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Contract

Design & Construction of Community Sports & Leisure Centre - Portsmouth

PORTSMOUTH CITY COUNCIL

F03: Contract award notice

Notice identifier: 2021/S 000-023618

Procurement identifier (OCID): ocds-h6vhtk-02e3b5

Published 22 September 2021, 10:10pm

Section I: Contracting authority

I.1) Name and addresses

PORTSMOUTH CITY COUNCIL

City Council

Portsmouth

PO1 2AL

Contact

Procurement Service

Email

procurement@portsmouthcc.gov.uk

Telephone

+44 2392688235

Country

United Kingdom

NUTS code

UKJ31 - Portsmouth

Internet address(es)

Main address

<https://www.portsmouth.gov.uk/services/business/procurement/contract-opportunities-with-us/>

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Design & Construction of Community Sports & Leisure Centre - Portsmouth

II.1.2) Main CPV code

- 45212100 - Construction work of leisure facilities

II.1.3) Type of contract

Works

II.1.4) Short description

Portsmouth City Council - the 'council' - has entered into an initial agreement with a development partner to deliver concept design for a new community sports and leisure facility along with associated project management activities.

Subject to feasibility review of the concept design the council may then enter into a wider agreement with the development partner to progress the development of the facility to planning approval, detailed design and construction.

The south-east of the city is currently served by two facilities - Wimbledon Park Sports Centre and Eastney Swimming Pool - which are approaching end-of-life. The council's preferred solution to replace these facilities is a new combined wet and dry sports and leisure facility which will also include a community centre.

Initial scoping work has identified Bransbury Park, Portsmouth, as the preferred site for the new facility. A feasibility study has provided an indicative total cost of £12.5m for design and construction of the facility. This figure is indicative only and may be subject to significant increase as design is progressed and construction costs are confirmed.

Whilst a preferred site has been identified the council may still consider further sites and subsequently commission design and construction of a facility at an alternative site/s under the scope of the agreement with the development partner.

The council wishes to progress design work rapidly to reach RIBA stage 3 design and submission of a planning application by the end of March 2022. Subject to planning approval the council anticipates an 18-24 month delivery programme for completion of design, construction and handover.

Having undertaken a review of available sourcing options the council has identified the UK Leisure Framework operated by Denbighshire Leisure Limited (on behalf of Denbighshire County Council) as its preferred delivery vehicle.

The term of the framework agreement which was due to expire on 31st January 2021 has been extended by Denbighshire County Council to 31st January 2022 via the issue of Modification Notice 2020/S 215-528540 within the Official Journal of the European Union on 4th November 2020, citing application of Regulation 72 1) c) of the Public Contracts Regulations (2015) on grounds of significant unforeseeable operational impacts caused by the COVID-19 global pandemic.

The framework agreement operates on a single supplier direct award basis with Alliance Leisure Services Ltd - the 'supplier' - appointed as the sole supplier. The supplier will provide comprehensive development management services via the framework under contract to the council.

Services, supplies and works will be drawn down on a step by step iterative basis to meet the developing requirements of the project and may include for any activity covered by the scope of overarching framework agreement. The scope of activities is likely to include for the following broad activities:

- Establishment of a multi-disciplinary contractor led design team
- Appointment & management of an independent project management team
- Business case & feasibility review support
- Design development
- Cost & programme management
- Planning & other required approvals
- Stakeholder management, marketing & branding
- Appointment of construction contractor
- Construction management & administration
- Supervision of handover to the client
- Defects management

The council has entered into an initial agreement with the supplier for development of the scheme to RIBA Stage 1 after which the project will be subject to review by the council during autumn 2021.

Subject to approval the council will then enter into a formal development agreement with the supplier for delivery of the facility. Progression through key delivery milestones such as submission of S106 planning application, detailed design sign off, works commencement, etc. and associated draw down of services, supplies and works will be subject to gateway review.

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £12,500,000

II.2) Description

II.2.2) Additional CPV code(s)

- 37480000 - Machinery or apparatus for leisure equipment
- 43325000 - Park and playground equipment
- 45100000 - Site preparation work
- 45211340 - Multi-dwelling buildings construction work
- 45212000 - Construction work for buildings relating to leisure, sports, culture, lodging and restaurants
- 66000000 - Financial and insurance services
- 71200000 - Architectural and related services
- 73220000 - Development consultancy services
- 79312000 - Market-testing services
- 79314000 - Feasibility study
- 79340000 - Advertising and marketing services
- 92610000 - Sports facilities operation services
- 92620000 - Sport-related services

II.2.3) Place of performance

NUTS codes

- UKJ31 - Portsmouth

II.2.4) Description of the procurement

See section 'II.1.4. Short description' above.

II.2.5) Award criteria

Quality criterion - Name: Draft Business Plans / Weighting: 48.6

Quality criterion - Name: Supply Chain Procurement, Community Benefits and Regeneration / Weighting: 3.6

Quality criterion - Name: Value for Money, Financial Risk and Innovation / Weighting: 3.6

Quality criterion - Name: Design and Sustainability / Weighting: 3.6

Quality criterion - Name: Continuous Improvement and Performance Management /

Weighting: 3.6

Quality criterion - Name: Project Health and Safety / Weighting: 3.6

Quality criterion - Name: Framework Management / Weighting: 3.6

Quality criterion - Name: Customer Satisfaction, Consultation and Engagement /
Weighting: 3.6

Quality criterion - Name: Funding / Weighting: 3.6

Cost criterion - Name: Fees & Charges / Weighting: 9

Cost criterion - Name: Price / Weighting: 10

II.2.11) Information about options

Options: Yes

Description of options

Services, supplies and works will be drawn down on a step by step iterative basis to meet the developing requirements of the project and may include for any activity covered by the scope of overarching framework agreement.

Whilst a preferred site has been identified the council may still consider further sites and subsequently commission design and construction of a facility at an alternative site/s under the scope of the agreement with the development partner.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Award of a contract without prior publication of a call for competition in the cases listed below

- The procurement falls outside the scope of application of the regulations

Explanation:

The council is awarding a call off contract via an overarching UK public sector wide framework agreement established by Denbighshire County Council through initial issue of Contract Award Notice 2017/S 031-055422 and subsequent issue of Modification Notice 2020/S 215-528540.

The term of the framework agreement which was due to expire on 31st January 2021 has been extended by Denbighshire County Council to 31st January 2022 via the issue of the Modification Notice, citing application of Regulation 72 1) c) of the Public Contracts Regulations (2015) on grounds of significant unforeseeable operational impacts caused by the COVID-19 global pandemic.

The council is satisfied that the grounds for extension of the framework agreement meets the broad criteria set out within Public Contracts Regulations (2015) requirements and that the subsequent contract it has entered into via the framework agreement represents a compliant call off from the overarching framework agreement but has chosen to issue a voluntary Contract Award Notice in the interests of transparency.

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2020/S 215-528540](#)

Section V. Award of contract

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

1 September 2021

V.2.2) Information about tenders

Number of tenders received: 1

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Alliance Leisure Services Ltd

24 Angel Crescent

Bridgwater

TA6 3EW

Telephone

+44 1278444944

Country

United Kingdom

NUTS code

- UKK23 - Somerset

Internet address

<http://www.allianceleisure.co.uk/>

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £12,500,000

Total value of the contract/lot: £12,500,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

The High Court of Justice

Strand

London

WC2A 2LL

Telephone

+44 2079476000

Country

United Kingdom

Internet address

<https://www.justice.gov.uk/>