

Agenda Item No:

Report author: Jane Cash

Tel: 43493

Report of : Asset Management and Regeneration
Report to : Director of City Development
Date: 10th November 2014
Subject: Contract Award, Sovereign Street Green Space

Are specific electoral Wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If relevant, name(s) of Ward(s):	City & Hunslet	
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, Access to Information Procedure Rule number:		
Appendix number:		

Summary of main issues

1. Following Executive Board's authority to incur expenditure in November 2013, on the creation of new, high quality green space at Sovereign Street, technical design works for the scheme have continued. This report seeks approval to the award of the Sovereign Square green space construction contract to Ringway Infrastructure Services Ltd.
2. The scheme has been tendered with tender drawings and documents prepared and issued and tender returns evaluated using the YorCivil's tender assessment scoring matrix.
3. In accordance with the Council's Contract Procedure Rules, the report requests the Director of City Development, to approve the appointment of Ringway Infrastructure Services Ltd following the outcome of a detailed tender evaluation.

Recommendation

4. The Director of City Development is requested to approve:-
 - the award of the Sovereign Square green space contract to Ringway Infrastructure Services Ltd.

1 Purpose of this report

- 1.1 The purpose of this report to seek the Director of City Development's approval to the award of the contract for the construction of new green space at Sovereign Square to Ringway Infrastructure Services Ltd.

2 Background information

- 2.1 The City Council's Executive Board gave approval to the revised planning statement in June 2011, which was adopted to allow new development proposals to come forward on the majority Council owned site. This was aimed at providing guidance on the consideration of new development proposals for the site, the potential to deliver new high quality green infrastructure in the city centre and identify individual development plot locations.
- 2.2 As a consequence of this guidance and the agreement to progress negotiations for the development of one of the plots for a new northern HQ building for KPMG, Executive Board in July 2012, approved the injection of capital into the Sovereign Street green space scheme, which would be funded by the first call on any capital receipts generated from the Sovereign Street development plots. Subsequently, in November 2012 detailed planning approval was granted for both the KPMG HQ building and the green space.
- 2.3 In November 2013, Executive Board gave authority to incur expenditure on the delivery of the first two phases (1&1a) of the new green space at Sovereign Square.

3 Main issues

- 3.1 In April this year, the Chief Asset Management and Regeneration Officer gave approval to the use of the YorBuild framework for the proposed tender for Sovereign Square green space, utilising a 60% vs 40% cost/quality split and tender evaluation criteria agreed by the Sovereign Square Project Board.
- 3.2 Tender documents were issued through the YorBuild framework and the tender documents were issued on the 10th September 2014 and tenders were returned on the 15th October 2014
- 3.3 Ringway Infrastructure Services Ltd was the tenderer in first position following the full tender evaluation and the outcome of the tender assessment is therefore that Ringway Infrastructure Services Ltd should be awarded the contract for the construction of the new green space at Sovereign Square.

4 Corporate Considerations

4.1 Consultation and Engagement

- 4.1.1 In November 2013, Executive Board gave authority to incur expenditure on the delivery of the first two phases (1&1a) of the new green space at Sovereign Square
- 4.1.2 The Executive Member for Transport and the Economy has been informed of the tender and the impending contract award to Ringway Infrastructure Services Ltd.

4.1.3 The Council's Procurement Unit has been consulted and, it advised that under Contract Procedure Rules Ringway Infrastructure Services Ltd should be awarded the contract for the construction of the green space at Sovereign Square.

4.2 Equality and Diversity / Cohesion and Integration

4.2.1 There is no expected impact on the protected equality characteristics and, therefore, it is not applicable for an EIA or screening form to be completed at this time.

4.3 Council Policies and City Priorities

4.3.1 The proposed improvement and refurbishment of Sovereign Square is consistent with the Best Council Plan 2013 – 17 in terms of promoting sustainable and inclusive economic growth by improving the economic wellbeing of local people and businesses.

4.4 Resources and Value for Money

4.4.1 The Director of City Development will be responsible for the award of the contract to the preferred contractor based on a 60% price and 40% quality split and a capped.

4.5 Legal Implications, Access to Information and Call In

4.5.1 The proposals constitute a Significant Operational Decision and are, therefore, not subject to call in.

4.6 Risk Management

4.6.1 There is a risk that regardless of the tendered price from Ringway Infrastructure Services Ltd the final price for the works will vary. Robust site and contract management will be required to ensure the scheme is delivered within budget, subject to unknown site factors.

5 Recommendation

The Director of City Development is requested to approve:-

- the award of the contract for the construction of new green space at Sovereign Square to Ringway Infrastructure Services Ltd.

6 Background documents¹

6.1 None

¹ The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.