

DECISION RECORD ¹

Officer Key Decisions are subject to the Council's Call-In Procedure (Part 4 of the Council's Constitution <http://www.stevenage.gov.uk/content/committees/96416/Part4E-Overview-and-Scrutiny-Procedure-Rules-updated-October-2016.pdf>)

Subject: New Railway North Multi-Storey Car Park (MSCP) - Pre-Construction Services Agreement

(Please use the same title as provided in the Forward Plan)

Staff Contact: Magdalena Kwiatek

Executive Member: John Gardner

Tel: 01438 242622

Portfolio: Regeneration

1. Decision

1. Has determined that Annex A to this Decision Record should not be disclosed to the public as it contains exempt information as defined by Section 100 of the Local Government Act 1972, Schedule 12A, the public interest in maintaining the exemption outweighing the public interest in disclosing that information;
2. Awards the contract for the RIBA design stages 1 to 3 of a new MSCP to the preferred supplier set out in Annex A and approves the award and signing of the contract."

2.1. Start design process for a new Railway North Multi-Storey Car Park.

2. Reasons for the decision

- 2.1. Following Executive decision in November 2020, based on Executive Report part 2, delegated authority was given to the Strategic Director (Tom Pike) to enter into contract for the design, feasibility and procurement of the MSCP and related facilities.
- 2.2. Within the above report we set out we would procure Design and Build (D&B) contractor via an OJEU two stage tender process, allowing the Council to withdraw from the Contract at certain stage to avoid further cost, should any unexpected issue arise:
 - Stage 1 (approved) - enter into Pre-Construction Services Agreement for the design stages
 - Stage 2 - enter into JCT Design and Build Contract; to be approved once the design is ready
- 2.3. The Stevenage Central Framework identifies the need for the provision of a new MSCP to support the growth and expansion within the town. The redevelopment of surface level car-parks for high-density regeneration is fundamental to the delivery of the homes, jobs and economic benefits sought in the framework and Local Plan.

- 2.4. It was imperative for all contractors to respond to quality questions, including project brief appreciation and concept proposal plan for new Station MSCP, which demonstrated their understanding of project brief and provided attractive cost for their proposal. The successful contractor provided a high quality response to the ITT and their cost proposal and quality weighing against other contractors makes the successful contractor the most attractive contractor to Stevenage Borough Council (SBC). The successful contractor has demonstrated their ability to design and build a new MSCP at an acceptable cost.

3. Alternative options considered and rejected ²

- 3.1. Following the OJEU two stage processes there were seven contractors interested in a bid for the design and construction of the MSCP. Five contractors have been approved via SQ (Selective Questionnaire) and were invited to ITT stage in line with the two stage OJEU tender process. Three contractors submitted tender responses. The successful contractor has been selected as they have provided a quality response to tender with an attractive price for their concept proposal.

4. Consultation

- (a) Comments of Executive Member ^{3 4} (Cllr John Gardner)

The logic of questioning the robustness of the lowest quote and seeing actual examples of the recommended contractors work gives added confidence regarding the decision of the panel with which I fully concur.

- (b) Comments of other consultees ⁵

Executive Report (Part 2) outlining the process to appoint D&B contractor has been taken into consideration at Executive Committee in November 2020.

5. **Following consultation with, and the concurrence of the Executive Member, I am proceeding with the proposed decision.**

Signed:

Title:

Date:

6. **PLEASE RETURN COMPLETED/SIGNED FORM TO CONSTITUTIONAL SERVICES FOR PUBLICATION**

¹ for guidance see Borough Solicitor's note "Taking Decisions"

² details of any alternative options considered and rejected by the officer at the time the decision was made

³ record any conflict of interest declared by any Executive Member consulted. If an Executive Member declares a conflict of interest DO NOT PROCEED without seeking advice from the Borough Solicitor

⁴ If the matter has general significance for the Council and/or is, or is likely to be, controversial, then the officer shall consult the appropriate Executive Member before proceeding. In some cases it will be necessary to consult more than one Executive Member, and in some cases the Leader of the Council will need to be consulted

⁵ If the matter has local significance, but no general significance for the Council and no controversial aspects, the officer shall consult or inform the local member in writing (or by e mail) and proceed. It is essential that all officers responsible for delivering services ensure that local members are kept well briefed on issues affecting their areas.

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