



Glasgow City Council

Contracts and Property Committee

Report by Director of Governance and Solicitor to the Council

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Item 7

26th November 2020

**The Provision of Custom House/Carlton Place
Multi-Disciplinary Design Services**

Tender Reference :- GCC004353CPU

Purpose of Report:

To submit details of the tenders received for the provision of Custom House/Carlton Place multi-disciplinary design services and recommend acceptance of the most economically advantageous tender as detailed in this report.

Recommendations:

The Contracts and Property Committee is requested to approve the award of a contract for the provision of Custom House/Carlton Place multi-disciplinary design services to the supplier listed below.

Hawkins Brown Design Limited

Ward No(s): 5, 8, 10

Citywide: ✓

Local member(s) advised: Yes No consulted: Yes No

1 Background and Tender

- 1.1 Glasgow City Council's ("the Council's") budget for the provision of Custom House/Carlton Place multi-disciplinary design services is £2,980,000 and is funded by Glasgow City Region City Deal (City Deal).
- 1.2 The tender is for the appointment of a lead consultant that includes a team of multi-disciplinary professional services to develop and produce designs in relation to a new quay wall, new public realm and development opportunity at Custom House Quay on the North bank of the River Clyde, and quay wall replacement to create an enhanced greenspace at Carlton Place on the South bank of the River Clyde.

The services will cover the following locations:-

- Custom House Quay and Carlton Place
- Central Station Quay/Broomielaw Wharf
- Clyde Place Quay
- Tradeston Quay

- 1.3 The scope of the multi-disciplinary design services to be provided include the following:-

Design Services, with attributes in:

- architecture,
- urban design and master planning,
- landscape architecture,
- urban drainage design,
- green infrastructure strategies, and lighting design.

Engineering Design Services, with attributes in:

- marine engineering,
- civil/structural engineering,
- roads engineering,
- geotechnical engineering,
- energy engineering, and
- flood Risk Assessment.

Planning Services, with attributes in:

- development management including EIA,
- urban regeneration, and
- stakeholder engagement.

Environmental Services, with attributes in:

- Built Conservation,
- archaeology (including underwater), and
- ecology.

Commercial Development Services, with attributes in:

- cost management,
- development viability; valuation and phasing, and
- property Marketing.

1.4 This project is part of the City Deal Clyde Waterfront and West End Innovation Quarter (CWWEIQ) programme which is providing investment for the regeneration of the Clyde Waterfront.

1.5 A Commodity Team consisting of stakeholders from the Corporate Procurement Unit (CPU) and Development and Regeneration Services (DRS) was formed to develop the sourcing strategy and deliver a new contract.

1.6 It was agreed that a restricted tender process would be the most appropriate method to deliver this contract. A two stage process allowed for the bidder's experience to be factored fully into the evaluation allowing for a reduction in the number of candidates to ensure that only the most suitably skilled candidates were taken through to the second stage. The opportunity was advertised via the Official Journal of the European Union and Public Contracts Scotland.

1.7 The period of the contract is 6 years and 2 months and will commence immediately upon award. Most services will be provided in the initial two years followed by ongoing support during the construction phase and defects correction period.

1.8 The contract will be utilised by Development and Regeneration Services on behalf of City Deal.

2 Evaluation

2.1 86 suppliers expressed an interest in the opportunity. Of these, 14 suppliers submitted an Electronic Single Procurement Document (Scotland) (ESPDS) which is the pre-selection and first stage of the restricted process.

2.2 Following evaluation of the ESPDS responses, the top scoring 5 suppliers were invited to submit a tender, and from these 3 suppliers submitted a bid. The 2 suppliers which did not bid cited that they were unable to meet the required level of liability.

2.3 The award evaluation was based on the following criteria and weightings:-

Price	Quality	Quality Sub Criteria
30%	70%	Design Team Composition - 10%
		Design Team Expertise - 10%
		Design Collaboration, Innovation and Quality Assurance - 20%
		Programme – 10%
		Communication – 5%

		Public & Stakeholder Engagement – 5%
		Commercial Acumen – 5%
		Fair Work Practices (including the Glasgow Living Wage) - 5%

- 2.4 The evaluation of award criteria and the scoring of the supplier which is recommended for award is shown in the table below:-

Supplier	Total Evaluation Score	Price	Rank
Hawkins Brown Design Limited	85.38%	£3,427,000	1

A summary of the unsuccessful tender evaluation results can be found at Appendix A.

- 2.5 DRS will monitor the supplier's day to day operational performance. Overall contract and supplier performance will be managed by the CPU.

3 City Deal Governance Process

- 3.1 This contract is part of the Glasgow City Region City Deal. The City Deal projects are governed by the Glasgow City Region Cabinet, and the initial funding allocation is approved in principal at the Outline Business Case (OBC) stage.
- 3.2 The Glasgow City Region Cabinet requires assurance that each member authority has adhered to its own governance arrangements and that approval has been secured prior to funding release. If there is a change to the funding amount then this must be approved at the City Deal Executive Group (CDEG).
- 3.3 At this stage, approval has been received for the original funding, and approval is now being sought from CDEG for the revised amount.
- 3.4 The contract will only be awarded once CDEG approval is confirmed. This is scheduled to take place on 27 November 2020.

