

Report to	On
Cabinet	Wednesday, 14 July 2021



Title	Portfolio Holder	Report of
Award of Contract(s) to progress Town Deal Projects - Design Services	Leader of the Council and Cabinet Member (Strategy and Reform)	Director of Planning and Development

Is this report confidential?	No
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### Purpose of the Report

1. To inform and update members on the detail and outcome from the Town Deal Design Team procurement process.
2. To seek approval to appoint and award contracts to the winning bidders on the design team disciplines listed below to progress the design development on the Leyland Town Deal project to RIBA Stage 3.
  - a) Mechanical, Electrical and Plumbing Services
  - b) Architect Services
  - c) Structural and Drainage Services
  - d) Landscape Architect and Public Realm Design Services

### Recommendations

3. To approve the award of contract to the winning bidders across the various design specialisms to progress the design works on the Leyland Town Deal project

### Reasons for recommendations

4. The work on the Leyland Town Deal project is extremely urgent and progressing the design works will enable the project to progress in line with the delivery programme mitigating any risk to funding and supporting the business case development process.
5. Progressing the design works to RIBA Stage 3 will ensure that the project is able to demonstrate a 'shovel ready' proposal to the funding body and allow the project to proceed with the submission of a planning application process.

### Other options considered and rejected

6. Options considered include delaying the recruitment of the design disciplines and not progressing the design works until the conclusion of the business case development process which is currently set for March 2022.

7. This has been rejected as this would put the project under significant pressure to deliver on both the design and development of a number of capital projects as detailed within the Town Centre Investment Plan in a short timeframe.
8. The delivery programme timescales have been dictated by central government and in order to mitigate any risk to meeting programme timescales, it is recommended to progress the design works in line with the business case development process.

### Corporate outcomes

9. The report relates to the following corporate priorities: (tick all those applicable):

An exemplary council	✓	Thriving communities	✓
A fair local economy that works for everyone	✓	Good homes, green spaces, healthy places	✓

### Background to the report

10. On 03 March 2021 South Ribble Council received confirmation from the Ministry of Housing, Communities and Local government (MHCLG) that stage one of the funding bid for £25 million had been successful.
11. It was also detailed that the release of funding was subject to the following:
  - Signing of the Heads of Terms – completed on 24 March 2021
  - Stage 2, part a -Provision of further information on the Leyland Town Deal project – completed on 24 May 2021
  - *Stage 2, part b - Completion and submission of a business case for each project by 24 March 2022*
12. A report to Council was submitted on 19 May 21 with the decision approved to retain the existing consultant 'Steer' to progress the development of the business cases.
13. On 18 May 2021 the Cabinet Member for Planning, Business Support and Regeneration approved a procurement strategy to appoint a professional design team to progress the development of the design to RIBA Stage 3, to support the business case development and planning application process. This strategy involved an open tender exercise for all design disciplines to provide an opportunity for local suppliers to tender for the works.
14. Discussions from the project meetings with 'Steer' who are delivering the business cases has identified timely submission of the design information will allow for detailed business cases to be delivered as per the programmed schedule and will allow any risk to meeting programme timescales to be mitigated ensuring a quality business case application can be submitted on time.
15. The procurement for the design team consultants concluded on Monday 5<sup>th</sup> July 2021.
16. Following this, an evaluation exercise was undertaken in line with the approved procurement strategy to identify the successful bidder across each design discipline.

### Procurement Outcome

1. An open tender exercise was undertaken via the Council's Procurement Portal 'The Chest' system for the following design disciplines – M&E, Structural, Architect, and Landscape & Public Realm services. In total, 4 separate procurement exercises were carried out.

2. The Invitation to Tender (ITT) was issued on 08 June 2021 with the deadline for submission of tenders set for 05 July 2021.

17. Total number compliant on-time tenders received as follows

Design discipline	Tenders received
M & E	5
Structural & Drainage	3
Architect	6
Landscape & Public Realm services	7

18. The tenders were evaluated by the Service Lead for Business and Development and the Strategic Development Officer.
19. All tenders were initially checked for compliance against the specification and acceptance of contract terms and conditions. All tenders passed the initial compliance check.
20. The tenders were then evaluated based on the approved procurement strategy using the Most Economically Advantageous Tender (MEAT) method. This looked at both the price and quality of the submission
21. The weightings assigned included 60% on cost and 40% on quality.
22. A quality-criteria was established for the procurement exercise tailored to each design discipline, which consisted of 4 quality questions, each with a potential of scoring a maximum of 10, totalling a maximum available of 40 points.
23. The scores were arrived at through a moderation meeting. After extensive discussions on each point the team agreed the scores on the basis of consensus, rather than average scores. There was little disagreement about the quality scores in general with a high degree of agreement about the submissions.
24. The tables presented below show the moderated evaluation scores for each procurement exercise and identifies the successful bidder.

