Eldure Drawer

DECISION OF DIRECTOR OF DEVELOPMENT AND ENVIRONMENT

DECISION NO. 16/17 DE 218

SUBJECT: AWARD OF CONTRACT FOR ARCHITECTURAL DESIGN SERVICES FOR THE DOLPHIN SQUARE PROJECT

Background:

North Somerset Council (NSC) and the Homes and Communities Agency (HCA) are partnering together to deliver large-scale regeneration, including (at least) an additional 900 new homes in central Weston-Super-Mare.

There are a number of sites currently under the partnership control. The site which this commission concerns is:

- **Dolphin Square Phase 4, Beach Road Car Park and Café at Oxford Road:** An amalgamation of sites acquired by HCA in March 2016 adjoining a multiplex cinema development being constructed by McLaren Life. The combined site has capacity to deliver 180 plus homes together with potential for active ground floor retail and leisure opportunities.

It was agreed that there would be a maximum budget of £135,000 and a price quality model of 30% price and 70% quality.

Due to the nature and value of the services, it was decided to conduct an open tendering procedure advertising the opportunity on the Supplying the SouthWest portal and Architects Journal.

We received over sixty expressions of interest and 7 completed tender submissions by the tender return date of Wednesday 19th October 2016.

Supplier
1. AHR Architects Ltd
2. Alec French Partnership Ltd
3. BDP Ltd
4. Ferguson Mann Architects Ltd
5. Gale and Snowdon Architects Ltd
6. Matthew Lloyd Architects Ltd
7. Stride Treglown Ltd

Both Suppliers E & F did not Pass Section 6 of the PQQ, Technical and Professional Ability. Supplier E also failed on the Equality and Diversity questions contained within Section 7 of the PQQ.

The remaining suppliers were then subjected to a detailed tender evaluation which involved assessment of their price submission and quality submission as outlined within the tender documentation. The tender was based on MEAT (most economically advantageous tender) with price worth 30% and quality worth 70%.

Suppliers scores of their price submission, quality submission and ranking are contained within the table below (in **ascending rank** order), along with whether they passed the necessary pre-qualifying stages:

Supplier	Weighted Quality Score	Weighted Price Score	Submitted Bid	Overall Weighted Score	Quality Threshold Met	Passed all Prequalifying Sections and Vetting	Overall Ranking
Supplier A	64.80	25.60	90,795	90.40	**Yes**	**Yes**	**1**
Supplier D	63.00	17.70	131,375	80.70	**Yes**	**Yes**	**2**
Supplier B	49.90	23.40	99,250	73.30	**Yes**	**Yes**	**3**
Supplier C	41.10	30.00	77,500	71.10	**Yes**	**Yes**	**4**
Supplier G	45.50	18.80	123,400	64.30	**Yes**	**Yes**	**5**
Supplier E	-	62.00	125,000	-	**N/A**	**No**	**N/A**
Supplier F	-	62.00	125,000	-	**N/A**	**No**	**N/A**

The supplier who ranked 1st overall for price and quality and has passed the 'first stage' qualifying elements will be the 'recommended supplier'. The recommended supplier was then further vetted in relation to the 'second stage' pre-qualifying elements:

- Insurance requirements
- Health and Safety Compliance
- Compliance with Equality Legislation
- Environmental Management

DECISION: To award the contract to AHR Architects Ltd for the sum of £90,795 for architectural design services at Dolphin Square, up to and including Stage 2 of RIBA Plan of Work 2013.

Reasons:

To facilitate the delivery of Architectural services support to enable the next stage of the proposed redevelopment of the Dolphin Square site to take place in accordance with the Council's adopted regeneration plans for the town centre

Other Alternatives Considered:

Current Framework options are not suitable.

Risk Assessment:

The commission will be managed in partnership with the HCA with governance being overseen by the Council's Weston Regeneration Joint Investment Board to ensure that any risks to either the design approach and/or the budget are properly controlled.

Financial Implications:

When the Council sold Locking Road Car Park to the HCA earlier in 2016 it was agreed that the Council would set aside up to £0.5m from the £2.5m capital receipt as funding to help bring forward the Locking Road Car Park site for development (Executive Member Decision Sheet CSD118, 2015/16 scheme). The type of expenditure agreed to be acceptable included issues such as master planning, site investigations, surveys, remediation strategy etc.

The Council's financial commitment is subject to a recovery mechanism to enable the Council to recover its investment on a pro-rata basis with the HCA from the eventual receipts from the disposal of the site.

Since the sale of Locking Road Car Park it has been agreed that the Council's £0.5m funding can be profiled over a wider range of town centre regeneration sites than the car park. As the Dolphin Square Phase 4 is programmed to come forward ahead of Locking Road Car Park it has been agreed, therefore, that the first tranche from the allocated £0.5m of funding will be made available to secure architectural services for that site.

It has been agreed that a maximum available gross budget of **£135,000 (excluding VAT)**, should be allocated as the first tranche of expenditure from the funding envelope, which includes disbursements, travelling and all reasonable costs required to deliver this commission. These costs will be charged to the Council's revenue budget, meaning that a funding transfer between capital and revenue resources will be actioned as part of this transaction.

Future commitments against the remainder of the £0.5m funding allocation will be subject to further Decision Sheets/Reports.

Implications for Future Years:

As above

Signed..... Director of Development and Environment

Dated....15/12/16.....