

EXECUTIVE DECISION RECORD SHEET

Name of decision maker:	Herbert Chapman
Portfolio:	Environment
Date of Portfolio Holder Decision:	11 March 2009

Title of Decision: Refurbishment of Store Building – Cupid Green Depot for Street Care Integration Project
Decision made and reasons: Following a tendering process for the refurbishment of the Stores building to Cupid Green Depot to approve the selection of Borrás Construction as the successful tenderer.
Reports considered: (here reference can be made to specific documents) 1. Officers background report and tender evaluation attached. 2. Report to Cabinet 24 th June 2008
Officers/Councillors/Ward Councillors/Stakeholders Consulted: D. Austin – Waste Services Manager B. Scott – Head of Street Care
Monitoring Officer/Chief Financial Officer Comments: Monitoring Officer: No further comments to add Chief Financial Officer: The Project Manager has confirmed that the cost of the award of this tender can be contained within the budget provision approved by Cabinet on 24 June 2008 as referred to within the background report.
Risk Implications Failure to carry out the works would introduce the following risks:- 1. It would be difficult to fulfil the Street Care Integration Project as there would be no project base for the team. 2. Failure of building components that have reached the end of their life expectancy. 3. Health and Safety risks for Council employees and visitors.
Options Considered and reasons for rejection: Award to one of the other tenderers. Rejected as the other tenders were higher in cost and the contract period would be substantially increased. Not to award contract. Rejected as this would have serious consequences for the Street Care Integration Project and its implementation and success.

Portfolio Holders Signature:
Date:

EXECUTIVE DECISION RECORD SHEET

Details of any interests declared and any dispensations given by the Standards Committee:
--

For Member Support Officer use only
--

Date Decision Record Sheet received from portfolio holder: 10 March 2009
--

Date Decision Published: 11 March 2009	Decision No: PH/012/09
--	------------------------

Date of Expiry of Call-In Period: 18 March 2009

Date any Call-In received or decision implemented:
--

EXECUTIVE DECISION RECORD SHEET

Background Report

STREET CARE INTEGRATION PROJECT – REFURBISHMENT OF CUPID GREEN STORE BUILDING

1. At the Cabinet meeting of 24th June 2008, the Cabinet agreed to release £488,750 to refurbish and upgrade buildings at Cupid Green Depot and Queens Street, Tring. The other site situated in Bullbeggars Lane, Berkhamsted that was identified for improvement has now been ruled out as a satellite depot as it is no longer required.
2. The proposed works have been split into two contracts. One relates to Cupid Green Depot and the other to Queens Street, Tring. They have/will be tendered separately with the majority of the spend planned at Cupid Green Depot and the minority at Queens Street, Tring. Tenders for the smaller project in Tring are due back in the New Year.
3. The proposed works will greatly assist the Street Care Integration Project achieving its objectives and in meeting the Council's vision in relation to its commitment towards a clean, green and safe borough, civic pride and a commitment to excellence.
4. These works also form a key outcome of the Asset Management Plan and will greatly reduce the backlog maintenance to this asset.

Tender Evaluation

5. The tender documents were issued on 19th November 2008 to four contractors selected from the Council's approved list, as stated below.

Borras Construction Limited
Clairmark Building Contractors Limited
Lengard Limited
Trak Special Projects Limited

6. The tenders were received on 17th December 2008 from all of the Contractors as follows:-

Lengard Limited	£439,426.82	20 weeks
Borras Construction Limited	£429,933.00	12 weeks
Trak Special Projects Limited	£533,372.00	22 weeks
Clairmark Building Contractors Limited	£423,736.00	27 weeks

All figures are exclusive of VAT.

7. Examination and adjustments of the priced schedules was carried out to the three lowest tenders. No errors were found to the Borras Construction and Clairmark Building Contractors tenders, however, a couple of errors were noted

EXECUTIVE DECISION RECORD SHEET

in the tender from Lengard Limited. This was due a miscalculation of the priced schedule.

The revised figure from Lengard Limited reduces that figure to £438,766.85

8. Due to the high cost of the tenders received and after consultation with the Head of Street Care and the Works Depot Manager it has been recommended to omit the fire alarm integration for the whole-site, decoration works to the steelwork on the main hanger and the hot air curtain to the Stores Building.

The revised tender figure omitting these items are as follows:-

a.	Borras Construction Limited	£391,245.65
b.	Clairmark Building Contractors Limited	£394,790.00
c.	Lengard Limited	£410,670.15
d.	Trak Special Projects Limited	£499,835.80

Please note that the estimated contract period between Borras and Clairmark vary from 12 weeks to 27 weeks respectively. This time difference also has implications for the Street Care Integration Project.

9. We consider the priced tender submitted by Borras Construction Ltd. is demonstrably, keen and competitive and is also most advantageous to the Council in terms of the shortness relating to the time duration of the contract and therefore is recommended for acceptance.
10. If no unforeseen works are identified during the construction period then works originally omitted as highlighted above could be reintroduced into the contract.