
To: Procurement Sub Committee

On: 11 November 2015

**Joint Report
by
The Chief Executive and Director of Development & Housing Services**

Heading:

**Contract Authorisation Report For
Lead Consultancy and Design Team Services for New Build Social Housing
(Johnstone Castle and Dargavel Village, Bishopton)**

RC1507_4513_ITT9384

1. Summary

- 1.1 The purpose of this report is to obtain authorisation from the Procurement Sub Committee to enter into a contract for Lead Consultancy and Design Team Services for New Build Social Housing projects at Johnstone Castle and Dargavel Village, Bishopton sites.
 - 1.2 Appointment of a contractor for lot two – Dargavel Village, Bishopton will be subject to the completion of due diligence to the Council's satisfaction on the prospective sites and therefore will be dependent on the successful transfer of land to the Council.
 - 1.3 The projects under this Contract form part of the Strategic Housing Investment Plan (SHIP) for Renfrewshire Council.
 - 1.4 CPU and Housing Services discussed and agreed the Contract Strategy for this requirement including approach to market in June 2015 prior to the issue of the Invitation to Tender at their regular procurement meetings. The Contract Strategy has been documented and signed off retrospectively.
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2. Recommendations

2.1 It is recommended for Lot one (Johnstone Castle) that the Procurement Sub Committee:

- a) Authorise the Head of Corporate Governance to award the Contract, both Lot one (Johnstone Castle) and Lot two (Dargavel Village, Bishopton), for Lead Consultancy and Design Team Services for New Build Social Housing (Johnstone Castle and Dargavel Village Bishopton), RC1507_4513_ITT9384, to Anderson Bell Christie (Partnership), subject to the transfer of land being successful;
- b) Note that spend under this Contract is anticipated to be in the region of £624,000, anticipated breakdown per lot noted below;

Lot One: Johnstone Castle - £290,250

Lot Two: Dargavel Village, Bishopton - £328,950

This estimated spend is based on the rates tendered in line with the RIBA Plan of Work 2013 stages.
- c) The Contract is to commence in December 2015 or alternatively, on the date confirmed in the Council's Letter of Acceptance. The current programme shows construction commencing in September 2016 with completion in March 2018.

3. Background

- 3.1 The Strategic Housing Investment Plan (SHIP) identifies key projects that will be delivered within Renfrewshire over the coming years. Johnstone Castle and Dargavel Village, Bishopton are just two of the sites that have been identified for projects that will create new affordable social housing in the Renfrewshire area. Both of which include the development of 100 new homes each.
- 3.2 This report relates only to the contract award for the lead consultancy and design team services for these new build social housing projects. A separate tender process has been undertaken for the Quantity Surveyor and Clerk of Works Services with a recommendation to award a contract for this aspect of the projects also being presented to the Procurement Sub Committee at this meeting.
- 3.3 Both project objectives for the new build social housing initiative comprise of:
 - Supporting the delivery of the Strategic Housing Investment Plan and Local Housing Strategy by providing good quality new affordable housing to meet identified needs.

- To provide a mix of social rented housing within both the Johnstone and Bishopton area, to meet need and demand.
- 3.4 The land transfer process is still in progress for lot two – Dargavel Village, Bishopton. It is expected that this will conclude by December 2015, satisfying the Council's due diligence. criteria.
- 3.5 This contract was tendered in accordance with the Council's Standing Orders Relating to Contracts over EU Threshold Open Procedure (Services) and the Public Contracts (Scotland) Regulations 2012, as amended..
- 3.6 A contract notice was published on the Public Contracts Scotland advertising portal and the Official Journal of the European Union (OJEU) on 24 July 2015. Sixty-six contractors expressed an interest in the tender, with fifteen contractors submitting a response by the deadline for submissions of 12 noon on 2 September 2015. All fifteen contractors bid for both lots.
- 3.7 Two of the contractors who submitted a response also submitted a variant/alternative tender submission over and over their standard response. Both of their variant/alternative submissions were deemed non-compliant in this procurement exercise, as it had been stated within the advertised Contract notice that these would not be accepted. These variant/alternative bids were not evaluated.
- 3.8 The Fifteen tender submissions were evaluated by representatives from Corporate Procurement, Corporate Insurance, Health & Safety and Development & Housing Services against pre-determined criteria which assessed competence, experience, capacity and customer focus.
- 3.9 All fifteen tenders were evaluated against a set of award criteria which was based on a price / quality ratio of 40% / 60%. Each Lot was then evaluated separately.
- 3.10 For Lot One, the scores relative to the award criteria of each tenderer are as follows:

Supplier	Final Technical Score	Final Commercial Score	Total Score
Anderson Bell Christie (Partnership)	50.25	28.70	78.95
Robert Potter And Partners LLP	33.75	40.00	73.75
Do Architecture Ltd	45.00	25.99	70.99
Cooper Cromar	33.75	33.95	67.70
Stallan Brand Architecture And Design Ltd	30.75	30.50	61.25
Hypostyle Architects	34.50	24.89	59.39
Austin-Smith:Lord Llp	34.50	22.64	57.14
Collective Architecture	33.75	19.05	52.80

