

Report to	Cabinet	Item
	12 December 2018	
Report of	Director of regeneration and development	13
Subject	Procurement of works to clear, demolish and remediate the ex-works depot at Mile Cross	

KEY DECISION

Purpose

To inform Cabinet of the procurement process for the clearance, demolition and ground remediation of the former depot site at Mile Cross Road, Mile Cross and to seek approval to delegate authority to award the contract

Recommendation

To delegate approval to the director of regeneration and development in consultation with the portfolio holder for resources to award the contract for the clearance, demolition and ground remediation of the ex-works depot at Mile Cross.

Corporate and service priorities

The report helps to meet the corporate priority a healthy city with good housing

Financial implications

The costs arising from this decision will be met from the approved budgetary provision within the general fund budget of £1.975m (£0.550m in 2018/19 and £1.425m in 2019/20). It is to be funded by a Ministry for Housing, Communities and Local Government Land Release Fund grant of £0.980m and £0.995m of matched funding from the Council's capital receipts.

Ward/s: Mile Cross

Cabinet member: Councillor Kendrick - Resources

Contact officers

Richard Carden - Project manager	01603 212369
Carol Marney – Interim Operations Director	01603 227900

Background documents

None

Report

Introduction

1. In 1968 work started on the Mile Cross site to develop a previously open area of gardens and allotments into a Corporation Depot. It continued to be used as a works depot until 2010 when following the end of the CityCare contract the site was mostly vacated with just the Western end of the site being used to deliver council services and the main block being used for storage.
2. An attempt was made to turn the site into a small business/start up facility but the configuration, size and age of the units restricted the uses. Ongoing high management and maintenance costs meant there was little return. Cabinet has agreed to redevelop the site and most recently it agreed a specific way forward at the November 2018 meeting.
3. Redevelopment of the site necessarily requires demolition of the buildings on the site and site clearance. Alongside this there is a need to remediate the ground which has areas of contamination.

Proposal

4. The site will be cleared of all abandoned materials and equipment, asbestos will be removed under controlled conditions, and built elements will be demolished including the removal of above and below ground fuel tanks. Because the layout of any redevelopment is unknown the whole site will undergo soil remediation, contaminated soil will be removed, a soil protection barrier installed along with a permeable membrane and then topped with screened topsoil. It has been assumed that the whole site will be developed as residential for the purposes of this procurement and the ground will be prepared with this in mind. The estimated cost of the work is £1.2m.
5. By clearing the site and remediating the ground this will create a “blank canvas” for redevelopment and will give the city council the option to redevelop the land themselves, or sell it on to an outside developer as a site prepared and ready for development.

Procurement

6. This opportunity to demolish, clear and remediate the site was advertised on the council's e-procurement portal and Contracts Finder with a return date of 23 November 2018.
7. Delegated authority to award this contract is sought to help ensure work can begin on site as soon as possible in the New Year. In order for that to happen the winning contractor needs to complete and submit all health and safety documentation for the approval of the contract administrator, the contractor also needs to plan for mobilisation of plant and labour and an F10 (notification of construction project) notice needs to be filed with the Health and Safety Executive, a principal contractor needs to be named on this notice.

8. Suppliers will were asked to submit details of their organisation in terms of finance, contractual matters, insurances, quality assurance, environmental standards, health and safety, equality and diversity credentials, references and previous experience. These aspects are being evaluated to ensure that suppliers meet the Council's basic requirements.
9. The supplier have also been asked to submit details in the form of method statements proposing how they will meet the requirement for the work package and the price that they will charge to carry out this work. These method statements are also being evaluated (assuming the supplier has met the Council's basic requirements).

Tender evaluation

10. The supplier selection process required suppliers to complete a questionnaire.
11. The responses are being evaluated against pre-determined criteria. This quality assessment carries a maximum of 40% of the marks. The lowest price will be allocated 60% of the marks and marks will be deducted, pro-rata, with each increasing tender price.
12. The supplier with the highest cumulative score is deemed the best value submission. The results will be reported to the director of regeneration and development to confirm a decision in consultation with the portfolio holder.

Timescales

13. Work is programmed to begin on site week commencing 14 January 2019 and the construction phase will be determined by the winning contractor. The initial feedback from tenderers is that the work will take between 3 – 6 months. The grant funding requirement is that the work needs to be completed by the end of 2019, so even with a 6 month programme of works we will meet this requirement.

Integrated impact assessment



NORWICH
City Council

Report author to complete

Committee:	Cabinet
Committee date:	12/12/2018
Director / Head of service	Andy Watt
Report subject:	Procurement of works to clear, demolish and remediate the ex-works depot at Mile Cross
Date assessed:	29/10/18
Description:	Procurement of works to clear, demolish and remediate the ex-works depot at Mile Cross

	Impact			
Economic (please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Finance (value for money)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Value for money is achieved by open tendering the works
Other departments and services e.g. office facilities, customer contact	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
ICT services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Economic development	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Allows a redundant site to be redeveloped or prepared for disposal
Financial inclusion	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Social (please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Safeguarding children and adults	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>S17 crime and disorder act 1998</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Human Rights Act 1998	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health and well being	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any development would be to modern standards and suggested facilities on site have included a health and leisure centre, this work will allow those developments to happen.

	Impact			
Equality and diversity (please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Relations between groups (cohesion)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Eliminating discrimination & harassment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Advancing equality of opportunity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Environmental (please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Transportation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Developing the land from light industrial to residential may increase the number of cars in the area but will reduce the number of vans and lorries.
Natural and built environment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Clearing the site will remove tired light industrial units and redevelopment will only enhance the area.
Waste minimisation & resource use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Pollution	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposal is to remove ground contamination as far as reasonably practicable, by changing the land use from industrial to residential this removes the risk of future pollution and ground/water contamination.
Sustainable procurement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Energy and climate change	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

	Impact			
(Please add an 'x' as appropriate)	Neutral	Positive	Negative	Comments
Risk management	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	As a major demolition project there are inherent risk associated with the work, careful selection of Principal Contractor at tender stage will mean the work is awarded to a competent and experienced contractor that can manage the risks.

Recommendations from impact assessment
Positive
The clearance, demolition and remediation of the site ensures a better future use that should eventually help offer a healthy city with good housing.
Negative
Neutral
Issues

