

Public Report  
**Birmingham City Council**  
**Report to Cabinet**

22nd January 2019



**Subject:** TENDER STRATEGY FOR THE DEVELOPMENT OF THE ALEXANDER STADIUM SITE  
**Report of:** CORPORATE DIRECTOR, PLACE  
**Relevant Cabinet Member:** Councillor Ian Ward, The Leader of the Council  
Councillor Brett O'Reilly, Cabinet Member for Finance and Resources  
**Relevant O &S Chair(s):** Councillor Sir Albert Bore – Resources  
Councillor Tahir Ali – Economy and Skills  
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Are specific wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No – All wards affected
If yes, name(s) of ward(s): Perry Barr		
Is this a key decision?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If relevant, add Forward Plan Reference: <b>005910/2019</b>		
Is the decision eligible for call-in?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the report contain confidential or exempt information?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, provide exempt information paragraph number or reason if confidential :		

## 1 Executive Summary

- 1.1 This public report provides details of the tender strategy and of the procurement process for the development of the Alexander Stadium site in preparation for the Commonwealth Games 2022. The private agenda report contains any confidential market information which could impact on the tender process.

## 2 Recommendations

- 2.1 That Cabinet approves the tender strategy and procurement process outlined in Option 3 at para 4.3 of the report.

### **3 Background**

- 3.1 In December 2017 the Commonwealth Games Federation announced Birmingham as the host city for the Commonwealth Games 2022.
- 3.2 A key component of the successful bid and therefore the games programme will be the development of Alexander Stadium. Based in Perry Barr the Stadium will host the opening and closing ceremonies along with the athletics competition.
- 3.3 Alexander Stadium currently consists of 12,700 permanent seats housed in 4 stands. The Back Straight Stand built in 2011 with a capacity of 5,000 will remain for the games period. The remaining 3 stands (Knowles, Main & Nelson) will be demolished and rebuilt for the games. The construction of a new stand will increase the permanent capacity post games to approximately 20,000. For the games period temporary structures will be put in to create a 40,000 seat stadium for the opening, closing ceremonies and athletics competition. In addition to the construction of a new stand, a 400m, 6 lane outdoor practice running track will be permanently housed at the High Performance Centre on site and will form part of the legacy of the games.
- 3.4 In order to proceed to a full business case, a design for the development of the stadium has to be established that meets both games mode and legacy mode requirements. The Legacy requirement is for a sustainable community sports facility. The design will need to include a facility mix that provides a financially sustainable sports stadia facility.
- 3.5 An Outline Business Case was approved at Cabinet on 26<sup>th</sup> June 2018 detailing the process and expenditure required to proceed to a Full Business Case in May 2019. This included the appointments of a Consultant to deliver a Master Plan for the Stadium site along with Project Management Services and Design Team appointments.
- 3.6 Mace Ltd was appointed as the Project Manager for the Stadium redevelopment in September 2018. They were instructed to commence an In depth programme and procurement options review to establish risk and opportunities on the programme including a soft market testing with construction companies to gauge the appetite within the market for procurement options.
- 3.7 Their findings and recommendations were considered by CWG Stadium Project Board and CWG Capital Programme Board in November 2018 and have been used to inform the proposed procurement strategies as set out in this report.
- 3.8 The strategies for the procurement of the various requirements for the development of the Alexander Stadium site are detailed in appendices 1-3.
  - Appendix 1 – Demolition of the Main Straight Grandstands at Alexander Stadium and the Remediation of the Site
  - Appendix 2 – Construction of a Warm-Up Track
  - Appendix 3 – Construction of the Main Grandstand, Track and In-Field

## **4 Options considered and Recommended Proposal**

- 4.1 Option 1 – To Do Nothing. To do nothing is not an option as will not enable the Council to develop the Alexander Stadium site into a 21<sup>st</sup> Century international stadium ready to host the Commonwealth Games 2022 opening and closing ceremonies and the athletics events and a modern community facility in post-games legacy mode.
- 4.2 Option 2 – To Undertake One Procurement Exercise for the Site Whilst this may prove to be a solution that results in lower costs overall, the specialist packages and programme timescales for elements of work would not allow for a single procurement exercise for the site whilst still ensuring that the critical timeline for completion of the works is protected, due to the development of the design being on-going during a number of required enabling work packages. Therefore this option was discounted.
- 4.3 Option 3 – To Undertake Separate Procurement Exercises for each Work Package This solution will provide a programme which is deliverable to the Council's requirements enabling the work to commence earlier than option 2, and offers a competitive route for the various packages.

