

REPORT TO: CABINET

DATE: 14 SEPTEMBER 2017

TITLE: SELECTION OF CONTRACTOR FOR PRENTICE PLACE

PORTFOLIO HOLDER: COUNCILLOR TONY DURCAN, PORTFOLIO HOLDER FOR REGENERATION AND ENTERPRISE

LEAD OFFICER: JANE GREER, HEAD OF COMMUNITY WELLBEING (01279) 446406

CONTRIBUTING OFFICER: ANDY DEBNAM, REGENERATION AND DEVELOPMENT MANAGER (01279) 446448

This is a Key Decision
It is on the Forward Plan as Decision number I007409
Call-in Procedures may apply
This decision will affect Harlow Common Ward.

RECOMMENDED that:

- A** Cabinet approves, subject to formal contract, the appointment of Contractor A for refurbishment works to Prentice Place for the sum of £3,269,774 (which includes a sum of £300,000 for contingency and risk items identified in the tender analysis).

REASON FOR DECISION

- A** Proceeding on this basis will enable the Council to deliver its commitment to residents and traders of Prentice Place to regenerate the area and bring empty homes back into use.

BACKGROUND

1. In March 2016, Cabinet agreed that the regeneration of Prentice Place should proceed on the basis of the affordable option identified. This being a remodelling of the buildings and improvements to the public realm.
2. In March 2016, Cabinet also approved the appointment of Faithfull and Gould for consultancy services. This included the procurement of the design obtaining planning permission, providing an appropriate specification to complete the regeneration of Prentice Place, and to undertake a full review of

the tender submissions when received.

ISSUES/PROPOSALS

3. The Council invited five suitably qualified and experienced contractors to tender for the works. Four tenders were received by the deadline.
4. A full analysis of the tenders has been undertaken and they have been evaluated using a quality to financial ratio of 30 to 70 against the criteria included in the tender document. The qualitative assessment has been measured against a series of questions raised within the tender documents, and the price assessment has been calculated and ranked in order of the most economically advantageous to the Council.
5. The prices, rankings and weighted scores are shown below. This excludes a sum of £300,000 allowed for contingency and other risk items that were identified in the tender analysis:-

	Quality Weighted Score	Total Price for Delivery (£)	Price Weighted Score	Total Points Score	Ranking
Contractor A	25	2,969,774	70	95	1
Contractor B	23	3,030,686	69	92	2
Contractor C	18	3,514,258	60	78	3
Contractor D	19	4,634,366	45	64	4
Contractor E	Declined to tender				

6. Contractor A has submitted the most economically advantageous bid when assessed against the criteria included in the tender documents. Contractor A has also submitted the highest quality bid, demonstrating that they will be able deliver the works to the standard required by the Council.
7. In March 2016, Cabinet agreed that the Council enter into a contract for consultancy services to deliver a range of services including the overseeing of works. Costs for this final phase of this project remain within the the original estimates.
8. The anticipated date of commencement is 25 September 2017 with a scheduled 42 week works programme.

IMPLICATIONS

Place (includes Sustainability)

None specific

Author: **Graeme Bloomer, Head of Place**

Finance (Includes ICT)

If approved, the appointment of Contractor A when combined with the other associated costs of the project will remain within the original approved project budget as agreed under Option 3 in the Cabinet report approved in March 2016.

Author: **Simon Freeman, Head of Finance**

Housing

As contained within the report.

Author: **Andrew Murray, Head of Housing**

Community Wellbeing (includes Equalities and Social Inclusion)

As contained within the report.

Author: **Jane Greer, Head of Community Wellbeing**

Governance (includes HR)

The procurement process undertaken and described above satisfies all applicable public procurement requirements and Contract Standing Orders all of which minimises risk of procurement challenge.

Contractor A will be required to enter into a JCT Major Works Contract with the Council and provide a Bond equal to 10 percent of the Contract value pursuant to CSO 22.1

Retained consultants (Faithfull & Gould) remain under contract to continue to provide a central project management and construction contract administrator service to the Council until such time as the scheme is delivered thus mitigating risk of late or delayed scheme delivery and or cost implications during the lifetime of the project.

Author: **Brian Keane, Head of Governance**

Background Papers

None.

Glossary of terms/abbreviations used

None.