

Record of decision taken under delegated powers by a council officer



Title:	APPROVAL TO AWARD A CONTRACT FOR THE CONSTRUCTION OF A NEW MULTI-USE GAMES AREA AND ASSOCIATED WORKS AT NESCOL COLLEGE
Divisions Affected:	Epsom Town and Downs, Epsom West, Ewell, West Ewell and Ewell Court, Auriol & Cuddington
Key Decision:	Yes.
Reason Key:	Over £500,000
Decision taken under delegation by virtue of:	Delegation agreed by Cabinet Member for Assets and Regeneration Programmes on 9 April 2013

Summary

The Cabinet Member for Assets and Regeneration Programmes at the meeting on 9 April 2013 agreed that the Chief Property Officer, in consultation with the Cabinet Member for Assets and Regeneration Programmes, Procurement and the Assistant Chief Executive authorise the award of a contract to deliver adaptations required to facilitate the relocation of two user groups from Lintons Youth Centre to North East Surrey College of Technology.

Background

SCC has a contractual obligation to deliver vacant possession of Linton's Youth Centre to the purchaser of the Linton's site in Epsom on or before 31 December 2013. Failure to satisfy this obligation would result in a potential claim for damages against SCC from the purchaser.

In order to meet this contractual obligation, Property Services and Services for Young People officers have been working since January 2012 with Phab and Disability Challengers (DC) to secure a satisfactory relocation solution, which has finally culminated in an agreement with North East Surrey College of Technology (NESCOL), whereby SCC will carry out construction works to the NESCOL campus to permit a permanent joint relocation.

The relocation will ensure that the valuable services to the community offered by Disability Challengers and Phab continue to be available to young local people following the closure of Lintons Youth Centre, with a minimum of disruption to those organisations. The proposal represents an opportunity for Disability Challengers and Phab to move from an outdated, unsustainable property to one which has been specifically adapted for their long term use.

Summary of Investment

Under this contract the building contractor will carry out alterations to the student refectory to create a retractable partition to allow various quiet and noisy activities to be carried on at the same time. A new masonry disabled toilet block with direct access from the refectory will be constructed as well as two new stores for storage of Phab and DC's equipment. The works

comprise a construction of a new 780 sq metre covered Multi-Use Games Area for Phab members.

The total tender sum from the recommended contractor is £ £579,100

This record formally confirms that a meeting was held under the above delegated Authority on 4th September 2013 at which the award of the contract for the construction of a new Multi-Use Games Area (MUGA) and associated works at Nescot College was approved, subject to the completion of formal sign off the decision by required consultees, as recommended in the submitted confidential Tender Evaluation Report.

Decision made

It was AGREED that following a competitive tendering exercise, a contract be awarded to the contractor identified in paragraph 5 of the Contract Award report.

Reasons for Decision:

To enable the award of construction contract resulting in construction of new MUGA and associated works.

The construction of new premises and resulting relocation will ensure that the valuable services to the community offered by Disability Challengers and Phab continue to be available to young local people following the closure of Lintons Youth Centre

Decision taken by:	John Stebbings, Chief Property Officer
Decision taken on:	4 September 2013 (confirmed 9 September)
Decision published:	12 September 2013
To be implemented on:	20 September 2013

Alternative options considered

1. Mini-competition under the Local Construction Framework
2. Competitive tender involving local Small and Medium Contractors
3. A combination of 1 and 2 - selected

Summary of any financial implications

The total tendered price for this scheme is £579,100. The scheme will be funded from the approved capital budget to deliver this project.

Declarations of conflicts of interest

None.

Consultation/Process Followed

The Chief Property Officer has consulted with the Cabinet Member for Assets and Regeneration Programmes, Head of Procurement and the Assistant Chief Executive. Formal agreement to the proposed decision was given in writing by each on the following dates:

Chief Property Officer (Decision Maker)
John Stebbings ...4 September 2013.....

Head of Procurement & Commissioning
Laura Langstaff ...9 September 2013.....

Cabinet Member for Assets and Regeneration Programmes
Tony Samuels ...9 September 2013.....

Assistant Chief Executive
Susie Kemp ...9 September 2013.....

Background Documents

Exempt:

Contract Award Report

Yes