

# Executive

## South West Bicester Sports Village Progress Update

2 September 2013

### Report of Head of Community Services

#### PURPOSE OF REPORT

To give Members a progress report on the Bicester Sports Village project.

This report is Public
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#### Recommendations

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The Executive is recommended:

- (1) To note the progress on the construction of Phase 1 (grass pitches, cycle track and landscaping) and the progress on the procurement process for Phase 2 (design and construction of a pavilion and car park)

#### Executive Summary

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- 1.1 At the Executive meeting in June Members considered an update report on the South West Bicester Sports Village project and requested officers to provide progress reports to future meetings.
- 1.2 Details of progress are set out below. In summary the grass pitch works for phase 1 are now complete with cycle track works about to commence. Phase 2 and 3 procurement is in progress with timetable for award of design contract for both phases and award of construction contract for phase 2 in September. Members have already resolved that Authority be delegated to the Council's Procurement Steering Group, in consultation with the Deputy Leader, to award the contract for phase 2 of the project and the project management arrangements for phase 2 and 3, subject to the costs not exceeding approved capital estimates.
- 1.3 Work on future management arrangements is being considered by the Project Board and Project updates made available to local clubs is to be undertaken through the website.
- 1.4 Members of Bicester Town Council who sit on the Project Board have stated their commitment to supporting the Sports Village with regard to any future revenue implications.

- 1.5 Construction of Phase 1 is on course for completion by November 2013. Phase 2 procurement and appointment of Contractor for phases 2 and 3 design work and the construction of phase 2 is scheduled for September 2013. The design and planning consent work will commence in the autumn with construction of phase 2 starting next summer.

## **Background Information**

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### **Progress on Phase 1 (Grass Pitch Construction)**

- 2.1 The good weather over recent weeks has enabled the completion of the construction of the pitch platforms, drainage system and seeding of pitches for Phase 1. In the next two months the cycle track will be constructed and the landscaping works completed. Maintenance of the Phase 1 area will be carried out over the next two years in readiness for the pitches being available for play in September 2015.
- 2.2 Issues in connection with the project are captured in the Project Issues log and reviewed by the Project Board.

### **Procurement of Phase 2 and 3 design work; and construction of Phase 2 (Pavilion and Car Park)**

- 2.3 At the time of writing this report, the Procurement process for the appointment of the contractor for this work is progressing well. Design work for Phase 2 and 3 has been packaged together but only Phase Two works are fully funded at this stage.
- 2.4 The invitation to tender (ITT) using the London and South East (LSEC) framework was issued on the 12 June and five companies responded. Three of these companies progressed through the first stage evaluation which was based on their project understanding, pre-construction resource and on their construction resource. They were then invited to submit a Stage 2 response.

The closing date for Stage 2 responses was 6 August and focuses on

- 1) Team working,
- 2) Procurement best practice,
- 3) Design led support,
- 4) Performance,
- 5) Management of quality, and
- 6) Financial.

Evaluation of Stage 2 submissions is currently taking place.

The timetable is working towards the Procurement Steering Group, in consultation with the Deputy Leader, awarding a contract on 11 September 2013 with the contract start date (pre-construction) scheduled for 23 September.

Development and negotiation of the construction contracts with the successful tenderer will commence from 23 September and will involve exploring Best Practice Options, Including:

- a) where key roles responsibilities and risks lay;
- b) the contract form that offers the best practice solution;

- c) construction performance & standards;
- d) construction pricing & charging methods;
- e) insurance arrangements, performance bonds/surety, risk share & associated commercial values;
- f) agreeing key clauses and terms and conditions;
- g) finalising the contract package prior to any construction work commencing.

### **Operational management arrangements and revenue funding.**

- 2.5 The Project Board will also be considering the operational management arrangements for the Sports Village including establishing a charitable entity that can receive a number of financial benefits including relief of non domestic rates and vat. External guidance on this is being sought.

Alongside this work and the design work for Phases 2 and 3 will be a financial modelling exercise to get more certainty on any revenue implications which will, in turn, inform further discussions with our partners. Progress in this area will be reported further in the next bi-monthly update report.

- 2.6 Bicester Town Council representatives on the Project Board recognise their role in addressing any revenue implications of the sports village and have suggested a number of options for consideration. These options will be explored further in the next three months when more accurate financial and operational information becomes available.

### **Key Issues for Consideration/Reasons for Decision and Options**

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- 3.1 This is a Project Board update report. There are no Key Issues or decisions required at this stage. Project Issues are captured on the Issues log and reviewed by the Project Board.

The following options have been identified. The approach in the recommendations is believed to be the best way forward

**Option One**                      The Project has been approved and is progressing in accordance with these approvals. There are no other Options being considered.

### **Consultations**

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**Project Board**                      The Project Board has representation from the Council, Bicester Town Council and Oxfordshire County Council. Consultation events have also taken place with Bicester sports clubs.

## Implications

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**Financial:** Phase 1 and Phase 2 are fully funded. Phase 3 is not funded at this stage and further work is required to secure external grant support.

Comments checked by Denise Taylor, Corporate Accountant, 01295 221982

**Legal:** Officers shall have regard to the Council's Comprehensive Procurement Rules (which reflect current procurement law and practice, and which, in particular, permit procurement from a framework of the type described in this report) in the conduct of procurement processes leading to awards of contract for the construction of the Phase 2 works and for consultancy support to help determine suitable delivery vehicles for management of the new asset,

Comments checked by Richard Hawtin, Team Leader – Property and Contracts  
01295 221695

**Risk Management:** There are no risks arising from this report but it should be noted that funding for Phase 3 is not yet identified.

Comments checked by Claire Taylor, Corporate Performance Manager, 0300 0030113

## Wards Affected

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**All Bicester Wards and surrounding rural areas.**

## Corporate Plan Themes

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### **A Safe, Healthy and Thriving District.**

Providing the Bicester Multi-Sports Village would enable residents of Bicester and surrounding areas including children, young people and adults to take part in greater opportunities for meaningful, structured regular sport and physical activity. This would give each individual the health related benefits of a physically active lifestyle and is consistent with Eco Bicester – One Shared Vision.

### **A District of Opportunity**

The Bicester Multi-sports Village would provide a training facility for sports clubs to train and compete in their chosen sport. This would give players a participatory opportunity and give coaches and volunteers the opportunity to gain nationally recognised qualifications. If the full scheme was progressed the pavilion would also provide a much needed conference, function and meeting venue for Bicester increasing the facilities on offer to all organisations and companies.

**Lead Member**

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Councillor George Reynolds  
Deputy Leader

**Document Information**

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<b>Appendix No</b>	<b>Title</b>
None	
<b>Background Papers</b>	
None	
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