

DERBYSHIRE COUNTY COUNCIL

CABINET MEETING

31 JANUARY 2012

**Joint Report of the Director of Property
and
Strategic Director Adult Care**

(FINANCE AND MANAGEMENT)

APPOINTMENT OF CONSULTANT ARCHITECT

1. Purpose of the Report

Approval is sought to invite tenders for the provision of Architectural Services, including submission of reserved matters applications, to achieve detailed planning permission on sites which have existing outline planning approval, for two Community Care Centres identified for the accommodation, care and support strategy for older people in Derbyshire. The architects' will be part of a design team comprising other design disciplines from within the Council's Corporate Property Design Services. It is the intention that the appointed architect, together with the rest of the design team, will be novated to the successful construction contractor for the community care centres.

2. Information and Analysis

On 17 April 2009 the Cabinet Member (Strategic Policy and Budget – which was under previous administration and is now obsolete) approved the appointment of Glancy Nicholls Architects to obtain outline planning approval on a number of specialist community care centre sites across the county. This was required as part of the Council's bid for PFI funding, a bid which was subsequently rejected by the Department of Health (DoH).

Adult Care is currently revising its accommodation, care and support strategy for older people in Derbyshire with a view to submitting it to Cabinet on the 21st February 2012. A capital bid is also being prepared.

If approved by Cabinet in February, the ongoing proposals will include the development of two Community Care Centres, using two of the existing sites which have outline planning approval.

The key drivers for the development of the Community Care Centres are:

- Quality – the buildings must be designed to dementia friendly standards to provide an environment that helps maintain as much independence as

possible for those people with dementia requiring the specialist services that will be provided from them.

- Time – the Community Care Centres are the hub of a revised model of service delivery, and will need to be in place within the first phase of the plan to deliver the revised strategy for accommodation care and support.
- Cost – the procurement and build of the Centres must demonstrate value for money for the Council, and seek the most economically advantageous proposals for their design and build.

The Community Care Centres will need to be taken forward as soon as is practically possible, and architects will need to be in place to submit reserved matters planning applications. The architects appointed will need to have both specialist knowledge of designing environments which are suitable for people with dementia, and a proven track record of delivering this type of scheme, to work alongside the remainder of the design team from within Corporate Property Design Services within the revised timescales.

The successful architect will demonstrate that they can progress the existing designs with extant outline planning permission to obtain reserved matters planning approval on both sites in the most cost effective manner.

The evaluation criteria for selecting the most economically advantageous tender will include:

- Specialist Expertise - Community Care Centres are a specialist form of building requiring knowledge of designing environments which are suitable for people with dementia. Design capability is a key driver in selection of the architect. The Council is seeking an architect able to work to the Stirling University dementia standards or equivalent.
- Experience - a proven track record of successfully designing and delivering this type of scheme.
- Capacity- sufficient capacity within the company to design the 2 centres simultaneously and within the Authority's proposed timescales.
- Cost and value for money.

The successful tenderer will need to take forward the detailed design concept for the buildings agreed with the Districts, Boroughs and County Council Planners at outline planning approval stage, as well as understanding the location and local context of each site. Building an effective relationship with the Districts/Boroughs and County Planners, and continuity in design will be critical factors in moving from outline planning to achieve timely reserved matters approvals.

It is the intention that the appointed architect, together with the rest of the design team, will be novated to the successful Design and Build contractor for the Community Care Centres (subject to Cabinet approval of the proposals to build Community Care Centres described earlier in this report). The Design Team will therefore comprise:

- Architect

- Structural Engineer
- Mechanical and Electrical Services Engineer
- Landscape Architect

The novation will occur after RIBA stage D, once detailed planning permission has been achieved, and once a contractor has been appointed, to carry out further detailed architectural and design services necessary for the successful completion of the project. This intention will be written into the Design and Build contract specification for the Community Care Centres.

The original contract with Glancy Nicholls cannot be extended due to the limitations of the initial scope of the appointment. It is recommended that the Council approach the market to obtain architectural services via an OJEU open procurement process.

In addition to the design team listed above, the following services will also be required at the construction stage:

- Construction, Design and Management Co-ordinator (CDM-C)
- Clerk of Works
- Employers agent and Quantity Surveyor
- Project Management

It is anticipated that these services will be provided by Corporate Property Design Services and retained by the Council throughout the design and construction process.

3. Financial Considerations

The estimated capital construction cost of the two centres is £9.5m each (£19 million in total). The design team costs are normally 6-8% of this.

Architectural services are likely to be in the region of 3% (of £19 million) of which 50% will be payable pre-contract and 50% post-contract, as is normal for schemes procured on a Design and Build route.

The remaining Design Team and other professional service fees, where provided internally, have been benchmarked against the East Midlands Property Alliance Framework, and provide the Authority with good value for money.

The cost of all professional fees, including architectural fees, will be incorporated in the overall scheme cost for the 2 residential centres and included in the Capital Bid for 2012/2013 and will be subject to Cabinet approval in February 2012.

¹ RIBA Stage D: Development of concept design to include structural and building services systems, updated outline specifications and cost plan. Completion of Project Brief. Application for detailed planning permission.

In the event that a substitute site is required (if the planning application is unsuccessful) for either of the two sites it may be necessary to extend the scope of the Architectural contract accordingly.

4. Legal and Human Rights Considerations

Procurement of the contract through a competitive tender process is necessary to comply with EU Procurement Regulations and the Council's Financial Regulations.

5. Human Resource Considerations

There are no human resource considerations as the consultants will directly employ the technical staff providing the architectural services.

6. Considerations

In preparing this report the relevance of the following factors has been considered: financial, prevention of crime and disorder, equality and diversity, human resources, environmental, health, property and transport considerations.

7. Key Decision

No

8. Call-in

Is it required that call-in be waived in respect of the decisions proposed in the report? **No**

9. Background Papers

None.

10. Officer's Recommendation

That Cabinet:

- 1) Approves that the publication of an OJEU notice inviting tenders to provide full architectural services for 2 Community Care Centre sites including submission of reserved matters planning approval (RIBA Stage D).
- 2) Notes that the successful tenderer will be novated to the construction company appointed to design and build the Community Care Centres.
- 3) Notes the professional services to be provided by Corporate Property Design Services, as outlined in the body of this report.

Chief Officer
Jeremy Goacher / Bill Robertson