

Part 1: Open to the public

REPORT OF
The Strategic Director for Place
TO
Procurement Board
ON
22nd January 2021

TITLE: Approval to Award the Contract for Pendleton Leisure Centre RIBA3 external design fees

RECOMMENDATION:

That Procurement Board approve the award of the Contract for Pendleton Leisure Centre RIBA3 external design fees as detailed in the table below:

Detail required	Answers
Title/Description of Contracted Service/Supply/Project	Architects Lead Design Consultancy for Pendleton Leisure Centre
Name of Successful Contractor	Bloom Procurement – GT3 Architects
Supplier Registration Number <i>(to be supplied by Corporate Procurement)</i>	08045123
Type of organisation <i>(to be supplied by Corporate Procurement)</i>	Private Limited Company
Status of Organisation <i>(to be supplied by Corporate Procurement)</i>	SME
Contract Value	£225,529 Full Project
Contract Duration	7 months
Contract Start Date	08/02/2021
Contract End Date	27/08/2021
Optional Extension Period 1	n/a
Optional Extension Period 2	n/a

Detail required	Answers				
Who will approve each Extension Period?	Strategic Director (extension < £150k)				
Contact Officer (Name & number)	Jackie Ashley 07515 188242				
Lead Service Group	Place				
How the contract was procured? (to be supplied by procurement)	Bloom Direct appointment				
Framework Details (where applicable) (procurement body, framework reference & title, start/ end date)	BLOOM Northeast Procurement Framework (NEPO) for Construction, Design and Engineering				
Funding Source	Choose an item.				
Ethical Contractor	<table border="1"> <tr> <td>Mayor's Employment Charter Committed to sign up to charter</td> <td>x</td> </tr> <tr> <td>Accredited Living Wage Employer</td> <td><input type="checkbox"/></td> </tr> </table>	Mayor's Employment Charter Committed to sign up to charter	x	Accredited Living Wage Employer	<input type="checkbox"/>
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Accredited Living Wage Employer	<input type="checkbox"/>				

EXECUTIVE SUMMARY:

The purpose of this report is to seek approval for the award of the above-mentioned contract. This will enable design development of Pendleton Leisure Centre to occur, resulting in a funding bid submission to Sport England in March and subsequent planning application in early summer.

BACKGROUND DOCUMENTS:

Nil

KEY DECISION:

No

DETAILS:

1. Background

1.1 The Pendleton Leisure Centre (PLC) project is the second major capital investment project arising from the Indoor Sports Strategy undertaken in 2016. PLC's procurement strategy for both professional services and the work's contractor was approved at the Procurement Board meeting on the 9th December 2020.

1.2 Acting upon the agreed strategy, the design fees for the main professional services have been sought; the architectural lead external fees, via Bloom Procurement and the SCC internal fees co-ordinated by the Engineering & Design section. This report deals with the external fees.

1.3 The next commission is to complete remaining tasks from the RIBA 2+ WorkStage, through to RIBA3+ which includes the submission of the planning application and dealing with any responses.

1.4 Following SCC's Expression of Interest submission to Sport England (Dec 2020) and the resulting extremely positive outcome, Sport England has requested a funding bid submission prior to the end of this financial year, consequently having the designers in place is a priority. The specification for this commission, set out the RIBA2+ element as a distinct entity. The Director for Place has approved a fee of £32,413 for the RIBA2+ element in advance to achieve Sport England timescales.

1.5 The tasks to be undertaken as part of the RIBA3 WorkStage are:

- Review Stakeholder feedback
- Refine & develop the brief
- Risk and mitigation action development
- Material strategy developed
- Layout & elevations drawings
- Pool filtration strategy fixed
- Sustainability strategy agreed
- Project cost refinement
- Documents to support Sport England funding application provided
- Planning application submitted

2. The Procurement Process

2.1 Although this is a direct appointment, an evaluation exercise was undertaken based on 50% Cost, 45% Quality & 5% Social Value. The evaluation team comprised of officers from Place Directorate's Building Surveying & Facility Management along with Salford Community Leisure.

