

Report of	Meeting	Date
Director of Business Development and Growth	Executive Member Decision	8 th April 2019

APPROVAL TO APPOINT CLERK OF WORKS FOR MARKET WALK EXTENSION

PURPOSE OF REPORT

- To approve to appoint Pick Everard to provide Clerk or Works service for Market Walk Extension main build.

RECOMMENDATION(S)

- That Pick Everard are appointed under the Scape Framework to provide Clerk of Works services for building, mechanical and electrical engineering to the total value of £35,021.

EXECUTIVE SUMMARY OF REPORT

- Market Walk Extension phase 1 and enablement works have largely been constructed under the scrutiny of internal resource including a Highway Design Engineer. Now that the main build has commenced, and above ground construction and mechanical & electrical services are being employed by the main contractor a more specialist service is required to checks compliance with Employers Requirements/specification because any deviation causing delay will impact on the hand-over agreed with tenants such as Reel & M&S.
- A similar service was engaged from Pick Everard on the recent primrose gardens scheme and has proved to be invaluable and used to benchmark the rates quoted for Market Walk.

Confidential report Please bold as appropriate	Yes	No
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Key Decision? Please bold as appropriate	Yes	No
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Reason Please bold as appropriate	1, a change in service provision that impacts upon the service revenue budget by £100,000 or more	2, a contract worth £100,000 or more
	3, a new or unprogrammed capital scheme of £100,000 or more	4, Significant impact in environmental, social or physical terms in two or more wards

REASONS FOR RECOMMENDATION(S)

(If the recommendations are accepted)

- To identify any issues or concerns with the development as it progresses and ensure the

completed building meets the contractual requirements, that all services are installed and commissioned correctly, and any deviations/snags are identified and addressed in a timely manner to minimise the risk of delay and costs to the council.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

6. To continue without a Clerk of Works but rejected due to the increased risk of not carrying out the compliance with specification during construction and lack of internal expertise/resource.

CORPORATE PRIORITIES

7. This report relates to the following Strategic Objectives:

Involving residents in improving their local area and equality of access for all		A strong local economy	
Clean, safe and healthy homes and communities		An ambitious council that does more to meet the needs of residents and the local area	

BACKGROUND

8. The council awarded the contract to Eric Wright Construction on 9th January 2019 for the value of £15,057,539 following a decision at Full Council.
9. The overall budget for the Market Walk Extension and associated enablement projects is £16,727,076.
10. The risk register identified that a Clerk of Works would minimise exposure to delay and increased costs for the council and is good practise to employ this service to ensure expected standards are achieved. Internal resource does not have the expertise or capacity to undertake the detailed activities required on a building of this scale.
11. The Clerk of Works service will be funded from in year underspends in 2018/19 some of which comes from underspends in the Market Walk operational expenditure budgets.

SCAPE FRAMEWORK

12. It is proposed that the professional consultants will be procured using the Scape Procure framework. Scape is a public-sector owned, private company that is wholly owned by six Local Authority shareholders. This means they can act as a Contracting Authority with the ability to procure Framework Contracts for Public Sector bodies.
13. Scape are a non-profit-making and have a strong commitment to investing in social and community projects and have a proven track record of delivery.
14. There are a number of advantages to using the Scape framework which include securing providers at highly competitive fixed rates and a strong local focus.
15. The contractor who has been procured through the Scape procure process is Pick Everard Consultancy who are a multi-professional consultancy.

SERVICES TO BE DELIVERED

16. The services provided will generally include visual inspections and reviewing a sample of any available test and quality assurance records made available on-site. The works are limited to the construction of the shell and core of the retail units only, with no internal fit-out works.
17. A monthly report will be delivered which will generally include:
 - a. Review of progress on-site, referred against the latest construction programme.
 - b. Comments on any items of work that do not conform with the works information.
 - c. Comments on items of poor workmanship.
 - d. Tracking document enabling any 'open' items to be monitored and closed upon agreement.
 - e. Sample progress photographs.
18. A Building Surveyor will complete a weekly site inspection to review the works progress. If items of noncompliance are noted and not closed out or are considered noteworthy, they will be included within both the monthly report and the defect's tracker.
19. A Building Services Engineer will attend site on a fortnightly basis to inspect workmanship and materials. A brief report of our findings, identifying items of non-conformance with the Contractor's Proposals will be provided after each visit.
20. A Mechanical Services Engineer would make one inspection, with an Electrical Engineer completing the next. This would ensure full coverage of all services, throughout the installation phase, whilst maintaining consistency and offering maximum value for money.

CONTRACT VALUE

Discipline	Hours	Total
Building Surveyor	370	25541.11
Electrical Engineer	70	5,007.81
Mechanical Engineer	62	5,187.54
Total	502	35,736.46
Multi-service Discount		714.73
Contract Sum		35,021.73

IMPLICATIONS OF REPORT

21. This report has implications in the following areas and the relevant Directors' comments are included:

Finance	X	Customer Services	
Human Resources		Equality and Diversity	
Legal		Integrated Impact Assessment required?	
No significant implications in this		Policy and Communications	

area			
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COMMENTS OF THE STATUTORY FINANCE OFFICER

22. The Clerk of Works service will be funded from in year underspends in 2018/19 some of which comes from underspends in the Market Walk operational expenditure budgets.

COMMENTS OF THE MONITORING OFFICER

23. The use of the Scape Framework agreement is compliant with the Council's Contract procurement Rules.

MARK LESTER
DIRECTOR OF BUSINESS DEVELOPMENT AND GROWTH

Report Author	Ext	Date
Conrad Heald	5507	08.04.19

Following careful consideration and assessment of the contents of this report, I approve the recommendation(s) contained in Paragraph 2 of the report in accordance with my delegated power to make executive decisions.



Dated 11/04/2019

Councillor Alistair Bradley
Executive Member for Economic Development and Public Service Reform