

Subject:	The Level Redevelopment Procurement		
Date of Meeting:	27 March 2012		
Report of:	Strategic Director, Place		
Contact Officer:	Name:	Jan Jonker	Tel: 29-4722
	Email:	jan.jonker@brighton-hove.gov.uk	
Key Decision:	Yes	Forward Plan No: ETSCMM 27700	
Ward(s) affected:	St Peter's North Laine Hanover & Elm Grove		

FOR GENERAL RELEASE/ EXEMPTIONS

1. SUMMARY AND POLICY CONTEXT:

- 1.1 In December 2011 the council was successful in its Heritage Lottery Fund and Big Lottery Fund grant application to redevelop The Level. This report seeks approval for the procurement of a contract for the construction work as part of The Level restoration project.

2. RECOMMENDATIONS:

- 2.1 That the Cabinet Member for Environment approves the tender of the contract for the construction works on The Level and gives delegated authority to the Strategic Director for Place in consultation with the Director of Finance to award the contract.

3. RELEVANT BACKGROUND INFORMATION/CHRONOLOGY OF KEY EVENTS:

- 3.1 In July 2009 the Cabinet Member for Environment endorsed the preparation of a Parks for People funding bid. The final Masterplan and the application was endorsed by the Cabinet Member for Environment & Sustainability in July 2011. The bid was submitted in August 2011, and in December 2011 the announcement was made that our application was successful.
- 3.2 Work has now commenced on delivering the project. Provision of Lead Landscape Architect Consultancy Services for the project has been secured through an earlier procurement process. This report seeks approval to procure a contract to carry out the construction works as part of the restoration project. The contract includes:
- Demolition and removal of old buildings and structures;
 - Restoration of the Pavilions, Columns, Pergolas and Bridges;
 - Restoration of the full footprint of the old boating pond to create a new water fountain feature;
 - Restoration of the South Enhance including the Dolphin Lamps;

- Refurbishment of perimeter stone walls;
- Replacement of the Rose Walk beds and hedges around the south perimeter ;
- New planting of trees and floral beds;
- New Pétanque Activity area
- New paving throughout the site (but not including the outer perimeter paths);
- New lighting, signage, fencing, gates and park furniture; and
- New building housing café, public toilets and park staff facilities.

3.3 The procurement activity described within this report is termed as a works contract with an anticipated value which falls under the EU threshold of £4,348,350. To prepare for the procurement process a cross departmental working group will be established to work on the specification, evaluation criteria and procurement process to ensure compliance with the Council's contract standing orders.

3.4 Due to the restricted size of the restoration project site and the interlinking nature and complexity of the elements within this construction project, it is the Council's intention to seek one main contractor to deliver this contract.

3.5 The indicative timetable for the procurement and the implementation of the contract is shown below. The contract would therefore be in place by October 2012:

Task	Timescale
Place advert	April 2012
PQQ response period	April 2012
PQQ evaluation	May 2012
ITT issued	End June 2012
Tender period	July 2012
Tender evaluation	August 2012
Agree preferred bidder	August 2012
Approval report agreed	September 2012
Standstill period	September 2012
Contract award notice & Mobilisation	September 2012
Contract start	October 2012

4. COMMUNITY ENGAGEMENT AND CONSULTATION

4.1 The Level bid has been subject to extensive consultation and engagement which has informed the Masterplan. This contract is key to delivering the Masterplan.

5. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

5.1 The council was successful in its bid for Heritage Lottery Fund and Big Lottery Fund grant to redevelop The Level, which totalled £2.177 million. The cost of the construction works at The Level will be met from that grant funding.

Finance Officer Consulted: Name Karen Brookshaw Date: 16/02/12

Legal Implications:

- 5.2 All necessary consents are in place for the proposed work. As the value of the contract is below the EU procurement threshold for works, an OJEU notice is not required. The terms of the Lottery Grant require that the Council follows 'good practice' when letting the contract. CSO12 dictates that at least five tenders must be sought, and the contract must be given under seal and in a form approved by the Monitoring Officer.

Lawyer Consulted: Jill Whittaker Date: 23/02/12

Equalities Implications:

- 5.3 Equalities have been considered in depth in the development of the Masterplan. The works carried out through this procurement will make The Level accessible and welcoming to a much wider audience. Equalities are addressed in the tendering process and contract agreement.

Sustainability Implications:

- 5.4 Sustainability has been a key consideration in developing the Masterplan which includes increasing biodiversity, conservation of elm species, increasing green space and providing opportunities for learning about the environment. The new café building will include use of green energy and energy saving design.

Tender specification will ensure that the successful bidder has commitments to sustainability in place consistent with those promoted by the council. They will also be evaluated on how they will build sustainability into their bid, particularly in respect to use of materials, waste management and the local environment.

Crime & Disorder Implications:

- 5.5 None

Risk and Opportunity Management Implications:

- 5.6 Risks associated with this procurement will be managed using the corporate risk management methodology.

Public Health Implications:

- 5.7 None

Corporate / Citywide Implications:

- 5.8 The contract works will deliver much needed improvements to The Level which is a well used city park.

6. EVALUATION OF ANY ALTERNATIVE OPTION(S):

6.1 Not applicable

7. REASONS FOR REPORT RECOMMENDATIONS

7.1 To allow The Level Restoration Project to progress.

SUPPORTING DOCUMENTATION

Appendices:

None