



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

<b>DELEGATED OFFICER DECISION TAKEN BY:</b> <b>PORTFOLIO AREA:</b>	<b>Martin Kelly – Strategic Director, Place</b>  <b>Growth and Development</b>
---	--

**SUBJECT:** Lammack Primary School classroom extensions and remodelling works.

### 1. DECISION

To appoint Wade Group Ltd to construct several classroom extensions and to carry out internal remodelling works at Lammack Primary School, Lammack Road, Blackburn.

### 2. REASON FOR DECISION

The tender documents for the specified works was advertised on the Chest procurement system as part of an open and competitive tender process.

Three submissions were received on time in response to the Invitation to Tender. These submissions including the ITT questionnaires were evaluated on a 60% price and 35% quality/reference basis and 5% Social Value.

The successful bid falls within the allocated budget.

Following the evaluation of all bids Wade Group Ltd are the successful contractor, their price and overall score is as follows:-

Contractor	Wade Group Ltd
Total Tender £	£1,963,532.15
Total % Weighting	90.00%
Ranking	1

### 3. BACKGROUND

This project is required to increase the school capacity to ensure there are sufficient school places available for the expanding local community in the North of Blackburn. There are a number of housing developments ongoing within close proximity to the school and some section 106 funding has been made available from developers.

The classrooms will be provided at various locations around the existing school in order to accommodate additional capacity for educational learning across a number of year groups. Some demolition works are required and internal alterations and remodelling works are extensive within the existing school buildings in order to provide new circulation spaces and facilities.

Within the proposal, a number of additional WC facilities are required for both staff and pupils whilst a new staff room includes kitchen arrangement and seating areas. Further amenities such as meeting rooms, library and offices spaces are to be formed as part of the proposal.

The existing M&E arrangements present will be partially replaced and upgraded to the areas affected by the construction works.

Planning permission has been granted, subject to a number of conditions and a full building regulation submission has been submitted. Pre commencement specialist surveys and ground investigations have been completed over the past 12 months.

The winning bidder provided best value with sensible construction costs and demonstrated an understanding of undertaking the works to functional school buildings.

#### **4. KEY ISSUES AND RISKS**

The biggest risk to the project relates to the functionality of the existing buildings whilst the works are in progress. There will be challenges relating to making service connections without disrupting services within the existing school.

A phased approach to the project is planned and will be closely monitored.

Furthermore, all working areas will require appropriate hoarding, signage and if necessary temporary works to ensure the extensions can be constructed safely.

#### **5. FINANCIAL IMPLICATIONS**

The successful bid falls within the allocated budget.

#### **6. LEGAL IMPLICATIONS**

A JCT Intermediate Building Contract 2016 Edition will be executed and administered by a Chartered Building Surveyor within BwD's Building Consultancy team.

#### **7. OPTIONS CONSIDERED AND REJECTED**

Decision to award contract is based on tender evaluation.

Further information is available via the following link \\admmxi\place\Property\_Services\Building consultancy Projects\Planned works 2019-20\Feasibility Reports\Lammack\Riba stages\3. Technical Design\Tender Returns & Evaluation 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:

<b>VERSION:</b>	1
<b>CONTACT OFFICER:</b>	Chris Atkinson
<b>DATE:</b>	21.10.2021
<b>BACKGROUND DOCUMENTS:</b>	Available via chest if required.

*Nea Kelly*

Signed:

**Director**

**Date:** 25.10.21