

# WIRRAL COUNCIL

CABINET 15<sup>TH</sup> APRIL 2010

## REPORT OF THE DIRECTOR OF CHILDREN'S SERVICES

### CHILDREN'S CENTRE SCHEME AT GREASBY LIBRARY – REVISED SCHEME AND TENDER REPORT

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#### EXECUTIVE SUMMARY

The purpose of this report is to update and advise Cabinet Members on the revised proposals to provide a satellite Children's Centre at Greasby library, to advise of tenders received, and to seek approval of the lowest tender.

Cabinet is asked to accept the lowest tender.

#### 1.0 BACKGROUND

- 1.1 This scheme forms part of the 6 planned Capital Projects in Phase 3 of the Sure Start Children's Centre programme rolling out services across Wirral. This development will extend the reach of Phase 1 and 2 centres already delivering services thereby ensuring that every family has access to local provision.
- 1.2 The proposal is that the Children's Centre is attached to the existing Library building, with the principle public entrance to the Children's Centre from within the Library, but allowing for a secondary entrance for access outside Library hours. The Library already has a level access with automatic doors suitable for users of the Children's Centre.
- 1.3 Cabinet at its meeting on 5<sup>th</sup> November 2009 approved the original scheme and estimate for this project and authorised invitations to tender. (Minute 176 refers).
- 1.4 Since that original report it has become evident that some items of improvement to the Library were already under consideration through the Cultural Services Planned Preventative Maintenance Programme and would be best undertaken through the same contract as the major building works for the Children's Centre. Thereby –
  - (a) new lighting to the library and staffroom;
  - (b) re-configuration of the public and staff toilets;
  - (c) adjustments to the main library counter, and
  - (d) improvements to external works.Thereby –
  - (1) the works could be integrated into the same building programme, reducing disruption to service users;
  - (2) economies could be achieved through the competitive tendering procedure.
- 1.5 The funding for the entire project of establishing a Children's Centre and improving the Library at Greasby has therefore been increased accordingly.

## 2.0 Financial Implications

These schemes will be funded from the Sure Start Children's Centre Capital Funding.

2.1 Initial tenders were received on 18<sup>th</sup> February 2010 and were as follows:

| No. | Contractor | Amount      | Local Labour |
|-----|------------|-------------|--------------|
| 1   | TENDER 1   | £299,599.00 | 20%          |
| 2   | TENDER 2   | £301,641.00 | 60%          |
| 3   | TENDER 3   | £316,245.00 | 10%          |
| 4   | TENDER 4   | £328,970.00 | 75%          |
| 5   | TENDER 5   | £332,081.00 | 20%          |
| 6   | TENDER 6   | £332,645.00 | 5%           |
| 7   | TENDER 7   | £349,088.00 | 80%          |

All tenderers were asked to submit on a fixed price basis and include a contract period of 15 working weeks.

2.2 These initial tenders were all above the budget available, and it was not deemed appropriate to reduce them simply through the adjustment of the non-competitive elements. A Bill of Adjustments was therefore prepared aimed at reducing the lowest tender figure by approximately 7-9%. Original tenders 1-3 were within 6% of each other, but tenders 4-7 exceeded the lowest tender by greater than 9%, and therefore could not be adjusted to be competitive. The three lowest of the original tenderers were therefore invited to submit a revised tender based on the Bill of Adjustments. These were received on 17<sup>th</sup> March 2010 and were, subject to arithmetic check, as follows:

| No. | Contractor           | Amount      | Local Labour |
|-----|----------------------|-------------|--------------|
| 1   | E.J.Horrocks Limited | £276,843.51 | 50%          |
| 2   | TENDER 2             | £281,755.00 | 20%          |
| 3   | TENDER 3             | £293,297.00 | 10%          |

Again, all tenderers were asked to submit on a fixed price basis and include a contract period of 15 working weeks.

