

# MOUNT BATTEN WATERSPORTS CENTRE & TOWER WORKS

Contract Award Briefing Paper Part I



## I. EXECUTIVE SUMMARY

1.1. Mount Batten Watersports and Activity Centre works is a key deliverable of the The NLHF Heritage Horizons funding delivering the City ambition to unlock the transformational 'big idea' of delivering the UK's first National Marine Park in Plymouth Sound and lead a new generation of Parks. The project includes sensitive Capital enhancements to our key centres along the waterfront to create gateways to the PSNMP.

Mount Batten Watersports and Activity Centre and Mount Batten tower works include:

- i) new access and ground improvements to the Mount Batten Tower (scheduled monument).
- ii) Improvements to the public realm, car parks, boat storage facilities
- iii) New accessible changing facilities
- i) new entrance, café space and outdoor seating.

## 2. BACKGROUND

2.1. This award covers refurbishment of the Mount Batten Centre, Public realm improvement works and the Mount Batten Tower general improvements.

This project is funded from the PSNMP project approved by Cabinet 12 February 2024. Funding sources are NLHF Grant, PCC Corporate Borrowing, and PCC underwrite which is expected to be replaced by Leveling up Funding three that is pending final approval

## 3. PROCUREMENT PROCESS

3.1. An Invitation to Tender procurement process was undertaken, in accordance with the Council's Contract Standing Orders, and issued via Supplying The South West portal on the 30 August 2024. 4 suppliers were invited to this opportunity, all of whom submitted a tender by the submission deadline of 18 October 2024.

Tenderers passing all the pass/fail criteria at selection stage had their responses, made to part 2-award, evaluated by the Council to determine the most economically advantageous Tender based on the quality, price and social value criteria that are linked to the subject matter of the contract.

### Award criteria

The high-level award criteria are as follows:

Criteria	Weighting
Price	40%
Quality	55%
Social Value	5%
TOTAL	100%

Weightings/criteria for individual sub-criteria is as follows:

- MSI.1: Programme delivery within timescale – PASS/FAIL
- MSI.2: Programme – 25%
- MS2: Delivery of works and constraints – 15%
- MS3: Proposed team – 10%
- MS4: Environment – 5%
- SV1: Social Value Commitment (£) – 2%
- SV2: Social Value Method Statement – 3%
- SV3: National Skills Academy targets – PASS/FAIL
- Schedule 5-6 Declaration – PASS/FAIL

## QUALITY

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

**Pass/Fail Questions-** In the event of the Tenderer being awarded a ‘fail’ on any of the criteria, the remainder of the Tender will not be evaluated and the Tenderer will be eliminated from the process.

**Scored Questions -** Questions identified as SCORED will be evaluated in accordance with the following scoring table

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.

### 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 particular 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 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 2 or more for each scored item. Any scored criteria item receiving a score less than 2 will result in the Tender being rejected and Tenderer being disqualified from the process.***

Moderation was undertaken where there was a difference in evaluator scoring of more than 1 point. Moderation may also be undertaken where the Council deems it necessary. This is to ensure no errors have been made in the evaluation process. An example has been provided below:

E.g. Scores received of 3, 3 and 4= No moderation undertaken

Scores received of 2, 3 and 4= moderation undertaken

## SOCIAL VALUE

Social value commitments were assessed based on a combination of quantitative and qualitative assessment.

### SVI- Total Social Value Commitment (£)

The Tenderer's 'Total Social Value Created' was evaluated using the quantitative scoring system below:

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

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

The evaluation results are contained in the confidential (part II) paper.

## 4. FINANCIAL IMPLICATIONS AND RISK

- 4.1. The Council intends to negotiate some scope changes to the tendered scope to cover alterations to the café, reception, dining area and kitchen. The contract award will include budget for the proposed changes up to the total budget approved for this award.
- 4.2. The budget for the PSNMP Project as defined in the business case (£19.3m Total of Capital & Revenue), which includes the Mount Batten Centre project budget of £4,125,077 (including contingency & inflation allowances) was approved by Cabinet 12 February 2024 (minute reference I03). Professional fees has already been approved by a previous Exec Decision.
- 4.3. Risks and implications from proceeding:
  - 4.3.1. Construction cost inflation outstrips budget allowances, resulting in an unaffordable capital spend;
  - 4.3.2. Building conditions are worse than expected, resulting in cost exceeding budget allowances.
  - 4.3.3. Additional requirements make budget unaffordable

## 5. RECOMMENDATIONS

- 5.1. Approve the award of contract for Mount Batten Watersports and Activity Centre works to Classic Builders (South West) Ltd under NEC4 ECC Option A for a total value of £2,881,421.18. In addition, the contract award should include an allowance for Compensation Events / essential variations, up to approved project budget.