

**REPORT TO:** Executive Sub Board

**DATE** 14 January 2010

**REPORTING OFFICER:** Strategic Directors: Corporate and Policy and Children and Young People

**SUBJECT:** Acceptance of Tender for Kingsway Health Centre

**WARDS:** Borough-wide

**1. PURPOSE OF REPORT**

1.1 The purpose of this report is to inform members that the Strategic Director Corporate and Policy has accepted a tender relating to the refurbishment and extension of Kingsway Health Centre to form a new centre for youth services and a contract has been entered into with the successful contractor.

**2. RECOMMENDATION: That**

**2.1 Members note that the tender submitted by Globe Management Services Ltd has been accepted by the Strategic Director Corporate and Policy, and a contract has been entered into, with a contract sum of £2,508,643.00**

**3. SUPPORTING INFORMATION**

3.1 The Executive Board Sub Committee on the 25 September 2008 considered a report of the Strategic Director Corporate and Policy which set out various proposals for the former Kingsway Health Centre

3.2 Members of the Committee noted that an opportunity had been presented to the Council to bid for resources through the Youth Capital Plus Project.

3.3 It was resolved that

- (a) Given the opportunity by Youth Capital Plus Fund approval be granted for a submission of a bid for the My Place Project in order to meet the deadline of 30 September 2008
- (b) Assuming the bid was successful. The former Health Centre building be utilised for the My Place Project
- (c) Any additional revenue funding required for the project be subject to the Council's normal budgetary process and
- (d) The appropriate directorates work with the other two projects to establish if their needs can be met in other ways

- 3.4 An application to My place was made by Children and Young People in September 2008 to extend and refurbish the Kingsway Health Centre in Widnes to provide a world class facility for youth services in Halton
- 3.5 The Council was informed in February 2009 from the My place committee on behalf of the Department for Children Schools and Families that the bid had been successful with a grant of £2,500,000. Additional funding was provided for this scheme from the Youth Capital budget £452,000, the DCSF Extended School budget £17,000 and a £35,000 contribution from the Primary Care Trust. The total available budget therefore is £3,004,000.
- 3.6 A formal approval letter for the continuation of the grant award of £2,500,000 from the Big Lottery Fund on behalf of the Department of Children Schools and Families (DCSF) was received on 17 December 2009
- 3.7 Tenders were invited from six contractors in a two stage tendering process, designed to ensure that the contractor offering 'best value' was appointed to carry out the project. The first stage entailed the provision of a notionally priced document from each contractor based upon a pre-determined elemental cost analysis of the proposed project. The contractors invited to submit their tender at this stage were as follows: -

White Building Services  
Globe Management Services Limited  
John Turner & Sons  
Thomas Barnes & Sons  
B&D Croft  
Thomas Winstanley

- 3.8 From the analysis of the stage one bids which were assessed on both price and quality four contractors were chosen to progress to stage two. These were: -

Globe Management Services Limited  
Thomas Barnes & Sons  
White Building Services  
John Turner & Sons

- 3.9 A detailed presentation and rigorous interview of each of these contractors was undertaken by an appointed panel to establish quality levels as part of the overall review. The aggregate of both price and quality from this two stage process resulted in a preferred contractor, Globe Management Services Limited, being chosen for this project.
- 3.10 The tender price indicated above was developed using actual prices for each element of the work in an 'open book' approach where competitive prices are obtained for each main element of the work and compared with the original cost analysis to ensure that the overall budget is carefully controlled.

- 3.11 The agreed tender sum is within the overall budget allowance for the construction works for this project
- 3.12 The project programme and details of all health and safety issues have been agreed with Children and Young People. The project is phased to provide part occupation of the building in March 2010 with completion of the remaining work in September 2010.
- 3.13 To this end and in order to expend the Youth Capital Plus fund of £452,000 by the end of March 2010 phase one was started in October 2009 for a completion in March 2010
- 3.14 A further report outlining the revenue implications for the project will be presented to Executive Board on 28 January 2010

#### **4. POLICY IMPLICATIONS**

- 4.1 The scheme is fully funded as outlined in 3.2 and 3.3
- 4.3 The works are being carried out in line with the draft climate change policy and outline carbon management plan as a number of sustainability elements are being built into the scheme which will contribute to reducing carbon emissions within the borough.

#### **5. OTHER IMPLICATIONS**

None

#### **6.0 IMPLICATIONS FOR THE COUNCIL'S PRIORITIES**

##### **6.1 Children and Young People in Halton**

n/a

##### **6.2 Employment, Learning and Skills in Halton**

n/a

##### **6.3 A Healthy Halton**

n/a

##### **6.4 A Safer Halton**

n/a

##### **6.5 Halton's Urban Renewal**

n/a

##### **6.6 Corporate Effectiveness and Business Efficiency**

This project brings back to life a building asset that has been boarded up and unused since 2005 when the previous tenant, the PCT, left for new premises.

**7. RISK ANALYSIS**

7.1 Not applicable

**8. LIST OF BACKGROUND PAPERS UNDER SECTION 100D OF THE LOCAL GOVERNMENT ACT 1972**

	<b>Document</b>	<b>Place of Inspection</b>	<b>Contact Officer</b>
8.1	Tender report	Property services	Martin McCrimmon