE PRIORITIES

10. This report relates to the following Strategic Objectives:

Involving residents in improving their local area and equality of access for all		A strong local economy	
Clean, safe and healthy homes and communities	x	An ambitious council that does more to meet the needs of residents and the local area	x

BACKGROUND

11. The Westway Playing Fields project is focused on transforming the Westway playing fields in Astley Village. The site wide development proposals include changing facilities, an artificial grass pitch, car parking, a running and cycling track, improved grass pitches and events car parking. The delivery of the changing facilities, car park and artificial grass pitch on this

strategic site is supported by the Football Association and has the potential to attract up to £600k in Football Foundation funding.

12. At the SMT meeting of 6th June 2018, it was agreed that officers should proceed with developing the project in a phased manner, this being due to an identified funding shortfall for the delivery of the full sports campus including compact athletics provision and cycle track.
13. The first phase, focusing on the proposals that will attract funding from the Football Foundation will deliver on the football elements of the proposed campus comprising the artificial grass pitch, changing facilities, associated external works / car parking and events car parking.
14. In December 2017, consultants Gleeds were appointed to deliver project management, design team and employers agent services to RIBA Stage 4 for delivery of a pavilion / changing room facility and associated external works / infrastructure through the Football Foundation (FF) Modular Building Framework. At this time the FF advised that the use of Gleeds and the Modular Building Framework was essential for a compliant Football Foundation grant funding bid of up to £600,000 which is required as part of the funding package to deliver the project. The FF have now changed their requirements and now advise Chorley Council that they no longer recommend or require use of Gleeds or the Modular Building Framework as the projects delivered through this framework since December 2017 have not been delivering value for money.
15. A limited procurement exercise has therefore been undertaken to test the market and obtain quotations for the delivery of project management, design team and employers agent services to completion via a traditional procurement route. Quotes were sought from 3 suppliers with Gleeds also being asked to provide a revised fee for the service. A compliant medium value procurement exercise was not undertaken due to a need to appoint the consultants quickly in order to achieve the October 2019 deadline for a bid submission to the Football Foundation. A procurement waiver for the appointment was approved on 8th May 2019.
16. Following in depth discussion with the FF, it is recommended that Steve Wells Associates (SWA) are appointed to provide the services through to completion for this project. SWA were the second lowest cost bidder but have completed numerous projects of a similar value and complexity alongside the FF and are aligned with the FFs bidding and procurement processes. It is therefore recommended that Steve Wells Associates are appointed to take the project forward to completion.
17. This report does not seek approval for the project budget and following the proposed change in direction away from the FA Modular Building Procurement Framework and the appointment of Steve Wells Associates, a cost plan will be developed reflecting a traditional procurement route for the pavilion, car park, access and events car parking.
18. In respect of the consultant costs, we would be able to use S106 monies to fund the design & construction management (Steve Wells Associates (design / project management) and RLF) as these costs will be able to be capitalised to the scheme but not to fund activities relating to business plans / securing funding etc. (£10k for Steve Wells Associates – Football Development Plan).

IMPLICATIONS OF REPORT

19. The FA have indicated support for the scheme but there is a risk that the £600k Football Foundation funding application will be unsuccessful. However, should this situation arise, it is not anticipated that the monies invested in consultants fees at that time would be abortive or wasted. In this situation, the Council could choose to take the scheme forward without FA Football Foundation Funding using additional pooled Section 106 monies. The delivery of

the scheme would be delayed pending the pooling of Section 106 monies but the work carried out on the business plan, football development plan and design of the facilities would still be used to take the scheme forward.

20. This report has implications in the following areas and the relevant Directors' comments are included:

Finance	x	Customer Services	
Human Resources		E ual- and Diversi	
Legal		Integrated Impact Assessment re uired?	
No significant implications in this area		Policy and Communications	

COMMENTS OF THE STATUTORY FINANCE OFFICER

21. The costs of these fees will be met through the West Way capital budget and funded through developer contributions.

COMMENTS OF THE MONITORING OFFICER

22. A market testing exercise has been undertaken and the recommendation follows this exercise.

MARK LESTER

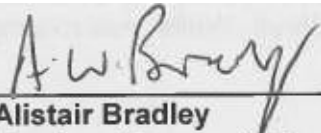
DIRECTOR OF BUSINESS DEVELOPMENT AND GROWTH

Report Author	Ext	Date
Simon Forster	5574	17/05/2019

OR

Background Papers		
Document	Date	File
Report Author	Ext	Date

Following careful consideration and assessment of the contents of this report, I approve the recommendation(s) contained in Paragraph 2 Of the report in accordance with my delegated power to make executive decisions.

 Dated 17/5/19
Councillor Alistair Bradley
 Executive Member (Economic Development and Public Service)