

Report of the AD of Sport & Culture to the meeting of Regeneration and Economy Overview and Scrutiny Committee to be held on 22 September 2016

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Subject:

St George's Hall Restoration & Development

Summary statement:

In line with the requirements of Council Standing Order 4.4.1 to report all processed procurement exercises with a total estimated contract value of over £2 million prior to the commencement of the procurement tendering process:

Facilities Management and Bradford Theatres wish to update the relevant Overview and Scrutiny Committee of the procurement process.

This report sets out the details of the contracts that Facilities Management and Bradford Theatres are tendering and the relevant timelines to ensure compliance with the Council's Contract Standing Orders, Financial Regulations and EU procurement legislation.

Tendering of procurement contracts over £2m for Facilities Management and Bradford Theatres including the following works at St George's Hall:

- Stonework, window and roof replacement / restoration
- Front of house re-modelling and re-decoration
- Purchase and installation of a passenger lift
- Glazed front entrance
- Re-wire and fire alarm
- Improvements to the stage and auditorium seating

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1. Summary

- 1.1 The restoration and refurbishment of St George's Hall has been agreed as part of the 2016-17 capital expenditure plan and has also recently been awarded a Heritage Lottery Fund grant for £1.5 million with a further £200k to raise through grants, foundations and donations. The total proposed works comes to approx. £5.4 million. The breakdown of the budget as per the 2016-178 capital plan is as follows:

	St George's Hall	Property Programme	Essential maintenance	Total PAG Bid
	£'000	£'000	£'000	£'000
Grant	1,700			1,700
Corporate	2,288			2,288
Corporate		917		917
Corporate			500	500
Total	3,988	917	500	5,405

- 1.2 There is a requirement to procure a construction contract to undertake the works which meet the specialist requirements of the project and to ensure that the Council remains compliant with Contract Standing Orders, Financial regulations and EU / UK legislation due to the values of the contract.
- 1.3 It is proposed that a single key contractor is appointed covering all the essential external works to stonework, windows and frames and the roof and all associated internal works.
- 1.4 The successful key contractor may sub-contract specialist elements of the works.

2. Background

- 2.1 The works have been identified as part of the Council's on-going maintenance and repair programme and developed further through a one year development phase in preparation for a second round Heritage Lottery Fund bid. This has provided detailed plans, reports and quantity surveyors estimates for the project costs.
- 2.2 Commissioning and Procurement are represented on the Project Board and have advised throughout the process.
- 2.3 BMDC capital funds have been identified for the project in 2016-17 as listed above and the Heritage Lottery Fund have awarded £1.5 million towards the project

3. Report issues

- 3.1 The project board lead by Phil Barker (Assistant Director, Sport and Culture) will report to Steve Hartley (Strategic Director, Environment and Sport).
- 3.2 The HLF require quarterly reporting according to their own format which is submitted online throughout the building phase of the project, followed by annual summary reports thereafter.
- 3.3 The next review meeting with the HLF is scheduled for 28 September 2016.

4. Options

- 4.1 The project team has evaluated all options for the project for most efficient delivery within the limited project timescale.
- 4.2 Key consultants within the design team have already been appointed as part of the HLF bid and include an internal architect, external architect / stonework specialist and a consultant project manager with extensive experience of delivering HLF / heritage projects.
- 4.3 The project team have considered the options of either appointing a single contractor with overall responsibility for coordinating all aspects of the refurbishment works, or alternatively appointing several contractors, to deliver the key work packages including; external building fabric repairs, replacement of building services and internal re-modelling of the building.
- 4.4 Given the tight timescales and limited budget provision the preference has been to appoint a single contractor, transferring risk to the contractor for coordination of the works, delivery to budget and completion within an agreed timescale. The principle contractor should be appointed by the beginning of November and be on site for end of the year, with the works taking approximately one year to complete.
- 4.5 The contract opportunity has been advertised through the Official Journal of the European Union (OJEU) to meet legislative requirements and generate the widest possible interest from building contractors with expertise in the refurbishment of listed buildings.
- 4.6 A two phase OJEU procurement process is now underway with the Pre Qualification Questionnaire due for completion by 2 September and the ITT phase due for completion in October 2016.

5. Contribution to Corporate Priorities

- 5.1 This project contributes to the following corporate priorities:
 - Regeneration of the city centre

- Improving education and supporting children and young people (this will be achieved through a new outreach and education programme / activity plan which formed part of the HLF bid)
- Protect and improve the district's quality of life / effective management of resources
- Maximisation of the take up and use of external funding to support the Council's corporate responsibilities and priorities

6. Recommendations

- 6.1 That the progress with the tendering exercise for the project is noted.
A further update will be presented to committee once the key contactor is appointed in November 2016.

7. Background Documents

- 7.1 None

8. Not for Publication documents

- 8.1 None

9. Appendices

- 9.1 None