◆ **Design discipline – M&E**

No	Bidder	Score		
		Cost	Quality	Total
1	Hoare Lea LLP	47.17	28	75.17
2	Hulley & Kirkwood Consulting Engineers	46.99	26	72.99
3	Pettit Singleton Associates	30.66	34	64.66
4	Ridge & Partners LLP	33.41	38	71.41
5	Steven A Hunt & Associates Ltd	60.00	28	88.00

Following the tender evaluation process for the M&E consultant, the winning tender submitted by Steven A Hunt & Associates Ltd scored a total of 88.00. The cost for the provision of M&E services came in at **£91,975.00** which proved to be extremely competitive when compared against the other submissions received.

◆ **Design discipline –Structural & Drainage**

No	Bidder	Score		
		Cost	Quality	Total
1	Fairhurst	40.77	32	72.77
2	Rodgers Leask Ltd	33.69	32	65.69
3	Woolgar Hunter Ltd	60.00	30	90.00

Following the tender evaluation process for the Structural & Drainage consultant, the winning tender submitted by Woolgar Hunter Ltd scored a total of 90.00. The cost for the provision of Structural & Drainage consultancy services came in at **£134,772.00**. which proved to be extremely competitive when compared against the other submissions received and performed relatively in line with the other in respect of the quality of the bid.

◆ **Design discipline - Architect**

No	Bidder	Score		
		Cost	Quality	Total
1	JM Architects	17.28	34	51.28
2	Just H Architects	29.95	26	55.95
3	NORR Consultants Ltd	31.74	34	65.74
4	RPS	38.46	0	38.46
5	Tetra Tech Ltd	25.36	36	61.36
6	Wilson Mason LLP	60.00	36	96.00

Following the tender evaluation process for the Architect, the winning tender submitted by Wilson Mason LLP scored a total of 88.00. The cost for the provision of Architect services came in at **£139,256.25**. When compared to other cost submissions, this was extremely competitive. The tender also scored highly on the quality criteria demonstrating a well presenting bid.

◆ **Design discipline – Landscape & Public Realm Services**

No	Bidder	Score		
		Cost	Quality	Total
1	AECOM	20.15	34	54.15
2	Fairhurst	60.00	24	84.00
3	Graeme Massie Architects	14.88	30	44.88
4	Lanpro Services Ltd	54.60	36	90.60
5	Newground	29.85	22	51.85
6	Ove Arup & Partners Ltd	12.89	30	42.89
7	Tetra Tech Limited	10.38	30	40.38

Following the tender evaluation process for the Landscape & Public Realm Services, the winning tender submitted by Lanpro Services Ltd scored a total of 90.60. The cost for the provision of Landscape & Public Realm services came in at **£39,250.00**. When compared to other cost submissions, this was extremely competitive. The bid scored highly, and the score was reflective of the quality of the submission.

**Risk**

25. The release of the Town Deal funds is subject to submission of detailed business cases on time and subsequent review and approval of the business cases. Any delay to the appointment of the design team consultants could impact on the quality of the submission and even potentially the submission itself.
26. The programme delivery timescales as dictated by central government for not just the business case submission but the capital programme are extremely challenging. Any delay to not progressing the design at this stage will add to the pressures of delivering on an even shorter timeframe which could result in sub-standard design and developments which are not in keeping with the ambitions of the Town Centre Investment Plan.

27. If these works are not progressed in parallel with the business case preparation there is a risk that the completion deadline of 31 March 2026 will not be achieved.

28. Key delivery dates as previously communicated are detailed below for reference

<b>Activity</b>	<b>Milestone Date</b>
Budget Approval for Design and Business Case progression	18 May 2021
Appointment of Professional Team	21 July 2021
Submission of Project A and Project B Business Cases	14 December 2021
Submission of Project C Business Case	08 February 2022
Finalise RIBA Stage 3 Design and Submit Planning Application	31 January 2022
Planning Approval	Early May 2022

### **Equality and diversity**

29. Considered as part of the procurement strategy delivery.

### **Air quality implications**

30. This will be considered as part of the design development.

### **Comments of the Statutory Finance Officer**

31. These costs will be met from within the existing £2.774m budget included in the capital programme as per the Council decision on 19<sup>th</sup> May 2021

### **Comments of the Monitoring Officer**

32. The proposed contract awards are compliant with the Council's contract procedure rules and assorted assessment criteria.

### **Background documents**

Report to Cabinet - Town Deal Professional Team Appointments

Dated - Wednesday 16<sup>th</sup> June 2021.

Report to Council - Leyland Town Deal / 19<sup>th</sup> May 2021

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