

Record of officer decision

Decision title:	Contract extension to Contract award for works for relocation of the Children's Centre at Ross-on-Wye
Date of decision:	21 March 2019
Decision maker:	Assistant Director Corporate Support
Authority for decision:	The chief executive's scheme of delegation
Ward:	Ross East
Consultation:	Previous consultation as part of the changes to children centre services: link
Decision made:	To extend contract to BBLP (Balfour Beatty Living Places) working with subcontract to S C Joseph Ltd for works at the Old Chapel, Ross-on-Wye for up to £25,000 to cover unforeseen works.
Reasons for decision:	<p>A decision regarding the future delivery of children centre buildings was made on the 14th September 2017 by Herefordshire Council cabinet (Link: Future Use of Children Centre Buildings). This decision included relocation of the children's centre in Ross to the Library and the Old Chapel – the report showed that the Old Chapel was included based on feedback from service users that there would not be enough space at the library on its own to operate as a children's centre.</p> <p>The works include adaption inside the Old Chapel to accommodate children centre services, a multi-agency-office and locality team.</p> <p>The original contract for £99,955.56 (link for decision) was allocated to complete the work, however during the course of the operation the floor construction was found to be inadequate especially considering the intended use by young children. This requires the replacement of the existing sloping concrete floor that has deteriorated over time with a new level concrete floor.</p> <p>Other activity needed is as below:</p> <ul style="list-style-type: none"> • Take down suspended ceiling to new kitchen, toilet and lobby area. Supply and fix new 150 x 50mm timber ceiling and 30min plasterboard with skimmed and decorated finish. • Remove cage to lower ground floor and replace with a new 30 min partition and fire door. • Supply and fit new vertical blinds throughout with black out roller material to the main room and 30 min plasterboard with skimmed and decorated finish. • Supply and fit new arched door and frame to the side elevation. • Supply and fit new arched door and frame to the rear elevation. • Supply and fit 8 double sockets to the main room. • Supply and fit new fuse board and change sub main. • Supply and fit new emergency lighting throughout. • Fire alarm power supply, tidy cabling and general remedial items. • Cut out plaster to the crack above the arch in the main room and rake out mortar joints. Install Helibar bed re-enforcement bars in suitable resin. Re-plaster wall areas. • Supply new carpet to stairway to first floor office. • Supply bricklayer for 2 days to make isolated masonry repairs/re-pointing externally. • To take off 3 no radiators and supply and fit 3 new LST Radiators. • To supply and fit 1 new LST radiator to new kitchen including new feeds.

	<ul style="list-style-type: none"> To supply and fit 1 new LST radiator to new toilet including new feeds. <p>Along with fees the total additional spend will be c£40,000 but taking into consideration the existing contingency the additional amount due is up to £25,000.</p>
Highlight any associated considerations:	<p>There is a risk of time overrun due to unforeseen circumstances in building work. The risk register supplied with the target cost included £250 with a risk amount of £900 to be budgeted for by the Client.</p> <p>The contractual terms allows for 50% extension of spend next to outlined and essential activity, with this amount without that spend figure.</p>
Alt options considered & rejected:	<p>Alternative option not to complete the works. This was rejected as would not enable the relocation of the children centre.</p>
Details of any declarations of interest made:	<p>None</p>

Signed..... Date: 21.3.2019