

Committee: COMMUNITY

Agenda Item

Date: January 24, 2008

13

Title: REPLACEMENT OF THE EXISTING
THAXTED DAY CENTRE

Author: Martin Stocks, Electrical Surveyor, (01799 510600) Item for decision

Summary

- 1 This report is to advise the committee on the current situation for the procurement of the new Day Centre and to request approval to proceed under exemption to standing orders KK12 Specialised Nature of Works.

Recommendations

- 2 That members note the actions that have so far been taken towards the procurement of a replacement Day Centre.
- 3 That members give their approval for this project to proceed under “exemption to standing orders” KK12 Specialised Nature of the Works.

Background Papers

- 4 None

Impact

5

Communication/Consultation	The report sets out what actions and consultation has already taken place with council officers and end users
Community Safety	The existing building is in poor condition and beyond economic repair
Equalities	The same information has been given to all relevant interested parties
Finance	Budget approval in the sum of £325,000.00 to replace the existing building was given in January 2007 and it is understood this money is ring fenced.
Human Rights	No specific implications
Legal implications	No specific implications
Sustainability	The specification calls for the use of sustainable materials and methods of construction wherever possible.

Ward-specific impacts	Approval will facilitate speedy replacement of the Day Centre with increased capacity to serve the community.
Workforce/Workplace	The new Day Centre will have the capacity to deliver an increased service and will be a significant improvement over the existing Day Centre.

Situation

January 2007

- 6 Approval was given to replace the existing building with a new modern facility at a budget cost of £325,000.00.
- 7 Schemes and tender documentation were prepared based on using the traditional JCT Contract and standard methods of procurement; tenders were then sent and received from four companies.

June 2007

Tenders were received as follows:

Thomas Sinden	£479,020.00
T J Evers	£499,962.86
Breyer Group	£546,182.00
R G Carter (Colchester) Ltd	£552,384.41

- 8 It was decided to call in the two lower tenders for checking, both contractors were then asked to trim their price, this resulted in a reversal of tenders in favour of TJ Evers in the sum of **£454,875.35**.
- 9 As this sum was still significantly higher than the approved budget, it was apparent that reappraisal of the scheme was necessary.

August 2007

- 10 The original requirement and specification was examined, the site was re-measured and discussions with the End Users, Environmental Health, Planning and Building Control took place.
- 11 This resulted in a reduction in the footprint of the proposed new building, a change of internal layout revision of the mechanical, electrical and kitchen specifications, all making the building more cost effective and efficient while still maintaining the needs and specification of the end user.

- 12 Further, it was proposed that as the Council's internal Architect has left UDC the contract conditions should now be those of the new JCT D&B (design and build) contract, which puts responsibility for design on the contractor.

September 2007

- 13 Revised drawings and a document entitled "Employers General Requirements" were prepared and sent to the two lowest contractors for them to come back with general comments.

October 2007

- 14 Item requesting approval put before SMB requesting their approval to proceed on the above basis at a total cost for the project of £325,000.00
- 15 Subsequently Thomas Sinden declined to tender saying they did not think their price could be significantly reduced; TJ Evers came back with a revised price of £333,150.00 this price was challenged and reduced to £315,000.00 excluding demolition, utility supply and QS fees.
- 16 TJ Evers have agreed to hold their price until the end of January 2008, however they have attached so many caveats to their price that we believe the project would run over the approved budget and therefore feel unable to proceed on this basis.

Current Position:

- 17 In addition to the above, three (specialists) design and build contractors, (members of Construction Line) had been approached and all expressed an interest in this project two have been interviewed, all have been given the same information as TJ Evers,
- 18 These specialist contractors have returned schemes and budget estimates which are within the original budget.

Next Steps

- 19 To negotiate with two of the most favoured specialist contractors for a final scheme, firm price and early start and completion date.

Risk Analysis

20

Risk	Likelihood	Impact	Mitigating actions
If approval to proceed on this basis is not given, more time will be lost and the existing building will fall further into disrepair.	High	Loss of amenity to the people and in particular the senior citizens of Thaxted	Negotiate with the most favoured of the specialist contractors for an early construction date