

<b>AWARD OF CONTRACT FOR THE CONSTRUCTION OF A NEW TEMPORARY SURFACE CAR PARK SUPPORTING THE REGIONAL POOL AND THE UNIVERSITY OF PETERBOROUGH PROJECT</b>
<b>Cllr Steve Allen, Deputy Leader and Cabinet Member for Communication, Culture and Communities and Cllr Cereste, Cabinet Member for Climate Change, Planning, Housing and Transport</b>
<b>FEBRUARY 2023</b>
<b>Deadline date: 19 February 2023</b>

Cabinet portfolio holder: Responsible Director:	Cllr Steve Allen, Deputy Leader and Cabinet Member for Communication, Culture and Communities, in conjunction with Cllr Cereste, Cabinet Member for Climate Change, Planning, Housing and Transport Adrian Chapman, Executive Director of Place and Economy
Is this a Key Decision?	YES If yes has it been included on the Forward Plan: No – Urgency procedure invoked
Is this decision eligible for call-in?	YES
Does this Public report have any annex that contains exempt information?	YES – Appendix A

<b>RECOMMENDATIONS</b>
The Cabinet Member is recommended to:
<ol style="list-style-type: none"> <li>1. Authorise the award of contract to Coulson &amp; Son Limited for the sum of £801k relating to the construction of a new temporary surface car park at Bishops Road, Peterborough and additional costs up to a total value of £1,008,000 associated with the delivery of this project.</li> <li>2. Authorise the Director of Law and Governance or delegated officers to enter into any legal documentation on behalf of the Council in relation to this matter;</li> <li>3. Approve utilisation of agreed funding to commission the chosen contractor for the project.</li> </ol>

**1. PURPOSE OF THIS REPORT**

1.1 This report is for the Cabinet Member for Communication, Culture and Communities in conjunction with the Cabinet Member for Climate Change, Planning, Housing and Transport

to consider exercising delegated authority under paragraph 3.4.3 of Part 3 of the constitution in accordance with the terms of their portfolio at paragraph (j).

1.2 The attached appendix is NOT FOR PUBLICATION in accordance with paragraph (s) 3. of Schedule 12A of Part 1 of the Local Government Act 1972 in that it contains information relating to the financial or business affairs of any particular person (including the authority holding that information) namely, details of the tender sums submitted by unsuccessful bidders. The public interest test has been applied to the information contained within the exempt annex and it is considered that the need to retain the information as exempt outweighs the public interest in disclosing it as to do so could compromise the Council's in any future procurement activity for similar works.

1.3 With the approval of the Chairman of the Growth, Resources and Communities Scrutiny Committee, the urgency procedure has been invoked to suspend the requirement to publish advance notice of the decision for 28 days. This procedure has been invoked because the Regional Pool car park is now closed whilst pre-construction works take place in advance of full construction commencing on phase 3 of the university.

As part of the advance planning for this closure, planning permission was secured for temporary replacement parking at a nearby location. However, at the time the permission was granted, it was deemed unnecessary to provide additional parking as there was ample existing parking provision in other car parks nearby.

However, that position has changed somewhat over recent weeks, officers currently responsible for the delivery of this project have identified that both Bishop's Road and Car Haven car parks often full to capacity. This appears to be a result of post-Covid recovery and a strong city centre offer. A small number of formal, additional parking spaces have been created on the site of the regional pool itself, but these will not meet the current demand levels reported by the pool operator.

Officers therefore recommend reintroducing plans to install temporary car parking on the site where planning permission has been granted and seek consent to award a contract to Coulson and Son Ltd week commencing 20<sup>th</sup> February 2023. This is urgent as the pool operator is reporting reductions in sales as a direct consequence of the lack of nearby parking. Continued losses may impact the viability of the pool, and in any event, we are keen to develop the right offer to pool users to encourage their continued patronage.

## 2. **TIMESCALES**

Is this a Major Policy Item/Statutory Plan?	<b>NO</b>	If yes, date for Cabinet meeting	N/A
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## 3. **BACKGROUND AND KEY ISSUES**

3.1 The Regional Pool car park is to become the site of the phase 3 of the University development. As a result an exercise to evaluate options for a replacement car park was initiated. Following review, it was deemed the proposed land to the East of the Regional Pool was most appropriate based on specified criteria and funding for the project was then agreed at Cabinet in October 2021. The Regional Pool car park is now closed whilst pre-construction works take place in advance of full construction commencing on phase 3 of the University.

This decision seeks authorisation to award a contract to construct a new 128-space temporary car park including formation of the car park, linked footpaths, lighting improvements, service installations and associated landscaping work. Whilst initially planning permission was secured for temporary replacement parking at the time the permission was granted, it was deemed unnecessary to provide additional parking as there was ample existing parking provision in other car parks nearby. However, that position has changed somewhat over

recent weeks and officers currently responsible for the delivery of this project have identified that both Bishop's Road and Car Haven car parks often full to capacity. This appears to be a result of post-Covid recovery and a strong city centre offer. A small number of formal, additional parking spaces have been created on the site of the regional pool itself, but these will not meet the current demand levels reported by the pool operator. Officers therefore need to reintroduce plans to install temporary car parking on the site where planning permission has been granted.

