

Alr Edwards

Item No.	Classification: Open	Date: 30 July 2015	Meeting Name: Strategic Director of Environment and Leisure
Report title:		Gateway 2 - Contract Award Approval Camberwell Green Revitalise ⁵ Main Contract	
Ward(s) or groups affected:		Camberwell Green	
From:		Parks and Open Spaces Manager	

RECOMMENDATION(S)

1. That the strategic director of environment and leisure approves the award of the Camberwell Green Revitalise main contract to Blakedown Landscapes SE Limited in the sum of £785,395.54, for a period of eight months.
2. That the strategic director environment and leisure approves the allocation of a 10 per cent contingency totalling £78,540 which will be held within the project budget.

BACKGROUND INFORMATION

3. The scheme is to landscape and improve Camberwell Green with high quality materials, assets and facilities.
4. The scheme includes works to the highway to transform the dead-end Camberwell Green Road into a new market square. Processes to gain highways approval for the works are underway. This will also require a Section 278 Agreement to allow the main contractor to carry out works to the highway:
5. The contract will be for construction works to provide a new play area, lighting, planting, hard surfaces, and a market square, as well as refurbishment of existing assets.
6. The main contract is expected to run for a period of eight months and the expected duration will be confirmed once Blakedown Landscapes SE Ltd has provided a construction programme.
7. John McAslan and Partners Limited were appointed in 2013 and will be administrating the main contract.
8. Planning permission for the project was granted on 3 March 2015.

Procurement project plan (Key decision)

9.

Activity	Completed by/Complete by:
Forward Plan for Gateway 2 decision	26/06/2015
Approval of Gateway 1: Procurement Strategy Report	17/04/2015
Invitation to tender	30/04/2015
Closing date for return of tenders	05/06/2015
Completion of evaluation of tenders	09/07/2015
DCRB Review Gateway 2:	30/07/2015
Notification of forthcoming decision – Five clear working days	03/08/2015
Approval of Gateway 2: Contract Award Report	10/08/2015
Scrutiny Call-in period and notification of implementation of Gateway 2 decision	24/08/2015
Contract award	25/08/2015
Add to Contract Register	25/08/2015
Contract start	28/09/2015
Contract completion date	27/05/2016

KEY ISSUES FOR CONSIDERATION

Description of procurement outcomes

10. The Revitalise Camberwell Green contract is a unique opportunity to improve the open space in the town centre of Camberwell, alongside other redevelopment schemes at Camberwell Library, Pocket Spaces and the central road junction. The scheme that has been developed links seamlessly with the other redevelopment schemes and gives great benefit to the local community as a whole. In landscaping the Green there will be a range of works carried out including new pathway surfacing, new lighting, a new and relocated play area, a new market square, a recycling hub and tree, shrub and wild flower planting. The design has benefitted from three public consultations.

Key/Non Key decisions

11. This report deals with a key decision.

Policy implications

12. The revitalisation of Camberwell Green contributes to the council's fairer future promise of revitalising neighbourhoods.

Tender process

13. Five firms from the council's approved list were invited to tender for the Revitalise Camberwell Green contract after initial discussions about the project with each firm. The following contractors were invited to tender:
 - a. Warwick Landscaping Limited
 - b. Gavin Jones Limited
 - c. Ground Control Limited
 - d. Blakedown Landscapes SE Limited
 - e. LDC Limited
14. All contractors were provided with a full tender package on which to base their tender. The process and criteria that would be followed for the tender evaluation was noted in the tender documentation.
15. Three tenders were received by the council, from Blakedown Landscapes SE Limited, Ground Control Limited and LDC Limited. Gavin Jones Limited withdrew from the tender process on 18 May citing a busy workload and current commitments meaning they were unable to submit a competitive price for the works described. Warwick Landscaping Limited withdrew from the tender process on 26 May stating that recent successes in procuring work have resulted in them being unable to adequately resource the Camberwell Green project, should they have been successful.

