

CABINET	AGENDA ITEM No. 7
22 MARCH 2024	PUBLIC REPORT

Report of:	Adrian Chapman, Executive Director: Place and Economy	
Cabinet Member(s) responsible:	Councillor Peter Hiller, Cabinet Member for Housing, Growth and Regeneration	
Contact Officer(s):	Nick Carter, Service Director: Growth and Regeneration Karen Lockwood, Head of Regeneration	Tel. 07950 854161 Tel. 07825 902794

AWARD OF CONTRACT FOR THE PROVISION OF MULTI-DISCIPLINARY DESIGN TEAM SERVICES FOR THE VINE PROJECT IN CENTRAL LIBRARY, PETERBOROUGH

RECOMMENDATIONS	
FROM: Cabinet Member for Housing, Growth and Regeneration	Deadline date: 22 nd April 2024
<p>It is recommended that Cabinet approves:</p> <ol style="list-style-type: none"> The award of a contract to Pick Everard Limited for the provision of Multi-Disciplinary Design Team (MDDT) Services over RIBA Stages 1-6 for the Vine in Central Library - at a total contract value of £495,995.51 for the period 22 April 2024 to 16 March 2027 (<i>the period 17th March 2026 when the Vine facility becomes operational to 16th March 2027 covers the RIBA Stage 6 construction defects liability period</i>). Delegated authority to the Executive Director of Place and Economy to take all necessary steps to implement the decision in recommendation 1 including the entering into any of any necessary legal agreements. 	

1. PURPOSE AND REASON FOR REPORT

- 1.1 The purpose of this report is to seek authorisation for the award of a contract relating to the services set out in this report.
- 1.2 This report is for Cabinet to consider under its Terms of Reference No. 3.2.5

To make decisions on actions relating to the awarding, assigning and termination of contracts over £500k, and waiving or granting exemptions to Contract Regulations where contracts are over £500k, with the exception any time-critical, operational, or routine decision, which may be determined by the relevant portfolio holder.
- 1.3 There is an exempt annex attached to this report that is NOT FOR PUBLICATION by reason of paragraphs 3 and 5 of Schedule 12A of Part 1 of the Local Government Act 1972 because it contains commercially sensitive details and information, namely details of the unsuccessful tender sums. The public interest test has been applied to the information contained within this exempt annex and it is considered that the need to retain the information as exempt outweighs the public interest in disclosing it, as otherwise this could affect the Council's financial position in any future procurement of such services.

2. BACKGROUND AND KEY ISSUES

- 2.1 The Vine is the flagship project of the £22.9M PCC Town Deal accounting for £13.08M of the total.
- 2.2 With this funding from DLUHC Peterborough City Council (PCC) will be developing 'The Vine' into a new library, learning, cultural and commercial offer across two sites in Peterborough City Centre by 31st March 2026. This report relates to the appointment of a Multidisciplinary Design Team (MDDT) to advance 'The Vine' project across the RIBA plan of work stages 1-6, at the Central Library site.
- 2.3 A refurbished Central Library building will provide the ideal location in an area of the City Centre which needs investment. It is anticipated that the floor area of Central Library can accommodate the library, education, commercial workspaces, community spaces of the DLUHC 'outputs and outcomes', with the alternative food & beverage provision on the second site at Fletton Quays (The Goods Shed).
- 2.4 The proposed investment objectives for the Vine project are:
- To deliver a new and transformed Central Library service with a strong digital offer for Peterborough's residents by providing services they value.
 - To create a driver of visitor footfall that will be of wider benefit to retail and other businesses in Peterborough City Centre and ensures this part of the city remains economically vibrant.
 - To create new opportunities for informal learning, leading to an increased take up of College, University course and work-based T levels by local residents and those living regionally.
 - To become the recognised centre of community based cultural enterprise and activity, enhancing the civic and cultural life of the city.
 - To develop facilities that will be well used by all sectors of the community including local businesses and the city's new University students.
 - To deliver a self-sustaining operating model where commercial and intermediate uses cross-subsidise uses on peppercorn terms.

