

DECISION NO: PCCG-2021-025	
<u>OFFICE OF THE POLICE AND CRIME COMMISSIONER</u>	
LEAD CHIEF OFFICER:	Nigel Stephens - Assistant Chief Officer Resources
TITLE:	Engagement of a Main Construction Contractor to progress the Fleet Workshops relocation (Procurement Ref JCPS0145)
DATE:	18th November 2021
TIMING:	Urgent
PURPOSE:	For Approval
1.	<u>RECOMMENDATION</u>
1.1	It is recommended that Willmott Dixon are appointed as the main Construction contractor for the Fleet Workshop relocation, utilising the 'Places for People – Major Projects Hub' framework number DN298568. This is a national framework owned by Procurement Hub.
1.2	This is in accordance with the Manual of Governance (sections 20-24 of Part 3e Standing Orders Relating to Contracts).
2.	<u>INTRODUCTION & BACKGROUND</u>
2.1	As part of the move to the new Headquarters (HQ), a temporary Fleet Workshop is required to relocate Fleet Services away from the current HQ site until its permanent home is confirmed within the Gwent Police Operational Facility Business Case. A suitable site has been identified at Llantarnam Park and the governance for this project sits under the Project Board for the Gwent Police Operational Facility. The Gwent Police Operational Facility project team has been established with internal and external representatives.
2.2	An estimated budget for the <u>whole</u> project has been agreed in the region of £4 million over a five-year period, which is inclusive of project management, construction and professional services, lease and rental costs.
2.3	The Fleet Workshop relocation business case was considered by the Gwent Police Operational Facility Project Board in April 2021, before being approved by the Estate Strategy Board in May 2021.
3.	<u>ISSUES FOR CONSIDERATION</u>
3.1	The Procurement Department completed a scoping exercise of framework arrangements available for Gwent Police to use and a final procurement options

	<p>paper was sent to the Head of Estates and Facilities on 14th June 2021, which also included other route to market options available in addition to the use of this framework. The Gwent Police Operational Facility Project Board subsequently agreed to use the Major Projects Hub Framework let by Procurement Hub. The award was considered on the same basis as the wider Gwent Police Operational Facility Project and Abergavenny Police Station Build, based on the value of project and a more direct route to market to deliver VFM. Further, the interdependencies with the decommissioning of the current HQ and development of Gwent Police Operational Facility was a factor.</p>
3.2	<p>Procurement Hub is a procurement consortium that is part of Places for People Group, one of the UK's largest property management, development and regeneration companies.</p>
3.3	<p>The framework was established following an open procurement process (OJEU Reference Works - 47577-2018) and was awarded solely to Willmott Dixon. As the framework is awarded to only one supplier, there is no requirement to carry out any further competition. In order to ensure that value for money is achieved for the project, any works packages that are to be subcontracted shall be subject to a competitive tendering process led by the main contractor. The Project Management team shall be involved in the development and evaluation of these subcontractor tenders.</p>
3.4	<p>The framework has been reviewed by the Force's Procurement Department to ensure this is a compliant route to market. This was reviewed and endorsed at the Gwent Police Operational Facility Project Board in October 2021.</p>
4.	<u>NEXT STEPS</u>
4.1	<p>The Contractor has produced a (free) feasibility report detailing the proposed costs. This report was presented to and accepted by the Gwent Operational Facility Project Board in October 2021.</p>
4.2	<p>Following the approval of this feasibility report, a further report detailing the actual costs of the development will then be submitted for approval to the Office of the Police and Crime Commissioner (OPCC), once it has passed through the existing governance routes.</p>

5.	<u>FINANCIAL CONSIDERATIONS</u>
5.1	The feasibility report has evaluated the actual costs for the construction works to be £1,725,288 excluding VAT, which is in line with the estimated budget for the whole project.
5.2	There is a 0.5% fee associated with using this framework, which will be built into the final agreed contract price.
6.	<u>PERSONNEL CONSIDERATIONS</u>
6.1	Project Management will be provided by Mott MacDonald.
7.	<u>LEGAL IMPLICATIONS</u>
7.1	A legal review of the call off contract will be completed by an external provider.
7.2	The call off contract is in the form of an NEC4 contract, which is an Industry-wide accepted national engineering contract.
8.	<u>EQUALITIES AND HUMAN RIGHTS CONSIDERATIONS</u>
8.1	<p>This report has been considered against the general duty to promote equality, as stipulated under the Strategic Equality Plan and has been assessed not to discriminate against any particular group.</p> <p>Consideration has been given to requirements of the Articles contained in the European Convention on Human Rights and the Human Rights Act 1998 in preparing this report.</p>
9.	<u>RISK</u>
9.1	<p>The Feasibility Report has made best efforts to provide a cost plan for the scheme based on current requirements, but has listed three cost risks to this project:</p> <ol style="list-style-type: none"> 1. Market volatility both of product pricing and product availability; 2. The Fleet Workshop equipment costing is based on a desktop survey, and a more detailed survey would be required to ensure the fit out of the Fleet Workshops meets the needs of the Fleet team; and 3. Any design requirements and aspirations that will be identified by the client that are not yet defined.
9.2	Failure to award this contract will result in the Force being unable to progress or being delayed in decommissioning the current HQ and progressing the

	Gwent Police Operational Facility Project, as the Fleet Workshops will remain on site at the existing HQ for longer than anticipated.
10.	<u>PUBLIC INTEREST</u>
10.1	This document will be made available to the public on the Police and Crime Commissioner's website.
11.	<u>CONTACT OFFICER</u>
11.1	Gemma Evans, Senior Procurement Officer
12.	<u>ANNEXES</u>
12.1	N/A

For OPCC use only

Office of the Chief Constable

I confirm that the Engagement of a Main Construction Contractor to progress the Temporary Fleet Workshop relocation report has been discussed and approved at a formal Chief Officers' meeting.

It is now forwarded to the OPCC for approval purposes.

Signature:



Date: 18.11.2021

Police and Crime Commissioner for Gwent

I confirm that I have considered whether or not I have any personal or prejudicial interest in this matter and take the proposed decision in compliance with the Code of Conduct.

The above request has my approval.

Signature:



Date: 15/12/21

*This report has been signed by the Chief Finance Officer on behalf of the Police and Crime Commissioner as per Part 3c, Scheme of Consent and Delegation, Paragraph 9 of the Manual of Corporate Governance.