## **5 Consultation**

### **5.1 Internal**

- 5.1.1 Relevant Ward Members will be consulted as part of the planning process. Perry Barr Councillors will also be consulted on an on-going basis as the proposals evolve and prior to submission of the Final Business Case to Cabinet.
- 5.1.2 The Corporate Director, Place has been consulted and is agreement with the contents of the report.
- 5.1.3 City Finance, Legal and Governance and Corporate Procurement Services officers have been involved in the preparation of this report.

### **5.2 External**

- 5.2.1 Sport England, UK Athletics and the Department of Digital, Media, Culture and Sport are represented on the Project Board.
- 5.2.2 Acivico Ltd is providing the cost consultancy service for the project. Acivico (Building Consultancy) Ltd has been consulted with regard to the proposed route for the demolition and remediation element of the development.

## **6 Risk Management**

- 6.1 Risks will be identified, evaluated and controlled in line with the Birmingham City Council Risk Management Methodology 2017. The initial risks and opportunities are detailed in the Strategic Outline Business Case. A full risk

register has been developed on all aspects of the Commonwealth Games including those specific to the development of the Alexander Stadium site.

- 6.2 Project risks are presented and monitored through the CWG Stadium Project Board and the CWG Capital Programme Board.

## **7 Compliance Issues:**

### **7.1 How are the recommended decisions consistent with the City Council's priorities, plans and strategies?**

7.1.1 The decision within this report will contribute greatly to Birmingham's reputation as a global sporting power and city of international reputation.

7.1.2 The decisions within this report will help contribute to tackling health inequalities across the city, by inspiring more people to become active either through taking part in physical activity or being a volunteer for the Commonwealth Games (CWG), improving both their physical and mental health and general wellbeing.

#### **7.1.3 Birmingham Business Charter for Social Responsibility (BBC4SR)**

7.1.4 Compliance with the BBC4SR is a mandatory requirement that will form part of the conditions of these contracts. Tenderers will be required to submit an action plan with their tender that will be evaluated in accordance with criteria stated in appendices 1 – 3 and the action plan of the successful tenderers will be implemented and monitored during the contract periods.

### **7.2 Legal Implications**

7.2.1 Under Section 1 of the Localism Act 2011, the Council has the power to enter into the arrangements set out in this report, which are within the remit and limits of the general power of competence in Sections 2 and 4 of the Localism Act 2011.

#### **7.2.2 Pre-Procurement Duty under the Public Service (Social Value) Act 2012**

Consideration of whether to undertake a consultation exercise was discussed during the planning stage and it was agreed that this would not be required as tenderers will be asked how their bid addresses social value as part of the evaluation and no additional stakeholder consultation was required. This consideration also included how this procurement exercise might improve the social and economic well-being of the city and will be addressed by evaluating social value.

### **7.3 Financial Implications**

7.3.1 The costs of the redevelopment of the Stadium will form a part of the Council's 25% contribution to the overall cost of the Commonwealth Games. Confidential

or commercially sensitive details are contained in the accompanying Private Report.

7.3.2 A further report will be presented to Cabinet to seek approval for the full business case for the development of the Alexander Stadium site. The report will provide a detailed whole-life cost of the preferred operational and financing model for the development of the site, and highlight the capital and revenue implications to the Council's budget.

#### 7.4 **Procurement Implications (if required)**

7.4.1 This report concerns the procurement strategy for the development of the Alexander Stadium site and the implications are detailed in the throughout the report.

#### 7.4.2 **Human Resources Implications (if required)**

7.4.3 The procurement activity and the subsequent contract management will be undertaken by Council staff with pre-approved external support..