2.3 The total cost of the scheme based upon the lowest tender submitted by E.J.Horrocks Limited is:

|  |                            |
|--|----------------------------|
| Building Works and Site works                    | £ 276.843.51               |
| Loose furniture and equipment                    | £ 5.000.00                 |
| Departmental Charges including: -                | £ 41,526.49                |
| Professional Fees, Clerk of Works Salary         |                            |
| CDM Co-ordinator,                                |                            |
| Others (Planning & Building Regulation Fees etc) |                            |
| <b>TOTAL</b>                                     | <b><u>£ 323,370.00</u></b> |

2.4 Funding available for this project is as follows:

|  |                   |
|--|-------------------|
| i) Sure Start Early Years & Childcare Grant from the Year 2009/2010 programme. | £ 249,702.50      |
| ii) Cultural Services PPM  | £ 50,000.00       |
| iii) Energy-saving Initiatives budget  | £ 10,000.00       |
| iv) DDA within the PPM budget  | £ 7,000.00        |
| v) DCSF Access Grant   | <u>£ 6,667.50</u> |

**TOTAL** **£323,370.00**

2.5 It is anticipated that the scheme will commence work on site in May 2010 with completion in August 2010. The works will require a short period of closure of the library, which it is hoped can be contained within the first two weeks of July 2010.

2.6 The Defects Liability Period shall be restricted to seven months to allow for the issue of the Making Good Defects Certificate, release of retentions, and the settlement of the Final Account by the end of March 2011.

### **3.0 Staffing Implications**

3.1 The Professional Services for the scheme will be provided by staff within the Technical Services Department.

3.2 In accordance with the Construction (Design and Management) Regulations the Director of Technical Services is carrying out the role of CDM Coordinator.

### **4.0 Equal Opportunities Implications**

4.1 The facilities being provided by the scheme outlined in this report have taken fully into consideration the access needs of people with disabilities, special needs and the elderly.

4.2 Controlled access will be provided for children and adults with disabilities to all areas of the Children's Centre. The new centre will also comply with current recommendations on design for the deaf and partially sighted.

4.3 An accessible WC shall be available within the Library for users and staff of both the Children's Centre and the Library. The proposed Family WC within the Children's Centre shall provide uni-sex baby-change and toddler-toileting facilities for users of both the Children's Centre and the Library.

4.4 There are no implications in this report specifically for women, ethnic minorities or the elderly.

### **5.0 Community Safety Implications**

5.1 The design of this project takes into account of best practice to reduce the risk of crime and the local Crime Reduction Officer has been consulted.

5.2 The Medical Centre currently operates a CCTV system that includes surveillance of the front of the Library. This shall be retained.

- 5.3 The existing fully-automatic Fire Alarm System within the Library shall be extended to include the Children's Centre.
- 5.4 The scheme shall include electronic controls on appropriate inner doors to restrict unauthorised personnel from proceeding beyond the reception lobbies.

## **6.0 Local Agenda 21 Implications**

- 6.1 Thermal insulation provided on this project will meet the standards and guidelines recommended, and part L2 of the Building Regulations 2000 as implemented in April 2002.
- 6.2 Low energy electrical fittings, heating controls and water saving devices will all be used to help reduce the consumption of natural resources.
- 6.3 All timber used will be from sustainable sources regulated by the Forestry Stewardship Council.
- 6.4 Cycle racks shall be provided for visitors to encourage fitness and low-carbon activity.

## **7.0 Planning Implications**

- 7.1 Full planning approval has been obtained.
- 7.2 Building regulations approval has been applied for this project.

## **8.0 Anti Poverty Implications**

- 8.1 The scheme will provide new facilities, which will assist in raising standards for all children including any disadvantaged pupils living within this area of the Borough

## **9.0 Social Inclusion Implications**

- 9.1 The Library Service and the Children's Centre programme offer services and free advice to all members of the community.

## **10.0 Local Member Support Implications**

- 10.1 The proposed scheme is in the Greasby, Frankby and Irby Ward.

## **11.0 RECOMMENDATIONS**

That

- (1) the lowest tender in the sum of £276,843.51 (subject to arithmetic check) submitted by E.J.Horrocks Limited be approved, subject to the Contractor developing a satisfactory Health & Safety Plan and completion of contract documentation.

Howard Cooper  
Director of Children's Services