

Record of Decision taken under the Scheme of Delegation



Executive Cabinet Member Decision

Cabinet Member:

Councillor Matthew Tomlinson

Portfolio:

Finance, Property & Assets

Leadership Team Member:

Gary Hall – Chief Executive

Subject:

Worden Hall Procurement Strategy

Executive Decision:

To approve the proposed procurement strategy for the refurbishment of Worden Hall project.

Procurement Strategy set out below:

Appointment of project management and cost consultancy support through a waiver.

Appointment of a design team (Architect (incl Principal Designer duties, structural engineer and mechanical, electrical and plumbing consultant) via a competitive tendering exercise via the Chest to complete the stage 4 design. These will be invited tenders. The evaluation criteria used for the design team will be 60% Cost, 40% quality

Appointment of services which allow advanced works to be progressed on site.

Appointment of a Contractor using a traditional procurement route to deliver the works via the Rise Construction Framework, using an evaluation criterion of 70% cost, 30% quality.

Details and Reasoning:

In line with the adopted recommendations of the Cabinet report that was taken to Cabinet on 16 December this year shown below

1. That Cabinet authorises the Portfolio Holder for Finance, Property and Assets in consultation with the Chief Executive to commence a procurement exercise to identify a contractor and professional services to implement the Worden Hall project;
2. That subject to the receipt of Planning permission and Listed Building consent, Cabinet authorises the Portfolio Holder for Finance, Property and Assets in consultation with the Chief Executive to appoint the highest scoring contractor and professional services in terms of social value, quality of submission, timeframe for implementation and price be appointed to undertake the works;

We are now bringing the way forward that requires an executive decision as required by the 16 December Cabinet

The reasoning behind the decision required is explained as follows:

Direct Appointment of PM and Cost Consultancy Support:

- To enable immediate progress of the scheme and completion by June 2022.

Appointment of the design team:

- To ensure that the design is fully detailed, and any phasing of the works are fully considered to ensure best value is achieved from the Contractor.

Appointment of advanced works services.

- To ensure timely progress of the site works and to undertake intrusive works that will inform the design and de-risk the project.

Appointment of a Contractor:

- It is recommended a competitive tender process is used, through an appropriate compliant procurement framework, to facilitate the selection of a Contractor. The use of a framework means that a qualitative assessment has already been established by the framework application process. In parallel to the Consultant selection, we suggest that we carry out some early Contractor engagement via a formal Expression of Interest process, which should be quick to mobilise early in the New Year.
- Avoiding an open tender arrangement is important as it is likely that we may receive an extensive response from the market. The appraisal, moderation and challenge process could well be lengthy and an unnecessary distraction and may result in a wide variation in quality of the submissions.
- The framework options have been considered which offer a single stage tender and have a tender list of local contractors.

The table below shows the most appropriate framework options available.

Framework	Value Band	Lot	Contractors	Award Options
North West Construction Hub	£500k-	1	Conlon, Engie, Eric Wright, John Turner, Kier, Manchester &	2 stage only

			Cheshire, Warden	
Procure NW	£1m- £5m	N W	Casey, Crossfield, Eric Wright, ESH Build, Henry Boot, Seddon, Whitfield & Brown	Single stage; 2 stage; Direct
Pagabo	£1m- £5m	2 La nc s	Conlon, Engie, Esh Construction, Interserve, Morgan Sindall, Robertson, Seddon, Casey, Carefoot	Single stage; 2 stage; Direct
Rise	£50k- £4m	B an d 1	Ashlar, Carefoot, City Build, F Parkinson, John Turner, Manchester & Cheshire, Skyline, Casey	Single stage; 2 stage; Direct

Whilst the North West Construction Hub perhaps has the best mix of Contractors, unfortunately they only support 2 stage tender options. As such the Rise framework is considered most appropriate.

- A traditional tendering approach will be adopted for the Contractor appointment:

This option starts with a full design exercise closely coordinated with the preparation of the Bills of Quantities and the Tender documents. This can take place in parallel to the Advanced Works as discussed earlier in the report. The Advanced Works will be tendered separately and could potentially start on site in mid-March. The Advanced Works also provide a head start in terms of the quantity/value of works completed and deliver the early start on site. It is hoped the tender review and approvals procedures can be managed

quickly and the successful contractor given as much notice as possible to mobilise during the call-in period. As the design is complete and the Advanced Works have been fed into the design process, the Contractor has the best chance of a sensible, co-ordinated start on site in early August. This leaves a period of 46 weeks remaining until mid-June 2022 (Festival dates not available at this stage).

Wider Implications:

Monitoring Officer Comments

This is a very comprehensive proposal. Clearly we must ensure that we comply with our Contract Procedure rules throughout.

In terms of the appointment of project management and cost consultancy through a waiver this must be obtained via our electronic waiver system and must be obtained prior to any appointment

Section 151 Officer Comments

The costs of the procurements and waivers will be charged against the £2.170m budget included in the capital programme.

**Report attached?
Exempt from publication?
If exempt, give reason(s):**

Yes
No

Approval of Executive Cabinet Member

Following careful consideration and assessment of the contents of this report, I approve the recommendation(s) contained in accordance with my delegated power to make executive decisions.

Signed:

Councillor M Tomlinson (signed electronically)

Councillor Matthew Tomlinson
Cabinet Member for Finance, Property and Assets

Date:

6 January 2021

Publication Date (DST use):

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THIS DECISION WILL COME INTO FORCE AND MAY BE IMPLEMENTED FIVE WORKING DAYS AFTER ITS PUBLICATION DATE, SUBJECT TO BEING CALLED IN IN ACCORDANCE WITH THE COUNCIL'S CONSTITUTION