2.2 Cost evaluation – The external design team was requested to provide fees not only for the RIBA2+ / RIBA3+ but also for the whole commission as a guide. Overall (whole project), the fees are £28,178 above the sum in the cost plan, however the cost plan had not allowed the 5% Bloom fee. This accounts for much of the increase. The percentage increase (0.17%) has been reviewed and along with the fees for RIBA2+ / RIBA3+ commission of £257,942.00, are viewed as being acceptable.

2.3 Quality & social value evaluation – the submission addressed the following items:

- Evidence of undertaking similar tasks
- Understanding the tasks and key risks
- Delivery team
- Business continuity
- Social value

GT3's submission reconfirmed their expertise for the project, setting out a clear approach as to how they would undertake the commission.

2.4 Scoring summary

Name of Bidder	% Price score Max 50%	% Quality score Max 50%	%Overall Score 100%	Price
GT3 via Bloom Procurement	50	44	94	£257,942*
*This is the total fee for RIBA 2+ to RIBA 3. The fee seeking approval is £225,529, (the RIBA 3 element, less the RIBA +2 fee £32,413).				

2.5 The duration of the commission is 7 months. This is in part due to a period post planning application submission when planning queries may need to be addressed prior to approval. The main body of the work will be from February to early June.

3. Social Value

3.1 GT3 were asked to set out a response as to what the Team could deliver in terms of social value recognising the design lead, GT3 are based in the North East of England and the current pandemic condition. The following is a summary of their response:

- As a practice GT3 Architects. have a strong commitment towards traineeships, apprenticeships, work experience placements. We offer work experience placements with in our practice for children and young adults from local schools/colleges who have an interest in architecture, interior design and the built environment.
- GT3 Architects offer paid work placements to University students as part of our ongoing commitment to the next generation of designers.
- Desco Engineers are signed up to the PlanBEE higher apprenticeship scheme. The scheme is an industry wide partnership of companies who want people with a new and broader set of skills in their businesses. The scheme provides students with a regular salary, HNC/HND qualification and a guaranteed job opportunity on graduation. The bespoke programme's on and off-the-job training combines lessons at Gateshead College, one day each week, with a series of work placements.
- Design Fire Consultants have an office in Greater Manchester. DFC run a summer placement scheme to support undergraduate programmes. DFC offer three placements a year, typically one in each of our offices in London, Manchester and Leeds. This summer they introduced a remote placement programme due to on-going restrictions relation to COVID-19

- Living Wage & City Mayor’s Employment Charter – the GT3 Team have confirmed they are in alignment with the Living wage for all staff, including non-professional staff. Re the Employment Charter, their response is: “It is clear from a review of the Salford City Mayor's Charter for Employment Standards that our respective values and approaches are aligned. GT3 Architects would be happy to support (or even join) the Charter supporter network given our involvement in both the Pendleton LC project and the MyWork project, aligning our values and offering what we can for a business that is not trading within the Salford area.”
- A commitment had been made to engage with five schools/ colleges. This proposal can be a virtual one if at a later stage in the commission schools are back, but general restrictions are still in place.
- In terms of a financial value to the social value offer besides a donation of £500 to the Trussell Trust will be made, a commitment to 15 days of resource in relation to the social value elements outlined has been made, which equates to a figure of £7,425.

There is therefore a mix of items, some of which are directly applicable to Salford and others which demonstrate GT3 are committed delivering social value.

4. Environmental sustainability strategy

4.1 The design brief for the original RIBA2 commission set out the tone for this project regarding the environment objectives:

“The scheme should be developed to meet the aspirations of the GM 5-year environment plan, which for ‘low carbon in new development’ consequently we require a zero-carbon development. As part of this scheme there is a requirement for a ‘carbon/ energy outline strategy.’”

