

Procurement Strategy for Demolition of the MOT Garage and the Adjacent Retail Properties

1. Background

1.1 The requirement is for the demolition and remediation (if required) of the following properties to support the Dudley Road Improvement Scheme that are subject to a Compulsory Purchase Order and the sites becoming available:

- MOT Garage
- Bookmakers Shop
- Off-Licence
- Vacant Retail Property in the ownership of the Council
- Police Station *

* This building will only be demolished if this has been acquired to facilitate a future development on the adjacent wider plots of land in the ownership of the Council.

2. Procurement

2.1 Procurement Route

The requirement will be tendered using the 'open' route on the basis that:

- There are sufficient suppliers in the market place that can provide all the required services
- The service can be clearly defined
- Tenderers' prices will be fixed for the term of the contract.

2.2 Scope and Specification

The scope and specification is as follows:

- Preliminaries in preparation for the works to commence
 - Demolition including;
 - Removal of fencing and boundaries
 - Removal of communication lines
 - Removal of any fly tipped and surplus materials
 - Identification and disposal of asbestos and toxic waste
 - Site protection
 - Erect temporary security fencing
 - Demolish properties to slab level with provision to remove foundations and hard standings, and material to be crushed or removed from site.
 - Remediation *
- * Until surveys are carried out when access to the buildings is available, it is uncertain if any remediation of the land will be required. Remediation will be included in the tender specification if it is established that it is required.

2.3 Tender Structure (Including Evaluation and Selection Criteria)

2.3.1 Evaluation and Selection Criteria

The quality / price balances below were established having due regard for the corporate document 'Advice and Guidance on Evaluating Tenders' which considers the complexity of the services to be provided. The tender documents will include the form of contract; the tender documents will include the form of contract; NEC3 Option A or JCT Measured Contract 2016 with the Council's amendments, specification and standard details.

Tenders will be evaluated against the specification in accordance with a pre-determined evaluation model.

The evaluation of tenders will be assessed as detailed below:

Assessment A

The criteria below will be assessed on a pass / fail basis:

- Supplier Information
- Grounds for Mandatory Exclusion
- Grounds for Discretionary Exclusion (Part 1 and Part 2)
- Economic and Financial Standing
- Technical and Professional Ability
- Additional Selection Questions
 - Environmental Management
 - Insurances
 - Compliance to Equality Duties
 - Health & Safety

Those organisations that pass all sections of Assessment A will proceed to the next stage.

Assessment B - Quality (20% Weighting)

Criteria	Overall Weighting	Sub-Weighting
Quality - Written Proposals (20% Weighting)		
Technical Competence	100%	20%
Organisation and Resources		15%
Project Methodology and Programme		65%

An interview with tenderers may take place if required to clarify their understanding of the requirements and the scoring adjusted accordingly, as appropriate.

Assessment C – Pricing (Weighting 80%)

Tenderers would submit a fixed price tender with the demolition and remediation (if required) of the sites.

Overall Evaluation

The evaluation process will result in comparative quality, and price scores for each tenderer. The maximum score will be awarded to the tender that demonstrates the highest for quality. Similarly the maximum price score will be awarded to the lowest acceptable

price. Other tenderers will be scored in proportion to the maximum scores in order to ensure value for money.

Evaluation Team

The evaluation of the tenders will be undertaken by:

- Officers from Planning and Development
- A representative from the Council's technical advisors.

Supported by officers from Corporate Procurement Services