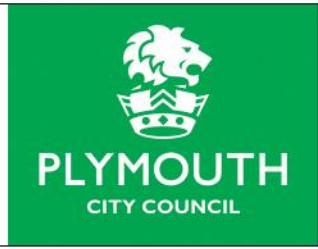


PROCUREMENT GATEWAY 3 - CONTRACT AWARD REPORT PART I

21146 – Langage South Commercial Workspace Development



1. INTRODUCTION

2. BACKGROUND

3. PROCUREMENT PROCESS

4. PRE TENDER SELECTION CRITERIA & EVALUATION

5. TENDER EVALUATION CRITERIA

6. SUMMARY OF EVALUATION

7. FINANCIAL IMPLICATIONS

8. RECOMMENDATIONS

9. APPROVAL

I. INTRODUCTION

This contract award report is in relation to the procurement for the Design and Build of a commercial / industrial workspace scheme located off Beaumont Way, Langage South Business Park, Plympton, Plymouth, PL7 5FL.

The anticipated duration of the contract is estimated to be 9 to 12 months construction stage and 12 months from Practical Completion to end of defects period.

The proposal comprises the design and construction of four high quality, sustainable and flexible commercial units with offices and welfare at ground and first floor. More specifically the scheme encompasses the extension of an estate service road, service yard and parking areas for each unit, external works including services and the construction of the following:

Unit 1 – a semi-detached unit measuring 653sqm (7,028sqft) with an additional 104sqm (1,119sqft) of first floor office and welfare accommodation.

Unit 2 - a semi-detached unit measuring 653sqm (7,028sqft) with an additional 104sqm (1,119sqft) of first floor office and welfare accommodation.

NB: Units 1 and 2 form a semi-detached pair of units separated by a party wall but subject to demand could be occupied as a single detached facility.

Unit 3 – a detached unit measuring 933sqm (10,043sqft) with an additional 104sqm (1,119sqft) of first floor office and welfare accommodation.

Unit 4 – a detached unit measuring 1,890sqm (20,343sqft) with an additional 174sqm (2,873sqft) of first floor office and welfare accommodation.

The scheme will be funded by both Plymouth City Council and Plymouth and South Devon Freeport who are providing vital grant funding to support the viability of the scheme.

2. BACKGROUND

In April 2021 approval was given to progress the design stage of a new high quality, sustainable c4,645 sqm (50,000 sqft) commercial employment space scheme at Langage South, Plymouth. Design Developments Ltd and their wider team of sub consultants then progressed the feasibility and design work - leading to a planning application being made in December 2021. Planning permission was subsequently granted by South Hams District Council in March 2022 and PCC now benefits from an extant planning consent due to the commencement of part of the landscape strategy.

3. PROCUREMENT PROCESS

A Prior Information Notice (PIN) published on Find a Tender Service (FTS) reference number 2024/S 000-007294 was dispatched on 07 March 2024. The aim of this notice was to introduce and explain the nature of the project, with indicative programme, and giving advance notice of the intended procurement.

A competitive procurement was run following the 'Restricted' procedure, in accordance with the Public Contracts Regulations 2015. A Contract Notice published on Find a Tender Service (FTS) reference number 2024/S 000-010172 was dispatched on 28 March 2024.

The 'Restricted' procedure is a two stage process. The first stage is known as the pre-qualification or selection stage and the second as the tender or award stage.

4. PRE TENDER SELECTION CRITERIA AND EVALUATION

Stage 1 – Supplier Selection documentation was dispatched to the market on 28 March 2024, with a submission deadline of 29 April 2024.

Stage 1 consisted of an assessment of the Potential Supplier's characteristics and suitability in principle to provide our contract requirement and checking that all required documents are completed and submitted. The purpose of this selection process is to provide the Council with sufficient information to allow Suppliers to be selected for Stage 2- ITT stage. Potential Suppliers short-listed from the selection process will be invited to participate in a competitive tender process.

The questions included in this Schedule, as advised in PPN Action Note 8/16 09 September 2016, have been informed by the Publicly Available Specification (PAS) PAS 91:2013+A1:2017 under licence from the British Standards Institution.

Each module within the Return Document was clearly identified as being evaluated on a; for information only, pass/fail or scored basis.

For Information Only Questions - Questions identified as for information only are for this purpose only and will not be evaluated.

