

meeting CABINET

date 14th September 2011

agenda item number 6

JOINT REPORT OF THE CABINET MEMBER FOR ADULT SOCIAL CARE AND HEALTH AND THE CABINET MEMBER FOR FINANCE AND PROPERTY

LATEST ESTIMATED COST: ALBION CLOSE DAY CENTRE, WORKSOP

Purpose of report

1. The purpose of this report is to note the latest estimated cost for the above project.
2. This report is a key decision as the costs involved exceed £1 million and was originally published in the forward plan for the first time in the August edition.

Information and advice

Project details

3. The project reconfigures the current Eastgate Centre at Worksop to provide a combined facility for those with age-related, physical or learning need. The building will contain a number of multi-purpose lounge/activity spaces and social spaces, administration and ancillary spaces to support users in their activities.
4. The project includes associated site works, services and landscaping works. At the time of drafting this report, this project does not require planning permission.
5. The works element of the proposed scheme will be built using the EMPA (East Midlands Property Alliance) framework set up with three contractors for minor works projects (upper value band), which became operational in September 2009. This framework is a successor to the Nottinghamshire Construction Framework, which has been used to deliver major capital projects since 2006. Under this framework Environment and Resources department staff will undertake detail design work and the construction will be carried out by one of the three successful

contractors on a target cost basis. The Quantity Surveyor controls costs by developing the target cost. The cost or benefits of any variation are shared between the County Council and the provider.

6. This procurement route follows the principles established by Sir John Egan in his report "Rethinking Construction" which has been heavily endorsed by Central Government as the way forward for construction.
7. It is anticipated that the building works will start on site in November 2011 and be completed in September 2012.
8. The latest estimated cost of the building works is set out below and the fees shown are for all professions involved in the project.
9. The professions involved in this project are:
 - Architect
 - Landscape Architect
 - Mechanical Engineer
 - Electrical Engineer
 - Quantity Surveyor
 - CDM Co-ordinator
 - Structural Engineer
 - Project Manager.

Capital budget implications

10. This project is being funded as follows:	£
Capital Programme	£1,700,000
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Total	£1,700,000

11. The latest estimated costs are as follows:

	<u>Latest Estimated Cost</u> <u>(Outturn Prices)</u> £
Building Works	1,403,570
Professional Fees	168,428
Feasibility & Site Investigation	58,002
Furniture and Equipment	70,000
Total	<hr/> 1,700,000

Anticipated cash flow

12.	Capital Payments	2009/10 £	2010/11 £	2011/12 £	2012/13 £	Totals £
	Building Works	-	-	611,000	792,570	1,403,570
	Professional Fees	-	-	118,600	49,828	168,428
	Feasibility & Site Investigation	13,318	19,069	25,615	-	58,002
	Furniture & Equipment	-	-	-	70,000	70,000
	Totals	13,318	19,069	755,215	912,398	1,700,000

Revenue budget implications

13. The revenue implications are already provided for in existing budgets. Overall maintenance requirements will reduce.

Statutory and policy implications

14. This report has been compiled after consideration of implications in respect of finance, equal opportunities, human resources, crime and disorder and those using the service. Where such implications are material, they have been described in the text of the report. Attention is however drawn to the following:

Financial implications

15. These are set out in the report.

Equal opportunities implications

16. In accordance with the County Council policy, the design of this building incorporates access and facilities for people with disabilities.

Implications for service users

17. The refurbishment and alterations will improve the buildings by creating a more positive experience for service users and so enhancing their quality of life and independence. The buildings will be better equipped to meet current and future needs of service users and staff.

Crime and Disorder implications

18. There are no significant crime and disorder implications for the internal works. Implications for the external works will be covered in the consultation included in the planning application process.

RECOMMENDATION

19. It is recommended that the latest estimated cost report for the building works as set out in the report is noted.

COUNCILLOR KEVIN ROSTANCE

Cabinet Member for Adult Social Care and Health Services

COUNCILLOR REG ADAIR

Cabinet Member for Finance and Property

Reasons for recommendation

20. The latest estimated costs are in line with the available budget for the project.

Other options considered

21. Discussions have taken place over a number of years around the re-provision of Eastgate Day and Community Support Service; options considered include replacement of the existing building with a new build, providing service from an alternative site. However, further appraisal work was undertaken and the decision was taken to refurbish the existing building and the funding made available to reflect this decision. Present proposals have, therefore, been progressed in recognition of the continuing deterioration of both the building and the need to ensure the building meets the needs of service users and staff now and in the future.

Legal Services' comments (SLB 22/08/2011)

22. This report is for noting only. Paragraph 4.5 of the Council's Financial Regulations confirms that Cabinet must receive a report setting out the latest estimated costs of a proposed capital scheme where the capital cost is over £1 million. The report must be made after detailed design work has been completed but before tenders are invited.

Comments of the Service Director - Finance (JH 23/08/2011)

23. This project is separate to the wider day service review capital programme though the facility created is fully incorporated in the overall

day services review results and ongoing plans as approved by Council in June 2011.

Background papers available for inspection

24. 3rd November 2010 – Cabinet (Resolved 2010/084) (previously published).
25. 24th February 2011 – County Council (Resolved 2011/015) (previously published).
26. Rethinking Construction - The report of the Construction Task Force – 1998.
http://www.constructingexcellence.org.uk/pdf/rethinking%20construction/rethinking_construction_report.pdf

Electoral division(s) affected

27. Worksop West (Bassetlaw).

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