

Design and Build for Multi-Use Wheeled Skate Park facility **: Preferred Contractor Contract Approach and expectations**

It is intended that following tender assessment, the successful bid will be appointed as the Preferred Contractor for the project, with delivery subject to securing planning permission and a full funding package.

The Contract for the build would be entered once planning permission and a full funding package are secured, after which reimbursement for the Contractor's input into the project could be sought. In advance of this, any costs to the Council will be limited to any surveys and assessments necessary to support the planning application.

For clarity, this approach does carry the risk that if a full funding package cannot be secured that the appointed Contractor will not be reimbursed for any activity undertaken on the project development stages. No site works will commence until a fully funding package is secured.

The contract, post securing funding and consents is expected to take the form of a Works Contract (Design and Build) 'Priced Contract with Activity Schedule' under NEC4 (Option A).

The indicative budget is £200,000 (net of VAT) and should not be exceeded without prior agreement of the Council.

The appointed Contractor will be required to assist the Town Council with sourcing and securing the remaining funding towards the project. Any drawings or surveys necessary to support a planning application will be covered by the Town Council, however activity undertaken by the appointed Contractor will be at their risk and cost, until such time as a full funding package is secured, and the practical works commence.

It is recognised that this approach skews the risk towards the appointed Contractor and limits risk for the Town Council, however it is considered that the right Contractor will be willing to work with the Town Council on such an approach and that their commitment will be rewarded.

The Contractor

The appointed Contractor will create an exciting, welcoming and varied Multi-Use Wheeled Skate Park facility designed with and expanding on the existing consultation and contributions from local users.

The Contractor must be prepared to meet, engage and consult with current users on design details, but also with prospective users particularly those under-represented or facing barriers to use to find ways of designing a welcoming facility. This may include public or skaters design workshops or visiting local schools to explore ideas. The Town Council will seek to facilitate such engagement.

The successful Contractor will demonstrate experience of delivery of similar project approaches (i.e. design, a proven track record of securing funding, through to build), stability and innovation, technical capacity and the ability to deliver requisite quality of works competitively, and will demonstrate an ability and willingness to:

- Be enthusiastic and outcome focused, using their experience and expertise to advise the Town Council, whilst driving the project forwards to a successful conclusion.
- Instill confidence in leading the project through the planning application process, taking account of site specifics, constraints and opportunities.
- Show sensitivity and ability to consider other stakeholders' views whilst being able to convey the positive outcomes that a skatepark can deliver.
- Be proactive in assisting the Town Council with securing funds from external funding sources, leading/supporting as most appropriate.
- Be willing to provide their assistance without reimbursement in the initial stages (fundraising, planning permission) until a full funding package is secured.

Relationship between the Contractor and Town Council

Design and consultation stage

In the initial stages of local consultation and refinement of the proposed design, the Contractor will primarily work closely with the Town Council and Friends of Stimpson's Piece. The Town Council, as managing Trustee of Stimpson's Piece Charity will be available to provide any necessary steer as site owners, including contributing input and signing off the design which the Contractor and the wheeled sports community propose.

Planning application stage

Any specialist surveys or reports necessary to support a planning application will be covered by funding pledged by Reepham Town Council. It is anticipated that the planning application will be in the name of the Town Council as managing Trustee for Stimpson's Piece.

Fundraising

Fundraising activity will primarily be led by the Contractor. It will be acceptable (if not expected) for the Town Council to liaise with certain prospective funders, and to be the body undertaking fundraising and applying for funds – e.g. Trusts, Foundations and Crowdfunder.

Build Contract

The formal Contract for the build will be between the Contractor and Town Council. The Town Council as site owner will be responsible for all documentation and practicalities relating to the build. If there are design clarifications needed during the build, the Town Council will liaise with the Contractor as required.