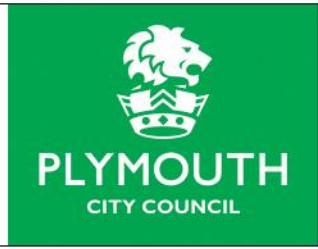


**PROCUREMENT GATEWAY 3 -
CONTRACT AWARD REPORT - PART I**

23186a - Old Town Street, New George Street and Civic Square
Public Realm



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I. INTRODUCTION

This contract award report is in relation to the procurement of Old Town Street, New George Street (OTS/NGS) and Civic Square public realm works.

The overall OTS/NGS project will deliver the public realm scheme objectives:

- Improved pedestrian and cycling connections between the city centre, Drake Circus and the Barcode
- Improved public realm that promotes pedestrian priority provides for cyclists
- High quality natural stone paving and green infrastructure
- New modern seating and street furniture
- Restoration of historic features

And will comprise:

- The removal of existing surfacing, street furniture & soft landscaping, replaced with new hard and soft landscaping, new street furniture, lighting and public interest items.
- The removal of contaminated material, underground obstructions, pre-war historical city features and old/existing services and utilities systems.
- Construction of new utilities and drainage systems incorporating attenuation and storage of storm water within the scheme.

The work included in this Short Form Delivery Agreement (SFDA) 3 follows on from two earlier phases of enabling works at OTS/NGS which were undertaken in order to understand the unforeseen risks contained within the ground and to progress the works while the main contract scope and price are negotiated.

The scope of this SFDA 3 is to complete the groundworks for the 14 gardens including the sub-surface drainage, services and tree pit installations.

Works to Civic Square have also been included within the scope of the SFDA 3 which include substructures and 'bow tie' paving on the southern side of the site. These works have been priced and agreed with a view to undertaking the works utilising the existing prelims priced within the Old Town Street Tender.

Contract Duration: Until 19th May 2023.

2. BACKGROUND

The Better Places Programme seeks to address years of under-investment in city centre streets and spaces; to transform the look and feel of the city centre; to support and lever in further inward investment in retail, leisure, employment and housing.

Old Town Street, New George Street and Civic Square are identified as a priority projects which along with the other Better Places project Armada Way, reinforce the Council's actions to regenerate key areas of Plymouth's city centre.

The contractor is being procured via the SCAPE framework. This contract award report is to undertake further enabling works in Old Town Street, New George Street (OTS/NGS) and Civic Square. Previously, it was envisaged that there would be separate construction contracts for OTS/NGS and Civic Square but they will now be considered as one project to deliver them in the most cost effective way.

3. PROCUREMENT PROCESS

The SCAPE Construction Framework is being utilised to procure this requirement, which is specifically for public sector bodies' use. The chosen framework delivery partner is Morgan Sindall, via a direct award appointment. Morgan Sindall is a delivery partner on the construction framework for projects valued up to £75 million.

This framework route has been chosen, following a thorough review of the procurement options available for this project. This review concluded that the best option is to utilise the SCAPE Construction framework. This is necessary in order for the Council to maintain its commitments to expended central government grant money that is time restricted; and to progress the construction of its extensive programme of public realm improvements within Plymouth City Centre in a timely fashion, minimising disruption to the public and its retail partners.

SCAPE is a public-sector partnership. This framework enables construction works suited to the requirement of this project.

Under the SCAPE Framework, two Short Form Delivery Agreements have previously been awarded to the Contractor for enabling works in Old Town Street and New George Street.

For Civic Square, a Project Order under the SCAPE framework has enabled construction work to be planned with input from the contractor.

The conditions of contract are the NEC4 Engineering and Construction Short Contract June 2017 (with January 2019 and October 2020 amendments).

There is a likelihood in construction contracts for there to be unforeseen changes to the scope and/or site information, or other circumstances, which could lead to a variation. Under the NEC, these variations are known as Compensation Events which are usually not the fault of the contractor and change the cost of the work, or the time needed to complete it. As a result, the prices or programme may be reassessed.

4. TENDER EVALUATION CRITERIA

This procurement path will ensure value for money as the SCAPE framework is an OJEU compliant procurement process, which was subject to EU wide competition when it was set up.

Framework delivery partners have already been suitability pre-qualified and are performance monitored on a regular basis.

Morgan Sindall is able to demonstrate value for money by competitively tendering the sub-contracted work packages through its extensive supply chain. This means that all of the project spend under this framework will have been subject to competition.

All Compensation Events will be assessed for value for money by the project Quantity Surveyor before instruction.

SCAPE have a project process map which outlines all the necessary steps and documentation that need to be completed throughout the procurement process, to ensure compliance.

5. SUMMARY OF EVALUATION

The outcome of this review is contained within the confidential Part II paper.

6. FINANCIAL IMPLICATIONS



The awarded contract value for the Short Form Delivery Agreement 3 works is £2,733,988.79. Further details of the contractual pricing are contained within the Part II paper.

7. RECOMMENDATIONS

It is recommended that a third tranche of enabling works for this project be awarded to Morgan Sindall Construction Ltd.

8. APPROVAL

Authorisation of Contract Award Report

Author (Responsible Officer / Project Lead)			
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Signature:		Date:	22.03.23
Service Director [Signature provides authorisation to this award report and award of Contract]			
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