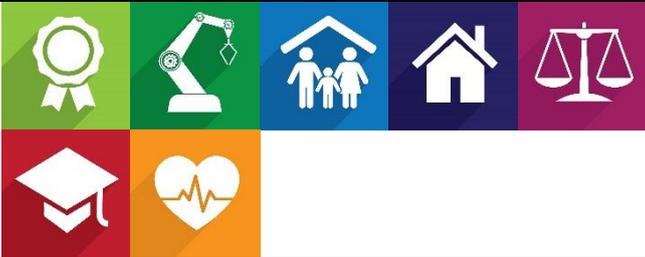


REPORT TO CABINET

26 June, 2019

Subject:	Procurement: Urban Design & Building Services Consultants Framework – 2019-23
Presenting Cabinet Member:	Councillor Bob Lloyd – Cabinet Member for Inclusive Economic Growth
Director:	Director – Regeneration and Growth- Amy Harhoff
Contribution towards Vision 2030:	
Key Decision:	Yes
Cabinet Member Approval and Date:	Cllr Bob Lloyd
Director Approval:	Amy Harhoff
Reason for Urgency:	Urgency provisions do not apply
Exempt Information Ref:	Exemption provisions do not apply
Ward Councillor (s) Consulted (if applicable):	Local consultation is not required
Scrutiny Consultation Considered?	Scrutiny have not been consulted
Contact Officer(s):	Mark Drake Urban Design & Building Services mark_drake@sandwell.gov.uk Wendy Jones Corporate Procurement Services

DECISION RECOMMENDATIONS

That Cabinet:

Authorise

- a) the Director – Regeneration and Growth, in consultation with the Executive Director – Resources (Section 151 Officer), to appoint to the relevant lots the respective consultants listed in 3.10, to the Urban Design and Building Services framework to undertake the consultancy works to lots 1-7.
- b) subject to (a) above) the Director - Law and Governance and Monitoring Officer to enter into or execute under seal any documentation in relation to award of the framework contracts and/or other agreements for lots 1 to 7, as may be deemed necessary.

1 PURPOSE OF THE REPORT

- 1.1 To seek approval to appoint specialist consultants to a four year consultant's framework, which will contribute to a reduction in cost and time on the delivery of future construction related projects undertaken by the council.

2 IMPLICATIONS FOR THE VISION 2030

- 2.1 The proposed framework will contribute to the following Ambitions for Vision 2030.
- 2.2 Healthier for longer and safer (Ambition 2). All new building designs for regeneration will be modern, safe and energy efficient for the council's stakeholders.
- 2.3 Community life (Ambition 8); new housing (Ambition 7); quality of schools (Ambition 4). Many projects involving the construction of new homes, schools and leisure centres will require future design.
- 2.4 Lowering crime and Anti Social Behaviour (Ambition 5). All future construction designs will meet the respective security design criteria and this will reduce crime and disorder.
- 2.5 Getting things done (Ambition 10). Previous frameworks have been used by numerous external bodies as a route to getting things done. The proposed framework will continue to provide this specialised service to external bodies.

2.6 Local economy (Ambition 9). Regeneration designs will boost the local economy.

3 BACKGROUND AND MAIN CONSIDERATIONS

3.1 The council has successfully used and completed one previous specialist consultant's framework which commenced in 2013/14. The specialist services included:

1. Mechanical clerk of works services,
2. Electrical clerk of works services
3. Geotechnical engineering services,
4. SAP rating calculation and thermal modelling services,
5. Ecological & arboricultural surveys,
6. Topographical and utility site surveys,
7. Archaeological surveys,
8. Architectural modelling, visual & graphic design services.
9. Acoustic engineering services,
10. Transport assessment services,
11. BREEAM & CODE assessment services,
12. Conservation architectural services,
13. Party Wall surveys,
14. Condition and dilapidation surveys,
15. Drainage & SUDS design services,
16. Flood risk assessment services, and
17. Building Regulation checking services.