#### 7.5 **Public Sector Equality Duty**

7.5.1 A relevance test to decide whether the planned procurement for the development of Alexander Stadium has any relevance to the equality duty contained in Section 149 of the Equality Act 2010 of eliminating unfair/unlawful discrimination and to promoting equality and human rights was conducted on 3rd May 2018, reference EA002844. The screening identified that there was no requirement to assess this further and completion of an Equality Assessment form was not required.

### 8 **Background Documents**

8.1 Commonwealth Games – Alexander Stadium Outline Business Case to Cabinet dated 26<sup>th</sup> June 2018.

8.2 List of Appendices accompanying this Report (if any):

1. Procurement Methodology – Demolition of the Main Grandstand and the Remediation of the Site.
2. Procurement Methodology – Construction of the Practice Track.
3. Procurement Methodology – Construction of the Grandstand.

## **APPENDIX 1**

### **Demolition of the Main Straight Grandstands at Alexander Stadium and the Remediation of the Site**

#### 1 Service Requirements

##### 1.1 The demolition of the main straight grandstands and the remediation of the site

#### 2 Procurement Options

The following options were considered:

- Tender this contract on an individual basis - there are benefits as prices will reflect current market conditions and the latest corporate requirements can be included for each tender exercise. For these reasons, this is the proposed route.
- Use a Collaborative Framework Agreement - there is not a collaborative framework agreement awarded by the Council or any other public sector body in place for the services required.
- Utilising the Constructing West Midlands Framework Agreement - this option was discounted as the framework agreement does not cover demolition.

#### 3 Procurement Approach

##### 3.1 Duration and Advertising Route

The contract will be for a period of approximately 20 weeks for the site. This period reflects the proposed delivery programme for the project. This is a works contract which is below the OJEU threshold of £4,551,413 and therefore the tender will be advertised via [www.finditinbirmingham.com](http://www.finditinbirmingham.com) and Contracts Finder only.

##### 3.2 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.

##### 3.3 Scope and Specification

The scope and specification for the site is as follows:

- Preliminaries in preparation for the works to commence
- Demolition including;

- Demolition including foundations to a depth of 2m below existing ground levels
- 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
- Grade site to match surrounding ground levels
- Remediation
- Site utility diversions and disconnections as required

### 3.4 Tender Structure (Including Evaluation and Selection Criteria)

The quality / social value / price balances below were established having due regard for the corporate document 'Evaluating Tenders' which considers the complexity of the services to be provided. The tender documents will include the form of contract; National Federation of Demolition Contracts (NFDC) with Council 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, based on the PAS91:2013 Construction Prequalification Standard, will be assessed on a pass / fail basis:

<b>Criteria</b>	<b>Evaluation</b>
<b>STAGE ONE - Selection Stage</b>	
Company Information	Pass / Fail
Financial Information (including Insurance)	Pass / Fail
Health and Safety	Pass / Fail
Compliance with Equalities	Pass / Fail
Quality Management	Pass / Fail
Grounds for Mandatory Exclusion	Pass / Fail
Grounds for Discretionary Exclusion	Pass / Fail
Birmingham Business Charter for Social Responsibility (BBC4SR)	Pass / Fail
Supplier Portal	Pass / Fail
Modern Slavery Act 2015	Pass / Fail
Technical and Professional Ability	Pass / Fail
Declaration	Pass / Fail

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

### Assessment B - Quality (30% Weighting)

Criteria	Overall Weighting	Sub-Weighting
Technical Competence and Capacity	100%	40%
Organisation and Resources		20%
Project Methodology		40%

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

Tenderers who score more than the quality threshold of 60% i.e. a score of 300 out of a maximum quality score of 500 marks will proceed to Assessment C – Social Value.

### Assessment C – Social Value (Weighting 10%)

Criteria	Overall Weighting	Sub-weighting
Local Employment	100%	20%
Buy Local		10%
Partners in Communities		45%
Green and Sustainable		25%

Tenderers who score more than the quality threshold of 40% i.e. a score of 200 out of a maximum quality score of 500 marks will proceed to Assessment D – Pricing.

### Assessment D – Pricing (Weighting 60%)

Tenderers will submit a fixed price tender with the demolition and remediation of the site.

