

NORTH SOMERSET COUNCIL DECISION

DECISION OF: DIRECTOR OF PLACE

WITH ADVICE FROM: THE S151 OFFICER AND THE HEAD OF STRATEGIC PROCUREMENT



DECISION NO: 21/22 DP 267

SUBJECT: AWARD OF CONTRACT FOR THE PROVISION OF FIT-OUT WORKS IN UNITS 16/17 AND 24/25 TO PROVIDE WORKSPACE PROVISION, UNITS 10A AND 8A FOR THE BIKE HUB PROVISION AND THE WHOLE OF FOOD COURT AT THE SOVEREIGN CENTRE WESTON-SUPER-MARE

KEY DECISION: YES

REASON:

This Decision is in excess of £500,000.

BACKGROUND:

A revised Business Plan for the Sovereign Centre has been approved which identifies the challenges, opportunities and vision for the investment over the next 3 years.

The Vision set out within the new Business Plan is that the Sovereign Centre will:

- Diversify its sources of revenue.
- Develop a financially sustainable position.
- Provide compelling reasons to visit and stay.
- Be useful to the people of Weston.
- Engage with the community.
- Be greener and more efficient.
- Support better outcomes for residents.

The award of this contract will cover the conversion of some of the vacant retail space to create workspace to cater for creative, maker, engineering and desk-based uses in line with the adopted Weston Placemaking Strategy. Its delivery will augment the local workspace offer and bring significant direct and indirect economic benefits to Weston-super-Mare town centre, boosting local economic recovery, taking advantage of the post-Covid economy and transitioning to a low carbon economy.

DECISION:

That the contract for the provision of fit out works at the Sovereign Centre be awarded to Bray and Slaughter Ltd (Company Registration number: 286527), in the value of £1,452,779.00.

REASONS:

Route to Market

An initial expression of interest was advertised on the council's procurement portal and the Government's Contract Finder Service. Nine applications were received, and these were shortlisted to six companies who were invited to tender.

During the tendering process three companies declined to tender, two citing the short tendering and contract period and the third declining due to recently awarded work.

A total of 3 tenders were received.

Tenders were evaluated on the basis of 70% price / 30% quality.

The submission from Bray and Slaughter Ltd was evaluated to provide the most economically advantageous tender. The table at appendix X provides a summary of the evaluation results.

Contract Arrangements and Management

The contract will be managed through the Weston Stores Project Team, with Inner Circle Consulting providing the overall Project Management responsibility for the council.

The contract has been let under JCT Design and Build contract 2016 on the basis of a fixed priced quotation.

OPTIONS CONSIDERED:

No further options were considered at this stage as the submission from Bray and Slaughter Ltd meets the requirements of the contract and is affordable.

FINANCIAL IMPLICATIONS:

The overall contract prices submitted by Bray and Slaughter is £1,452,779.00

Costs

Cost Heading	Total projected expenditure	Post tender projections
Design development, project management, reports, surveys	£304,684	£349,372*
Construction Works	£1,291,129	£1,452,779
FF&E	£40,000	£30,000
Design and construction contingency	£109,746	£43,583
Rounding	£74,442	-£734
Total	£1,820,000	£1,875,000

* Some of the design costs relate to future phases of capital works which are not currently part of the approved capital programme. These costs will therefore be transferred to revenue.

Funding

The total funding available for this project is £2,065,000. This is made up of £1.765m capital expenditure and £0.300m revenue expenditure for design elements. Please see breakdown below:

Capital Expenditure

	2021/22
Getting Building Funding	£1,700,000
DfT Access Funding	£65,000
Total	£1,765,000

The Getting Building grant funding will be claimed from WECA on a quarterly basis after it has been expended and will be subject to the usual audit processes.

One of the conditions of the grant funding is it has to be spent by 31st March 2022, the contractor is forecasting a completion date of 19th April 2022 therefore the scheme will be delayed by 3 weeks In order to mitigate this risk we will explore submitting a change control via WECA to switch some of the grant funding onto another approved capital scheme in order to meet the deadline, this will however be subject to approval by government.

Revenue Expenditure

An allocation of up to £300,000 has been made within the Driving Growth Reserve to fund design costs associated with future phases of capital works at the Sovereign Centre.