2.5 Procurement Options

- 2.5.1 The total value of the Contract to be awarded exceeds the Public Contract Regulations 2015 threshold for Services, and therefore a process which fully complies with the Public Contract Regulations 2015 was undertaken. Given that frameworks enable buyers to place orders for services without running lengthy full tendering exercises, a comparison was undertaken of the strengths and weaknesses of adopting traditional (open and restricted) procedures with those of using a framework.
- 2.5.2 The outcome was that, given the timescale challenges with this procurement, and the risk of inflated tender rates through a competitive open market process and/or poor response rate, the use of a framework to procure this MDDT services contract was preferred. A review of the following available/suitable frameworks was therefore undertaken:
- CCS Construction and Professional Services Framework (RM6165)
 - ESPO: Property, Building & Infrastructure Advice Management Services - (2664_22)
 - Fusion 21: Consultants Framework
- 2.5.3 The following criteria was used to assess the framework most suitable for the Peterborough CC Vine project:
- Number and names of suitable consultants on the Framework – minimum 5 suitable consultants available for shortlist
 - Social Value
 - Carbon Net Zero

- KPI's/Performance Management regime
- Value for Money Consultant Framework Fees
- No charges for using the framework.
- Framework support through procurement
- Suitable for the Vine project Scope of Requirement
- Standard Industry Terms and Conditions

2.5.4 According to the suggested criteria listed above, the 'Best Fit' available Framework was Crown Commercial Services (CCS): Construction and Professional Services Framework (RM6165), with Lot 1 Built Environment being preferable to Lot 2 on account of the breadth of suppliers – 19 suppliers available on Lot 1. Other features of the Framework include:

- It is free of charge for all public sector buyers to use.
- Maximum framework consultant rates apply.
- Call off terms and conditions include NEC, JCT and PPC
- The agreement is fully flexible, allowing the buying organisation to use its own social value needs as part of the ITT bid pack.
- It is fully compliant with social value Procurement Policy Notes (PPNs)
- Aligned to best practice policy and standards including Construction Playbook and Carbon Net Zero
- CCS manages and monitors the financial standing of suppliers on the framework.

2.6 Procurement Process

2.6.1 The Procurement has been run as a further competition under the CCS Framework. All CCS Suppliers were invited to Express Interest, and a shortlist of suppliers was created. 14 of the 19 Suppliers expressed an interest by 10th November 2023 and formed the shortlist to whom the Invitation to Tender was issued.

2.6.2 Tender documentation was issued on Tuesday 28th November 2023 via Peterborough Council's e-tendering portal ProContract and the original deadline for return of tenders was 12 noon 8th January 2024. Tenders returned 25th January 2024 following bidder extension requests.

2.6.3 14Nr. Suppliers were invited to tender and 7nr tenders were returned. These were opened on 19th February 2024.

2.6.4 The award of the contract is based on the 'Most Economically Advantageous Tender' (MEAT). The weighting for the Price is 40%, and Quality (including Social Value) is 60%.

2.7 EVALUATION

2.7.1 The panel for the quality evaluation comprised the following officers from Peterborough Council and Peterborough Limited (PCC Library services provider):

- Special Projects Lead (PCC)
- Principal Estates Manager (PCC)
- Director of Business & Strategy (Peterborough Limited)

2.7.2 The overall quality weighting is 60% with Social Value comprising 10% of this overall weighting. The quality assessment was based on the tenderer's written responses to 8Nr. Questions across the below sub-criteria.

Criteria	Criteria Weighting	Sub-Criteria	Sub-Criteria Weighting
QUALITY	60%	Q.A1 Pre-Construction and Construction Programme	15%
		Q.A2 Application of Case Studies to this Project	10%
		Q.A3 Design Team Management	15%
		Q.A4 Stakeholder Engagement	5%
		Q.A5 Supply Chain	5%
		Q.A6 Social Value	10%

2.7.3 The quality evaluation panel independently scored the tenderers' quality submissions in advance of a moderation meeting during which the scores were discussed, and consensus scores reached. The moderation meeting was chaired/managed by the PCC Procurement Category Manager. The process included ensuring a sufficient level of detail was captured regarding each element that was evaluated to ensure that the Council can fulfil its obligations regarding information provided to unsuccessful bidders.

2.7.4 The final quality scores and weightings are below:

Bidder	Total Quality Score	Total Weighted Quality Score
Bidder 1	40.00	30.80
Bidder 2	48.00	35.40
Bidder 3	52.00	37.80
Bidder 4	52.00	39.00
Pick Everard	56.00	42.60
Bidder 5	56.00	41.00
Bidder 6	40.00	29.40

2.7.5 The tender price evaluation was undertaken by a Consultant Senior Chartered Quantity Surveyor (NPS Group) and Peterborough Council Head of Finance (Place & Economy).

2.7.6 7nr tenders were returned in accordance with the instructions for the return of tenders. These were opened on 19th February 2024 and following due diligence, the correction of arithmetical errors, and further tender clarifications the pricing position was concluded with bidders on 6th March 2024.