### 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 with the recommendation for the contract to be awarded to the first ranked tenderer.

#### 3.5 Evaluation Team

The evaluation of the tenders will be undertaken by representatives from Strategic Sport, and the Project Managers, Mace Ltd, supported by Corporate Procurement Services.



#### 4 Indicative Implementation Plan

The implementation plan below has been produced by Mace Ltd, the project managers to meet the overall deadlines for the development of the Alexander Stadium.

Cabinet Approval (Strategy)	22 <sup>nd</sup> January 2019
ITT Issued	February 2019
ITT Return	March 2019
Evaluation Period	March 2019
DPR Approval (Award)	April 2019
Contract Award	April 2019
Contract Start	April 2019
Demolition Complete	September 2019

#### 5 Service Delivery Management

##### 5.1 Contract Management

Mace Ltd has been commissioned as the project managers for the procurement and delivery of the demolition and remediation contract.

##### 5.2 Performance Measurement

The following Key Performance Indicators will be included to ensure the delivery of the works is in accordance with the requirements of the contract with appropriate default measures.. These include the delivery of the:

- Project delivered to agreed milestones
- Project delivered to agreed scope

## **APPENDIX 2**

### **Construction of a Warm-Up Track**

#### 1 Service Requirements

##### 1.2 The construction of a new 6-lane warm up track to the rear of the existing High Performance Centre

#### 2 Procurement Options

The following options were considered:

- Tender this contract on an individual basis - there are benefits as prices will reflect current market conditions and the latest corporate requirements can be included for each tender exercise. For these reasons, this is the proposed route.
- Use a Collaborative Framework Agreement - There are no frameworks available that cover these works due to the specialist nature of the construction. .

#### 3 Procurement Approach

##### 3.1 Duration and Advertising Route

The contract will be for a period of approximately 20 weeks. This period reflects the proposed delivery programme for the project. This is a works contract which is below the OJEU threshold of £4,551,413 and therefore the tender will be advertised via [www.finditinbirmingham.com](http://www.finditinbirmingham.com) and Contracts Finder only.

##### 3.2 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.

##### 3.3 Scope and Specification

The scope and specification for the construction is as follows:

- To construct a warm-up track in line with the requirements of the Commonwealth Games Federation, the International Athletics Federation (IAAF) and the legacy master plan.

##### 3.6 Tender Structure (Including Evaluation and Selection Criteria)

The quality / price balances below were established having due regard for the corporate document 'Evaluating Tenders' which considers the complexity of the services to be provided.

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, based on the PAS91:2013 Construction Prequalification Standard, will be assessed on a pass / fail basis:

Criteria	Evaluation
<b>STAGE ONE - Selection Stage</b>	
Company Information	Pass / Fail
Financial Information (including Insurance)	Pass / Fail
Health and Safety	Pass / Fail
Compliance with Equalities	Pass / Fail
Quality Management	Pass / Fail
Grounds for Mandatory Exclusion	Pass / Fail
Grounds for Discretionary Exclusion	Pass / Fail
Birmingham Business Charter for Social Responsibility (BBC4SR)	Pass / Fail
Supplier Portal	Pass / Fail
Modern Slavery Act 2015	Pass / Fail
Technical and Professional Ability	Pass / Fail
Declaration	Pass / Fail

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

### Assessment B - Quality (30% Weighting)

Criteria	Overall Weighting	Sub-Weighting
Technical Competence and Capacity	100%	40%
Organisation and Resources		20%
Project Methodology		40%

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

Tenderers who score more than the quality threshold of 60% i.e. a score of 300 out of a maximum quality score of 500 marks will proceed to Assessment C – Social Value.

### Assessment C – Social Value (Weighting 10%)

Criteria	Overall Weighting	Sub-weighting
Local Employment	<b>100%</b>	20%
Buy Local		20%
Partners in Communities		20%
Good Employer		10%
Green and Sustainable		20%
Ethical Procurement		10%

Tenderers who score more than the quality threshold of 40% i.e. a score of 200 out of a maximum quality score of 500 marks will proceed to Assessment D – Pricing.