4 Policy and Resource Implications

Resource Implications:

Financial:

The recommended value is greater than the original budget estimate. DRS confirmed it has an available budget to meet the increased cost.

The cost of this project will be met from City Deal funding.

Legal: The Director of Governance and Solicitor to the Council will be required to conclude the Contract.

Personnel: No direct personnel implications.

Procurement: Restricted tender procedure as detailed in Section 1.6.

Council Strategic Plan: This procurement supports the Council's Strategic Plan (2017 – 2022) under the following themes:

A Thriving Economy, priorities 2, 3, 4, and 5.

Priority 2 - Deliver the Glasgow City Region City Deal, supported by the Regional Economic Strategy 2017 to 2035 and its Action Plan.

Priority 3 - Ensure the outcomes of these strategies and the City Deal benefit the city and the people of Glasgow by:

- Regenerating key areas of the West End Innovation Quarter and looking at other areas for development.
- Supporting future plans for the SEC, linked to the West End Innovation Quarter.

Priorities 4 & 5 - The priorities were supported within the contract by applying the undernoted evaluation criteria weightings /conditions :

Fair working Practices – 5%

Community Benefit – mandatory non scored

The deliverables for each of the priorities are listed below within the Sustainability Impact section.

A Vibrant City, Priority 19

Priority 19 – The priority will be supported by developing a Historic Glasgow strategy and working with City Deal City Region partners and others on the continued transformation of the River Clyde and waterfront.

A Sustainable and Low Carbon City, priority 70

Priority 70 - The priority will be supported by reviewing the River Clyde Flood Management Strategy and continue to invest in the drainage infrastructure across the city to support climate resilience.

Resilient and Empowered Neighbourhoods, priority 83

Priority 83 - Ensure that Glasgow's developments, both residential and public realm, are of a high international standard and deliver clean, sociable, accessible and safe neighbourhoods and public spaces.

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2017-22

No EQIA required at this stage. Proposed works to quay walls will be subject to EQIA during design development.

What are the potential equality impacts as a result of this report?

See above.

Please highlight if the policy/proposal will help address socio economic disadvantage.

See above.

Sustainability Impacts:

Environmental:

The recommended supplier confirmed it is has an ISO 14001 Environmental Management Certification.

The project will support the River Clyde Flood Management Strategy to support climate resilience.

Social, including Article 20 of the European Public Procurement Directive:

The recommended supplier has confirmed the following fair working practices within its organisation:

- Accredited with Living Wage foundation
- Do not use zero hour contracts
- Staff profit share scheme
- Apply company ethos and living wage requirement to sub-contractors
- Wide range of policies in place in support of fair working practices

Economic:

The recommended supplier will deliver the following mandatory community benefits via this contract:

- 1 x New Entrant Job – Graduate (TRE03a)
- 1 x Work Experience Placement – Graduate (TST03a)
- 1 x Careers Event (TST04a)
- 1 x MCR Pathways Tasters (TST07)
- 1 x MCR Pathways 1-2-1 Mentoring Programme (TST08)
- 1 x Business Mentoring for a Small Medium Enterprise (SCD02)
- 1 x Financial Support for a Community Project (CCE01)
- 1 x Non-Financial Support for a Community Project (CCE02)

The recommended supplier has also offered the following voluntary community benefit outcomes:

- 2 x Work Experience Placement - 16+ Years of Age (TST01a)
- 1 x Work Experience Placement - Graduate / Student (TST03b)
- 1 x Careers Event, Industry Awareness Days or Workshops for school pupils or college students (TST04b)
- 1 x Site Visit (TST05a)
- 1 x Workplace Visits for school pupils or college students (TST05b)
- 1 x School Mentoring or Enterprise Programme (TST06)
- 2 x Supply Chain Briefing with SMEs Including Micro-Businesses (SCD01a)

**Privacy and Data
Protection impacts:**

No data protection impacts identified.

5 Recommendations

The Contracts and Property Committee is requested to approve the award of a contract for the provision of Custom House/Carlton Place multi-disciplinary design services (quay wall and frontage improvements incl. ground investigation) to the supplier listed below.

Hawkins Brown Design Limited

Appendix A – Unsuccessful suppliers

Supplier	Total Evaluation Score	Rank
Atkins Ltd	84.00%	2
Aecom Ltd	66.21%	3
LDA Design Consulting Ltd	Withdrew interest at tender stage	
Austin-Smith:Lord Ltd	Withdrew interest at tender stage	

Unsuccessful at pre-selection stage

3DReid Ltd	Eliminated at Pre-Selection Stage
Gavin & Doherty Geosolutions	Eliminated at Pre-Selection Stage
Gensler Europe Ltd	Eliminated at Pre-Selection Stage
IKM Consulting	Eliminated at Pre-Selection Stage
Ryder Architecture	Eliminated at Pre-Selection Stage
Stallan-Brand Architecture + Design Ltd	Eliminated at Pre-Selection Stage
Threesixty Architecture Ltd	Eliminated at Pre-Selection Stage
Ironside Farrar Ltd	Eliminated at Pre-Selection Stage
Fairhurst	Eliminated at Pre-Selection Stage