

Special Policy & Finance Committee 27.02.23

1. To consider the revised tenders following negotiation to enable the JCT award issue (32 Waterloo Street, WSM Internal refurbishment, M & E and roof works)

Report of the Deputy Town Clerk

1. Procurement Overview to date.

1.1 Internal refurbishment and M & E works Procurement

Special Policy & Finance Committee meeting 04.01.22 – **RESOLVED:** To award the contract for HQ works to John West Contractors, *up to the budget allocation figure of £493,404* and to negotiate the phasing of the works within the report with the contractors and HQ Working Party. (Tender value from John West was to a value of £592,175).

1.2 Roof and Stone Works Procurement

Policy & Finance Committee meeting 15.08.22 – **RESOLVED:** To appoint John West as the contractor in principle to undertake the works, which would not commence until all internal works costs were in and included in a capital works cost programme. (Tender value received from John West was to a value of £215,366)

1.3 The budget summary is attached for members consideration (Appendix 1)

1.4 The total original Tender estimates from John West (Combined) total £807,541

2. Revised Budgets January / February 2023 - Summary.

2.1 Roof & Stone Works – following confirmation of complex design scaffold and revision of costs to reflect work commencing April 2023 (from original tender August 2022). The new value for this element of works = £254,489 (increase of £39,123)

2.2 Internal Refurbishment and M & E works – A revised costing £563,917 (decrease of £28,258)

2.3 Factors for change:

Following contract negotiations and developments with the council's insurer there is now a need to ensure elements of compliance are undertaken within the intended refurbishment and roof works (some of which will need to be done whilst the scaffold is up) these include, Lightning protection, roof edge protection and security. We have requested John West to price for these items of works. Cost of additional Compliance works included in revised costs in 2.2

above = £43,829. The value of these works would be allocated to the councils PPM programme for 2023/2024.

2.4 The total value for works for both tenders of work following revision = £818,406

3. Outcomes of contract meetings held with John west Contractors (Extract from surveyors report 16.02.23)

Officers were charged with working with our appointed Surveyor and John West contractors to recognise any potential cost and efficiency savings with the ability to combine both procurement awards previously agreed by council (04.01.23 & 15.08.22) and in addition to recognise the need to issue 1 x JCT contract to realise these savings and ensure effective contract management procedures are in place. Negotiation efforts and considerations were reported to the council's HQ Working Party at its last meeting held 27th January 2023 by the councils appointed surveyor. The objective was to out how the necessary works could be programmed or indeed phased to work

3.1 Report from SJ Surveyors following contract meetings is attached and extracted below:

'The scope of works has been fully reviewed, and all additional items included, the combined contract value is £818,406 of which approximately £100,000 is contingency sums. Most of which are allowances for repairs to the tower. We cannot fully assess the condition of the stonework to the tower until scaffold is in place to provide access to inspect at high level.

The cost to scaffold the tower is approx. £52,000, it is not practical to erect a separate scaffold for an inspection so contingency sums have been included based on a ground level inspection. This leaves a degree of risk that we cannot design out, as the access to inspect has prohibited costs.

The cost breakdown following review is:

Internal Works £563,917
Roof & Stonework repairs £254,489
TOTAL £818,406

The contract costs deliver the key elements of the Town Councils plan for the building, (Information reception / cemetery public office / council chamber and combined offices for central services and operational service teams. It will also provide efficiencies to M & E systems as per the councils Road Map to zero). They do not include refurbishment to the upper two floors (offices spaces) only the Mayors office and Town Clerks office in the main building are included on the first floor.

4. Programme

'The initial programme for the contract period was 20 weeks for the internal works and 22 weeks for the external works with a total programme of 42 weeks. The works have been integrated into a 22-week programme to maximise cost efficiencies running both concurrently.

John West are working to a four-week lead in from the point of instruction by the Town Council'.

5. WSMTC Capital Works Budget

A copy of the capital works budget is attached along with a summary of estimates following contract meetings to reduce the costs.

6. Options

6.1 Approve issue of the JCT contract to the budget available value of £752,600 as follows

PPM Budget (Revenue)	£43,829
Capital Works Budget	£708,771
TOTAL	£752,600

This leaves a shortfall based on the revised costs of £65,806 – (resulting in potential risk to the project with limited contingency provisions). Any contingency need would need approval prior to undertaking works and could lead to considerable project delays in doing so.

6.2 Go back through the tender specification which will mean consideration of removal of large parts of the projects (for example council chamber – the councils surveyor provided details at the meeting for consideration.

