

NORTH LANARKSHIRE COUNCIL

REPORT

To: ENVIRONMENTAL SERVICES COMMITTEE	Subject: Motherwell Town Centre – Brandon/Windmillhill Streetscape: Detailed Design and Implementation
From: HEAD OF PLANNING AND DEVELOPMENT	
Date: 22 August 2007 Ref: DPT/20/06/02/01/CW	

1. Purpose of Report

1.1 This report is to advise Committee of the tender process undertaken in relation to the contract for the appointment of a consultant to prepare detailed proposals, cost checks, implementation programme, tender documentation and manage the delivery of improvements to the public realm along Brandon/ Windmillhill Street, Motherwell and seek authority for the appointment of TGP Landscape Architects.

2. Background

2.1 In 2006, consultants were engaged by the Planning & Development Department, to prepare a Streetscape Design Framework that would provide the basis for the physical regeneration of Motherwell Town Centre.

2.2 The Streetscape Design Framework encompasses all key areas within and directly adjacent to the Motherwell Town Centre and involved an appraisal of the town centres physical environment to identify key areas and options for the regeneration of public areas within the town centre.

2.3 There are a number of matters which complicate the implementation of public realm works within the Motherwell Town Centre such as land ownership and refurbishment of the Motherwell Rail Station. The Brandon/Windmillhill Street area has been identified as an area where an initial phase of public realm improvements could be delivered in the short term to provide immediate benefits to the community.

3. Sustainability Implications

3.1 The implementation of the physical works will improve the appearance, safety and accessibility of the public realm along Brandon / Windmillhill Street as a route into Motherwell Town Centre. Implementing the environmental improvements will fulfil a number of criteria contained within the Sustainability Checklist. This includes encouraging investment by improving links into the town centre, and ensures a healthy environment by encouraging walking and improving vitality and viability of the town centre. It will enhance the sense of Community under the Inclusive Society heading by establishing a sense of identity.

4. Proposals / Considerations

4.1 The tender documents were initially issued to six consultants and four were returned. Of those consultants who made no submission, one withdrew due to limited staffing resources at the time of the tender and the other consultant was unable to comply with the terms of the appointment.

4.2 The response was as follows:-

Contractor	Tender Amount Before Checking	Tender Amount After Checking
TGP Landscape Architects	£87,407.50	£86,933.75
Dougall Baillie Associates	£193,520.00	£193,520.00
Hypostyle	£143,230.00	£143,230.00
W.A Fairhurst	£28,284.00	£28,284.00

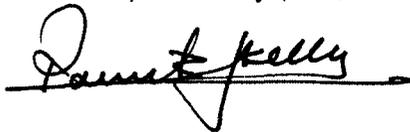
- 4.3 In accordance with the NLC General Contract Standing Orders, assessment of the submissions was based on a quality/price ratio to achieve the "most economically advantageous" offer. A ratio of 60:40 was used representing quality and price. This scoring method was based on HM Treasury Procurement Guidance No. 3: Appointment of Consultants and Contractors.
- 4.4 Although W.A. Fairhurst was the cheapest offer, their submission proposes significantly less provision of resources to the preparation of the designs and the implementation which are two key stages in the project required to ensure a well designed and successful implementation of environmental improvements to this high profile location. W.A. Fairhurst also proposes an unrealistically short contract period for the implementation of the works.
- 4.5 After the above referred to assessment the tender of £86,933.75 submitted by TGP Landscape Architects, is considered to have been carefully and keenly priced and provides for Best Value for money and is recommended for acceptance.
- 4.6 The proposed public realm improvement works are due to start early in the next financial year.

5. Corporate Considerations

- 5.1 This project will contribute to realising that Council's aim to make its Town Centres more attractive and accessible – one of the priorities contained in the Stimulating Business & Economy theme of the Corporate Plan.
- 5.2 The cost for the commission to TGP Landscape Architects will be met from the Planning & Environment Town Centres Capital Budget. Formal approval for the necessary contracts in relation to the proposed physical works will be the subject of further reports to the Environmental Services Committee in accordance with the Council's Financial Regulations and Contract Standing Orders.

6. Recommendations

- 6.1 That the Committee approve the appointment of TGP Landscape Architects as the successful consultant for the sum of Eighty six thousand nine hundred and thirty three pounds and seventy five pence only (£86,933.75).



HEAD OF PLANNING AND DEVELOPMENT

(06 August 2007)

Local Government Access to Information Act: for further information about this report, please contact Carolyn Whitten, on 01236 616372