



# 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

<b>CONTACT OFFICER:</b>	<b>Julia Simpson</b>
<b>DATE:</b>	02/07/21
<b>BACKGROUND DOCUMENTS:</b>	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**