### Assessment D – Pricing (Weighting 60%)

Tenderers will submit a fixed price tender for the construction of the warm-up track.

#### 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 with the recommendation for the contract to be awarded to the first ranked tenderer.

#### 3.7 Evaluation Team

The evaluation of the tenders will be undertaken by representatives from Strategic Sport, and the Project Managers, Mace Ltd, supported by Corporate Procurement Services.

#### 4 Indicative Implementation Plan

The implementation plan below has been produced by Mace Ltd, the project managers to meet the overall deadlines for the development of the Alexander Stadium.

Cabinet Approval (Strategy)	22 <sup>nd</sup> January 2019
ITT Issued	February 2019
ITT Return	March 2019
Evaluation Period	March 2019
DPR Approval (Award)	April 2019
Contract Award	April 2019
Contract Start	April 2019
Practical Completion	September 2019

## 5 Service Delivery Management

### 5.1 Contract Management

Mace Ltd has been commissioned as the project managers for the procurement and delivery of the contract with Acivico Ltd providing cost consultancy.

### 5.2 Performance Measurement

The following Key Performance Indicators will be included to ensure the delivery of the works is in accordance with the requirements of the contract with appropriate default measures.. These include the delivery of the:

- Project delivered to agreed milestones
- Project Delivered to agreed cost
- Project delivered to agreed scope

## **APPENDIX 3**

### **Construction of the Main Stand**

#### 1 Service Requirements

- 1.1. The construction of a new 15,000 stadium which will include a new West Stand and seating to the North and South of the site including platforms for the temporary seating for games mode.
- 1.2. The installation of a new IAAF Category 1 running track and in-field.

#### 2. Procurement Options

The following options were considered:

- Carry out a procurement process open to the market- there are benefits as prices will reflect current market conditions and the latest corporate requirements can be included for each tender exercise. For these reasons, this is the proposed route.
- Use a Collaborative Framework Agreement - there are collaborative framework agreements in place for the works required. However this option was discounted for the following reasons after soft marketing testing:
  - Opening up the opportunity to the whole market rather than using a collaborative framework agreement is likely to result in more competitive tenders for both cost and programme
  - The framework agreements in place do not have a full range of suppliers that could undertake the works either by their experience or ability to manage the project to enable satisfactory completion.

#### 3. Procurement Approach

##### 3.1 Duration and Advertising Route

The contract will be for a period of 2 years. This period reflects the proposed delivery programme for the project. This is a works contract above the OJEU threshold of £4,551,413 and therefore the tender will be advertised via OJEU, [www.finditinbirmingham.com](http://www.finditinbirmingham.com) and Contracts Finder.

##### 3.2 Procurement Route

The following procurement procedures were considered:

- **Open Procedure:** This is a single stage process and all bidders' tender responses have to be evaluated. There is no negotiation permitted beyond clarifications and design solution and specification should be fully completed at the tender issue.
  - This is not suitable for a construction project of the size and timescale of the Alexander Stadium site. This procedure does not allow a down selection of

bidders or permit any negotiations to be entered into in shaping the final solution.

- Informal market consultation has indicated that construction companies would be unlikely to bid due to the lengthy and costly work required to complete the tender documentation where the number of competitors is unknown.
  - The evaluation of tenders is labour intensive as every response has to be evaluated
- **Restricted Procedure:** This is a 2 stage process the first stage where bidders are de-selected to a pre-agreed number with an Invitation to Tender stage leading to the appointment of one contractor. All bidders' tender responses have to be evaluated. There is no negotiation permitted beyond clarifications and design solution and specification should be fully completed at the tender issue. This option was discounted on the basis that the design solution will be not be fully completed to meet the timescales to commence a tender process.
- **Competitive Procedure with Negotiation (CPN):** This procedure allows shortlisting of bidders, a series of commercial and legal negotiation sessions together with the submission of initial, detailed and final tenders. The process also allows for de-selection during the various tender stages.
- The number of stages can be reduced and it is suggested that if this route is selected, that a 2 stage process is followed
  - Although this route is more time-consuming and labour-intensive than the restricted procedure it allows for negotiation during the process to optimise the final solution..
  - This is the recommended option on the basis that it offers the flexibility to work in line with the budget and programme restrictions and to develop the current design solution produced by Arup Ltd at the time of tendering.
- **Competitive Dialogue Procedure:** This is a more complex and time consuming procurement route involving multiple dialogue meeting, which was considered not to be the most appropriate solution given that the development and delivery strategy was is clear.
- **Innovation Partnership Procedure:-**This route was discounted on the basis that although the project is complex, the market place exists and there is no requirement for an innovative and specialised outcome to be developed.