3.2 A review of the services provided under the previous framework was carried out in 2018 prior to procuring a new framework to commence in 2019.

3.3 It was determined that the following services were still required by Urban Design & Building Services to support the delivery of council construction projects:

- Lot 1 Mechanical & electrical clerk of works services,
- Lot 2 Lift clerk of works services,
- Lot 3 Building clerk of works services,
- Lot 4 Geotechnical engineering services,
- Lot 5 CDM & principal designer services,
- Lot 6 Geotechnical engineering services, and
- Lot 7 Topographical and utility site surveys.

3.4 In consultation with Procurement Services it was agreed that an OJEU compliant procurement procedure would be required for the services listed above.

- 3.5 Tender documents were issued in November 2018 and were returned in January 2019.
- 3.6 The framework is programmed to commence on 1 August 2019 and will be for a period of four years.
- 3.7 A number of tenders were received for each of the lots by the due date.
- 3.8 Tender evaluation was based on a 60% price and 40% quality split to determine the most economically advantageous tenders. The evaluation results are:

	Consultant	Overall Score (out of 100)
Lot 1	M&H Survey Services Ltd	76.40
	Acivico (D, C & FM) Ltd	72.75
	Rider Levett Bucknall	63.66
Lot 2	No tenders returned	n/a
Lot 3	M&H Survey Services Ltd	76.40
	Acivico (D, C & FM) Ltd	70.26
	Rider Levett Bucknall	63.64
	Rg+p Ltd	55.62
Lot 4	Fairhurst	76.66
	Curtins Ltd	75.45
	Nicholls Colton Group	75.13
	Enzygo Ltd	72.54
	Strata Geotechnics	69.60
Lot 5	Keelagher Okey Associates Ltd	91.35
	MA Cost Consulting Ltd	85.60
	Acivico (D, C & FM) Ltd	77.91
	Rider Levett Bucknall	72.39
	Curtins Ltd	66.32
Lot 6	TEP	93.60
	Acorn Environmental Management Group	89.32
	LUC	87.21
	Egniol Environmental Ltd	84.70
	Enzygo Ltd	77.50
Lot 7	No tenders returned	n/a

- 3.9 It is proposed that the three most economically advantageous tenderers will be appointed to each lot on the framework per respective lot, where possible.
- 3.10 The tenderers submitting the most economically advantageous tenders per lot are as follows;

	Consultant	Overall Score (out of 100)
Lot 1	M&H Survey Services Ltd	76.40
	Acivico (D, C & FM) Ltd	72.75
	Rider Levett Bucknall	63.66
Lot 2	None appointed	n/a
Lot 3	M&H Survey Services Ltd	76.40
	Acivico (D, C & FM) Ltd	70.26
	Rider Levett Bucknall	63.64
Lot 4	Fairhurst	76.66
	Curtins Ltd	75.45
	Nicholls Colton Group	75.13
Lot 5	Keelagher Okey Associates Ltd	91.35
	MA Cost Consulting Ltd	85.60
	Acivico (D, C & FM) Ltd	77.91
Lot 6	TEP	93.60
	Acorn Environmental Management Group	89.32
	LUC	87.21
Lot 7	None appointed	n/a

4 THE CURRENT POSITION

- 4.1 The current Urban Design and Building services consultant's framework 2017-2018 expired at the end of November 2018.

5 CONSULTATION (CUSTOMERS AND OTHER STAKEHOLDERS)

- 5.1 Individual contracts let for works under the proposed framework on council land and properties will require public consultation to be undertaken as part of the Statutory Planning process.

6 ALTERNATIVE OPTIONS

6.1 If the framework is not put in place then as individual projects are identified these works would need to be procured on a project by project basis. This option would involve individual procurement exercises resulting in

- additional costs and time to appoint a suitable contractor for the works;
- reduced ability to react quickly in cases of urgent works;
- no income generation from outside bodies; and
- loss of a close working relationship with specialist contractors on complex projects.

