

Report to the Cabinet

Report reference: C-064-2010/11

Date of meeting: 7 March 2011



**Epping Forest
District Council**

Portfolio: Leisure and Well-being

Subject: Limes Farm Hall Redevelopment – Award of Tender

Responsible Officer: Julie Chandler (01992 564214).

Democratic Services Officer: Gary Woodhall (01992 564470).

Recommendations/Decisions Required:

(1) That Cabinet agrees to waive Contract Standing Order; C18a in respect to a variation of £8,656.00 to the original tender submission price on behalf of Beardwell Construction Ltd in order to progress Recommendation 2; and

(2) That Cabinet gives approval to award the building contract for Limes Farm Community Facility redevelopment and extension to Beardwell Construction Ltd for the sum of £897,065.00 on the basis of this tender providing best value for money.

Executive Summary:

Five Building Contractors were invited to tender for the building contract in respect of the Limes Farm Hall Development. These were selected from the Procurement Agency for Essex Supplier Portal, which requires them to be Constructionline registered. All five companies were based within Essex, with four out of the five from within the Epping Forest District.

All five companies submitted tenders for the Building Construction Contract. These were opened by the Leisure and Well Being Portfolio Holder on 7 February 2011, under the Council's formal tender recording procedures. A thorough initial written assessment of these bids was undertaken by Norfolk Property Services (NPS Group), Chelmsford, who are the consultants Project Managing the development on behalf of the Council.

An evaluation panel including Council Officers, representatives from Essex County Council and the Leisure and Well Being Portfolio Holder subsequently undertook a further detailed evaluation of the assessments which were presented by NPS, on February 18th. As part of the presentation the panel was made aware that NPS had identified an omission within the lowest tender submitted, on behalf of Beardwell Construction Ltd, for access road renewal works. NPS had contacted Beardwell and were confident that this had been a genuine oversight. The company was then asked to provide a quotation for this work and this was submitted after the tender opening date, at a cost of £8,655.00

However even with this additional cost added to the tender, the lowest tender price submitted by in excess of £60,000.00 remained to be Beardwell Construction Ltd. The panel therefore reached a consensus agreement that based on the lowest price and compliance with specified quality criteria, the tender should be awarded to Beardwell, for the value of £897,065.00.

This report therefore seeks Cabinet approval to waive contract standing orders in respect of the variation of £8,655.00 to Beardwells tender subsequent to tender opening, and to award the Limes Farm Building Contract to Beardwell Construction Ltd for the total sum of £897,065.00.

The project plan currently envisages that the completion date will be 24 weeks from the placing of the order. It is anticipated that the project will commence on 21 March 2011 and thus the expected project completion date will be 26 August 2011.

Reasons for Proposed Decision:

This decision is proposed on the basis that the tender submitted by Beardwell Construction Ltd represents the best value for money and the specified level of quality required as per the tender preliminaries.

Other Options for Action:

Not to proceed although all abortive costs would need to be charged to revenue.

Report:

1. In April 2010, Cabinet agreed to fund the majority of the costs required to re-develop Limes Farm Community Hall, to a total of £802,000. This investment was part match - funded by a sum of £270,000 from Essex County Council, as part of its Extended Schools Capital Funding programme.
2. Following the Cabinet's decision to progress the development of Limes Farm Hall, Norfolk Property Services Group (NPS), based in Chelmsford, were appointed to undertake the professional services and project management of the redevelopment.
3. Over the last 6 months NPS has worked with the Council to undertake a range of surveys and preparatory work, culminating in the production of architectural drawings based on 'Option 2b', previously selected by Cabinet as their preferred scheme. This option includes a complete refurbishment of the existing facility and two new extensions to the front and rear of the building to accommodate a new office for Housing and Benefits services and a new facility to be used for youth activities, replacing the antiquated portakabin.
4. Planning permission was submitted for the project in December 2010 and was approved on Monday 7 February 2011, with a range of conditions relating to the building construction and works. These include protection of tree roots adjacent to the building and confirmation of exterior finishes.
5. During the same period, the detailed Tender Specification for the Building Contract was developed by NPS. Five building contractors were sourced from the Procurement Agency for Essex Supplier Portal, all of which were Constructionline registered. Invitations to tender for the Limes Farm Building Construction works were sent to all of these in early January 2011.
6. On 7 February 2011, a formal 'Tender Opening' was undertaken involving the Portfolio Holder for Leisure and Well Being and bids were received from all five companies. These initial bids were then followed up by NPS, who undertook a more detailed assessment which was presented to an Evaluation Panel on Friday 18 February. The Evaluation Panel consisted of EFDC officers including the Council's Building Control Manager and Procurement Manager, two representatives from Essex County Council and the Leisure &

Well Being Portfolio Holder.

7. Following detailed analysis of the tenders and agreement on the acceptance of a variation to the original tender bid, the evaluation panel reached a consensus agreement to recommend to Cabinet that the tender should be awarded to Beardwell Construction Ltd for the sum of £897,065.00.

8. The project plan currently envisages that the completion date will be 24 weeks from the placing of the order. It is anticipated that the project will commence on 21 March 2011 and thus the expected project completion date will be 26 August 2011.

Resource Implications:

If Cabinet gives approval to award the Limes Farm Building Contract to Beardwell, this will be at a sum of £897,065.00 including £40,000.00 contingency, which is within the capital budget of £1,062,000.00 for the project.

Legal and Governance Implications:

The tender and evaluation process undertaken in respect of the building contract for Limes Farm Development was conducted in line with the Council's standing orders and procurement procedures.

Safer, Cleaner and Greener Implications:

The redevelopment of Limes Farm Hall will result in a wide range of benefits to the immediate local community. It is anticipated that the facility will increase community pride and respect in general and will also build on the excellent engagement work that has been undertaken with young people on the Estate over the last 3 years.

Consultation Undertaken:

A wide range of consultation has been undertaken with local residents and stakeholders in respect of the development and this will continue throughout the construction phase.

Background Papers:

Limes Farm Cabinet reports November 2009 & April 2010. Limes Farm Feasibility Study September 2009.

Impact Assessments:

Risk Management

The key risk of entering into a building contract for Limes Farm Hall redevelopment would be that the building works could exceed the stated contract price, due to unforeseen building requirements. However this risk has been minimised by the major surveys (including asbestos) being undertaken prior to award of the main building contract. Risk Management Assessment details are included within the DCE Business Plan 2011/12.

Equality and Diversity:

This recommendation has a positive Equality Impact, in that the provision of a new community facility on Limes Farm would enable the Council to widen access to its core services and therefore improve equality of service provision for the elderly and many socio - economically disadvantaged residents. In addition, young people at risk of social exclusion would specifically be supported in terms of their integration within the community and wider

society and people with disabilities would have much improved access to the building through design adjustments to meet with DDA.

Did the initial assessment of the proposals contained in this report for relevance to the Council's general equality duties, reveal any potentially adverse equality implications? No

Where equality implications were identified through the initial assessment process, has a formal Equality Impact Assessment been undertaken? No

What equality implications were identified through the Equality Impact Assessment process?
N/A.

How have the equality implications identified through the Equality Impact Assessment been addressed in this report in order to avoid discrimination against any particular group?
N/A.