

Transport and Environment Committee

10.00am, Tuesday, 26 August 2014

The Causey Project - Design Stage Contract Approval

Item number 7.4
Report number
Executive/routine
Wards

Executive summary

The Causey Project is a community led initiative to revitalise a local street in the South Side to make it more pedestrian and cycle friendly. This will create a space for local events and activities. The Causey Project is identified as a local area priority project in the Council's Public Realm Strategy 2009.

Working with the Council, the Causey Development Trust community group plan to develop outline designs, established from extensive community consultation, through to detailed design proposals. The Council does not currently have the capacity or, for some aspects, the necessary skills base, to develop this project internally in 2014/15. It is for this reason that appointment of consultancy support, via a competitive tendering process, is being progressed. The Council's Contract Standing Orders require Committee approval for the appointment of consultancy services over £25,000.

Links

Coalition pledges [P31](#) and [P40](#)
Council outcomes [CO7](#), [CO8](#), [CO9](#), [CO19](#) and [CO26](#)
Single Outcome Agreement [SO1](#), [SO2](#) and [SO4](#)

The Causey Project - Design Stage Contract Approval

Recommendations

- 1.1 It is recommended that the Committee:
 - 1.1.1 approves the appointment of Ironside Farrar Limited for the provision of design consultancy services for delivery of detailed design proposals for The Causey Project; and
 - 1.1.2 refers the recommendation to Finance and Resources Committee for information.

Background

- 2.1 The Causey Project is centred on West Crosscauseway at the edge of the World Heritage Site on the south side of Edinburgh's city centre. It has an important role linking Edinburgh University Campus and the city centre through to Holyrood Park and the University Halls of residence.
- 2.2 The project emerged from a temporary initiative, the Tropical Island, held over a weekend in 2007 as part of the Six Cities Design Festival. The project is community led through The Causey Development Trust (CDT) and has considerable local support.
- 2.3 Since 2007 the CDT has worked with the local community, raising awareness of how people's wellbeing is greatly influenced by their streets. There is great public appetite for transforming The Causey from a traffic dominated piece of roadscape into a space for people and community events. The transformation has the support of a number of groups including The University of Edinburgh, Buccleuch and Greyfriars Church and Edinburgh World Heritage.
- 2.4 Professionally led ideas workshops have enabled over 80 people to express their aspirations for this public space. Based on these ideas, two outline design options were prepared and a two day public consultation invited local people to choose their preferred design. A technical workshop with the City of Edinburgh Council and stakeholders was held in 2013 to consider the outline design in detail. A preferred option was chosen that could be used as part of the brief to develop a detailed design proposal (Appendix 2). Following this initiative the Council identified The Causey Project as a priority community project in the Public Realm Strategy 2009.

- 2.5 Considerable work has been undertaken by the CDT to bring forward funding to appoint design consultants to develop a final design. The funding for the design consultancy is now available. The design will be completed by March 2015.
- 2.6 Funding for the delivery of the project will be drawn together to work towards implementation of the project in 2015-16. Funding will be sourced from a range of third party grants and awards as well as a proposed funding allocation in the capital maintenance programme for roads and footways improvements in 2014/15, which is due to be reported to the 28 October 2014 T&E Committee.

Main report

- 3.1 Tenders were invited, through an open tender process in June 2014, to provide design services for The Causey Project.
- 3.2 The brief for the tender seeks bids from consultants' design teams, led by a landscape architect and including engineering services, lighting design services, Quantity Surveying and Construction Design Management services.
- 3.3 The design teams are required to take the outline proposals and develop them through the standard Royal Institute of British Architects (RIBA) services to the preparation of tender information.
- 3.4 Details of compliance with the procurement guidelines are enclosed in Appendix 1 of this report.
- 3.5 Tender evaluation/scoring was set out with weightings of 70% quality and 30% price.
- 3.6 Bidders were asked to set out the following aspects of their experience and offer:
 - Architectural Quality of Projects.
 - Experiences and Expertise.
 - Information on Design Team.
 - A programme/references.
 - Realising client aspirations and approach.
- 3.7 This covered the consultancy costs to take the project to detailed design and tender stage.
- 3.8 Through the Public Contracts Scotland open tender process a total of seven bids were received. Bidders were required to respond to three quality questions and provide a price for undertaking the design. The weightings for each question were clearly highlighted.

