

CABINET
10 DECEMBER 2020

PHASE 1A DARTFORD TOWN CENTRE REGENERATION PHASE 2
DARTFORD TOWN CENTRE REGENERATION

1. Summary

- 1.1 This is a Key Decision as the level of expenditure exceeds the threshold set by the General Assembly of the Council.
- 1.2 The report informs Members of the outcome of tender evaluations for the Town Centre Regeneration Phase 1A (High Street) and Phase 2 (Instone Road/Highfields Road junctions) construction works and seeks approval for the award of the contract to the successful tenderer(s).
- 1.3 The matter needs to be dealt with expeditiously due to there being considerable pressure upon materials ordering lead-in times and the need to commence the works in January 2021.

2. RECOMMENDATIONS

- 2.1 That the details of tenders shown at Appendix A in the exempt part of the Agenda be noted.
- 2.2 That authority be granted to the Strategic Director (External Services) to accept the winning tender(s), as identified in exempt Appendix A, and for the Strategic Director (External Services) in consultation with the Head of Legal Services, to enter into contract(s) for the construction phase of Phase 1A (High Street) and Phase 2 (Instone Road/Highfields Road junctions) of the Dartford Town Centre Regeneration project with the successful tenderer(s).

3. Background and Discussion

- 3.1. The Dartford Town Centre Regeneration project is funded by grant funding, jointly from HCA (£7.7M) and LGF (4.3). The project is divided into 5 phases. The Funding Agreement was signed and completed in August 2018.
- 3.2. Construction of Phase 1 (Market Street) commenced in May 2019 and is generally complete.
- 3.3. Detailed designs for Phase 1A (High Street) and Phase 2 (Instone Road/Highfield Road junctions) were completed in June 2020 and tenders were invited in July 2020 (Phase 1A) and September 2020 (Phase 2).
- 3.4. Following very high prices, due in part to risks associated with the pandemic, and an insufficient number of compliant tenders being received for the Phase 1A tender, this phase was subsequently re-tendered in September 2020, together with the Phase 2 works.

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- 3.5. Acceptable tenders for both Phases 1A and 2 have now been received and there is an urgent need to appoint the successful contractor(s) in order to commence the mobilisation of the construction process. The tender evaluation process included a quality scoring element. Appendix A sets out tender price and contractor details.
- 3.6. A critical activity in the mobilisation of both Phases is the pre-ordering of the large quantities of granite paving materials, which are procured from overseas.
- 3.7. It is understood that the materials are subject to a circa 12 week lead-in. Due to design delays and the issues surrounding Covid-19, dates became challenging to meet the programmed 4 January 2021 commencement. The above mentioned exercise to re-tender Phase 1a also added around 8 weeks to the timeline, but did prove commercially advantageous, saving in the order of £600K. The commencement has been rescheduled to late January 2021.
- 3.8. Whilst the paving materials are not required for the first activities on site, such as drainage and utilities etc., orders must be placed as early as possible, else there is a real risk of the project not being able to commence until possibly Spring 2021. An additional factor is that Public holidays in the supplying country generally result in an extended industry shutdown in the region.
- 3.9. In a worst case scenario, this could then introduce the possibility, if there are construction related issues or further Covid-19 issues that result in delays, as Phase 1 experienced, the works could run on into the pre-Christmas period in November/December 2021.
- 3.10. Approval is therefore sought to proceed and appoint contractor(s) without delay.

4. Relationship to the Corporate Plan

Not applicable.

5. Financial, legal, staffing and other implications and risk assessments*

Financial Implications	As set out at 3.1
Legal Implications	Standing Order 54(6) requirements for a key decision not previously included on the Forward Plan have been complied with.
Staffing Implications	None
Administrative Implications	None
Risk Assessment	There is a risk that materials required for the works will be delayed which could impact the project end date.

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6. Details of Exempt Information Category

Appendix A has been placed on the closed part of the Agenda because it contains exempt information within Standing Order 46(1)(b), and Annex 1, paragraph 3 namely information relating to the financial or business affairs of any particular person (including the authority holding the information) and in all the circumstances of the case, the public interest in not disclosing the information outweighs the benefits of disclosing the information.

7. Appendices

Appendix A – Details of tenders (Exempt item)

BACKGROUND PAPERS

<u>Documents consulted</u>	<u>Date / File Ref</u>	<u>Report Author</u>	<u>Section and Directorate</u>	<u>Exempt Information Category</u>
		Keith Longley (07771 942791)	Regeneration	Appendix A SO46(1)(b) Annex 1, para.3