

APPENDIX A

Tender Evaluation Report

Oxford Inn Scheme

Project reference SWT/PS/285
Pro-Contract reference DN663354

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Date: **12 June 2024**



1. Management Summary

The Oxford Inn site in the Taunton East ward is owned by Somerset Council, falls under the HRA and was formerly operated as a public house. After years of uneconomical operation and neglect and following an option appraisal the decision was made by the former Somerset West and Taunton Council to redevelop the site to provide new affordable housing. Delivery of the project was delayed by both the phosphate planning issue and the pandemic.

The Council sought to appoint a suitably accredited and experienced Contractor to undertake the demolition, design and construction of eight new homes built to a zero-carbon specification.

The Works comprise of the demolition of the majority of the existing structures and the construction of eight new homes, landscaping, and associated outbuildings in accordance with the planning application reference 38/21/0463. The Principal Contractor will be responsible for the discharge of all planning conditions apart from any condition relating to nutrient neutrality / phosphates which will be the responsibility of the Council to discharge. In accordance with CDM 2015 the appointed contractor will act as both the Principal Contractor and the Principal Designer for the duration of the contract.

This procurement was carried out by Somerset West and Taunton prior to the commencement of the new Unitary Authority of Somerset Council. The procurement was conducted as a competition under the Westworks Development and Construction DPS in compliance with Somerset West and Taunton Contract Standing Orders and PCR2015.

The Council wanted to engage with a broad range of regional and SME contractors interested in a contract of this size. In this respect the Westworks Development and Construction DPS offers a good range of regional and SME contractors who have already specified their interest in working in this geographical area and on contracts of this size. It was agreed as the optimum route for the procurement, providing a level of competition and engagement with regional and SME contractors that a framework would not provide for.

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 28 October 2022.



Bid responses were received by the closing date of 12 noon on 10 January 2023 as follows:

- Three Bidders responded within the deadline.
- All three bids were compliant and in accordance with requirements.
- Bids were evaluated in accordance with the criteria set out in the Procurement Documents and set out in section 2.1 below.

Following the initial process, the appointment of a contractor has been delayed due to budget pressures. However, an additional budget was approved for the project on 20th February 2024.

Given the time elapsed since the original tender and to allow some value engineering to achieve the budget, in April 2024 all bidders were given the opportunity to re-price their proposals and confirm any changes to their original proposals based on the following changes:

- The flats facing onto Roman Road will need to include some form of balcony (not Juliet) but proposals to reduce these in size would be considered.
- As the planning permission (ref 38/21/0463) is for the “erection of 8 No. zero carbon dwellings” then any proposal which moves away from achieving zero carbon in operation would require a new planning application.
- The Council would also consider proposals for changes to the Employers Requirements, for example, omission of the requirement for a Performance bond. Please describe in detail any changes you propose and describe the cost saved for each change.

Two of the three original bidders re-submitted.

The Commercial and Procurement Team will conduct compliance checks and Finance will support with financial risk assessment. Any appointment is contingent on a satisfactory outcome from these checks.

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.

Bids were evaluated in accordance with the evaluation award criteria set out within the Procurement Documents and were applied as follows:



Evaluation criteria breakdown	Weighting	
Quality		40%
People and delivery team	11%	
Programme and contract management	11%	
Quality Control	8%	
Risk Management	7%	
Communication	3%	
Price		60%

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 West and Taunton, now 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 Contract with Amendments.

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

3.1 Proposed Term

The expected contract period is 17 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

- Standstill period to elapse at midnight on 14 June 2024. (10 days)
- Key Decision to award to be approved.
- Contract award
- Contract Mobilisation/Implementation to begin.

End of Report