



ADUR & WORTHING
COUNCILS

**Record of Officer
Executive Decision**
Ref. No: HMP&I/002/22-23
Date of Decision: 14 June 2022

If you have any questions about this decision please contact Democratic Services on 01903 221006 or email democratic.services@adur-worthing.gov.uk

Record of Decision: HMP&I/002/22-23 Worthing Integrated Care Centre and Multi-Storey Car Park Construction Contract and Development Management Services Award

Decision taken by: Head of Major Projects & Investment

Declaration of Disclosable Pecuniary Interests:

I do not have a disclosable pecuniary interest, or conflict of interest.

Delegated Authority:

The Joint Strategic Committee (30th March 2021) delegated authority to the Head of Major Projects & Investment inter alia to:

- A. To appoint through West Sussex Estate Partnership the most advantageous construction contractor to deliver the WICC and MSCP.
- B. Execute occupier lease and service level agreements for the occupation of the WICC facility.
- C. Authorise the acquisition of the Central Clinic.
- D. Execute a Development Agreement with West Sussex (Worthing) Limited.

Decision:

1. To enter into the contract for the award of the construction contract to Galliford Try for the sum of £32,374,754.77 to construct and deliver the Integrated Care Centre and Multi-Storey Car parking facility in Worthing Town Hall car park through to practical completion.
2. In line with the approved procurement strategy to enter into the Development Agreement contract with West Sussex (Worthing) Limited for the amount of 3% of the final contract sum totalling £936,902.22 for the management of the contract outlined at 1) above.
3. Enter into the agreement for the acquisition of the Central Clinic Health Centre from Sussex Community NHS Foundation Trust.
4. Enter into an agreement for lease and subsequent lease agreement for the relevant parts of the completed building for lease with Sussex Community NHS Foundation

trust and Sussex Partnership Foundation Trust.

Key Decision: Yes

Reason For Decision:

To deliver the Worthing Integrated Care Centre development in line with Council policy and in line with social, environmental and economic purposes of the Council.

Alternative Options Considered:

1. To not proceed with the contract. This would result in the development not proceeding which is not in line with the policy goals of the Council. Given the social, environmental, economic and commercial outcomes that will be derived from the project this option is not recommended.
2. To retender the project. Given recent construction inflation this is likely to result in a significant increase in the cost of the project and may result in a construction price that makes the scheme unviable. This option is not recommended.
3. The Council considered a number of procurement options to ensure a competitive tendering process. To ensure quality and value for money for the council a single stage design and build tendering approach was adopted to capture leading specialist NHS construction contractors. A Dunn & Bradstreet financial check was conducted on the shortlisted tenderers. A full evaluation exercise was undertaken by Council Officers with expert support from West Sussex Estate Partnership on the procurement process for clinical NHS developments. Following a full evaluation exercise the proposed tender submission was considered the most advantageous which was within the budget threshold agreed by the Joint Strategic Committee in March 2021. This forms the recommended option enabling the various policy goals and objectives of the Council to be realised.

Other Matters Considered:

It is noted that a further Council report and decision will be required for the purchase of properties from Worthing Medical Group and entering into the agreement for lease and lease agreement.

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| Legal Advice and Issues | x | Financial Advice and Issues | x |
| Sustainability Issues | x | Equality Issues | x |
| Community Safety Issues | x | Human Rights Issues | x |
| Reputation | x | Risk Assessment | x |
| Health & Safety Issues | x | | |

Consultation:

Member consultation has been carried out in the preparation of this notice.

Consultation has taken place throughout this process with the relevant colleagues in finance, legal, and procurement by way of an Officers Project Board that oversees the project.

Background Papers:

- JSC Report – 30th March 2021;
- JSC Report – 7th November 2019;
- JSC Report – 10th October 2017

Contact Officer:

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Call-in: The call-in deadline for this decision will be 5:00pm on 21 June 2022