CLIMATE CHANGE AND ENVIRONMENTAL IMPLICATIONS

North Somerset Council declared a Climate Emergency in 2019 with an ambition to become a carbon-neutral Council and area by 2030. The project will exemplify the Council's Corporate Plan priorities by undertaking a number of actions:

- Repurposing an existing asset
- Reducing the need for private vehicle traffic in North Somerset through the promotion and support of green travel, including the possible accommodation of a cycle hub and cycle storage within the food court area thereby reducing the need for carbon-heavy travel
- Encouraging sustainable journeys both for leisure and commuting purposes by exploring a cycle hub which will rent and service cycles in order to make them available to more community members and pro-long cycle lifespan, as well as connecting with coastal cycle routes and building community infrastructure
- Incorporating energy efficiency into building operations, including a potential for solar panels, wind production, and rainwater collection. This includes measuring energy usage to monitor and benchmark carbon emissions.
- As more people work closer to home or remotely, thanks to the presence of flexible working spaces, more people will be encouraged to reduce travel, stay local, and support the 15-minute city. This concept, rooted in the idea that a resident is within

15-minutes of their day-to-day needs, helps reduce carbon emissions and reduces harmful air pollutants.

The project design stages will seek to maximise the reduction of carbon emissions through changes to the asset. Interventions will be monitored and reported upon completion of the works and operation of space.

CONSULTATION

A significant amount of consultation took place as part of the recently adopted Weston Placemaking Strategy which includes the Sovereign Centre and the provision of new workspace in place of retail space.

In order to achieve the significant benefits and transformative change to the area, the project will require further partnership working with workspace operators and local stakeholders.

Further consultation will take place through any planning application process that might be required.

LEGAL POWERS AND IMPLICATIONS:

This letting of this contract has been carried out in compliance with the Council's Contract Standing Orders.

RISK MANAGEMENT:

The following risks and mitigation measures have been considered:

Risk	Mitigation
Increase in contract costs	Overall cost responsibility rest with the contractor. Where unforeseen changes are required the council will work with the contractor to seek to mitigate any cost increases.
Ability to spend WECA funding by March 2022	Explore a change control process via WECA to switch some of the grant funding onto another project.

EQUALITY IMPLICATIONS:

Have you undertaken an Equality Impact Assessment? No

CORPORATE IMPLICATIONS:

This scheme is being delivered and managed through the Place Directorate.

BACKGROUND PAPERS:

Report to Executive: 3rd February 2021 - Approval of Business Plan for the Sovereign Centre and associated Commissioning Plan

Executive Member Decision 21/22 DP177– Approval of procurement plan for the letting of the works contract

Director Decision 21/22 DP380 – Contract Award for Design Team and approval of revenue funding

Tender documents and returns.

SIGNATORIES:

DECISION MAKER(S):


Signed:  Director of Place

Date: 8 November 2021

In Consultation with:

Signed:  Section 151 Officer

Date: 4 November 2021

Signed:  Head of Strategic Procurement

Date: 4 November 2021

Appendix 1 Summary of Evaluation results

Put in table along lines off (should be able to cut and paste from evaluation worksheet – but those does include some extra rows – the rows below are sufficient

			Bray and Slaughter	Bidder 2	Bidder 3
No.	Quality question	Max			
1 Quality	A - Maintain quality of design	12.5	10.00	5.00	10.00
	B - Work k with council and design team	12.5	10.00	7.50	10.00
	Sub Total	25.00	20.00	12.50	20.00
2 PM and Resources	A -Team structure	20	16.00	12.00	16.00
	B- CV's	5	5.00	2	5.00
	Sub Total	25.00	21.00	14.00	21.00
3 Programme	A- Gantt Chart	6	4.80	3.60	4.80
	B - March delivery	24	19.20	9.60	19.20
	C- Method Statement	10	10.00	6.00	10.00
	Sub Total	40.00	34.00	19.20	34.00
4 SV	Social Value	10	8.00	4.00	4.00
	Sub Total	10.00	8.00	4.00	4.00
Total Evaluation Score		100	83.00	49.70	79.00
Weighted Evaluation Score		30	24.10	14.91	23.70
Price Score			70.00	59.03	44.71
TOTAL SCORE (Price and Quality)			94.90	73.94	68.41
Overall Ranking			1	2	3