

Replacement of the existing Thaxted Day Centre

East Area Panel, Item 4

Committee: East Area Committee

Agenda Item

Date: 9 January 2008

4

Title: Replacement of the existing Thaxted Day Centre

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Item for
information

Summary

This report is to advise the committee on the current situation for the procurement of the new Day Centre.

Background Papers

None

Situation

January 2007

- 1 Approval was given to replace the existing building with a new modern facility at a cost of £325,000.00.
- 2 Schemes and tender documentation were prepared based on using the traditional JCT Contract and standard methods of procurement; tenders were then sort 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

- 3 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**.
- 4 As this sum was still significantly higher than the approved budget, it was apparent that reappraisal of the scheme was necessary.

August 2007

Author:

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- 5 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.
- 6 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.
- 7 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

- 8 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

- 9 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
- 10 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.
- 11 TJ Evers have agreed to hold their price until the end of January 2008

Current Position:

- 12 In addition to the above, three specialist design and build contractors, (members of Construction Line) had been approached and all have expressed interest in this project, two have been interviewed and given the same information as TJ Evers and will be returning their design and build proposals and competitive price during week ending 4 January 2007, both contractors have indicated significant savings.
- 13 The third contractor has been in touch and will submit a budget price during week ending 11 January 2008.