

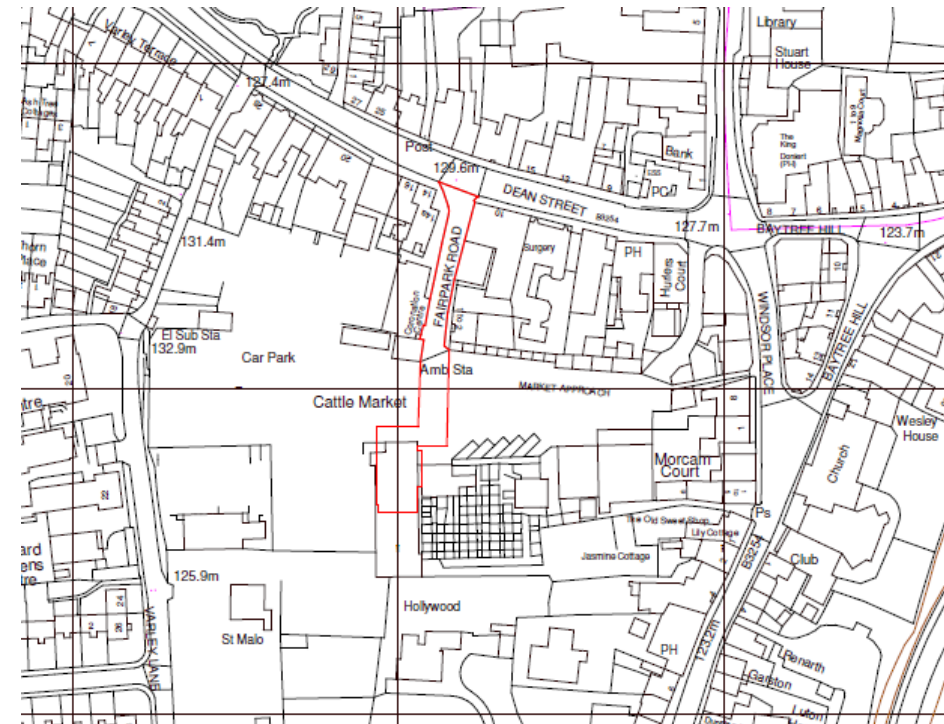
# Liskeard Cattle Market

Liskeard Makers Project

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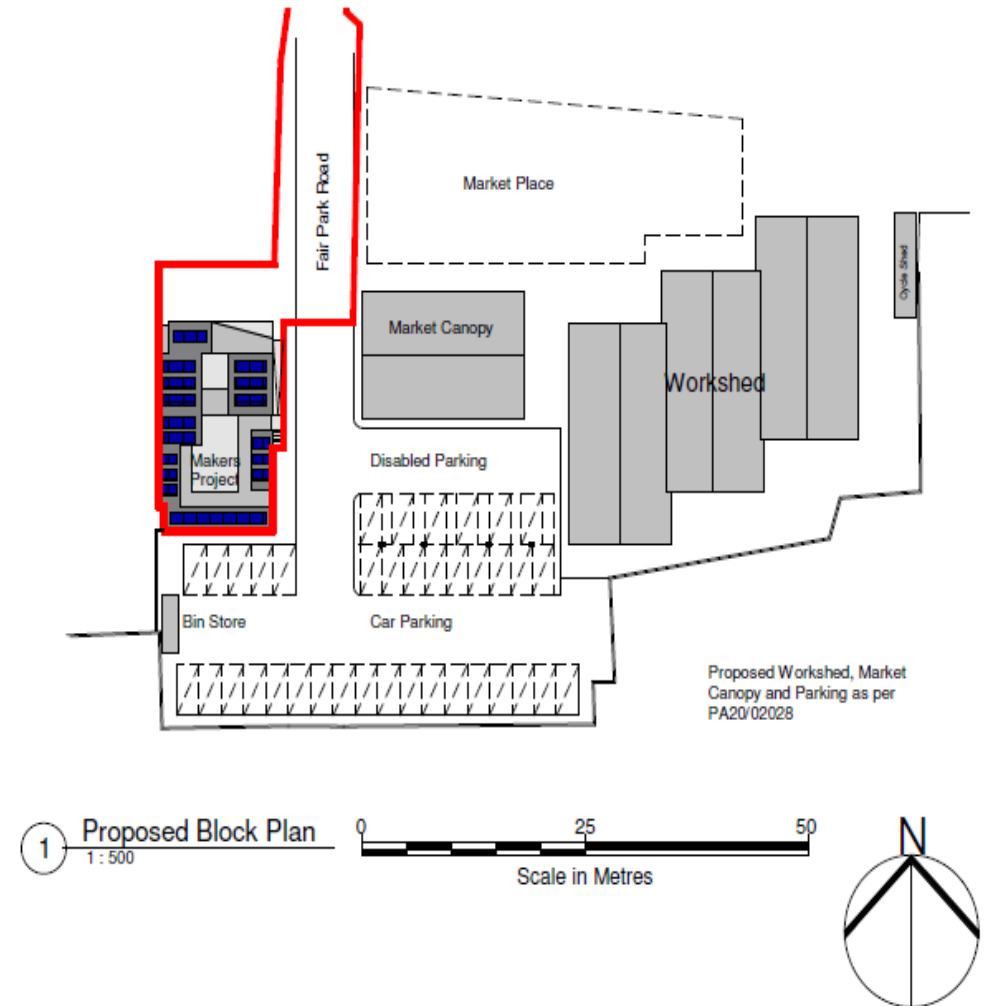
# Work to date

