

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	3791
Author:	Helen Elisabeth Wallace
Department:	Commercial and Operations
Contact:	Helen Elisabeth Wallace (Job Title: Project Manager, Email: helen.wallace@nottinghamcity.gov.uk, Phone: 01158764965)
Subject:	Nottingham Theatre Royal and Royal Concert Hall - Replacement of External Tiles
Total Value:	60,000 (Type: Capital)
Decision Being Taken:	To approve capital expenditure to appoint a Scape framework contractor to undertake preconstruction works, which will allow the scope of works, programme and cost estimate to be developed further, leading to a fixed price and the development of detail programme for the works.
Reasons for the Decision(s)	The external mosaic tiles at the Nottingham Theatre Royal and Royal Concert Hall (NTRRCH) are showing signs of progressive deterioration, which could become a risk to health and safety of the public and staff. Having commissioned two expert reports in 2018, it has become apparent that the mosaic tiles have now exceeded their life expectancy and need to be removed and replaced. In Spring 2019 the Strategic Asset Management Corporate Leadership Team agreed that this work should be added, as a priority, to the Maintenance Forward Plan. Initial discussions, with a framework contractor, have provided cost estimates for preconstruction works, which will lead to a firm cost prior to entering into contract.
Other Options Considered:	Continue to undertake ad-hoc emergency works to the external elevations - This option has been rejected as it is reactive only, does not provide a long term solution to maintenance and health and safety, and does not preserve the appearance of this building with special architectural and historic interest. Replace mosaic tiles with a render finish - this option was rejected as its durability is questionable and does not preserve the Historical feature of the building. Replace tiling with an embossed concrete composite material - although this is not the favoured option, and it may be dismissed by Historic England, it will be explored further as part of the preconstruction works.

Background Papers: **None**

Published Works: **None**

Affected Wards: **St Ann's**

Colleague / Councillor Interests: **None**

Use of Consultants

Number of Days:40
Rate per Day:500
Total value:20000
Start date:02/01/2020
End date:02/01/2021

Reason for using a consultant: **It is anticipated that services relating to architecture, structure, CDM and quantity surveying will be procured in house. It is however likely that further specialists will need to be appointed at preconstruction stage.**

Other options considered: **Use in house services - preferred option but may need some specialist input.**

Name of consultant: **Framework consultant - not yet identified**

Reason for selection? **Use of framework to appoint specialists, if and when required, will allow preconstruction to progress and provide a firm cost prior to entering into contract.**

Has the consultant previously completed work for the City Council? **Yes. The Perfect Circle framework has been used to appoint a number of consultants on a variety of projects.**

Specific activities to be undertaken by the consultant are: **Unable to be fully determined at this stage, but only those that are not able to be undertaken in-house.**

Period of engagement: **12 months**

By what process was the consultant selected? **Perfect Circle Framework**

Consultations: **Date: 19/11/2019**

Ward Councillors: David Mellen, Sue Johnson, Chantal Lee

No objections raised

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications:

This project is to replace the existing materials with a like for like, or a similar one that is more durable. This approval is for preconstruction works only and therefore there are no crime and disorder implications.

Equality:

EIA not required. Reasons: This project is to replace the existing materials with a like for like, or a similar one that is more durable. This approval is for preconstruction works only and therefore and EIA is not required.

Social Value Considerations:

The development and delivery of the project will be undertaken by a Scape Framework contract who has the following Key Performance Indicators

- 20% of construction orders to be placed with contractors within a 10 mile radius
- 40% of construction orders to be placed with contractors within a 20 mile radius
- 75% of construction orders to be placed with contractors within a 40 mile radius

Relates to staffing:

Yes

Relates to Council Property Assets:

Yes

Relates to Building Services:

Yes

Decision Type:

Portfolio Holder

Subject to Call In:

Yes

Call In Expiry date:

24/02/2020

Advice Sought:

Legal, Finance, Procurement, Human Resources, Property, Building Services

Legal Advice:

There are no significant legal issues arising from this report. The Scape Framework is an EU compliant route for the procurement of construction and construction related professional services. Use of the framework is also compliant with the Council's Contract Procedure Rules. Any contract entered into will be on the framework set of terms which the Council is familiar with.

Following completion of these initial pre-construction works it may be necessary to enter into a further delivery agreement under the framework which will be subject to appropriate approvals being in place.

Advice provided by Naomi Vass (Senior Solicitor) on 22/11/2019.

Finance Advice:

The scheme to replace the tiles at Nottingham Theatre Royal and Royal Concert Hall, will be funded 50% from the NTRCH maintenance reserve and 50% from the Planned Maintenance programme as agreed at the SAM programme board.

The £60k within this decision will form part of that agreement, and form part of the final figure for payment.

Both of the mentioned pots have the allocations ringfenced and agreed for this purpose.

For the initial payment this will be funded by TRCH, and then the split finalised at the end of the programme

Advice provided by Claire Gavagan (Strategic Business Partner Commercial, Operations) on 26/11/2019.

Procurement Advice:

This decision seeks to make two appointments, Perfect Circle JV Ltd. to act as consultants and a contractor (to be determined, dependent on estimated total value) to carry out the pre-construction works. Use of the Scape frameworks represents a compliant route to engage consultants and contractors, and on that understanding there are no procurement issues with this decision. Advice provided by Jonathan Whitmarsh (Lead Procurement Officer) on 25/11/2019.

HR Advice:

Before the use of consultants, management should seek to source the skills and expertise required in house at Nottingham City Council.

This proposal is not seeking to employ staff. To engage Consultants through Perfect Circle Framework, management should engage with NCC procurement. Advice provided by Saema Mohammad (Service Redesign Consultant) on 21/11/2019.

Property Advice:

The Corporate Asset Management Plan 2018 outlined the Council's intention that commercial operations should be responsible for premises costs. With this in mind the NTRCH has been building a sinking fund to meet premises maintenance liabilities. However, in July 2019 the Strategic Asset Management CLT Sub Group confirmed that the cost of works associated with the tiles would be shared between the NTRCH and the Corporate Forward Planned Maintenance Budget. This decision being based upon the urgency associated with the potential Health and Safety works and available sinking fund.

The NTRCC is an important cultural facility within the City and features in both the CAMP and the Sports and Culture Service Asset Management Plan. The proposal is therefore supported and will enable there to be certainty of costs prior to works commencing.

Tanya Najuk Head of Strategic Asset Management 26/11/2019 Advice provided by Tanya Najuk (Head of Strategic Asset Management) on 26/11/2019.

Building Services Advice:

Building Services is supportive of the works to be done and agree with the Finance advice that the Council will fund 50% of the works, through the Planned Maintenance Programme. David King 23/12/19 Advice provided by David Nigel King (Head of FM and Building Services) on 23/12/2019.

Signatures:

David Mellen (Leader/ PH Regeneration, Safety and Communications)
SIGNED and Dated: 17/02/2020
David Mellen (Leader/ PH Regeneration, Safety and Communications)
SIGNED and Dated: 17/02/2020
Andy Vaughan (Corporate Director Commercial and Operations)
SIGNED and Dated: 13/02/2020