

## DECISION TO AWARD A CONTRACT



### Title of Report:

Gascoigne Phase 2 – Appointment of Demolition Contractor

### Project:

Gascoigne East Phase 2

### Background:

Tenders were invited by Be First to 3 Demolition Contractors with a proven track record of Estate deconstruction to carry out demolition to the following blocks on the Gascoigne Estate Phase 2 Project:

- 1-70 Bamber House
- 31-39, 40-57, 58-66, 67-75, 76-90, 91-99, 101-115, 116-139 and 140-157 St. Margarets
- 58-63 St. Anns

Tenders were let on a 50% Quality/50% Cost basis and were returned, assessed and a recommendation made to the Be First Board.

However, due to the high levels of vandalism, intruder access and theft on the site, it was felt that the site should be handed over to the proposed Lot 2 development framework contractor who is about to return a formal tender to take possession to ensure that a permanent secure site is established from day one and subject to contract agreement, additional tasks to de-risk the project such as Archaeological investigations can be undertaken under the Pre-Construction Services Agreement.

The Lot 2 Contractor (Willmott Dixon Construction) has agreed with the quality and financial assessment undertaken by Be First and will be appointing Clifford Devlin to undertake the demolition.

Cost summary as follows:

• Contractor staff costs, prelims, noise and dust monitoring stations -	£306,518.00
• Site set up, Demolition Surveys, soft strip and deconstruction -	£2,146,450.00
• Provisional sums for Asbestos removal, clearance, Monarflex sheeting -	£1,010,000.00
• Provisional sum for Services disconnections and diversions* -	£560,000.00
• Allowance for enhanced security -	£50,000.00
• <u>Overhead, Profit and Prelims -</u>	<u>£291,252.00</u>
<b>TOTAL</b>	<b>£4,292,220.00</b>

\*The contractor has opened dialogue with services providers to obtain firm quotations.

In advance of the sign off of this report, the contractor will be installing temporary protective fencing to Bamber House and the blocks that are now fully decanted week commencing 8/4/19 as intruders have been trying to remove live gas meters and electrical cable.

**Recommendations:**

Approval is requested to:

- Place an order with Willmott Dixon Construction to commence with the demolition package to Gascoigne Estate Phase 2.

**Other Information:**

Value of Works:	£4,292,220.00
Best Value Determined:	Yes
Contract Risk:	Low
Del. Manager Approved:	Yes

**Signed:****Date:**

Report Author:	Steve Smithson	08/04/2019
Reviewed By Assistant Director:		24/04/19
Signed off By PMO:		24/4/17
Approved By Construction Director: Tom Mather		24/4/19
Approved By Director of Inclusive Growth: Graeme Cooke		29/04/19

**Notes:**

The recommendation for this appointment has been undertaken in accordance with Be First of Scheme of Delegation. Scheme of Delegation can be found in S:\Be First\04 - GATEWAY ASSURANCE\08 - Procurement

Please see link below to tender returns:

S:\Be First\02 - PROJECTS\BF0015 - Gasc East P2\11. Procurement\11.17 - Demolition tender\Tender Returns