- European Regional Development Fund funded Community Led Local Development Programme (CLLD) application submitted May 2020 and approved May 2021
- Cornwall Council Cabinet July 2020 approved an allocation of up to £326k from the Council's CLLD match fund, which was awarded in May 2020.
- Planning submitted 9 March 2021 and approved 28 June 2021
- Contractor procurement through Cornwall Council's Minor Works Construction Framework commenced July 2021 and concluded September 2021
- Collaboration Agreement drafted August 2021



# Tender Process - Minor Works Construction Framework

- Procurement through Minor Works Framework. The Framework included;
  - Kier
  - Midas
  - South West Highways
  - Ryearch
  - Four Cornwall
  - Classic Builders
- Tender closed 2 September 2021. One tender returned from Midas with a total cost of £1,148,601
- High-level review of the tender return from Midas it was apparent that costs are particularly high and it would not be possible for negotiation or value engineering to achieve within original budget (ref: 'Liskeard CLLD OCE rev 1B').



## Tender Process - Issues

- **Construction market:** The construction market has been experiencing significant issues with supplies and workforce. Within the industry costs have risen sharply which has been experienced on other construction projects led by Cornwall Council.
- **Budget:** The funding secured for the construction works is insufficient to deliver the project. An informal quotation from Brady of £570k (although further analysis is required) has provided evidence for the need to allocate additional funds to deliver the capital works.
- **Resourcing:** Additional professional fees (MWJV) and client resources (Cornwall Council) would be required to deliver an open tender. This would be reduced slightly utilising the work completed for the framework. However, the tender would need to be re-written to be acceptable for the open market. The professional fees for production and issue of tender documents, management of tender, and tender evaluation would be approximately £10k. Cornwall Council Legal Service would be required to prepare a construction contract once the award has been made.
- **Timing:** A change to the procurement route will require internal Council approval which could take over a month to conclude and given the current budgetary pressures at the Council there is a risk that this approval may not see a positive outcome. To appoint a contractor could take over two months to complete. Overall, it is unlikely that a contractor can be appointed until Spring 2022 and project completion (with a delivery time of 6 months) may not be until autumn end of 2022.

