

CONTRACT AWARD REPORT PART I

Central Place – Multi-Discipline Consultancy Team



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I. INTRODUCTION

The Council requires a Multi Disciplinary Consultancy Team – including Project Management, Quantity Surveying, Architecture, Building Services and Civil / Structural Engineering to facilitate the construction of a 2000m² adult social care facility on the former Plymouth City Council Parks Depot site on Outland Road, Plymouth. The commission is initially for the preconstruction phase (up to RIBA Stage 4) and subject to planning approval being granted and confirmation that the project is still set to deliver its objectives in line with the requirements of the Business Case, the appointment will continue through the construction phase until RIBA stage 6. The contract duration is expected to last 38 months.

2. BACKGROUND

Plymouth City Council (PCC) currently operates two specialist in-house adult social care services for citizens with complex physical and learning disabilities:

- Colwill Lodge, a respite unit
- The Vines, a day centre

Both services support adult citizens of Plymouth who have learning and physical disabilities and complex needs. Currently, these services operate independently from each other on opposite sides of the city with day provision based in the Whiteleigh area and the respite provision in Estover. The existing facilities are old, outdated and no longer considered fit for purpose.

A new replacement facility is proposed which will bring together the existing adult social care services of Colwill Lodge and The Vines into a single 2000m², modern, purpose-built service that is better placed to support a wider range and increased number of people from our City.

3. PROCUREMENT PROCESS

The project is funded by Plymouth City Council and therefore there are no grant funding conditions impacting on the chosen procurement route detailed below.

In line with the Council's Contract Standing Orders the required professional multi discipline services are classed as Above OJEU Threshold (Table 1 – Key Thresholds), therefore a fully OJEU compliant process is required.

With the value of the requirement above the relevant OJEU Threshold, a formal tender must be undertaken in accordance with the Public Contract Regulations 2015. Regulation 33, of the Public Contract Regulations allows for call-offs from a pre-determined OJEU compliant framework agreement. Given the time constraints, the Project/Client had determined a preferred local supplier who could undertake this service with the provision that a direct award could be made using a pre-determined OJEU framework agreement. It should be noted that the selected supplier have conducted their own competition process to ensure that the PCC local spend ethos with PL post codes is at the fore-front of any sub-contracting, the following national framework was considered suitable:

- Construction Consultancy Services 2 – Reference: SBS/I7/NH/PZR/9256
- This framework is a nationally procured framework that was established in accordance with EU procurement regulations, that provides a multi-disciplinary consultancy team – under Lot 12 – Ancillary Services
- Via a direct award

- The Terms and Conditions applicable to this contract are as per the Call – Off Terms and Conditions

The Strategic Projects Team have assessed that this framework provides the best value for money whilst allowing specific targeting of local suppliers within the PL postcode via the direct award process. Competition via this framework does not allow for only PL postcode suppliers to be invited, all suppliers within the Lot would need to be invited.

The Project/Client have chosen to directly award this requirement to selected a local supplier based on their past experience together with previously providing excellent consultancy services to Plymouth City Council.

4. PRE TENDER SELECTION CRITERIA & EVALUATION

Under normal competition, all suppliers are subject to a suitability assessment which forms part of the tender process, however, under the Construction Consultancy Services 2 framework agreement, a suitability assessment of all suppliers residing on the framework have already been subject to a rigorous pre-selection process, therefore providing comfort that those suppliers who are residing on this framework has passed a robust process and affords PCC being able to reduce the already time critical time line.

5. TENDER EVALUATION CRITERIA

Evaluation of Tenders

The Strategic Projects Team undertook an evaluation and took upon the following criteria with their assessment:

The tender award criteria were:

- Value for money – Fee percentage rates submitted consistent with the agreed rates within the framework which have already been subject to competition.
- Buy Local – The Consultancy Team to be Plymouth based with a PL postcode.
- Experience of delivering similar projects – Based on their past experience together with previously providing excellent consultancy services to PCC.

6. SUMMARY OF EVALUATION

Both the initial RFQ and subsequent RFQ was undertaken by the Strategic Projects Team, the initial RFQ was issued for Project Management and Quantity Surveying services only and the supplier returned their proposal on 2nd March 2021.

The second RFQ was issued to expand the consultancy team to include design services including Architecture, Building Services, Structural/Civil Engineer and the Principle Designer role and the supplier returned their proposal on 17th June 2021. Following tender clarifications a revised tender was submitted on 16th July 2021. The Procurement Service were sighted on this arrangement.

The tender submission was reviewed by Council Officers with the appropriate skills and experience, in order to ensure transparency and robustness in the process.

The tender return was compared against the framework rates and these were confirmed to be in accordance with the agreed rates in the NHS SBS framework.

7. FINANCIAL IMPLICATIONS

Financial provision has been made for this contract within the project budget. Details of the tender sum are contained in the confidential Part 2 paper.

8. RECOMMENDATIONS

It is recommended that a contract be awarded as a direct award via the NHS SBS Framework. Details of the successful Tenderer have been set out in the confidential paper.

AUTHOR:

Signature: C Arthurs

Print Name: Catherine Arthurs

Date: 19.07.21

AUTHORISED SIGNATORY:

Signature: 

Print Name: Craig McArdle

Position: Strategic Director for People

Date: 30.07.21