

CONTRACT AWARD FOR DELIVERY OF THE NEW ADULT CARE FACILITY

On the grounds of the former PCC Parks Depot, Outland Road



1. EXECUTIVE SUMMARY

- I.1. We have been developing the design for a new Adult Care Facility, for adults with learning and physical disabilities and complex needs, to be built on land previously occupied by PCC Parks Depot at Outland Road.
- I.2. The design is sufficiently developed, and we have recently carried out a tender process to procure the Main Contractor to complete the design and construct the facility, utilising the Westworks Development and Construction Dynamic Purchasing System (DPS).
- I.3. The tender submissions have been evaluated and moderated and we now in a position to Award the Contract to the highest scoring Tenderer, **Devon Contractors Limited**.
- I.4. The anticipated contract sum for this project is **£9,656,452.28**, along with a Contingency, and will be funded mainly by service borrowing (see actual breakdown in section 4 below).

2. BACKGROUND

This contract award relates to the contractor's design portion and construction of a new adult care facility, located on the grounds of a former PCC Parks Depot site at Outland Road. The previous buildings have already been demolished, and the spoil has been retained on site for site levelling. The project has completed a Carbon Neutrality Assessment, which has informed certain design requirements.

Contractors design portion will include Piling, Beam and Block, Timber Frame, Commercial Kitchen, M&E Fire Alarm, Intruder Alarm, Nurse/Assistance Call, BMS, Solar Panel, Hoist System, Green Roof, Curtain Walling, Metal roof, external drainage.

Construction includes:

- Day Care Facilities, including activity rooms and dining facilities.
- 4 nr Changing Places and accessible WC facilities.
- Commercial and Domestic Kitchen facilities.
- 7 nr Assisted residential spaces with accessible ensuite facilities.
- 5 nr independent residential accommodation units, including living room, kitchen, bedroom and bathroom.
- 2 nr independent residential accommodation units for vulnerable clients, which require enhanced robust specification.
- Support Staff's sleeping accommodation; Staff room and kitchenette; medication room; admin office.
- Reception, Social Spaces.
- Quiet Room, TV Lounge, Sensory room.
- Laundry; external trike store; external works including landscaped central courtyard; entrance canopy; access road; parking facilities; landscaping; external lighting; bin stores; utility upgrades and adaptations.

3. PROCUREMENT PROCESS

PCC has successfully completed the competitive tender process to procure a Main Contractor to work at the former PCC Parks Depot at Outland Road to design and develop the new Adult Care Facility, issued via Westworks Development and Construction Dynamic Purchasing System (DPS)

– Category 3 Design and Build £4.5m+. This procurement route is compliant with Public Contract Regulations 2015.

All appointed suppliers on the DPS (Category 3) were invited to express their interest to tender for the project. 6 suppliers expressed their interest and ‘opted in’ for the tender opportunity. These 6 suppliers were invited to tender with the tender being issued via the Westworks portal on the 18th November 2024.

Tender submissions were received from 3 suppliers by the submission deadline of 7th February 2025.

Tenders were evaluated using the following award criteria methodology:

Criteria	Weighting
Price	60%
Quality	30%
Social Value	10%
TOTAL	100%

Tenderers responses were evaluated by the Council to determine the most economically advantageous Tender based on the quality, price and social value criteria that are linked to the subject matter of the contract.

The tender submissions were independently evaluated by Council Officers and external consultants to the project, all of whom have the appropriate skills and experience, in order to ensure transparency and robustness in the process.

Further information regarding the evaluation process is detailed within the Procurement Decision Record – Part II, which accompanies this approval.

It is recommended that a contract be awarded to Devon Contractors Ltd in accordance with JCT Design and Build Contract 2016.

4. FINANCIAL IMPLICATIONS AND RISK

The anticipated contract sum for this project is **£9,656,452.28** (excl VAT).

This contract funding is met by the already approved capital budget of **£13,282,300**.

This is made up from Service Borrowing of **£12,023,000**; Capital Receipts totaling **£790,000** for the existing two sites [Colwill Lodge £340,000 and Vine £450,000]; Climate Emergency Investment Funding of **£469,300**.

We have introduced a construction contingency to cover any contract modification(s) up to the maximum value, defined in the Procurement Decision Report – Part II.

5. RECOMMENDATIONS

5.1. To approve the award of contract for the Adult Care Facility to **Devon Contractors Limited** for a total value of **£9,656,452.28** (excl VAT), plus a contingency for any contract modifications.

5.2. To approve any contract modification(s) up to the maximum value, specified in the contingency allowance within the Procurement Decision Report – Part II, provided the modification(s) does not alter the overall nature of the contract.