2.7.7 All the bidders confirmed they have included for all the clarifications issued/sought during the tender period and subsequently.

2.7.8 The final price weightings and rankings are as below:

Bidder	Score for the price component	Weighted score for the price component
Pick Everard	100.00	40.00
Bidder 3	90.77	36.31
Bidder 4	86.52	34.61
Bidder 5	82.10	32.84
Bidder 2	64.33	25.73
Bidder 6	63.75	25.50
Bidder 1	49.14	19.66

2.7.9 The outcome of the Price: Quality tender evaluation is therefore:

Bidder	Total Quality Score	Weighted Quality Score	Weighted Price Score	Overall Weighted Bid Score	Bid Rank
Bidder 1	40.00	30.80	19.66	50.46	7th
Bidder 2	48.00	35.40	25.73	61.13	5th
Bidder 3	52.00	37.80	36.31	74.11	2nd
Bidder 4	52.00	39.00	34.61	73.61	4th
Pick Everard	56.00	42.60	40.00	82.60	1st
Bidder 5	56.00	41.00	32.84	73.84	3rd
Bidder 6	40.00	29.40	25.50	54.90	6th

2.7.10 Based on the outcome of the Tendering process, Pick Everard Limited has submitted the highest scoring Tender against PCC's qualitative and pricing criteria, and it is therefore recommended that Cabinet approves the award of the Contract to Pick Everard Limited.

2.7.11 The Vine MDDT contract will be let under the NEC Main Option A (Fixed Price) and whilst bidders have inserted labour hours and rates breakdown for each element of service, the resultant tender price is a lump sum fixed price for delivering the Vine project, as confirmed by Crown Commercial Services.

2.7.12 The available budget allocation within the Towns Fund for this contract is £798,406.

3. CORPORATE PRIORITIES

3.1 This recommendation links to the Council's Corporate Priorities:

The Economy & Inclusive Growth –

Jobs and Money:

- Construction Stage Job Creation
- Better enterprise infrastructure: Providing appropriate spaces for micro and small enterprises to emerge and develop, in a thriving incubation ecosystem.
- Increased employment opportunities: commercial space generates new job creation.

- Increased number of unemployed residents able to access employment opportunities.

Homes and Workplaces:

- Activation of the City Centre.
- Encourage enterprises to locate and emerge in the City Centre

Environment:

- The project has the potential to increase or decrease the council's emissions depending on how it is designed. Details of project design have not yet been determined. The project will need to carefully consider carbon emissions associated with construction (design, works, materials and vehicle use), energy use whilst buildings are operational and additional waste generation. Refurbishment of the central library may reduce emissions, whilst the utilisation of a currently unused building will increase emissions. Design that focuses on reduction of carbon emissions will support the council's net zero ambitions.
- The project will support PCC's ambitions for Net Zero through positively impacting on the carbon emissions of two city centre council owned buildings through: Passive design optimisation; reduction in operational energy demand and consumption; the elimination of fossil fuels; the optimisation of current and potential for new on site renewable energy and storage; limiting upfront embodied carbon; considering whole life carbon in conjunction with whole life costing, and publicly disclosing performance annually using the WRAP database.
- An excellent net zero embodied carbon narrative given the project will reinvent an existing building.
- Contribution to decarbonisation and wider environmental sustainability aspirations through green retrofit of a poorly energy efficient building
- A BREEAM assessment tool approach and a sustainability menu of priced options will be used for achieving net-zero carbon target or, as close to it as possible within budget constraints.

Our Places & Communities

Places and Safety

- Increasingly accessible civic and community asset
- Increased footfall at the heart of Peterborough
- Creation of a cultural hub
- The Vine will be designed, managed, and operated in a way that creates a welcoming inclusive building underpinned by the mantra “you matter, you belong”.
- Diversification of Peterborough City Centre
- Curated local enterprises providing goods and services reflective of the local area.
- Drawing visitors from the wider region to enjoy the shopping, leisure, culture, and entertainment Peterborough has to offer.