6.3 Issue the JCT contract for full contract value of £818,406 recognising contingency values will only be used if required, and such could be a potential saving (not confirmed).

6.4 Members will note that if 6.3 is chosen the councils overall capital works programme will need to be reviewed as the overspend could impact the timing of future projects.

Members are recommended to:

1. Consider options contained in 6.0 above and approve issue of the JCT at the decided value to enable works to be programmed (4 week lead time).

Sarah Pearse
Deputy Town Clerk
6th February 2023



Addendum Tender Report
Internal Alterations & Maintenance Works
Recovering of pitched roofs,
Stonework repairs
at
32 Waterloo Street
Weston-super-Mare
BS23 1LW

Contract Ref: 22/120

On behalf of

Weston-super-Mare Town Council
Grove House
Grove Park
Weston-super-Mare
BS23 2QJ

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1.0 Introduction

1.01 Generally

This addendum Tender Report provides an analysis of the negotiations following review of tenders submitted in response to enquiries sent out on 05 November 2022 to four contractors for works associated with internal alterations and maintenance works at 32 Waterloo Street and enquiries sent out on 08 July 2022 to six contractors for works associated with recovering the pitched roofs and stonework repairs at 32 Waterloo Street. The further information is included in the relevant tender reports submitted to committee for decision.

1.02 Tenders

Tenders were received for works associated with internal alterations and maintenance works.

Three contractors returned tenders in accordance with the quotation instructions. DR Jones failed to submit a tender. The contractor responses and tenders are listed in the table below.

Contractor	Tender Return	Lead-in	Duration
1. Chedvale Construction	£538,780.00	6 weeks	20/24 weeks
2. John West (Contractors) Ltd	£592,175.00	4 weeks	20 weeks
3. Snape Contracting Services	£653,155.67	4 weeks	17 weeks

Tenders were received for recovering the pitched roofs and stonework repairs.

Three contractors returned tenders in accordance with the quotation instructions. Stoic Roofing and Construction formally withdrew from the process prior to the tender return date, M&J Group and DR Jones failed to submit a tender. The contractor responses and tenders are listed in the table below.

Contractor	Tender Return	Lead-in	Duration
1. Chedvale Construction	£190,543.00	TBA	TBA
2. John West (Contractors) Ltd	£215,366.00	TBA	22 weeks
3. Snape Contracting Services	£242,980.05	6 weeks	16 weeks

2.0 Tender Process

2.01 Process

An analysis of the tenders submitted in response to enquiries sent out was undertaken and submitted for comment and review in the full tender reports.

It was agreed that negotiations would be entered into, and time and cost savings identified by combining both tenders into a single project. John West contractors were appointed following an assessment where that demonstrated they offered best value for money.

3.0 Contract Review

3.01 Contract Value

The scope of works has been fully reviewed, and all additional items included, the combined contract value is £818,406 of which approximately £100,000 is contingency sums. Most of which are allowances for repairs to the tower. We cannot fully assess the condition of the stonework to the tower until scaffold is in place to provide access to inspect at high level.

The costs to scaffold the tower is approx. £52,000, it is not practical to erect a separate scaffold for an inspection so contingency sums have been included based on a ground level inspection. This leaves a degree of risk that we cannot design out, as the access to inspect has a prohibitive cost.

The costs break down as:-

Internal works £563,917

Roof and stonework repairs £254,489

The contract costs deliver the key elements of the Town Councils plan for the building.

3.02 Programme

The initial programme for the contract period was 20 weeks for the internal works and 22 weeks for the external weeks with a total programme length of 42 weeks. The works have been integrated into a 22-week programme.

John West Contractors are working to a four-week lead-in from the point of instruction by the Town Council, this will be in line with the relevant committee dates for Councillor approval.

Contract Review Financial 16.02.23

	Date Awarded	£	WSMTC Budget Value	Difference
J West Roof Contract Tender Value	Aug-22	215,366	215,366	0
J West Internal Works Contract Tender Value	Jan-23	592175	493404	-98771
TOTALS		<u>807,541</u>	<u>708,770</u>	<u>-98771</u>

Revised Budgets Feb 2023

J West Roof Contract Tender Value	Feb-23	254489	215366	-39123
J West Internal Works Contract Tender Value	Feb-23	563917	493404	-70513
PPM Budget 23/24 Allocation (Compliance Works) *		0	43829	43829
Additional Capital Works Contingency suggested provsion (16.02.23)			35000	35000
TOTALS		<u>818406</u>	<u>787599</u>	<u>-30807</u>

* Roof Edge Protection / Lightening Conductors and Ground Works Assoc