

Officer Non Key Executive Decision

Relevant Chief Officer (Decision Maker):	Steve Thompson, Director of Resources
Relevant Cabinet Member (for consultation purposes):	Councillor Mark Smith, Cabinet Member for Regeneration, Enterprise and Economic Development
Report Author (Officer name and title):	Trevor Rayner, Head of Procurement and Projects
Implementation Date of Decision:	9 March 2017

REFURBISHMENT OF CITY LEARNING CENTRE, GRANGE PARK, BLACKPOOL

1.0 Purpose of the report:

- 1.1 To seek approval to the appointment of Keepmoat Regeneration Ltd to undertake refurbishment works to the City Learning Centre.

2.0 Recommendation(s):

- 2.1 To approve to the appointment of Keepmoat Regeneration Ltd to undertake refurbishment works to the City Learning Centre.

3.0 Reasons for recommendation(s):

- 3.1 A mini-competition from the North West Construction Hub framework has been undertaken between January and February 2017 in order to select a contractor to undertake the refurbishment works at the City Learning Centre.

Pre-construction activity will take place between March 2017 and April 2017. The contract period is scheduled to take place between May 2017 and October 2017.

Three contractors submitted tender submissions;

- Keepmoat Regeneration Ltd
- F. Parkinson Ltd
- Wates Construction Ltd

Following evaluation Keepmoat Regeneration Ltd were deemed to have submitted the most economically advantageous bid that best met the requirements of and the intention is to enter into a contract with them.

3.2a Is the recommendation contrary to a plan or strategy adopted or approved by the Council? No

3.2b Is the recommendation in accordance with the Council's approved budget? Yes

3.3 Other alternative options to be considered:

None

4.0 Council Priority:

4.1 The relevant Council Priorities are:

- "Communities: Creating stronger communities and increasing resilience"
- "Organisational Resilience: Ensuring the efficient and effective running of the organisation to enable us to deliver quality services"

5.0 Background Information

5.1 Blackpool Council has instructed Capital Projects to appoint suitably experienced Building Contractors to carry out the Remodelling of the City Learning Centre to provide Shop Units, Library Offices, Reception, Single Storey Extension and the Demolition of the Chepstow Road Shops and Maisonette Block.

The refurbishment and remodelling works required will need to be undertaken whilst part of the City Learning Centre building is occupied and operational. The demolition of the former Shops and Maisonettes will commence when the shop tenants have moved to the City Learning Centre.

It is the intention of the Council to prepare the existing and Chepstow sites above for future housing development.

5.2 A mini-competition exercise has been undertaken from the North West Construction Hub's Low Value framework. Invitations to Tender were issued through The Chest (NW e-tendering portal). Of the eight contractors registered on the framework for Lot 2 (Lancashire Region), four registered an interest and invitations were issued to them on 31 January 2017. One supplier opted out of the tender, and the remaining three returned tender submissions in accordance with the conditions of the invitation to tender.

5.3 Each bid was evaluated against the following criteria:

Quality (70%)

Project Initiation and Stakeholder Management	(25%)
Key Personnel	(25%)
Risk Management	(25%)
Sustainability and Social Value	(25%)

Price (30%)

Commercial submission including Pre-Construction, Preliminaries, Overheads and Profit

5.4 Following evaluation it is has been determined that Keepmoat Regeneration Ltd provided the most suitable tender.

5.5 Does the information submitted include any exempt information? No

5.6 **List of Appendices:**

None

6.0 **Legal considerations:**

6.1 The process has been undertaken in line with Public Contract Regulations 2015 and is in line with the Council's Contract Procedure Rules. Authority has been sought from the Head of Procurement and Development. The Council will enter into a contract with Keepmoat Regeneration Ltd.

7.0 **Human Resources considerations:**

7.1 None

8.0 **Equalities considerations:**

8.1 None

9.0 **Financial considerations:**

9.1 Funding for all works (estimated to be in the region of £1m) will be made available through Council budgets.

10.0 Risk management considerations:

10.1 Arrangements for delivery of the service including risk mitigation measures were addressed within the tender submissions.

11.0 Ethical considerations:

11.1 The preferred supplier has signed the Council's Supplier Charter prior to contract award.

12.0 Internal/ External Consultation undertaken:

12.1 All internal stakeholders and key external stakeholders who will take up occupancy of the City Learning Centre post construction works have been consulted in the design process prior to the tender exercise being undertaken.

13.0 Decision of Chief Officer

13.1 To approve the appointment of Keepmoat Regeneration Ltd.

14.0 Reasons for the Decision of the Chief Officer

14.1 Keepmoat Regeneration Ltd provided the most suitable tender.