Pass/Fail Questions - Questions identified as PASS/FAIL will be evaluated on a pass/fail basis. Each question will clearly indicate what response constitutes as PASS and what response constitutes as FAIL. In the event of the Potential Supplier being awarded a 'fail' on any of the criteria, the remainder of your SQ will not be evaluated and you will be eliminated from the process. Your company will be disqualified if you do not submit these completed questions.

Pass/Fail Criteria
Table 1: Supplier identity
Table 2: Financial information
Table 2: Insurances
Table 3: Grounds for mandatory and discretionary exclusion and non-payment of tax and social security contributions
Table 4: Health and safety policy and capability
Table 5: Equalities and diversity
Table 6: Environmental Management
Table 7: Quality Management
Table 9: Technical Ability (previous experience, business contingency, construction industry blacklists, modern slavery)
Supplier Selection Declaration

In accordance with the regulations, wherever possible the Council is permitting Potential Suppliers to self-certify they meet the minimum PASS/FAIL requirements without the need to attached evidence or supporting information. However where the Council regards the review of certain evidence and supporting information, as critical to the success of the procurement this will be specifically requested.

Where Tenderers are permitted to self-certify, evidence will be sought from the **successful Tenderer at contract award stage**. Please note the successful Tenderer must be able to provide all evidence to the satisfaction of the Council at contract award stage within a reasonable period, if the successful Tenderer is unable to provide this information the Council reserves the right to amend the contract award decision and award to the next compliant Tenderer.

Scored Questions - Questions identified as SCORED will be evaluated in accordance with the following sub-criteria and weightings:

Section	Weighting
Table 9 – SI-Q1 - Technical Ability – Project Example 1	27%
Table 9 – SI-Q1 - Technical Ability – Project Example 2	27%
Table 9 – SI-Q1 - Technical Ability – Project Example 3	27%
Table 9 – SI-Q2 - Technical Ability	19%
Total	100%

Where individual questions carry either more or less importance than others they have been grouped and weighted accordingly. Section weightings are identified at the top of each group of questions and sub-weightings are identified against individual questions. The question or group of questions will be allocated a score and the appropriate weightings will then be applied. The weighted score will be rounded to **2** decimal places.

Questions identified as SCORED will be evaluated using the Scoring Table 2 below:

Scoring Table 2

Response	Score	Definition
Excellent	5	Response is completely relevant and excellent overall. The response is comprehensive, unambiguous and demonstrates a broad depth of relevant experience and excellent level of expertise with all areas covered to a very high standard.
Very good	4	Response is very relevant and very good. The response is precisely detailed to demonstrate a very good amount of experience and expertise covering all aspects.
Good	3	Response is relevant and good. The response is sufficiently detailed to demonstrate a good amount of experience and expertise covering all aspects.
Satisfactory	2	Response is relevant and acceptable. Demonstrates a reasonable amount of experience and adequate level of expertise but lacks detail in certain areas or with some aspects missing.
Poor	1	Response is partially relevant and poor. Provides little or limited evidence of experience and competence in the required field.
Unacceptable	0	No response, an unacceptable or irrelevant response provided.

Potential Suppliers must achieve a score of 3 or more for each scored item. Any scored criteria item receiving a less than 3 will result in the Tender being rejected and Potential Supplier being disqualified from the process.

The Council has decided to take a '**consensus**' scoring evaluation approach to this procurement. This means that, following the independent evaluation of submissions where there is a difference in individual evaluator scoring for one or more individual questions, a moderation session will take place to arrive at an agreed, consensus score. In the event that the evaluators cannot agree on a final score, the score awarded by the majority will be the consensus score.

In compliance with the Public Contract Regulations 2015 65(3) it is intended that the Five (5) highest scoring Potential Suppliers will be invited to submit tenders. Where a Potential Supplier or Suppliers receive the exact same score as the 5th highest scoring Potential Supplier, they will also be invited through to submit a tender.

Please Note: That in accordance with Public Contracts Regulations 2015 65(7) & 65(8) where the number of potential suppliers meeting the selection criteria and the minimum levels of ability as referred to in regulation 58(19) is below that minimum number, PCC may continue the procurement by inviting only the candidates with the required capabilities.

In the context of the same procedure, PCC shall not include potential suppliers that do not have the required capabilities.

Suppliers will then be ranked from highest scoring to lowest scoring in order to determine who will invited through to Stage 2-Invitation To Tender.

