

PROCUREMENT STRATEGY

A **PROCUREMENT STRATEGY FOR THE DEMOLITION OF THE REMAINING BUILDINGS WITHIN THE FORMER WHOLESALE MARKET SITE**

1 Service Requirements

- 1.1 The demolition of Manor House, the Markets and Pershore Street car parks within the works at the former Wholesale Markets site.

2 Procurement Options

The following options were considered:

- To carry out a procurement process - 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 works required.
- Utilising the Constructing West Midlands Framework Agreement (or its replacement) - 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 36 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 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 marketplace 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
- Demolition including;
 - Demolition down to slab level
 - 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
- Forklift Truck Permanent Route – construction of a permanent route for Open Market Traders to transport their goods by forklift truck and pump truck to and from the rag market underground car park onto the open markets

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; JCT Intermediate 2016.

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
STAGE ONE - Selection Stage	
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
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 60 out of a maximum quality score of 100 marks will proceed to Assessment C – Social Value.

Assessment C – Social Value (Weighting 20%)

	Sub-Weighting	Sub-Criteria	Theme Sub-Weighting
Qualitative	25%	Local Employment	40%
		Partners in Communities	40%
		Good Employer	10%
		Green and Sustainable	10%
			TOTAL 100%
Quantitative	75%	BBC4SR Action Plan	Total of financial proxies (£) score
			TOTAL 100%
Overall Social Value	100%		

Assessment D – Pricing (Weighting 50%)

Tenderers will submit a fixed price tender with the demolition of the three buildings.

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 it will 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 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 Acivico Ltd and the Project Manager, Smithfield, supported by Corporate Procurement Services.

4 Indicative Implementation Plan

The implementation plan below has been produced to meet the overall deadline for the project.

Cabinet Approval (Strategy)	8 th September 2020
ITT Issued	21 th December 2020
ITT Return	1 st February 2021
Evaluation Period	1 st February 2021 to 15 th February 2021
DPR Approval (Award)	15 th March 2021
Contract Award	15 th March 2021
Contract Start	22 nd March 2021
Demolition Practical Completion	10 th January 2022

5 Service Delivery Management

5.1 Contract Management

Acivico Ltd has been commissioned as the project managers for the delivery of the demolition 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
- Delivery of committed social value actions

B PROCUREMENT STRATEGY FOR THE TECHNICAL SURVEYS TO SUPPORT THE WORKS WITHIN THE FORMER WHOLESALE MARKET SITE

1 Service Requirements

1.1 There is a requirement for the following technical surveys to support the works:

- Ecology (Bat and Birds)
- Asbestos
- Unexploded Ordnance
- Underground Services
- Archaeological
- Topographical
- Utilities Detection Mapping
- Verification
- Drainage Condition
- Ground investigations

2 Procurement Approach

2.1 The following surveys are below the thresholds for OJEU services and the Council's Constitution of £189,330 and the procurement route will be to undertake a quotation exercise advertised on Contracts Finder and www.finditinbirmingham.com and contracts awarded in accordance with the Procurement Governance Arrangements:

- Ecology (Bats and Bird Nests)
- Unexploded Ordnance
- Underground Services
- Archaeological
- Ground Investigations

2.2 The asbestos survey will be carried out by Birmingham City Laboratories (BCL) as the internal service.

2.3 The aggregated value of the topographical, utilities detection mapping, verification and drainage condition survey is above the OJEU threshold for services and the procurement strategy is detailed below.

3 Topographical Survey, PAS 128 Utility Detection & Mapping Survey, PAS 128 QL-A Verification Survey and Drainage Condition (CCTV) Surveys

3.1 Procurement Options

The following options were considered:

- To carry out a procurement process – although this is an option, it is considered that using the benefits of a collaborative framework agreement is a more effective

route to market for reasons of timescale and value for money and therefore this option was discounted.

- Use a Collaborative Framework Agreement - there are a number of collaborative framework agreements in place that cover the services required. A review of the framework agreements was undertaken and it was decided to use NEPRO Consultancy Services Framework Agreement. The North East Procurement Organisation (NEPO) is a purchasing consortium set up by eleven public sector bodies in the North East of England. Bloom Procurement Services Ltd is the managed service provider for consultancy awarded by the NEPO. Bloom does not deliver the services itself but manages a supply chain of organisations that could deliver surveying services and manages the procurement process. The rules governing the NEPO framework agreement leave Bloom free to appoint a supply chain member, subject to the customer's prior approval, to deliver the required service following its procurement protocol.

3.2 Tender Structure (Including Evaluation and Selection Criteria)

The procurement process managed by Bloom Procurement Services Ltd will use the quality / social value / price balances below as advised by the Council 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 - 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 60 out of a maximum quality score of 100 marks will proceed to Assessment B – Social Value.

