

**WEST DUNBARTONSHIRE COUNCIL****Report by Chief Officer – Supply, Distribution and Property****Tendering Committee: 12 January 2022**

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**Subject: Contract Authorisation Report – Consultant for Artizan Centre Redevelopment Masterplan****1. Purpose**

**1.1** The purpose of this report is to seek the approval of the Tendering Committee to authorise the Chief Officer – Regulatory and Regeneration, to conclude the award of the contract for the appointment of a consultant for the Artizan Centre Redevelopment Masterplan.

**2. Recommendations**

**2.1** It is recommended that the Tendering Committee:

- a) Authorise the Chief Officer - Regulatory and Regeneration to conclude on behalf of West Dunbartonshire Council (the Council), the award of the contract for the Consultant for the Artizan Centre Redevelopment Masterplan to Fourth Street Place Consultants Ltd; and
- b) Note that the contract shall be for a period of three months and at a value of £68,196 ex VAT. The estimated commencement date of the contract is 7 February 2022.

**3. Background**

- 3.1** The purpose of the tender was to identify and appoint a suitably qualified and experienced Consultant with appropriate urban design and planning, community engagement and commercial experience to deliver development options for the site of the largely vacant Artizan Shopping Centre in Dumbarton.
- 3.2** The approval to proceed with the tendering process was granted as part of the Levelling Up Fund report to the Infrastructure, Regeneration and Economic Development Committee meeting on 10 June 2021. The budget of £68,196 is to be funded from the awarded Scottish Government Levelling Up Fund.
- 3.3** This procurement exercise has been conducted in accordance with the Council's Standing Orders, Financial Regulations, and the Public Procurement Regulations. The Contract Strategy was approved on 1 November 2021.
- 3.4** The Contract Strategy identified that the preferred procurement route was to carry out an open tender procedure to allow for exposure of the requirement to maximum relevant providers. The Council's requirement was conducted through the Public Contracts Scotland Tender portal on 7 December 2021. Six providers submitted a response by the deadline for the submissions.

#### **4. Main Issues**

- 4.1** The six tender submissions were evaluated against a set of award criteria, which was based on a Price / Quality ratio of 40% / 60%. See Appendix 'Tender Total Scores'.
- 4.2** It is recommended that the contract be awarded to Fourth Street Place Consultants Ltd, who has provided the most economically advantageous tender. The contract shall be for a period of three months at a value of £68,196. Please note all values in the report are rounded to the nearest pound.
- 4.3** Fourth Street Place Consultants Ltd pay all their staff above the real Living Wage. Fourth Street Place Consultants has committed to the following social benefits:
- Providing volunteers to support a local community project;
  - Provide support for local Third Sector organisation(s); and
  - Facilitate quarterly work experience opportunities covering a range of work-based skills.

The benefits will be discussed at the project implementation meeting with Fourth Street Consultants Ltd and actions to take these forward will be agreed.

#### **5. People Implications**

- 5.1** There are no People Implications.

#### **6. Financial and Procurement Implications**

- 6.1** Financial costs in respect of this contract will be met from the Levelling up Fund capital budget. The cost of the supply per the tendered outcome of £68,168 compares with the budget identified for this aspect of the project of £100,000.
- 6.2** This procurement exercise was conducted in accordance with the agreed Contract Strategy produced by the Corporate Procurement Unit in close consultation with Regeneration and Building Assets officers and the provisions of Contract Standing Orders, the Financial Regulations and relevant Public Procurement Regulations.

#### **7. Risk Analysis**

- 7.1** Fourth Street Consultants Ltd has no known links to Serious and Organised Crime, which would have significant political and reputational ramifications for the Council.

#### **8. Equalities Impact Assessment (EIA)**

- 8.1** An equalities screening was undertaken for this report. There is no equalities impact.

#### **9. Strategic Assessment**

- 9.1** This report contributes to the Council's Strategic Priorities and particular towards:

- A strong local economy and improved employment opportunities
- Meaningful community engagement with active empowered and informed citizens who felt safe and engaged

**Name:** Angela Wilson

**Designation:** Chief Officer – Supply, Distribution and Property Services

**Date:** 22 December 2021

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**Appendices:** Tender Total Scores

**Background Papers:** The Contract Strategy  
EIA Screening

**Wards Affected:** Dumbarton

Tender Total Scores

	Weight	BDP Ltd	Collective Architecture	<b>Fourth Street Place Consultants</b>	SLR Consulting Ltd	Stantec UK Ltd	Three Sixty Architecture
<b>Quality (60%)</b>							
Project Team Structure & Skills/Qualifications	<b>35%</b>	17.50%	26.25%	<b>35%</b>	17.5%	26.25%	35%
Methodology	<b>35%</b>	8.75%	17.5%	<b>35%</b>	17.5%	26.25%	35%
Public Consultation and Engagement Strategy	<b>25%</b>	6.25%	18.75%	<b>25%</b>	6.25%	12.5%	18.75%
Social Benefits/Fair work practices	<b>5%</b>	2.5%	5%	<b>5%</b>	5%	5%	5%
<b>Quality Sub-Total</b>	<b>100%</b>	35%	67.5%	<b>100%</b>	46.75%	70%	93.75%
<b>Quality Sub-Total</b>	<b>(60%)</b>	21%	40.5%	<b>60%</b>	28.05%	42%	56.25%

<b>Price (40%)</b>							
<b>Price Sub Total</b>	<b>100%</b>	79.45%	96.15%	<b>100%</b>	85.25%	77.65%	91.17%
<b>Price Sub Total – Weighted</b>	<b>(40%)</b>	31.78%	38.46%	<b>40%</b>	34.1%	31.06%	36.47%
<b>Total Score</b>	<b>100%</b>	52.78%	78.96%	<b>100%</b>	61.85%	73.06%	92.72%