4.2 The design team through the work already undertaken have demonstrate their ability to response to SCC’s environmental objectives and have set out a range of options on a sustainability matrix. Moving forward, the options will be explored to result in an agree strategy for the leisure centre. A balance though will be required between the benefits (short & long term) and capital funding available.

KEY COUNCIL POLICIES:

Indoor Sport & Leisure Facilities Assessment Report, July 15 (Knight, Kavanagh & Page)

EQUALITY IMPACT ASSESSMENT AND IMPLICATIONS:

N/A

ASSESSMENT OF RISK: Low

The process has been undertaken via a fully compliant process and the supplier has a proven expertise in the design of leisure facilities.

SOURCE OF FUNDING:

Approved Leisure Capital programme for the 2020/21 financial year.

LEGAL IMPLICATIONS: Supplied by: Tony Hatton, Principal Solicitor, tel. 016 1 219 6323

When commissioning contracts for the procurement of goods, services or the execution of works, the Council must comply with the requirements of the Public Contracts Regulations 2015 (PCR) and its own Contractual Standing Orders (CSO's) failing which the decision may be subject to legal challenge from an aggrieved provider. CSO's stipulate that where a suitable framework exists, this must be used unless there is an auditable reason not to do so.

For the architectural design lead consultancy team element of the project, the Council, along with other AGMA authorities, have made use of the Bloom (formerly NEPRO) Framework Agreement (procured by North East Procurement Organisation) as the preferred route to market for consultancy and professional services which is fully OJEU compliant, and GT3 have been appointed to carry out the services.

The Council's contractual arrangement with Bloom for Specialist Professional Services, which commenced 1st December 2019 for a period of four years, allows the Council to instruct Bloom to either undertake a mini-competition between providers or to place a work order directly with a suitable provider in certain justifiable circumstances. In order to justify a direct award on this commission it has been demonstrated that GT3 have previous experience and prior knowledge of the scheme, and the design work undertaken by GT3 is inextricably linked to the ongoing project with GT3 already having a detailed understanding and knowledge of project requirements. In any event an evaluation exercise was undertaken based pm cost, quality and social value to give the Council some comfort that value for money is being obtained.

If an alternative contractor was appointed, unnecessary time and costs would be incurred whilst the provider familiarised themselves with the project. In addition, there are time issues and the work is required relatively urgently to avoid delaying project delivery and putting funding at risk.

FINANCIAL IMPLICATIONS: Supplied by Alison Woods, Finance Officer, (Capital)

Date provided: 12th January 2021

The aforementioned contract award costs amounting to £225,529, will be met from approved general unsupported borrowing, within the Leisure Capital Programme for the 2020/21 financial year.

Expenditure Code: E05723

PROCUREMENT IMPLICATIONS: Supplied by: Christopher Conway, Procurement Category Manager, tel. 0161 686 6248.

Procurement are happy to approve the recommendation to award a contract to Bloom who will subcontract to GT3 on Salford City Council's behalf for period 8th February 2021 to 27th August 2021 and confirms that a fully compliant process has been undertaken.

HR IMPLICATIONS: Supplied by: N/A

CLIMATE CHANGE IMPLICATIONS: Supplied by: Michael Hemingway, Principal Officer Climate Change
Tel 0161 793 3209

The project is being developed in line with the aspirations of the GM 5-year environment plan and the need for a zero-carbon development. As part of this scheme there is a requirement for a 'carbon/ energy outline strategy. SCC's Climate Change and Energy teams are supporting the development of this project and further advice and support is being provided by specialists at the GMCA

OTHER DIRECTORATES CONSULTED:

Salford Community Leisure

CONTACT OFFICER: Jackie Ashley
TELEPHONE NUMBER: 07515 188242

WARD(S) TO WHICH REPORT RELATE(S): LANGWORTHY
