

<b>LONDON BOROUGH OF CAMDEN</b>	<b>WARDS:</b> Bloomsbury, Holborn and Covent Garden
<b>REPORT TITLE</b> CONTRACT AWARD REPORT – Redevelopment Works at Whitfield Gardens Green Space	
<b>REPORT OF:</b> Head of Transport Strategy	
<b>FOR SUBMISSION TO:</b> Director of Regeneration and Planning	<b>DATE:</b> 08/11/2019
<b>Contact Officer:</b> Costa Kakouratos Project Engineer (West End Project) 5 Pancras Square, London N1C 4AG Tel: 02079741438 Email: <a href="mailto:costa.kakouratos@camden.gov.uk">costa.kakouratos@camden.gov.uk</a>	<b>Procurement Project Manager:</b> Paul Dalton Procurement Project Manager 5 Pancras Square, London N1C 4AG Telephone: 02079743702 Email: <a href="mailto:paul.dalton@camden.gov.uk">paul.dalton@camden.gov.uk</a>
<b>WHAT DECISIONS ARE BEING ASKED FOR?</b> That the Director of Regeneration and Planning to whom this report is submitted agrees the award of the contract to Id Verde for a period of 6 months for a contract sum of £893,642.56.	

Signed: David T. Joyce  
Director of Regeneration & Planning

Date: 6<sup>th</sup> November 2019

Signed: L McFride  
Head of Transport Strategy

Date: 13 January 2020

## BACKGROUND TO THE PROCUREMENT

Name of service(s) being procured	Redevelopment works at Whitfield Gardens Green Space
Responsible directorate	Supporting Communities
Description of service	Part of the West End Project by Camden Council, the contract being procured is for the appointment of a contractor to redevelop and revive the existing garden space at Whitfield Gardens to a modern and friendly environment.
Details of any Lots used?	N/A
Where and when was the procurement strategy approved?	The procurement strategy was endorsed on 20 <sup>th</sup> March 2019 by LCPB, and approved by the Director of Place Management on 28 <sup>th</sup> October 2019
Key objectives of the procurement strategy	<ol style="list-style-type: none"> <li>1. Appointment of contractor within the confines of the budget</li> <li>2. Encourage the delivery of social value deliverables</li> <li>3. Creation of a green space for residents and visitors which will give access to all</li> <li>4. Clear the site of hazardous materials such litter and narcotic substances</li> <li>5. Involve the local community in one of their garden spaces</li> <li>6. Help the emission impact of the area by creating more plant space</li> <li>7. Ensure a supplier with the right credentials completes the contract</li> </ol>
Contract start date	December 2019
Length of contract	16 to 20 weeks

## 1 PROCUREMENT APPROACH

What procurement process was used?	Closed competition procedure inviting 5 bidders
What evaluation criteria were used?	<p>50% for quality and 50% for price, 5% of the quality was allocated to social value.</p> <p>The pricing element was broken into two aspects, firstly the activity schedule sum was worth 45% and secondly the compensation event sum was worth 5%. Maximum points were awarded for the lowest sum for each elements then the scores were added together to give an overall score for the pricing element</p>
Details of any quality thresholds included?	Bidders had to provide a case study of a similar project as part of their Selection Questionnaire stage. If the case study met the a satisfactory requirement then the bidder's full

	tender response was evaluated. The Council reserved the right to reject any Tender which did not achieve a score of at least 3 for the quality award criteria question 2, Methodology which constituted 30% of the 50% for the quality award criteria.		
Was London Living Wage included as a contract requirement? (If 'no', state reasons)	Yes		
Where was the tender advertised?	The tender was not advertised		
Time allowed for SQ submissions	N/A	Time allowed for tender submissions	5 weeks

## 2 PROCUREMENT OUTCOME, OPTIONS AND REASONS FOR RECOMMENDED DECISION

### 2.1 Market response

Number of Selection Questionnaires (SQs) submitted	N/A
Number of tenders invited	5
Number of tenders returned	2

### 2.2 Tender scores

Tenderer	Total quality score (50%)	Total price score (50%)	TOTAL TENDER SCORE
Winning Bidder	39%	49.8%	88.8%
Tenderer B	34%	31.4%	65.4%

*Tenderers failing to meet the quality threshold are highlighted in red*

### 2.3 Options

Options	Recommended option (✓)
Option 1 – award the contract to the highest scoring tenderer.	✓
Option 2 – do not award a contract and re-tender the service.	
Option 3 – do not award a contract and allow the existing service to end (do not re-commission).	