Assessment B – Social Value (Weighting 20%)

	Sub-Weighting	Sub-Criteria	Theme Sub-Weighting
Qualitative	25%	Local Employment	40%
		Partners in Communities	40%
		Good Employer	10%
		Green and Sustainable	10%
			TOTAL 100%
Quantitative	75%	BBC4SR Action Plan	Total of financial proxies (£) score
			TOTAL 100%
Overall Social Value	100%		

Assessment C – Pricing (Weighting 50%)

Tenderers will submit a fixed price tender for the surveys.

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

3.6 Evaluation Team

The evaluation of the tenders will be undertaken by representatives from BCL and the Project Manager, Smithfield and managed by Bloom Procurement Services Ltd, supported by Corporate Procurement Services.

3.7 Indicative Implementation Plan

The implementation plan below has been produced to meet the overall deadline for the project.

Cabinet Approval (Strategy)	8th September 2020
ITT Issued	23rd September 2020
ITT Return	7 th October 2020
Evaluation Period	7 th October to 14 th October 2020
DPR Approval (Award)	19 th October 2020
Contract Award	26 th October 2020
Contract Start	26 th October 2020
Technical Surveys Complete	28 th December 2021

3.8 Service Delivery Management

3.8.1 Contract Management

BCL will manage the surveys reporting the Project Manager, Smithfield.

3.8.2 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
- Delivery of committed social value actions

D PROCUREMENT STRATEGY FOR THE SUPPLY AND INSTALLATION OF STORAGE CAGES FOR RETAIL MARKET TRADERS

1 Service Requirements

1.1 The supply and installation of storage cages for retail market traders.

2 Procurement Options

The following options were considered:

- To carry out a procurement process - 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 works required.
- Utilising the Constructing West Midlands Framework Agreement (or its replacement) - this option was discounted as the value and complexity of the contract is not considered to be attractive to the framework suppliers.

6 Procurement Approach

3.9 Duration and Advertising Route

The contract will be for a period of approximately 7 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 the OJEU, www.finditinbirmingham.com and Contracts Finder.

3.10 Procurement Route

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

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

3.11 Scope and Specification

The scope and specification for the site is as follows:

- Supply of 36 storage cages
- Installation of the storage cages

3.12 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.

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
STAGE ONE - Selection Stage	
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
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 60 out of a maximum quality score of 100 marks will proceed to Assessment C – Social Value.

Assessment C – Pricing (Weighting 70%)

Tenderers will submit a fixed price tender for the supply and installation.

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.

3.13 Evaluation Team

The evaluation of the tenders will be undertaken by representatives from Acivico Ltd and the Project Manager, Smithfield, supported by Corporate Procurement Services.

7 Indicative Implementation Plan

The implementation plan below has been produced to meet the overall deadline for the project.

Cabinet Approval (Strategy)	8 th September 2020
ITT Issued	19 th October 2020
ITT Return	16 November 2020
Evaluation Period	16 th November to 30 ^h November 2020
DPR Approval (Award)	21 st December 2021
Contract Award	11 th January 2021
Contract Start	11 th January 2021

8 Service Delivery Management

5.3 Contract Management

Acivico Ltd has been commissioned as the project managers for the delivery of the contract.

5.4 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
- Delivery of committed social value actions

E PROCUREMENT STRATEGY FOR THE REMAINING RELOCATION WORKS WITHIN THE FORMER WHOLESALE MARKET SITE

.1 Service Requirements and Procurement Approach

1.1 There is a requirement for the following works to support the relocation:

Works	Procurement Approach
Office Removal	To use the Council's contract for Office Removals if it is not possible to be undertaken internally
Civil Engineering Works <ul style="list-style-type: none"> ➤ Creation of 2-Way Vehicle Access Route ➤ Barrier Gate to 2-way vehicle access ➤ Groundworks to provide parking ➤ Refrigerated Electric Charger Point 	To use the Sandwell Council's Black Country Minor Works Framework Agreement Lot 2 (£0.100m to £0.500m) in accordance with its rules.
Building Works <ul style="list-style-type: none"> ➤ Ground levelling to Rag Market car park ➤ Installation of frozen storage units ➤ Refrigerated storage units ➤ Polystyrene waste recycling facility ➤ Two Outdoor Goods Lift ➤ Works to the new office premises at Ashted Lock and Indoor Market Unit 	These works are below the thresholds for OJEU works and the Council's Constitution of £189,330 and the procurement route will be to undertake a quotation exercise advertised on Contracts Finder and www.finditinbirmingham.com and contracts awarded in accordance with the Procurement Governance Arrangements:
Building Security <ul style="list-style-type: none"> ➤ Security Screens/Boards to Building ➤ Security Parole 	These works are below the thresholds for OJEU works and the Council's Constitution of £189,330 and the procurement route will be to undertake a quotation exercise advertised on Contracts Finder and www.finditinbirmingham.com and contracts awarded in accordance with the Procurement Governance Arrangements: