

## ABERDEEN CITY COUNCIL

---

COMMITTEE	Education and Children's Services Committee
DATE	2 June 2015
DIRECTOR	Judith Proctor, Chief Officer
TITLE OF REPORT	Rosehill replacement facility - procurement of the construction works
REPORT NUMBER	ECS/SCW/010
CHECKLIST COMPLETED	Yes

---

### 1. PURPOSE OF REPORT

The report provides an update on progress to replace the Rosehill Day Centre for adults with learning disabilities with a new purpose built centre on the Burnside site, off Mastrick Drive, including confirmation that design work has been completed to RIBA Stage D [Design Development] and that an application for planning permission has been submitted. The next step is to publish the Pre-Qualification Questionnaire, in order to select a shortlist of principal contractors, who will be invited to tender for the project and this report seeks approval of the total estimated cost, which requires committee approval, prior to commencing the tender process.

### 2. RECOMMENDATION(S)

- 1) The Committee notes the progress to date with the development of the Rosehill Replacement project;
- 2) The Committee approves the total estimated expenditure of £4,341,250 and instructs the Design Team working with officers to publish the Pre-Qualification Questionnaire and Invitation to Tender on the Public Contracts Scotland website and elsewhere, as appropriate

### 3. FINANCIAL IMPLICATIONS

The total estimated development cost of the project is £4,341,250. The main procurement will be for the construction contract, which will include enabling works, new build, building and fit outs. The estimated cost of these works is approximately £3,775,000. The other costs that take the total estimated development cost to £4,341,250 include contingencies, inflation, design team fees and surveys. Approval is being sought for the total estimated cost of delivering the development project. The project forms part of the council Non-Housing Capital Programme 2015/16 that was approved on 5 February 2015.

### 4. OTHER IMPLICATIONS

Investment in a replacement for the Rosehill Day Centre is critical to ensure Aberdeen City Council can continue to provide a centre for those adults with severe learning and physical disabilities capable of promoting social inclusion since the Rosehill centre is no longer fit for purpose.

The purpose of the building is to:

- Create a city wide, high quality specialist Day Centre for around 80 people with severe physical disabilities and learning disabilities.
- Create a 'one stop' learning disability service.
- Create office space for 40 professional staff from the local client body and NHSG. (18 ACC staff and 22 NHSG staff)
- Create opportunities for closer partnership working with third sector partners.
- Create integration opportunities with the facility being available for use in the evenings and weekends for service users and the wider non-disabled community.

### 5. BACKGROUND/MAIN ISSUES

- 5.1 In 2010, two of the three remaining day centres in Aberdeen for people with learning disability closed, leaving Rosehill Day Centre. This was in line with Policy to create more ordinary life opportunities rather than building based services for this client group. It was recognised, however, that for those with profound disabilities ordinary life opportunities would be limited and this, in part, was the reason for Rosehill remaining open.

5.2 The existing Rosehill Day Centre no longer meets the requirements of the service users for the following reasons:

- There is a lack of a specialist facility for those with severe physical and learning disabilities.
- Access within the building is restricted as the building is on three floors and numerous level changes externally limit access to the grounds.
- Changing and toilet facilities require upgrading.
- The site is landlocked with limited room for development of the existing facility
- The office accommodation for the Community Learning Disabilities Teams is remote from this client group, with two teams currently occupying rented accommodation.

5.3 The Burnside site was selected after consideration of various options including upgrading the existing facility, or a purpose built facility on a new site.

The feasibility study concluded the preferred site for development was the Burnside Centre site on Mastrick Drive.

5.4 The construction phase for the development is projected for completion in December 2016 with a view to commence the service later in the month. To maintain this programme, the EU procurement process is required to commence in June 2015 with the publication of the Pre-Qualification Questionnaire. The Invitation to Tender documents will be issued in September 2015 with a deadline for tender returns in October 2015. This allows a period of over two months to award the tender and mobilise the construction team.

## 6. IMPACT

6.1 Corporate - The report relates to the Council's 5 year Corporate Business Plan, 'Aberdeen - the Smarter City', where "we will embrace the distinctive pride the people of Aberdeen take in their city and work with them to enhance the sense of well-being here, building strong communities which look out for, and look after one another."

Specifically in terms of Smarter Living (Quality of Life):

- We will enhance the physical and emotional wellbeing of all our citizens by offering support and activities, which promote independence, resilience, confidence and self-esteem.
- Challenge inequality and positively promote wellbeing building on cultural and physical activity.

6.2 This report is consistent with the Social Care and Wellbeing/Health and Social Care Partnership priorities as the proposal will:

- provide support to the most vulnerable members of our community on a fair basis;
- identify and respond to the social care needs of people living in Aberdeen, supporting them where they need assistance in their daily lives.
- in partnership with others, respond with cost-effective, quality services that support and promote the wellbeing and safety of people who are in greatest need.

The project forms part of the council Non-Housing Capital Programme 2015/16 that was approved on 5 February 2015.

Public – this report is likely to be of interest to the public, given the nature and location of the development.

An Equality and Human Rights Impact Assessment (EHRIA) has been prepared; a Privacy Impact Assessment is not required.

## 7. MANAGEMENT OF RISK

Risk relates primarily to the timeline to procure a contractor, their completing the development to time and to budget and it being completed to minimise the delays in commencing the construction phase of the day centre development. These could be the result of force majeure (unknowns not expected by the Service, design team or construction team) such as weather, ground conditions, abandoned live services, vandalism or theft.

## 8. BACKGROUND PAPERS

Non-Housing Capital Programme 2015/16 and indicative 5 Year Budgets and Strategic Infrastructure Plan, Council, 5<sup>th</sup> February 2015;

## 9. REPORT AUTHOR DETAILS

Roddy MacTaggart  
Programme Manager Capital Development  
Adult Services  
**Health and Social Care Partnership**

Email [RMacTaggart@aberdeencity.gov.uk](mailto:RMacTaggart@aberdeencity.gov.uk)  
Direct Dial 01224 523125