

Feasibility and building design procurement route.

- 1 Following approval by Executive Board in February 2022, work has been undertaken with NPS to develop the scheme to RIBA Stage 4 and a planning application was approved in December 2022.
- 2 With regards to the appointment of Kier Construction Ltd T/A Kier North and Scotland (Kier) as principal contractor to develop the scheme, a market analysis exercise was undertaken in July 2022 by the Council's Procurement and Commercial Services (PACS) to gauge the market appetite for a competitive mini-tender utilising the YORbuild3 Medium Works framework Lot 1. The current market reluctance for bidders to participate in competitive tenders was evidenced by the fact that only three of the 12 contractors appointed on the framework expressed an interest in tendering for this scheme.
- 3 Given the current market conditions in the construction industry, coupled with the nature of the required outputs, the Project Team and Procurement and Commercial Services Advisors were of the view that a direct call off and subsequent appointment through the YORbuild3 Medium Works framework Lot 1 would be the most appropriate route to ensure the successful and timely delivery of this scheme, with the benefit of early contractor involvement.
- 4 The selected contractor from the framework was Kier Construction Limited T/A Kier North and Scotland (Kier) who developed the prices for the scheme using the YORbuild3 framework rates and further developing prices through market testing on an open book basis with NPS. This has ensured transparency and value for money for the Council.
- 5 Kier Construction has considerable residential and secure estate knowledge and experience which has been utilised to inform design development for this scheme. Kier have also developed the Mitford Unit in Morpeth, Northumberland, which is an autism inpatient service for adults who are on the autism spectrum, who have extremely complex needs and display challenging behaviours to the extent that their needs cannot be met by local assessment and treatment services.
- 6 Design development has been undertaken in partnership with Kier Construction Ltd since mid-2023 to bring forward a suitable scheme which can meet the needs of residents, within the cost tolerance identified in the revenue business case as outlined above. There has been a level of contingencies factored into the cost of the scheme. Kier Construction Ltd will be continuing to design the scheme into RIBA Stage 5.
- 7 A planning application for the site was approved in late December 2022. It is expected construction will start on site in April 2024, with completion anticipated by late Summer 2025.