# Options Analysis

## 1) Do Nothing

- Cease all activity on project

## 2) Continue with procurement

### I. Extension to Brady contract

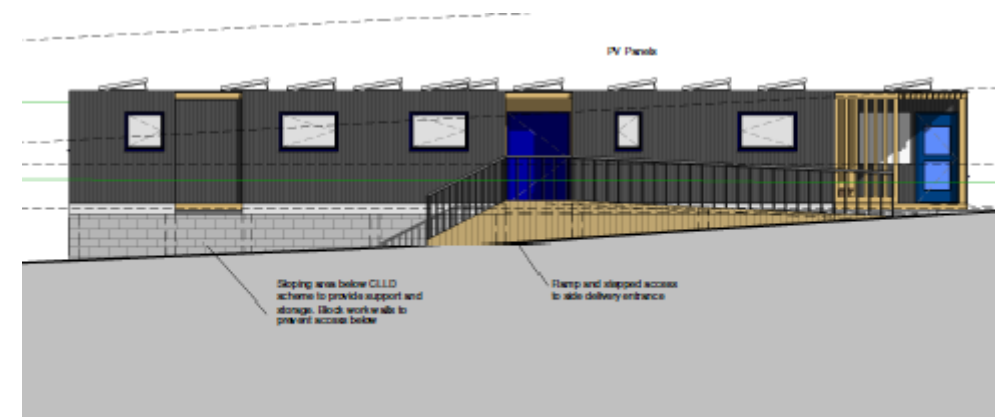
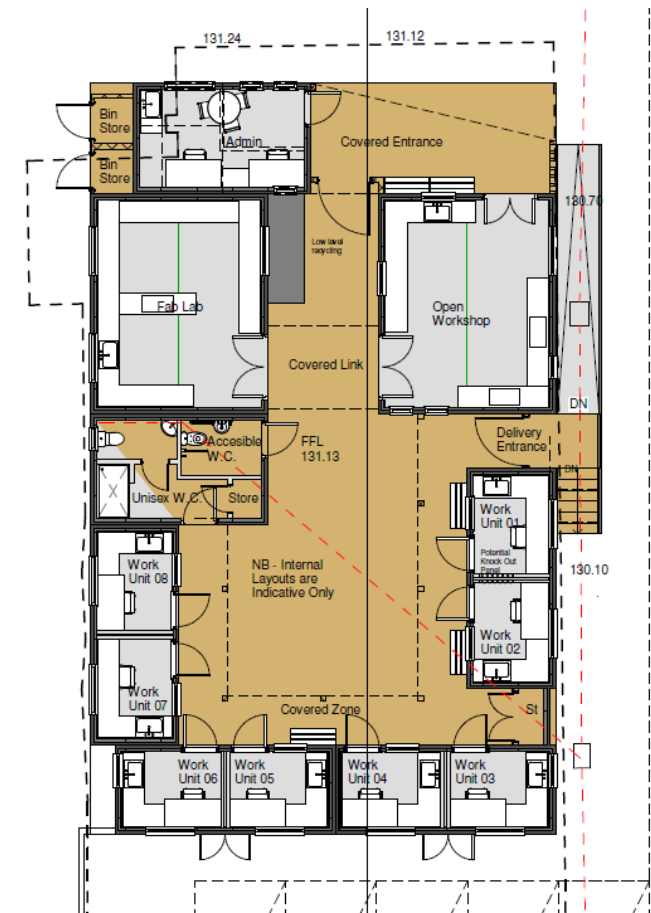
*(ruled out due to compliance concerns and impact on workspace project)*

### II. Internal Direct Award to Corserv

*(ruled out due to capability and timescales not to de-similar to open tender)*

### III. Open tender

- Led by Cornwall Council
- Led by Liskeard Town Council



## Option 2 – Open Tender

- **Cornwall Council Led:**
  - Internal approval required to proceed
  - Confirmation of additional funding required
  - Professional support to be confirmed
  - Council resources to be confirmed
- **Liskeard Town Council Led**
  - Take on full responsibility for delivery of project
  - Novate professional team to Liskeard Town Council
  - Liskeard Town Council take forward open tender
  - Ownership of assets to be agreed
  - Ground Lease to Liskeard Town Council from Cornwall Council

**With an open tender there is no certainty that a response will be received or whether it will be within budget.**



# Thank you / Meur ras

If you have any questions or comments

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