Haa Design	30.00	22.54	52.54
John Gilbert Architects	32.25	20.14	52.39
Grant Murray Architects Ltd	33.75	17.27	51.02
Halliday Fraser Munro	29.25	20.81	50.06
Ecd Architects	34.50	13.86	48.36
Jmarchitects	28.50	15.59	44.09
Hackland + Dore Architects Limited	26.25	17.24	43.49

3.11 For Lot One, Anderson Bell Christie provided the most economically advantageous tender.

3.12 For Lot Two, the scores relative to the award criteria of each tenderer are as follows:

Company	Final Technical Score	Final Commercial Score	Total Score
Anderson Bell Christie (Partnership)	50.25	25.83	76.08
Robert Potter And Partners LLP	33.75	40.00	73.75
Do Architecture Ltd	45.00	24.37	69.37
Cooper Cromar	33.75	33.78	67.53
Stallan Brand Architecture And Design Ltd	30.75	31.08	61.83
Austin-Smith:Lord LLP	34.50	23.71	58.21
Hypostyle Architects	34.50	21.84	56.34
Collective Architecture	33.75	20.42	54.17
Haa Design	30.00	22.97	52.97
John Gilbert Architects	32.25	20.52	52.77
Grant Murray Architects Ltd	33.75	17.60	51.35
Halliday Fraser Munro	29.25	21.64	50.89
Ecd Architects	34.50	16.02	50.52
Jmarchitects	28.50	16.04	44.54
Hackland + Dore Architects Limited	26.25	17.32	43.57

3.13 For Lot Two Anderson Bell Christie provided the most economically advantageous tender.

3.14 The estimated cost for this Contract can be accommodated within the approved budget.

- 3.15 95% of the tendered fee will be made on a staged payment basis, with payment being made once pre-set milestones have been reached and satisfied. Pre-set milestones have been laid out in the Invitation to Tender. Stages are defined by the RIBA Plan of Work 2013.
- 3.16 The remaining 5% of the tendered fee will be paid based on the successful tenderer, for each lot, meeting the KPI's set out in the Invitation to Tender.
- 3.17 Community Benefits were sought in this contract and Anderson Bell Christie have noted the following approach to achieving community benefits in their submission;
- COMMUNITY ENGAGEMENT: involving steering groups, focus groups through the lifetime of a project; managing public consultation events.
 - EMPOWERING LOCAL PEOPLE: providing design training, design workshops, precedent visits to other projects
 - IMPROVING LOCAL GREENSPACE: providing opportunities for "hands-on" involvement through gardening and arts projects
 - ASSISTANCE WITH FUNDING APPLICATIONS FOR COMMUNITY PROJECTS; including feasibility studies, assistance with application forms, community involvement
 - WORKING WITH SOCIAL ENTERPRISES: wherever possible involve local social enterprises as suppliers for projects
 - Provision of work experience placements to support young people in full-time further education or seeking employment to gain experience in the construction industry. Work placements can support those undertaking the CBE Diplomas, BTEC and full-time craft courses. The minimum duration of a work experience placement is 5 working days.
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Implications of the Report

1. Financial

The financial stability of Anderson Bell Christie has been assessed as part of the evaluation procedure and met with the Council's minimum requirements for this contract.

Anderson Bell Christie's financial stability will be monitored over the period of the contract.

It is anticipated the project will be part funded by Scottish Government grant finance through the Affordable Housing Supply Programme. The remainder of the funding for the Council new build is being funded from the HRA.

2. HR & Organisational Development

N/A

3. Community Planning

N/a

4. Legal

The tendering procedures for the establishment of this contract were in accordance with Renfrewshire Council's Standing Orders Relating to Contracts for over EU Threshold Services contracts and the Public Contracts (Scotland) Regulations 2012, as amended.

Break clauses are contained with the Contract Terms and Conditions to mitigate any risk should there be any issues that arise prior to the transfer of land.

5. Property Assets

The land transfer for lot two – Dargavel Village, -Bishopton has yet to be formalised. Property Services and Community Resources are currently working alongside BAE Systems to ensure the site's meet our standards. As per section 75 of the agreement with BAE Systems, they are obliged to meet our requirements.

It is anticipated that the land transfer will be formalised by December 2015.

6. Information Technology

N/A

7. Equality & Human Rights

The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

8. Health & Safety

Anderson Bell Christie's health and safety submission was evaluated by Corporate Health and Safety as part of the assessment of qualification questionnaires and met the Council's minimum requirements regarding health and safety for this contract.

9. Procurement

The Procurement procedures outlined within this report ensure that the Council meets its statutory requirements in respect of procurement procedures, efficiency and modern Government.

10. Risk

Anderson Bell Christie insurances have been assessed and evaluated to confirm that they have met the minimum requirements regarding risk.

11. Privacy Impact

N/A

List of background papers

(1) None

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