Summary of Stage 1 evaluation

Financial information was evaluated by the Finance department. The pass/fail and scored questions were evaluated by the evaluation panel.

Stage 1 submissions were received from 5 suppliers. 3 suppliers passed all of the pass/fail criteria and were invited to Stage 2.

5. TENDER EVALUATION CRITERIA

Stage 2 is the award stage and considers the merits of the eligible Tenders in order to assess which is the most economically advantageous. In this part only quality, price and social value criteria that are linked to the subject matter of the contract are used.

The high level award criteria is as follows:

Criteria	Weighting
Price	47.5%
Quality	45%
Social Value	7.5%
TOTAL	100%

Evaluation Methodology

PRICE (Schedule 1)

Evaluation made against comparison of pricing in 2.0-General Summary and associated documents.

PRI Total Tender Sum

The Tenderer’s Total Tender Sum in 2.0-General Summary will be evaluated using the scoring system below:

$$\left(\frac{\text{Lowest Total Tender Sum}}{\text{Tenderer's Tender Sum}} \right) \times \text{Weighting} = \text{Weighted score}$$

QUALITY (Schedule 2 and Schedules 4-5)

Strength of proposals to comply with the Council's specification - evaluation made on contract delivery proposals submitted in response to the requirements set out in specification and taking into consideration the Council's aims for the service.

Each question was clearly identified as being evaluated on a pass/fail or scored basis.

Pass/Fail Questions- Questions identified as PASS/FAIL were evaluated on a pass/fail basis. Each question will clearly indicate what response constitutes as PASS and what response constitutes as FAIL. In the event of the Tenderer being awarded a 'fail' on any of the criteria, the remainder of your Tender will not be evaluated and you will be eliminated from the process. Your company will be disqualified if you do not submit these completed questions.

Pass/Fail Criteria
MS7: National Skills Academy
Schedule 4 – Form of Tender
Schedule 5: Declarations

Scored Questions - Questions identified as SCORED will be evaluated in accordance with the following sub-criteria and weightings:

Section	Weighting
MS1: Proposed Team	10.00%
MS2: Collaboration, Partnerships and Sub Contracting	7.50%
MS3: Project Delivery and Risks	7.50%
MS4: Project Programming and Controls	5.00%
MS5: Sustainability, BREEAM and Net Zero Carbon	10.00%
MS6: Project Completion, handover and aftercare	5.00%
SV1: Total Social Value Commitment	3.50%
SV2: Social Value Method Statement	4.00%

Where individual questions carry either more or less importance than others they have been grouped and weighted accordingly. Section weightings are identified at the top of each group of questions and sub-weightings are identified against individual questions. The question or group of questions will be allocated a score and the appropriate weightings will then be applied. The weighted score will be rounded to **2** decimal places.

Questions identified as SCORED will be evaluated using the Scoring Table 1 below:

Scoring Table 1

Response	Score	Definition
Excellent	5	Response is completely relevant and excellent overall. The response is comprehensive, unambiguous and demonstrates a thorough understanding of the requirement/outcomes and provides details of how the requirement/outcomes will be met in full.
Very good	4	Response is particularly relevant. The response is precisely detailed to demonstrate a very good understanding of the requirements and provides details on how these will be fulfilled.

Good	3	Response is relevant and good. The response is sufficiently detailed to demonstrate a good understanding and provides details on how the requirements/outcomes will be fulfilled.
Satisfactory	2	Response is relevant and acceptable. The response addresses a broad understanding of the requirements/outcomes but lacks details on how the requirement/outcomes will be fulfilled in certain areas.
Poor	1	Response is partially relevant and/or poor. The response addresses some elements of the requirements/outcomes but contains insufficient/limited detail and explanation to demonstrate how the requirements/outcomes will be fulfilled.
Unacceptable	0	No or inadequate response. Fails to demonstrate an ability to meet the requirement/deliver the required outcomes.

Tenderers must achieve a score of 3 or more for each scored item. Any scored criteria item receiving less than 3 will result in the Tender being rejected and Tenderer being disqualified from the process.

The Council has decided to take a ‘**consensus**’ scoring evaluation approach to this procurement. This means that, following the independent evaluation of submissions where there is a difference in individual evaluator scoring for one or more individual questions, a moderation session will take place to arrive at an agreed, consensus score. In the event that the evaluators cannot agree on a final score, the score awarded by the majority will be the consensus score.

