



COUNCIL HOUSE REFURBISHMENT AND EXTENSION

SUMMARY

- 1.1 To seek delegated authority to award a demolition contract to the company submitting the most competitive tender for the work of removing asbestos, redundant services and the demolition of certain areas of the Council House to clear the way for the Council House rebuilding and refurbishment work to commence.

RECOMMENDATION

- 2.1 To note the supporting information and consider the proposed recommendation in the confidential section of the agenda

REASONS FOR RECOMMENDATION

- 3.1 To enable the work to start on the refurbishment and extension of the Council House to meet the objectives of the accommodation strategy

SUPPORTING INFORMATION

- 4.1 The implementation of the Derby Workstyle strategy is dependant on the provision of modern open plan office accommodation and this accommodation is to be provided in the refurbished and extended Council House
- 4.2 The programme for delivering the refurbished and extended building is based on starting work in January 2011 and finishing construction work in September 2012

- 4.3 The project team have divided the work on the Council House building into two packages; enabling works and main construction works. The enabling works is a package of work that involves the removal of asbestos, redundant services and the demolition of certain areas within the building to clear the way for the main construction works to start. The demolition will involve removing the link bridge, Council Chamber and floor below, single storey buildings and some perimeter walls in the courtyard..

The design team are acutely aware of the historical significance of areas of the building and in order to ensure that the refurbished Council house retains those links with the past the enabling works also includes for the creation of a sealed area enclosing in a controlled environment the main staircase and Mayor's Reception room; ensuring these areas remain safe and in good condition in readiness for them to be refurbished and returned to their former glory in the new Council House. In addition other architectural items such as meeting room doors from the curved corridor, oak panelling from the Mayor's parlour, decorative metalwork, decorative ceiling grills and lights from the Council Chamber, art deco clocks and lights and certain sections of the in-situ furniture such as planters and the stand for the Mace will also be carefully removed, and safely stored off site in readiness for their eventual re-use in the finished building. The aim of the design team is to keep the best parts of the old Council House so that they compliment the best aspects of the newly refurbished and extended building successfully marrying the old with the new.

Other items of value that are not being retained will be valued by the demolition contractors and included as a separate figure in their tender; their valuation of these items will form part of the tender evaluation process that will determine who becomes the successful bidder, the value they give for the items will help offset the cost of demolition leading to a lower tender figure.

Following a procurement exercise four demolition contractors have been invited to tender for the enabling works contract;

- 4.4 The advantage of using an enabling works contract is twofold, it allows for a quicker start on site and the early demolition removes some of the unknown risk from the main works which should give the contractors tendering for the main contract the opportunity to submit a more competitive tender

OTHER OPTIONS CONSIDERED

- 5.1 To combine the work into one contract but this was discounted as not being the best approach

This report has been approved by the following officers:

Legal officer Financial officer Human Resources officer Service Director(s) Other(s)	Stuart Leslie Chloe Kenny - none
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For more information contact: Background papers: List of appendices:	Gethyn Davies 01332 258408 e-mail Gethyn.davies@derby.gov.uk None Appendix 1 – Implications
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IMPLICATIONS

Financial

- 1.1 The work forms part of the overall budget that has been approved for the Council House project

Legal

- 2.1 Awarding the contract to the successful tendering company will involve entering into a construction contract.

Personnel

- 3.1 None directly attributable

Equalities Impact

- 4.1 The refurbishment and extension of the Council House will make all areas accessible to people with disabilities

Health and Safety

- 5.1 The successful contractor will have direct responsibility for Health and Safety issues whilst in possession of the site

Carbon commitment

- 6.1 The finished building will be designed to achieve a BREEAM rating of excellent and an EPC A rating.

Value for money

- 7.1 The work will be competitively tendered

Corporate objectives and priorities for change

- 8.1 The recommendations contained within this report support the delivery of COD1 – to create a modern, efficient and effective organisation through the ‘one Derby, one council’ transformation programme.