Tender evaluation

16. The evaluation followed MEAT (Most Economically Advantageous Tender) on a 70/30 price quality ratio, as outlined in the Gateway 1. This information was clearly set out in the tender documents.
17. The tender evaluation panel consists of a Quantity Surveyor from Appleyard & Trew LLP, Landscape Architect from John McAslan & Partners Limited and a Project Manager from the council. The panel met on 1 July 2015 to discuss the evaluation and come to a decision.
18. The tender evaluation panel have declared that they have no interest or relation to any of the contractors that tendered for the Revitalise Camberwell Green contract.
19. The tender evaluation panel conducted interviews of all three tenderers on 1 July and quality scores were adjusted in relation to their performance at interview on quality aspects.
20. Three tender queries were submitted to all three tenderers on 6 July, 9 July and 22 July, Blakedown Landscapes SE Limited, Ground Control Limited and LDC Limited returned submissions for this query which has been taken into account in the final tender sums.
21. A query regarding price and quantities was submitted to Blakedown SE Limited and Ground Control Limited on 16 July. This was not submitted to LDC Limited as

they had already provided this information in their original tender. This resulted in a revised price for Blakedown SE Limited being used in the price analysis.

22. The prices (excluding contingency) and scores achieved by the tenderers are as follows:

	Blakedown	Ground Control	LDC
Quality scores x points divided by max points(150) x 30			
Score for resources (weighting 12):	48	60	60
Score for experience (weighting 8):	40	32	32
Score for quality control (weighting 10):	40	30	50
Total points	128	122	142
Quality Score	25.60	24.40	28.40
Price scores lowest bid divided by higher bid x 70			
Tender price	£785,395.54	£805,374.00	£887,021.30
Price score	70.00	68.26	61.98
Total tender scores	95.60	92.66	90.38

23. The tenders scores are close and as such the following was implemented in light of this result:

- a. The ITT instructions have been reviewed to ensure all procedures and information were comprehensive
- b. The quality scoring and associated documentation have been checked to ensure consistency of approach

24. The conclusion of these reviews was that the process undertaken was satisfactory and followed that set out in the ITT documentation. It was also noted that two separate external advisers were on the tender evaluation panel of which one was a quantity surveyor

Plans for the transition from the old to the new contract

25. N/A

Plans for monitoring and management of the contract

26. The contract will be administrated and monitored by John McAslan and Partners Limited, who will be overseen by the Project Manager from the council to ensure outcomes are met in full.

Identified risks for the new contract

27.

Risk	Mitigation
Ensuring the project is completed within the allocated budget	A comprehensive monitoring regime will be implemented, comprising of regular updates and budget meetings with the consultant and Quantity Surveyor to ensure that any additional costs attributed to the project are within the contingency
Delay in authorisation of the prescribed route order	The market square cannot be constructed until the prescribed route order to partially close Camberwell Green Road is in place which is due on 28 August. A report was approved at Camberwell Community Council on 15 July
Unexpected conditions and occurrences on site could lead to additional costs	A contingency of 10 per cent has been held within the project budget to deal with such occurrences. The project's Quantity Surveyor will provide regular financial reports during the contract.

Community impact statement

28. The landscaping of Camberwell Green will have a positive effect on the community, as they will have access to a high quality park with improved facilities.
29. The new market square will benefit the local economy by connecting the existing Urban Farmers' Market to the main shopping street of Camberwell Church Street, thus increasing footfall to the market.
30. Parks counting surveys were undertaken in September 2012 and further surveys will be undertaken post-construction to gauge the success of the project.

Economic considerations

31. The design includes an improved space for markets, closer to the main shopping street, with the intention of encouraging more shoppers to visit the Urban Farmers' Market and thus improving the local economy. Officers hope to encourage a wider range of markets and festivals in the future.
32. A temporary location for the Urban Farmers' Market has been agreed so they can continue to trade during the time when the Green is closed. They will be located at Datchelor Place which is due to become pedestrian-only in July.

Social considerations

33. Significant public consultation has been undertaken.
34. The contract will require the London Living Wage to be paid to staff working on the contract where appropriate.
35. Pursuant to section 149 of the Equality Act 2010 the council has a duty to have due regard in its decision making processes to:

- (a) Eliminate discrimination, harassment, victimisation or other prohibited conduct;
- (b) Advance equality of opportunity between persons who share a relevant protected characteristic and those who do not;
- (c) Foster good relations between those who share a relevant characteristic and those that do not share it.

36. The relevant protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation. The Public Sector Equalities Duty also applies to marriage and civil partnership, but only in relation to (a) above. There are considered to be no equalities issues arising from the procurement of this contract, since the scheme is intended to generate benefits for all individuals and groups within the local community.

Environmental considerations

- 37. Where possible, materials specified in the scheme will be obtained from sustainable sources.
- 38. Where possible, the contractor will source high quality recycled materials.
- 39. The improvements will increase the number of trees at Camberwell Green and seek to improve biodiversity and provide a better "green corridor" through the introduction of particular species which are most beneficial to wildlife.
- 40. Consideration will be given to the whole-of-life costs associated with the improvement works and the implications for future maintenance.

Market considerations

- 41. There is specific lead in times for supply of particular materials required to deliver the scheme and these lead in times have been factored into the length of contract.

Staffing implications

- 42. Staff resources associated with this project will be funded within the existing resources of the council.

Financial implications

- 43. The capital budget for the project is £936,525 and is held in cost centre R-2013-0090.01. The value of these works is fully contained within this budget.
- 44. The report proposes a main contract value of £785,395.54. A 10 per cent contingency of £78,540 is being held within the project budget. As such this report is recommending approval for a total of £863,935. The project is due to complete within the financial year 2016/17.
- 45. The 10 per cent project contingency will be managed by the project manager, who will approve additional spend to fund additional works during the contract period should they be required. The appointed lead design consultant and quantity surveyor will sign-off completed work according to the specification and provide the appropriate valuations during the contract period.

46. The remaining budget £33k (i.e. after subtracting project cost, the actual spend and commitment on SAP from the total budget) has been allocated to fund the cost of professional fees, surveys and a project contingency.
47. Staffing and subsequent maintenance costs connected with this project will be contained within existing revenue budgets.

Investment implications

48. N/A

Second stage appraisal (for construction contracts over £250,000 only)

49. After reviewing the Experian Risk reports, finance officers advise that Blakedown Landscapes SE Limited have a low risk status and have been in the business for more than 25 years.

Legal implications

50. The estimated value of the contract is below the current EU advertising threshold for works and therefore the procurement process has been subject to the application of the council's Contract Standing Orders ("CSOs").

51. CSO 5.3 requires that for works contracts where the estimated contract value is above £75,000 but below the relevant EU threshold there is a requirement to take all reasonable steps to obtain at least five tenders. Those invited to tender must be selected from the council's approved list unless permission is obtained to do otherwise through a Gateway 1 report.

52. The decision on the award of this contract is reserved to the relevant chief officer or under her delegated authority in line with the department's scheme of management in accordance with CSO 4.5.2.

Consultation

53. In the 2011 Revitalised Camberwell Spaceshaper Workshop Report, Camberwell Green was highlighted as having great potential and requiring investment.

54. In September/October 2012 a consultation questionnaire on the subject of Camberwell Green was available to the public, and posted to all properties within 150m of Camberwell Green. The results have been analysed and are available in the Camberwell Green 2012 Consultation Report. These results influenced the concept design proposals.

55. Three concept design proposals were consulted on for six weeks during January to March 2013, including a presentation at Camberwell Community Council meeting on 13 February 2013. The results are available in the Camberwell Green Public Consultation Report May 2013. These results have influenced the updated design.

56. The third and final public consultation of the design was open for public comment from 18 October to 10 November 2013. This showed general satisfaction with the design

57. Lead Members and Ward Members have been consulted and kept updated on the Revitalise⁵ programme by the regeneration division, during regular member briefings.

Other implications or issues

58. None

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Head of Procurement

59. Not required as the contract is under the relevant EU financial threshold.

Director of Legal Services

60. Not required as the contract is under the relevant EU financial threshold.

Strategic Director of Finance and Corporate Services (CAP15/079)

61. This report seeks the approval of the strategic director of environment and leisure for the award of the Revitalise Camberwell Green contract to Blakedown Landscapes SE Limited to the sum of £785,395.54, for a period of eight months.