### 3.3 Scope and Specification

The scope and specification for the construction is as follows:

- A new c15,000 capacity grandstand to increase the overall capacity to 20,000 in legacy. This includes a new main West Stand, and seating to the North and South of the site
- Platforms to enable the Commonwealth Games Organising Committee to construct the temporary seating to meet the 40,000 capacity requirements for the games
- Installation of a new Category 1 IAAF running track and in-field

### 3.4 Tender Structure (Including Evaluation and Selection Criteria)

The quality / social value / price balances below were established having due regard for the corporate document 'Evaluating Tenders' which considers the complexity of the services to be provided.

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

### 3.5 Stages of CPN

<b>Stage One:</b>	<b>Selection Questionnaire (SQ).</b> SQ issued into the market based upon an assessment of financial standing, track record and capability. A maximum of 6 parties would be shortlisted to proceed to the next stage and submit initial tenders.
<b>Stage Two:</b>	<b>Invitation to Submit Initial Tenders (ISIT).</b> 6 parties invited to submit initial tenders in response to issuing the ISIT. 2 parties to be shortlisted to proceed to the final tender stage.
<b>Stage Three:</b>	<b>Invitation to Submit Final Tenders (ISFT).</b> 2 parties to submit final tenders in response to issuing of the ISFT. At this stage following final evaluation and moderation, a recommendation to award a contractor will be identified for approval.

### 3.6 **Evaluation Criteria and Methodology**

#### 3.6.1 **Stage 1 - Supplier Selection Questionnaire (SQ) Stage**

The evaluation criteria used at the Selection Questionnaire stage (SQ) is shown in table 1.1

**Table 1.1 – SQ evaluation criteria**

<b>SQ EVALUATION CRITERIA</b>		<b>EVALUATION METHOD</b>
<b>Stage 1</b>	<b>Preliminary Compliance</b>	
<b>Stage 2</b>	<b>Pass / Fail Assessment</b>	
Part 1	Potential Supplier Information	Pass / Fail
Part 2	Exclusion Grounds	Pass / Fail
Part 3	Selection / Additional Questions:	
Part 3 S 5	Group Structure	Information Only
Part 3 S 6	Technical and Professional Ability	Pass / Fail
Part 3 S 7	Modern Slavery Action 2015	Pass / Fail
Part 3 S 8.1	Insurance	Pass / Fail
Part 3 S 9.3	Health and Safety	Pass / Fail
Part 3 S 9.4	Compliance with Equalities Duties	Pass / Fail
Part 3 S 9.5	Birmingham Business Charter for Social Responsibility (BBC4SR)	Pass / Fail



<b>Stage 3</b>	<b>Technical Assessment</b>	
Part 3 S 9.1	Project Specific Questions – Past Performance	Scored
Part 3 S 9.2	Project Specific Questions - CVs	Scored
Part 3 S 9.3	Project Specific Experience	Scored
<b>Stage 4</b>	<b>Financial Technical Assessment</b>	
Part 3 S 4	Economic and Financial Standing	Pass / Fail

The top 6 suppliers after Stage 1 scoring who meet all of the mandatory criteria in Stage 1 assessment will progress onto Stage 2 of the assessment.

### 3.6.2 Stage 2 – Invitation to Submit Initial Tenders (ISIT)

The evaluation criteria that will be used at the ISIT stage is shown in Table 1.2.

