

Public Document Pack

Officer Decisions

Friday, 9th July, 2021

AGENDA

1. **Internal Refurbishment works at 35 Northgate**
Internal Refurbishment works at 35 Northgate 2 - 3

2. **Award of contract for the provision of capital structural carriageway surfacing**
Award of contract for the provision of capital structural carriageway surfacing 4 - 5

Date Published: 9th July 2021
Denise Park, Chief Executive

RECORD OF DECISION TAKEN UNDER DELEGATED POWERS OUTLINED IN THE CONSTITUTION – Part 3 Section 16



DELEGATED OFFICER DECISION TAKEN BY:	Strategic Director of Place
PORTFOLIO AREA:	Growth and Development

SUBJECT: The provision of internal refurbishment works at 35 Northgate, Blackburn

1. DECISION

To appoint John Wade Groundworks Ltd to undertake the internal refurbishment works at 35 Northgate, Blackburn.

2. REASON FOR DECISION

The tender specification for the provision of internal refurbishment works at 35 Northgate was advertised as an open tender on The Chest NW procurement system.

Four compliant submissions were received in response to the Invitation to Tender, however all of these were between £60,000-£100,000 over the pre-tender estimates, suspected to be the result of the rising costs of materials and labour due to the impacts of Brexit/Covid. A value engineering exercise was therefore undertaken and parts of the specification revised to account for this. Tendering contractors were then invited to re-cost the revised scheme. Three revised tenders were submitted. These were evaluated on a 75% price and 25% quality basis, see table below.

Following an evaluation of the returned tenders, John Wade Groundworks Ltd is the successful contractors.

Contractor	John Wade Groundworks Ltd	Contractor 2	Contractor 3
Total Score %	92.5%	88.08%	83.65%
Ranking	1	2	3

3. BACKGROUND

The project will complete the full restoration of 35 Northgate and bring it up to a lettable standard internally. Phase I external works have already been completed as part of the Townscape Heritage Project funded jointly by Blackburn with Darwen Borough Council and the National Heritage Lottery. The internal works form phase II of the project and will be funded by Blackburn with Darwen Borough Council's Office Accommodation and Property Improvement Reserve.

4. KEY ISSUES AND RISKS

Construction and material costs are still currently increasing, so it is advantageous to award the contract and start works as soon as possible.

As part of the National Lottery Heritage funding agreement for phase I works, Blackburn with Darwen Borough Council committed to completing phase II works to make the property fit to let.

A suitable commercial tenant has been identified and is ready to agree Heads of Terms, subject to the phase II works being undertaken.

5. OPTIONS CONSIDERED AND REJECTED

Decision to award contract is based on the completed tender evaluation.

Further information is available via the following link [] or from the report author

6. DECLARATION OF INTEREST

All Declarations of Interest of the officer with delegation and the any Member who has been consulted, and note of any dispensation granted should be recorded below:

VERSION: 1

CONTACT OFFICER:	Julia Simpson
DATE:	02/07/21
BACKGROUND DOCUMENTS:	Tender Evaluation Document 01/06/21 Briefing Report 01/06/21, signed by Strategic Director of Place and Executive Member for Finance and Governance 01/07/2021.

Signed:



Strategic Director of Place

Martin Kelly

Date:06/07/2021

RECORD OF DECISION TAKEN UNDER DELEGATED POWERS OUTLINED IN THE CONSTITUTION – Part 3 Section 16



DELEGATED OFFICER DECISION TAKEN BY: Martin Eden
PORTFOLIO AREA: Growth and Development

SUBJECT:

To approve the award of contract for the provision of capital structural carriageway surfacing on the following four schemes - Duke Street, Tockholes Road, Whalley New Road and Yew Tree Drive.

1. DECISION

Award to J. Hopkins Ltd as the lowest price bid received

2. REASON FOR DECISION

A competitive tendering exercise has been undertaken with the award based only on the lowest price, having invited all five contractors on Bolton Council's Highways Framework to take part. Quality has already been assessed by Bolton to enable the contractors to be appointed to the framework and so the evaluation was based on a bill of quantities for each scheme. The lowest overall price across the four schemes gained full marks.

3. BACKGROUND

The four roads listed above (or sections of) have been identified, using asset management processes, as requiring extensive carriageway surface repair works to provide a consistent durable surface with adequate skid resistance. The works will involve removing existing surface courses and inlaying a new road surface.

Having used the Bolton Framework for the carriageway maintenance programme last year, the anticipated benefits of an efficient route to market with quality approved experienced contractors was realised. The Bolton Framework has therefore been used again in 2021.

The price bids were evaluated by the Highways service and then spot checked by the Procurement team.

The works are expected to take place during August and September and when traffic volumes are historically lower to reduce the disruption to traffic when traffic management measures are in place.

4. KEY ISSUES AND RISKS

Contract award is delayed leading to the works programme being extended in to the new school term time. This could mean additional traffic disruption due to increased volumes of traffic using the local network when roads are closed to facilitate works.

5. OPTIONS CONSIDERED AND REJECTED

Conduct an open tender advertised through FTS. The option was rejected due to the lengthening timescales which would have taken the implementation process into Autumn months, when schools return increasing the disruption to traffic flows. During autumn the works would also be subject to wet and colder weather and with daylight hours reduced, the potential for delay and disruption is increased.

The existing framework has already enlisted the main economic operators in the local market with the capability to meet the specification.

Further information is available via the following link [] or from the report author

6. DECLARATION OF INTEREST

All Declarations of Interest of the officer with delegation and the any Member who has been consulted, and note of any dispensation granted should be recorded below:

VERSION:	1
-----------------	----------

CONTACT OFFICER:	Dwayne Lowe
-------------------------	--------------------

DATE:	7/7/2021
--------------	----------

BACKGROUND DOCUMENTS:	N/A
------------------------------	-----

Signed: 

Director: Martin Eden

Date: 8 July 2021