7 STRATEGIC RESOURCE IMPLICATIONS

7.1 The proposed framework makes no financial commitment or guarantee of levels of work to be let under the agreement.

7.2 The proposed framework covers specific works for design and land remediation projects.

7.3 The council has no overall design capital budget. Individual regeneration projects will be identified by the relevant Directorate during the project development stage. Finance for the project, including any consultants works will be approved during the project appraisal process where it will be evaluated by the council's strategic investment unit or relevant directorate boards.

7.4 Funding for individual contracts let for works under the proposed framework on council land and properties will be required to have been approved by Strategic Finance following a Capital Project Appraisal or Revenue Budget approval.

8 LEGAL AND GOVERNANCE CONSIDERATIONS

8.1 The procurement exercise was carried out in compliance with The Public Contract Regulations 2015 and the Council's Procurement and Contract Procedure Rules.

8.2 The financial management of the proposed framework and any contract let under the framework will be carried out using the council's financial systems and according to its financial regulations.

8.3 Individual contracts will only be let under the proposed framework when respective Cabinet/Director approvals for budget expenditure have been received for the individual projects.

9 EQUALITY IMPACT ASSESSMENT

- 9.1 Individual contracts let for works under the proposed framework on council land and properties will be required to have been through a Capital Project Appraisal or Revenue Budget approval process where an Equality Impact Assessment screening exercise will be carried out.

10 DATA PROTECTION IMPACT ASSESSMENT

- 10.1 This report does not relate to the collection of personal information and therefore a privacy impact assessment is not required.

11 CRIME AND DISORDER AND RISK ASSESSMENT

- 11.1 Individual contracts let for works under the proposed framework on council land and properties will be required to have been through a Capital Project Appraisal or Revenue Budget approval process where the Corporate Risk Management Strategy (CRMS) will be complied with throughout, in identifying and assessing the significant risks associated with the individual projects. This would include (but not limited to) political, legislation, financial, environmental and reputation risks. A project risk register will be compiled and will be reviewed and updated on a regular basis. The risk register will be monitored by the project team.

12 SUSTAINABILITY OF PROPOSALS

- 12.1 Individual contracts let for works under the proposed framework on council land and properties will be required to have been through a Capital Project Appraisal or Revenue Budget approval process where proposals for sustainability will be considered.

13 HEALTH AND WELLBEING IMPLICATIONS (INCLUDING SOCIAL VALUE)

- 13.1 Individual contracts let for works under the proposed framework on council land and properties will be required to have been through a Capital Project Appraisal or Revenue Budget approval process where the impact on health and wellbeing will be considered

13.2 The Public Services (Social Value) Act 2012 requires that all public service contracts at OJEU threshold are subject to appropriate social value criteria and that these contracts include some “added value” benefit to the community. The tender provides for 40% of the assessment to be based on a quality submission, which includes a social value component where appropriate. The nature and amount of benefit will vary greatly depending upon the size of the scheme under consideration. Contractors have responded with a variety of proposals, including liaison with colleges to provide employment opportunities; the provision of trade tasters and skills training; educational visits to schools, colleges, community & youth groups to provide an insight into respective consultants’ professions

14 IMPACT ON ANY COUNCIL MANAGED PROPERTY OR LAND

14.1 Individual contracts let for works under the proposed framework on council land and properties will be required to have been through a Capital Project Appraisal or Revenue Budget approval process where the impact on any Council managed property or land will be considered.

15 CONCLUSIONS AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS

15.1 The award of the proposed consultant’s framework will result in the following benefits:

- saving cost and time to tender individual projects and to appoint a suitable consultant for the works;
- the ability to react quickly in cases of urgent works;
- the generation of a close working relationship with specialist contractors on complex projects with critical health and safety issues.

16 BACKGROUND PAPERS

16.1 None.

17 APPENDICES

17.1 None.