**Table 1.2 – ISIT evaluation criteria**

Weighting		Sub-Criteria	Maximum	Sub-Weighting
55%	QUALITY	Team Structure and Governance	100%	15%
		Health and Safety		5%
		Methodology and Delivery		35%
		Programme and Phasing		25%
		Innovation and Added Value		10%
		Risk Management		5%
		Commissioning, Client Training and Handover		5%
Tenderers who score more than the quality threshold of 60% i.e. a score of 300 out of a maximum quality score of 500 marks will proceed to the social value assessment. The Council may, at its discretion, permit suppliers that score below this threshold to proceed to the social value assessment.				
15%	SOCIAL VALUE	Local Employment	100%	20%
		Buy Local		15%
		Partners in Communities		20%
		Good Employer		15%
		Green and Sustainable		20%
		Ethical Procurement		10%
30%	PRICE	Price		100%

If bids are deemed acceptable by the Council on the basis of the quality, social value and price evaluation following Stage 2 and that carrying out the additional stage will not realise any additional qualitative or quantitative benefit to the project where the recommended tenderer scores significantly above the quality and social value thresholds, then the Council reserves the right to award a contract without proceeding to Stage 3.

In the event that the Council deems that no acceptable bids have been received following Stage 2 then the Council reserves the right to invite the two highest scoring tenderers to participate in negotiation and thereafter proceed to Stage 3, Invitation to Submit Final Tenders.

### 3.6.3 Stage 3 – Invitation to Submit Final Tenders (ISFT)

Weighting		Sub-Criteria	Maximum	Sub-Weighting
55%	QUALITY	Team Structure and Governance	100%	15%
		Health and Safety		5%
		Methodology and Delivery		35%
		Programme and Phasing		25%
		Innovation and Added Value		10%
		Risk Management		5%
		Commissioning, Client Training and Handover		5%
Tenderers who score more than the quality threshold of 60% i.e. a score of 300 out of a maximum quality score of 500 marks will proceed to the social value assessment. The Council may, at its discretion, permit suppliers that score below this threshold to proceed to the social value assessment.				
15%	SOCIAL VALUE	Local Employment	100%	20%
		Buy Local		15%
		Partners in Communities		20%
		Good Employer		15%
		Green and Sustainable		20%
		Ethical Procurement		10%
30%	PRICE	Price		100%

### 3.6.4 Price Evaluation

Tenderers will be expected to submit a price to include a pre-construction fee, OH&P/Prelims and cost plan. Evaluation on all these elements will be conducted by Mace Ltd and Acivico.

The tenderer with the lowest price is given the maximum possible weighted price score. The other tenderer's weighted price score will be calculated on a pro rata basis.

### 3.6.5 Overall Evaluation

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

The contract will be awarded to the first ranked tenderer, subject to a final risk assessment.

### 3.7 Evaluation Team

The evaluation of the tenders will be undertaken by representatives from Strategic Sport, Finance, Acivico Ltd and the Project Managers, Mace Ltd, Arup Ltd supported by Corporate Procurement Services.

### 4. Indicative Implementation Plan

The implementation plan below has been produced by Mace Ltd, the project managers to meet the overall deadlines for the development of the Alexander Stadium.

<b>Event</b>	<b>Date</b>
Publish contract notice	31 <sup>st</sup> January 2019
Deadline for receipt of SQs (" <b>SQ Deadline</b> ")	28 <sup>th</sup> February 2019
Notify Bidders of outcome of SQ evaluation process and invite shortlisted Bidders to submit initial tenders (" <b>ISIT</b> ")	28 March 2019
Deadline for receipt of initial tenders to select	14 May 2019
Invitation to submit final tenders (" <b>ISFT</b> ") issued to bidders	29 May 2019
Deadline for receipt of final tenders	October 2019
Delegated Award Report	October 2019
Notification of winning tender	October 2019
Closure of standstill period	November 2019
Contract award	November 2019
Start on Site	January 2020
Completion	August 2021

### 5. Service Delivery Management

#### 5.1 Contract Management

Mace Ltd has been commissioned as the project managers for the delivery of the stadium project.

#### 5.2 Performance Measurement

The following Key Performance Indicators will be included to ensure sufficient performance management of the contract. These include the delivery of the:

- Project delivered to agreed milestones
- Project delivered to agreed scope