Lives and Work

- Transforming a tired library building into a thriving hub for learning, education, and cultural activities, powered by local enterprises for the benefit of local people.
- A new and transformed Central Library service with a strong digital offer for Peterborough’s residents.
- A new, modern attractive and digitally enabled library in an easily accessible location will improve the customer experience and attract a wider group of libraries users.
- The Vine, a new, digitally enabled library provision will widen access to informal learning opportunities for young people and adults outside of mainstream education.
- The Vine provides an opportunity to create informal learning spaces alongside facilities such as a community café and related facilities enabling parents of young children to access learning resources and opportunities.
- Support for improved levels of knowledge and skill through informal learning within the library context including language development support for residents whose first language may not be English.
- Scope for delivering public health and other important information to residents through the Library Hub

Prevention, Independence & Resilience

Children

- Create new opportunities for formal and informal learning, leading to an increased take up of College, University course and work-based qualifications by local residents and those living regionally.

Adults

- Capitalising on the enterprising characteristics of the local labour force, marked by high rates of entrepreneurship.
- Increased opportunity for volunteering

Educations and Skills for All

- Increased opportunities for informal learning
- Better Learning & Education offering via
 - o A new Library
 - o Education, learning and resource centre.
 - o Library of Things

Sustainable Future City Council

- Improved image and reputation of Peterborough
- Catalysing Wider City Centre Regeneration
- Improved investor and business sentiment: Peterborough becomes a more attractive location for development/location.

4. CONSULTATION

- 4.1 This document has been produced in collaboration with colleagues across the Place and Economy Directorate and its partners.

Consultations so far have included:

- Monthly Project Team Meetings - a project team to ensure successful delivery of the project includes Peterborough Limited representatives and PCC representation from Planning, Procurement, Finance, Legal, Energy, ICT, Library Service, Property, Communications
- Initial consultation has taken place with the Local Planning Authority (LPA) and the Assistant Director of Planning & Building Control was involved in the PCC Internal Stakeholder Engagement sessions during the RIBA Stage 2 design process.
- Education providers – Anglia Ruskin University, City College Peterborough, Peterborough College – could be interested in utilising formal or information education space in the Vine.
- Potential tenants – including PCC Prevention Hub
- A range of bespoke market engagement and communications activities took place as part of the development of the Stage 2 design. These included primarily:
 - o Internal stakeholders to the project, such as Peterborough City Council, Peterborough Libraries Team, City College Peterborough, Anglia Ruskin University.
 - o Organisations supporting businesses in Peterborough, including Opportunity Peterborough, Chamber of Commerce, Cambridgeshire and Peterborough Combined Authority, and Peterborough Positive (the city's business improvement district).
 - o Community Organisations and Interest Groups, including Disability Peterborough, Peterborough Civic Society.

- 4.2 Following appointment of the Multidisciplinary design team for Central Library and the Vine in Central Library operator, a range of bespoke market engagement and communications activities will happen as part of the design. In particular, the local community and businesses will be fully included in the development of the project at this next stage. This includes market testing by the Operator to ensure that the design is fully aligned with the needs of future

tenants, ensuring the long-term commercial viability of the scheme, and maximising the potential to add social value.

- 4.3 This recommendation has been considered by:
- CLT and then Cabinet Policy Forum (CPF) – 11th March 2024

5. IMPLICATIONS

Financial Implications

- 5.1 Contract to Pick Everard Limited for the provision of Multi-Disciplinary Design Team (MDDT) Services over RIBA Stages 1-6 for the Vine in Central Library: at a total contract value of value of £495,995.51 for the period 22 April 2024 to 16 March 2027. This falls within the allocated budget from the Towns Fund.

Legal Implications

- 5.2 The procurement of services has been undertaken in accordance with the Crown Commercial Services (CCS): Construction and Professional Services Framework (RM6165) and is compliant under the Public Contracts Regulations 2015.

Equalities Implications

- 5.3 The Council will take steps to ensure equality clauses/requirements are monitored as part of the contract monitoring process and the provider supports the Council to meet its Public Sector Equality Duty via its Equality policy, collecting equality information and providing appropriate training.

An Equality Impact Assessment was carried out and identified that there were no adverse equality implications arising from this report. The Vine design development will not affect protected groups, but it will consider how to ensure the building and its services will be suitable for people with a range of physical and sensory disabilities as part of the design work. This will involve consultation with disabled people at an early stage in the design process. The library construction work to be subsequently undertaken as part of a future construction contract will positively affect protected groups, notably persons with disability, and that contract will deliver the detailed design requirements and comply with the Equalities Act 2020 (Disability) Regulations 2020.

6. BACKGROUND DOCUMENTS

Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985

- 6.1 [Peterborough Investment Plan](#)

7. APPENDICES

- 7.1 Appendix 1 - Vine - Project Summary Table
Appendix 2 - Vine - M&E Plan
Appendix 3 - Exempt Annex