



LANCASTER
CITY COUNCIL

Promoting City, Coast & Countryside

INDIVIDUAL CABINET MEMBER AND OFFICER DELEGATED DECISIONS

MONDAY, 12 MAY 2014

Please find enclosed Decision Notice in connection with the following:

**ODD20 AWARD CONTRACT FOR WORKS TO MARITIME MUSEUM AND 26A ST
GEORGES QUAY TO KEEPMOAT (Pages 1 - 2)**

Please note that this is subject to call-in.

Queries regarding these documents

Please contact Liz Bateson, Democratic Services - telephone 01524 582047, or e-mail ebateson@lancaster.gov.uk.

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Town Hall,
Dalton Square,
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Published on MONDAY, 12 MAY 2014

**EXECUTIVE DECISIONS TAKEN BY CABINET PORTFOLIO HOLDER OR DELEGATED OFFICER
NOTICE OF DECISION**

THIS SECTION TO BE COMPLETED BY THE PORTFOLIO HOLDER AND CONTACT OFFICER

TITLE OF DECISION:	
CORPORATE NON-HOUSING PROPERTY PORTFOLIO 1 ST YEAR DELIVERY SLIPPAGE PLAN 2014/15 - PROCUREMENT GROUP INTERMEDIATE WORKS (IW) MARITIME MUSEUM AND INTERMEDIATE WORKS (P) FOR 26A ST GEORGES QUAY	
NAME OF DECISION TAKER:	MARK CULLINAN
POSITION AND RESPONSIBILITY HELD:	CHIEF EXECUTIVE
CONTACT OFFICER:	GEOFF JACKSON
TELEPHONE:	01524 582083
E-MAIL:	gkjackson@lancaster.gov.uk
Details of Decision:	
Award Contract for works to Maritime Museum and 26a St Georges Quay to Keepmoat	
Reasons for the decision:	
<p>As part of the 1st Year Delivery Plan for the “Corporate Non-Housing Property Portfolio Improvement works” allow Keepmoat (Lancashire County Council Partners, procured through the Partnering Framework) to submit Agreed Maximum Price (AMP) and commence works to the Maritime Museum & 26a St Georges Quay Lancaster (procurement group defined as “Intermediate works (IW) for the Maritime Museum and Intermediate (P) for 26a St Georges Quay.</p> <p>Keepmoat were appointed as a framework contractor to Lancashire County Council (LCC) in 2008 following a thorough procurement exercise governed by European Procurement Regulations. Over the course of the framework Keepmoat consistently proved that they could provide high quality work and a high quality service. When LCC's framework ended in 2012 the relationship with Keepmoat was extended by a procurement exercise through the North West Construction Hub to form an interim arrangement whilst LCC's own framework was renewed. Lancaster City Council employed LCC to manage the Planned Repair & Maintenance programme and LCC are confident that they can offer Keepmoat as a suitable contractor to deliver this project for Lancaster City Council.</p> <p>Following checks by Lancashire County Council’s Building Design & Construction design team the AMP submitted by Keepmoat Limited is considered a fair and reasonable sum for the works specified therefore they recommend this AMP for acceptance.</p> <p>(Report to Cabinet & Cabinet Minute 149 dated 23 April 2013 refer)</p> <p>The budget approved by Council of £10.637M makes up the 5-year capital programme, of which £2.402M was assigned and approved for the 1st year delivery. Item 2.6: states “in progressing the proposed programme, however, Officers would allocate up to the full £2.402M, should additional costs and works be identified as programme progresses. Officers would seek to reallocate funding across the list of schemes shown, as circumstances warrant it”. As indicated in earlier reports flexibility is required throughout the delivery programme because the initial unobtrusive condition survey costs were indicative and therefore the levels of work required at each property could increase or decrease as detailed surveys and specification work progresses. Furthermore, the need for specialist surveys and design works may become apparent leading to additional cost implications.</p>	

The increases in costs to the Maritime Museum are due to a number of factors for example;

Within the original 2012 condition survey £45k was allowed for the replacement lift whereas the actual submitted costs £85k. The Condition Survey 2012 did not include for contingency £13K included in the AMP. There is also included an £18k allocation for provisional sums.

This is still an Officer Approval - it is proposed to reallocate funding across those schemes approved in the year 1 delivery programme. The schemes included in the year 1 delivery programme are being managed to ensure the £2.402M budget for year 1 is not exceeded. Within the overall budget it is anticipated that some projects will be higher or lower than the initial budget figures and some projects will either be postponed or completely removed as a result of the property review process e.g. St Leonard's House.

IS THE DECISION URGENT

No

I CONFIRM THAT I HAVE BEEN CONSULTED ON THE ABOVE DECISION AND THAT IT IS URGENT AND REASONABLE IN ALL THE CIRCUMSTANCES. (IN ACCORDANCE WITH SECTION 17 OF THE OVERVIEW & SCRUTINY PROCEDURE RULES)

SIGNATURE OF THE OVERVIEW & SCRUTINY CHAIRMAN: n/a

SIGNATURE OF DECISION TAKER: MARK CULLINAN

DATE: 12.5.14

THIS SECTION TO BE COMPLETED BY DEMOCRATIC SERVICES

REF NO. ODD20

DATE DECISION TAKEN:	12.5.14	DATE RECEIVED BY DEMOCRATIC SERVICES:	12.5.14
DATE DECISION PUBLISHED:	12.5.14	IMPLEMENTATION DATE (publication day + 5 working days):	20.5.14