POST-TENDER CLARIFICATIONS

All post-tender clarifications will either be sent via the messaging facility on the portal or we may request Tenderers to attend a clarification meeting, if deemed necessary.

SOCIAL VALUE (Schedule 3)

Social value commitments will be assessed based on a combination of quantitative and qualitative assessment. Weightings are contained within the Return Document.

SV1- Total Social Value Commitment (£)

The Tenderer’s Total Social Value Commitment will be evaluated using the quantitative scoring system below:

$$\left(\frac{\text{Tenderer's Total Social Value Commitment (£)}}{\text{Highest Total Social Value Commitment (£)}} \right) \times \text{Weighting} = \text{Weighted score}$$

SV2 – Social Value Method Statements

The method statements submitted in support of the social value commitments made in SV1 will be allocated a single score **for all method statements** and the appropriate weighting will then be applied. The weighted score will be rounded to **2** decimal places.

The qualitative responses will be evaluated using **Scoring Table I**.

Tenderers must achieve an average score of 2 or more for each scored item. Any scored criteria item receiving an average of less than 2 will result in the Tender being rejected and Tenderer being disqualified from the process.

The Council has decided to take a '**consensus**' scoring evaluation approach to this procurement. This means that, following the independent evaluation of submissions, where there is a difference in individual evaluator scoring for one or more individual questions, a moderation session will take place to arrive at an agreed, consensus score. In the event that the evaluators cannot agree on a final score, the score awarded by the majority will be the consensus score

6. SUMMARY OF EVALUATION

Stage 2 was dispatched on 23rd May 2024 with a submission deadline of noon 8th July 2024 to the 3 shortlisted suppliers. Submissions were received from 3 suppliers.

The tender submissions were independently evaluated by Council Officers and external consultants to the project, all of whom have the appropriate skills and experience, in order to ensure transparency and robustness in the process.

In order to ensure fairness of the process the evaluation of Quality and Price were split, with Price information being held back from the Quality evaluators.

Price clarifications were evaluated by the external Quantity Surveyor and managed through The Supplying the South West Portal.

The resulting quality and financial scores are contained in the confidential paper

7. FINANCIAL IMPLICATIONS

Financial provision has been made for this contract within the project budget. The submitted contract sum for this project is £5,942,360.

The Works are to be executed in accordance with the JCT Design and Build Contract 2016. Any post contract amendments to Works are required to be instructed by The Employer's Agent who will assess and agree any resulting adjustments to the Contract Sum with the Contractor. This may include for any reasonably unforeseen changes to the Works in the context of the Design & Build obligations on the Contractor. The Contractor is required to provide all necessary substantiation of both the change and the associated costs in a timeous manner to allow time for formal instruction (or not) prior to those Works being carried out on site. This can include any Works perceived by the Contractor to represent material changes to the Employer's Requirements on which the Contract Sum is based as well as any changes or clarifications made by the Employer which result in a change to those Employer's Requirements. In both cases an Employer's Agent Instruction will be required prior to carrying out the Works with the intention of not delaying the progress of the Works on site. Adjustments to Contract Sum will be carried out in accordance with Schedule 4-Payment of the Contract.

Details of further contractual pricing information is contained in the confidential paper.

8. RECOMMENDATIONS

It is recommended that a contract be awarded to Devon Contractors in accordance with JCT Design and Build Contract 2016


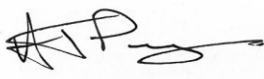
This award will be provisional and subject to the receipt from the highest scoring supplier of the satisfactory self-certification documents detailed in the suitability assessment questionnaire.

In the event the highest scoring supplier cannot provide the necessary documentation the Council reserves the right to award the contract to the second highest scoring supplier.

This award is also subject to the outcome of any challenge made during the call-in or mandatory standstill period.

9. APPROVAL

Authorisation of Contract Award Report

Author (Responsible Officer / Project Lead)			
Name:	Robert McGuffie		
Job Title:	Senior Technical Estates Surveyor		
Additional Comments (Optional):			
Signature:		Date:	15/08/24
Service Director [Signature provides authorisation to this award report and award of Contract]			
Name:	Anthony Payne		
Job Title:	Director of Place		
Additional Comments (Optional):			
Signature:		Date:	19.8.24