

| Report of | Record of | Date |
|--|---------------------------|-----------------|
| Director of Planning and Development Introduced by Executive Member (Planning and Development)) | Executive Member Decision | 2 December 2021 |

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| Is this report confidential? | No |
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| Is this decision key? | No |
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King George V Playing Fields Pavilion – Tender Evaluation Social Value

Purpose of the Report

1. To obtain Executive Member approval to amend the procurement and evaluation criteria approved at Executive Cabinet in February 2021, for the appointment of a contractor to deliver a new sports pavilion and associated infrastructure at King George V Playing Fields in Adlington. The amendment is required following the introduction, in October 2021, of a new layer to the Chorley Council evaluation criteria for all construction and services projects valued at over £100k, in respect of Social Value.

Recommendations

2. To approve the procurement and evaluation criteria amended to include social value.

Reasons for recommendations

3. Approval of the proposed revised evaluation criteria will make the procurement exercise compliant with Chorley Council's new requirements in respect to social value introduced in October 2021.

Other options considered and rejected

4. Consideration was given to leaving the tender evaluation criteria as approved at Executive Cabinet in February 2021. However, following the introduction of the Council's new requirements with respect to social value it was considered more appropriate to amend the approved evaluation criteria to reflect these new requirements.

Corporate priorities

5. The report relates to the following corporate priorities:

| | | | |
|---|--|---|--|
| Involving residents in improving their local area and equality of access for all | | A strong local economy | |
| Clean, safe and healthy communities | | An ambitious council that does more to meet the needs of residents and the local area | |

Background to the report

- 6. The project at King George V is outlined in the Play and Open Space and Playing Pitch Strategy Action plan and includes the delivery of a new changing pavilion and associated infrastructure, grass pitch improvements and a new play area. The proposed procurement exercise relates to the new pavilion and associated infrastructure only.
- 7. Chorley Council have been working with stakeholders of the site over the past few years to determine the detailed requirements of the building. The intention is to deliver a multipurpose permanent structure for use by Adlington Junior Football Club. The existing brick-built storage facility and porta cabin changing rooms currently used by Adlington Juniors FC are to be demolished and a new sport changing facility constructed on the same footprint. Planning approval for the development has been granted.
- 8. Executive Cabinet approval for procurement and evaluation criteria for the appointment of a contractor to deliver a new sports pavilion and associated infrastructure at King George V Playing Fields in Adlington was granted in February 2021. The procurement and evaluation criteria approved comprised a single stage open tender with suitability questionnaire, 70% cost and 30% quality split.

Contract Procurement Methodology and Evaluation Criteria

- 9. It is proposed to amend the evaluation criteria and split as follows:

Suitability Questionnaire

- 10. The questionnaire will request information on organisation profile, grounds for exclusion, insurance, financial standing, health and safety, technical capacity and resources which will be evaluated on a pass / fail basis.

Evaluation of Tenders

- 11. The evaluation of tenders will be as follows:

Cost 60% of the overall score

- 12. The lowest tendered cost will be awarded the full 60% cost score. Other bids will be awarded a percentage pro-rate to this using the following formula:

Total lowest bid cost / total individual bid cost x 60

Quality 25% of overall score

13. Quality criteria will be as follows:

| Criteria | Max potential Score | Weighting | Total Maximum Potential Score |
|--|----------------------------|------------------|--------------------------------------|
| (ii) A description of the approach to this contract and the methodology to be employed, including proposals for mitigating identified risks. | 4 | 2 | 8 |
| (iii) Programme of works including level of resources for each activity in accordance with the Works Information. This is required to enable the Council to judge a tenderer's understanding and approach to the project and their ability to complete the works using the methods and resources proposed. | 9 | 1 | 9 |
| (iii) Examples of similar work (maximum of 5) demonstrating relevant experience of projects of a sports nature or similar scale, construction and budget. Where relevant indicate the role undertaken with regard to the CDM Regulations. | 4 | 2 | 8 |

14. All responses will be assessed based on the following scoring methodology. The Council will reserve the right not to consider any bid which does not score a minimum of three for each element of the quality criteria:

| | |
|------------------------|---|
| 0 | No response |
| 1 Inadequate | Significant indications that the proposal lacks certain requirements in this area to achieve the required standard of service delivery / information totally inadequate |
| 2 Concerns | Some concerns that the proposal may lack certain requirements in this area to achieve the required standard of service delivery |

| | |
|---------------------|--|
| 3 Minor Concerns | Information indicating potential to deliver outcomes with minor concerns |
| 4 Potential | Information indicating potential to deliver outcomes |
| 5 Capable | Comprehensive and strong information indicating proposal capable of delivering outcomes to required standard with added benefits |

Social Value 15% of overall score

15. All responses will be assessed based on the following scoring methodology. The Council will reserve the right not to consider any bid which does not score a minimum of three for each element of the quality criteria:

| | Social Value Sub-Weighting |
|---|-----------------------------------|
| Social Value Quantitative offer | 7.5% |
| Social Value Qualitative offer Evidence of Delivery plus a Delivery Plan (required for contracts over £250K) | 7.5% |
| Total Social Value | 15% |