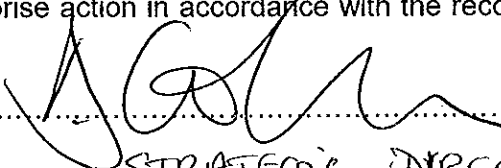
62. This report also seeks the approval of the strategic director environment and leisure to allocate a 10 per cent contingency totalling £78,540 which will be held within the project budget, making the recommended report approval a total expenditure of £863,935.

63. The strategic director of finance and corporate services notes that the capital costs associated with this contract will be fully contained within the departmental capital budget for Camberwell Green allocated under the council's capital programme. The total expenditure for the scheme will be monitored and reported on as part of the overall capital programme.

64. Staffing and any other future costs connected with this contract to be contained within existing departmental revenue budgets.

FOR DELEGATED APPROVAL

Under the powers delegated to me in accordance with the Council's Contract Standing Orders, I authorise action in accordance with the recommendation(s) contained in the above report.

Signature  Date..... 4/8/15.....
Designation STRATEGIC DIRECTOR OF ENVIRONMENT & LEISURE.....

BACKGROUND DOCUMENTS

Background documents	Held At	Contact
Gateway 1 Procurement Strategy Approval: Camberwell Green Revitalise ⁵ Main Contract	Parks and Open Spaces 160 Tooley Street	Pippa Krishnan 020 7525 5133
N/A		
Revitalised Camberwell Spaceshaper Workshop Report, 2011	Chief Executive / Planning	Sally Crew 020 7252
https://www.southwark.gov.uk/downloads/download/2989/revitalise_camberwell_spaceshaper_report		
Camberwell Green 2012 Consultation Report	Environment & Leisure / Park and Open Spaces 160 Tooley Street	Pippa Krishnan 020 7525 5133
http://www.southwark.gov.uk/downloads/download/3268/camberwell_green_consultation		
Revitalise ⁵ Camberwell Green Public Consultation Report May 2013	Environment & Leisure / Park and Open Spaces 160 Tooley Street	Pippa Krishnan 020 7525 5133
https://www.southwark.gov.uk/downloads/download/3291/camberwell_regeneration		
Camberwell Community Council meeting minutes, 15 November 2014	Environment & Leisure / Park and Open Spaces 160 Tooley Street	Pippa Krishnan 020 7525 5133
http://moderngov.southwark.gov.uk/documents/g4850/Printed%20minutes%20Saturday%2015-Nov-2014%2013.00%20Camberwell%20Community%20Council.pdf?T=1		

APPENDICES

No	Title
Appendix 1	Tender report for Camberwell Green Improvements by Appleyard and Trew
Appendix 2	Revitalise Camberwell Green tender analysis

AUDIT TRAIL

Lead Officer	Rebecca Towers	
Report Author	Pippa Krishnan	
Version	Final 7.0	
Dated	3/08/2015	
Key Decision?	Yes	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Head of Procurement	No	No
Director of Legal Services	No	No
Strategic Director of Finance and Corporate Services	Yes	Yes
Head of Specialist Housing Services	No	No
Cabinet Member	No	No
Contract Review Boards		
Departmental Contract Review Board	Yes/No	Yes/No
Corporate Contract Review Board	Yes/No	Yes/No
Cabinet	Yes/No	Yes/No
Date final report sent to Constitutional/Community Council/Scrutiny Team	Date/Month/Year e.g. 5 July 2010	

BACKGROUND DOCUMENT – CONTRACT REGISTER UPDATE - GATEWAY 2

Contract Name	Revitalise Camberwell Green
Contract Description	Hard and soft landscaping works
Contract Type	Works
Lead Contract Officer (name)	Pippa Krishnan
Lead Contract Officer (phone number)	020 7525 5133
Department	Environment & Leisure
Division	Public Realm
Procurement Route	5 tenders
EU CPV Code (if appropriate)	N/A
Departmental/Corporate	Departmental
Fixed Price or Call Off	Fixed price
Supplier(s) Name(s)	Blakedown Landscapes SE Limited
Contract Total Value	£785,395.54
Contract Annual Value	N/A
Contract Start Date	28 September 2015
Initial Term End Date	27 May 2016
No. of Remaining Contract extensions	None
Contract Review Date	N/A
Revised End Date	N/A
SME/ VCSE (If either or both include Company Registration number and/or registered charity number)	
Comments	
London Living Wage	Yes

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