

APPENDIX A

Tender Evaluation Report

North Taunton Development Phases B & Ci

DN663350

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1. Management Summary

Somerset Council has embarked on a major redevelopment scheme to transform the North Taunton neighbourhood and build quality, energy efficient new homes where people will want to live.

The proposed scheme will provide up to 230 new build homes and retrofit 27 existing council homes through a phased approach. There will be a net increase of 64 new homes as a result of the overall scheme. Phase A comprising some 47 new dwellings is nearing completion.

The Council is now seeking to secure the delivery of Phases B and Ci comprising 51 new dwellings along with 2 new dwellings in what was to be the new community centre (completed to shell and core standards under the Phase A Contract).

Subject to satisfactory performance the Council is also seeking to secure the option for the delivery (by mutual agreement) of Phases Cii (31 new dwellings), Ciii (29 new dwellings) and D (69 new dwellings). These Phases will commence immediately on the completion of Phases B and Ci.

This procurement was carried out by Somerset Council who wished to select a Contractor to carry out the future development work in the North Taunton neighbourhood. The procurement was conducted under the Westworks Dynamic Purchasing System (Westworks CONST2018DPS - Development and Construction) as a call for further competition under Category 3. It was issued to all contractors on the DPS.

The Council sought to appoint a suitably accredited and experienced Contractor to undertake the design and construction of Phases B and Ci of the North Taunton Regeneration Project under a JCT Design and Build 2016 with Standard and Employers Amendments. The Council also intends to reserve the option to extend the appointment to cover the design and construction of Phases Cii, Ciii and D if the Contractors performance on Phases B & Ci is satisfactory.

2. Procurement Process

This procurement was carried out in accordance with the authority's Contract Procedure Rules and Standing Orders, and Public Contracts Regulations 2015 principles.

Suppliers were invited to submit a response to the Invitation to Tender (ITT) through the Westworks In-Tend e-Tendering System. The Procurement Documents were published on 30 October 2023.

Bid responses were received by the closing date of 12 noon on 29 January 2024 (an extension of 1 week was allowed for the deadline) as follows:

- Two Bidders responded within the deadline.
- One Bidder submitted a compliant Bid.
- One Bid was deemed non-compliant with requirements, following advice from the Legal team.
- Bids were evaluated in accordance with the criteria set out in the Procurement Documents and set out in section 2.1 below.

The Commercial and Procurement Team conducted compliance checks and Finance supported with financial risk assessment.

Clarification questions were issued to the compliant Bidder to confirm their Pricing and Social Value proposals.

2.1 Evaluation Methodology

Each bid was reviewed for compliance with the Pass/Fail criteria set out in the Procurement Documents and all clarifications issued to all Bidders during the tender period. One of the Bids did not meet all the selection requirements.

The compliant Bid was evaluated in accordance with the evaluation award criteria set out within the Procurement Documents and were applied as follows:

Evaluation criteria breakdown		Weighting
Quality		20%
Professional team, project management and collaboration	5%	
Design and Management, Risk Management, and Project Management	15%	
Price		70%
Social Value		10%
Procurement Document F Social Value Calculator	5%	
Social Value Commitment	5%	

2.2 Quality

The quality questions were scored and evaluated in accordance with the published criteria.

The quality element of the Tenders was evaluated by a panel of officers and moderated in a moderation meeting following initial collation of scores and comments. The moderation process was facilitated by the Commercial and Procurement Team at Somerset Council (see Confidential Appendix B for the list of evaluators and moderators). Each evaluation panel member scored each Bid on an individual basis and prior to the moderation meeting.

Moderated scores are available in Confidential Appendix B, including the proposed award decision.

2.3 Pricing

Pricing was assessed based on the total tender price for the Works included by bidders within the Contract Sum Analysis return. The tendered prices are available in Confidential Appendix B, including the proposed award decision.

3. Contractual Position

The Authority intends to enter into contract using a JCT Design and Build 2016 with Standard and Employers Amendments for the design and construction of Phases B & Ci.

This is subject to approval of an Executive Key Decision to award supported by this evaluation report.

3.1 Proposed Term

The expected contract period will not exceed 24 months, with an option to extend by mutual agreement for the delivery of Phase Cii and Ciii for up to a further 48 months.

3.2 Performance Levels and Contract Management

Performance levels will be monitored as part of Contract Management and specific Key Performance Indicators. The contract will be managed to ensure that the performance meets expectations and to identify further opportunities for cost and improvement.

4. Risk and Mitigation

Risks and associated mitigations are detailed in Confidential Appendix B.



5. Next Steps

- Unsuccessful Bidder to be informed of non-compliance with requirements.
- Executive Key Decision to award to be approved. (Wednesday 6 March 2024)
- Suppliers to be informed of the decision by Commercial and Procurement Team. (Following approval)
- Standstill period to elapse. (10 days)
- Contract award
- Contract Mobilisation/Implementation to begin.

End of Report