Funding has been secured for the construction of the temporary car park and this decision seeks approval to award a contract to commission Coulson and Son Limited to undertake this work.

The works were procured using a selected tender list from the Cambridgeshire County Council Minor Works Framework Contract – Lot 3. It is proposed that the works are contracted via a JCT Intermediate Building Contract with Contractor's Design 2016 with a 12-month rectification period. To facilitate the procurement of the works and with the nature of the site, it was agreed in consultation with the Client that the works would comprise a competitive tender process under a traditional procurement, utilising a JCT Intermediate Building Contract with Contractor's Design 2016 Edition.

The specification was 100% commercially weighted and the initial submissions received were evaluated.

Procurement was live during June/July 2022 and in total four submissions were received. All tender returns were reviewed for financial errors and to identify the most economically advantageous tender. Each submission was normalised to establish a final financial position to enable a fair comparison. Following detailed evaluation, a preferred contractor was chosen, however the project was then paused due to an expectation that additional parking may not be required. The project was restarted in January 2023 due to increasing demand for additional parking in the area.

As a result, the original contractors who submitted bids were asked to confirm their availability and provide a refreshed price over a 2-week period, beginning on 27 January and ending on 10 February 2023. Responses were reviewed and following analysis a refreshed tender report provided highlighting the chosen contractor as Coulson and Son Limited. The tender reflects the requirements of the Client, Design Team and Contract and has demonstrated that their tender offers the best value of the four tenders received, together with good value in consideration of the local market on a fixed price.

## **4 CORPORATE PRIORITIES**

### **4.1 This recommendation links to the following Council Corporate Priorities:**

The Economy & Inclusive Growth  
Environment.  
Homes and Workplaces  
Jobs and Money  
Our Places & Communities  
Places and Safety (including any rural implications)  
Lives and Work  
Health and Wellbeing  
Prevention, Independence & Resilience  
Educations and Skills for All  
Adults  
Children  
Sustainable Future City Council  
How we Work

How we Serve  
How we Enable

The Regional Pool Car Park project will see the current car park moved and the construction of a new 128-space temporary car park including formation of car park, linked footpaths, lighting improvements, service installations and associated landscaping works.

The creation of the new car park will retain existing parking capacity. The construction of the car park will use concrete, which is a carbon intensive material, however the use of the grasscrete solution will reduce the amount used, and sustainable and recycled materials will be used where feasible and economic. The operation of the car park is not expected to have an increased carbon impact, when compared to the previous car park on the site.

## **5. CONSULTATION**

- 5.1 Key stakeholders at the Regional Pool have been engaged to finalise the scope of design for the temporary car park prior to provisional design completed and planning submission.

As part of the planning process, statutory consultees have been engaged and conversations have taken place following any feedback provided.

## **6. ANTICIPATED OUTCOMES OR IMPACT**

- 6.1 it is anticipated that this decision will enable the temporary car park to be constructed which will in turn support users of the Regional Pool.

## **7. REASON FOR THE RECOMMENDATION**

- 7.1 The key driver for this project is to accommodate the development/expansion of Peterborough University. In making available the current Regional Pool car park to the University programme, it enables the development to continue at pace. Peterborough University is a key programme for Peterborough; creating jobs, opportunities for young people and commercial returns for the city.

Approval would allow the chosen contractor to be commissioned and the project to progress at pace.

## **8. ALTERNATIVE OPTIONS CONSIDERED**

- 8.1 As part of the Phase 2 University project, Mace were instructed to undertake a review of potential car park sites to support the Phase 2 development. Following analysis, it was confirmed that the Regional Pool car park met the requirements.

## **9. IMPLICATIONS**

### **Financial Implications**

- 9.1 The total cost of the project is £1.008m, funded by £0.827m of "Getting Building Fund" grant already received from CPCA and a further £0.181m of corporate resources to be factored into the capital programme. This is £0.319m lower than the sum approved by cabinet on 25th October 2021.

### **Legal Implications**

- 9.2 The Council is permitted to utilise the Cambridgeshire County Council Minor Works Framework Contract and a mini-competition has been undertaken in accordance with the guidelines set out within the framework.

## **Equalities Implications**

9.3 There are no equalities considerations in relation to this proposal.

## **10. DECLARATIONS / CONFLICTS OF INTEREST & DISPENSATIONS GRANTED**

10.1 There are none.

## **11. BACKGROUND DOCUMENTS**

Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985) and The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012.

11.1 Record of Cabinet meeting held on 25 October 2021:

<https://democracy.peterborough.gov.uk/documents/s45275/4.%20University%20Funding%20and%20Finance%20Interim%20Update%20v2.pdf>

## **12. APPENDICES**

12.1 Appendix A - Tender values received (commercially sensitive)