A. Quantitative Assessment:

16. The quantitative score will be calculated using the formula below. The bidder submitting the highest Social Value offer will be scored (7.5%) for this section, subject to satisfactory evidence being provided. All other bidders will be scored in relation to the highest Social Value offer as follows: -

$$\frac{\text{Bidder's total Social Value offer}}{\text{Value of the highest Social Value offer from all bidders}} \times 7.5\%$$

B Qualitative Assessment:

17. The evidence and, as appropriate, the Delivery Plan information provided about how Social Value offers made will be delivered (Qualitative evidence) will be evaluated using the scoring mechanism set out in the table below. The assessment will be based on an overall assurance of all the evidence provided as to the Bidder's capabilities to deliver the Social value offers made.
18. In committing to certain targets, bidders must provide a realistic and convincing description of how these will be achieved in practice. Example - if a bidder commits to employing 10 long-term unemployed people, it should explain the partnerships in place as well as explaining how the bidder plans to identify those potential employees.

Qualitative Evaluation Scoring Methodology

| Responses to the Social Value qualitative section will be evaluated using the following scoring profile: | |
|--|--|
| Score | Classification |
| 4 (7.5%) | Excellent - Response is completely relevant and excellent overall. The response is comprehensive, unambiguous and demonstrates a thorough understanding of the requirements and provides comprehensive and clear details of how social value offers made will be delivered. The response provides a high level of certainty that the bidder will deliver their social value commitments. |
| 3 (5.6%) | Good - Response is relevant and good. The response addresses all requirements and is sufficiently detailed to demonstrate a good understanding and provides details on how the requirements will be fulfilled but includes some ambiguity or minor inconsistencies as to how social value offers made will be delivered. The response provides confidence that the bidder will deliver their social value commitments. |
| 2 (3.7%) | Satisfactory - Response is relevant and fair. The response addresses all requirements and demonstrates a fair understanding of the requirements but lacks details on how certain social value offers made will be delivered or contains some inconsistencies. Alternatively, the response fails to address all of the requirements. The response provides some concerns that the bidder will deliver the social value commitment. |
| 1 (1.8%) | Poor - Response is partially relevant but generally poor. The response addresses all requirements but contains insufficient/limited detail or explanation to demonstrate how the requirements (or any of them) will be fulfilled or contains major inconsistencies. Alternatively, the response fails to address the majority of the requirements. The response provides significant reservations that the bidder will deliver the social value commitment. |
| 0 (0%) | Unacceptable - No response submitted, or response fails entirely to demonstrate an ability to meet any of the requirements. |

Total Social Value Score

19. Bidders will be marked on a combination of their quantitative and qualitative responses. The total Social Value score will be derived from the following calculation: -

$$\text{Total Social Value Score} = \text{Quantitative score (\%)} + \text{Qualitative score (\%)}$$

Climate change and air quality

20. The work noted in this report impacts on the following areas of climate change and sustainability targets of the Councils Green Agenda: net carbon zero by 2030, reducing waste production, limiting non sustainable forms of transport, working with sustainable and green accredited companies, limiting or improving air quality, limiting water waste and flooding risks, improving green areas and biodiversity.

21. The following remediations have been undertaken to limit the environmental effect:

- Inclusion of solar panels and enhanced insulation of building envelope to provide a betterment of approximately 25% on the energy efficiency values required to achieve building regs.

Equality and diversity

22. The construction of the proposed pavilion will deliver improved changing facilities and new community facilities which will provide enhanced access to grassroots sport for all sectors of the community.

Risk

23. The main risks within the contract relate to the following:
Programming of the electrical connection work by Electricity North West is a risk to the programme and has potential to cause delays to the works. This will be mitigated by seeking quotations for the connection work prior to going to tender. Other construction risks include the imposition of delays due to Covid 19 restrictions on construction work. Ensuring that this risk lies with the contractor will be addressed in the project specification and tender documents.

Comments of the Statutory Finance Officer

24. This scheme forms part of the wider Play and Open Space schemes within the capital programme. There is currently in excess of £950k of S.106 and proposed CIL which could be utilised for this scheme.

Comments of the Monitoring Officer

25. The decision is to allow for the scoring of Social Value benefit in the assessment of tender bids. As this is a policy change after the initial assessment criteria approval, it is correct for the Executive Member to consider this in line with the new policy.

Background documents

February 2021 Executive Cabinet Report and Decision

[http://mod/mgIssueHistoryHome.aspx?IId=83418&optionId=0&\\$LO\\$=1](http://mod/mgIssueHistoryHome.aspx?IId=83418&optionId=0&LO=1)

| Report Author: | Email: | Telephone: | Date: |
|--|------------------------------|-------------|--------------------------------------|
| Simon Forster (Open Space Strategy Officer) | simon.forster@chorley.gov.uk | 01257515574 | 16 th November 2021 |

This decision will come into force and may be implemented five working days after its publication date, subject to being called in in accordance with the Council's Constitution.

Following careful consideration and assessment of the contents of this report, I approve the recommendation(s) contained in Paragraph 2 of the report in accordance with my delegated power to make executive decisions.

A handwritten signature in black ink, appearing to read 'A. W. Morwood', is written over a horizontal line.

Dated 2/12/21

**Councillor Alistair Morwood
Executive Member for Planning and Development**