### 2.4 Reasons for recommended decision

Recommended tenderer	Id Verde
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Summary of strengths of the recommended tenderer	The recommended bidder displayed a clear understanding of the requirements, met the construction timeline of 10 weeks on site and the proposed price is within the budget available for the contract.
How will the recommended tenderer deliver social value to Camden?	The recommended bidder has committed to taking on one apprentice for this project and once the contract has been completed the apprentice will be assigned to the Camden Grounds Maintenance Contract. The bidder will also use local suppliers, will work with schools and community groups offering horticultural classes.

### 3 KEY IMPACTS / RISKS? HOW WILL THEY BE ADDRESSED?

3.1 The following table summarises any key impacts / risks and how they will be addressed.

Impact / Risk	Mitigation Strategy
The works could cause negative impacts to the operations of local businesses during the construction period.	All loading / access will be maintained to businesses throughout the construction process. This is a closed site and so impact should be mitigated in terms of deliveries to site by conducting these outside of peak hours. Additionally, the programme has been timed to minimise the amount of time required to be on site by making sure that procurement of required materials, etc does not cause delays.
The Fitzrovia Mural is situated on the side wall of 8 Tottenham Street, which is owned by LB Camden. Officers have noticed cracks to the façade of the building, which could complicate the renovation.	An external and internal survey was carried out by a specialist contractor to establish the extents of the building were safe prior to any works. The methodology for removing the render has been developed to ensure the minimisation of any danger of stripping out mortar, etc when it is carried out.
As part of the implementation process it may be necessary for elements of the design to be altered in response to unforeseen circumstances	In these instances the Project Manager of the West End Project and the Head of Transport Strategy will work together to resolve these issues. Senior Managers and members will be consulted on any changes as appropriate.
Funding	Funding for the project itself is resolved. A full budget package has been assembled for the delivery. There will not be any additional draw on Council Resources.
Working near trees - there are a number of large, established trees in the project area	The recommended contractor is a specialist in landscape works and working around trees. They will follow all required guidance in their works and in addition have specified that they will carry out a survey beforehand to establish the current condition.

3.2 The Equalities Impact Assessment for Whitfield Gardens formed was conducted as part of the overarching 2014 EIA for the West End Project.

## 4 CONSULTATION

Was a formal consultation required? If yes, please provide details and outcome.	Yes, consultation took place for the wider West End Project which Whitfield Gardens forms part of several years ago with input from local residents and stakeholders.
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## 5 SAVINGS

### Revised savings following procurement

Year	Budget(as agreed in Tollgate 1)	Tender price after clarifications	Savings
2019/20	£900,000	£893,642.56	£6,357.44
<b>Total</b>	£900,000	£893,642.56	£6,357.44

### Total savings that will be achieved

Total savings achieved over initial contract term (compared to current budget)	£6,357.44 (0.71%)
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- 6.1 In the post tender clarifications after the evaluation and moderation were conducted there were further clarifications sent to the preferred bidder. In response to the clarifications the bidder stated the figure of £14,030 would cover the cost of the Fire Retardant and Anti-Graffiti Protection. This sum has been factored into the tollgate 2 for the contract sum which will be £893,642.56.

## 6 RESOURCE IMPLICATIONS (comments from the Director of Finance and others as appropriate such as AD (HR) )

- 6.1 This report seeks approval to award the contract for the redevelopment works at Whitfield Garden Green space to Id Verde. The contract value is £0.894m for a period of six months.
- 6.2 This redevelopment is part of the West End Project, and has an allocated budget of £0.900m, from the overall budget for the West End Project of £35m. There is sufficient budget allocated within the cost plan to meet this cost, however it should be noted that some of the cost is funded from the budget allocated within risk register.

## 7 LEGAL IMPLICATIONS (comments from the Borough Solicitor)

- 7.1 Legal services has reviewed this contract in the context of the Public Contract Regulations 2015 (as amended) ('PCR') and the Council's Contract Standing Orders ('CSO's').
- 7.2 The Council is seeking to award a contract to Id Verde to carry out construction work for the new green space at Whitfield Gardens. The contract value is

approximately £894K over the 6 months during which the works will be carried out.

- 7.3 The CSOs require a Chief Officer to award the contract given the proposed contract value. Officers have procured the contract on the basis that this is a sub-threshold tender for the purpose of the PCR and therefore only invited bids from five contractors rather than advertising the contract opportunity.