- 3.9 Evaluation was then undertaken by the Council staff from Planning and the South Neighbourhood Roads Team along with representatives from the CDT. In recognition of the need for high level design input, an evaluation of the tender objectives was undertaken with 70% weighting for quality and 30% weighting for price. This is in line with the standards used by the RIBA and other professional bodies.
- 3.10 Interviews of the five preferred bidders formed part of the quality bid.
- 3.11 The evaluation followed the recognised scoring and evaluation process. It confirmed that Ironside Farrar Limited was the preferred bidder.
- 3.12 The scoring table is detailed below.

Supplier	Weighted Overall Quality Score	Weighted Price Score	Overall Score	Rank
Supplier A	69.23%	30.00%	99.23%	1
Supplier B	62.03%	25.36%	87.39%	2
Supplier C	57.50%	16.98%	74.48%	3
Supplier D	50.48%	22.47%	72.95%	4
Supplier E	49.05%	22.06%	71.11%	5

- 3.13 Once the contract is awarded, the design team will work to a client team comprising Council officers from Planning and the South Neighbourhood office, CDT and Sustran's. It is anticipated that the detailed design will be complete in early 2015.
- 3.14 Discussions will take place with Sustran's to consider how the remaining funding allocation of £95,358, can be used to support the project delivery.

Measures of success

- 4.1 A measure of success will be to have a detailed design in place early in 2015.

Financial impact

- 5.1 Up to £150,000 of funding is in place to cover the appointment of consultants to deliver a detailed design proposal for the Causey. £75,000 funding has been put in place for The Causey Project comprising £18,000 capital funding from the Council (£5,000 from the Local Neighbourhood and £13,000 from the Cycling Capital budget in 2014/15 to develop cycling/walking infrastructure projects) along with £32,000 of Third Party Funding from Edinburgh University and Edinburgh World Heritage Trust, and £25,000 from the Causey Development Trust. A successful bid by the Council to Sustran's Community Link Fund in 2014/15 has provided match funding of up to £75,000.
- 5.2 The cost of the design consultancy awarded to Ironside Farrar Limited is £54,642.
- 5.3 The costs associated with this procurement are estimated to be under £10,000.
- 5.4 Section 5.1 outlines capital expenditure plans of £0.150m for the Causey project, which includes a Council contribution of £0.018k. If this expenditure were to be funded fully by borrowing, the overall loan charges associated with this expenditure over a 20 year period would be a principal amount of £0.018m and interest of £0.012m, resulting in a total cost of £0.030m based on a loans fund interest rate of 5.2%. The annual loan charges would be £0.02m.
- 5.5 The loan charges outlined above are provided for within the current long term financial plan.
- 5.6 It should be noted that the Council's Capital Investment Programme is funded through a combination of General Capital Grant from the Scottish Government, developers and third party contributions, capital receipts and borrowing. The borrowing required is carried out in line with the Council's approved Treasury Management Strategy and is provided for on an overall programme basis rather than for individual capital projects. The loan charge estimates above are based on the assumption of borrowing in full for this capital project.

Risk, policy, compliance and governance impact

- 6.1 There is no significant health and safety, governance, compliance or regulatory implications expected as a result of approving the recommendations of this report.

Equalities impact

- 7.1 An Equalities and Rights Impact Assessment (ERIA) assessment has been completed and will be continually reviewed and updated as the project develops. Key equality considerations currently identified include:
- Potential impact of design and construction to local stakeholders; and
 - Ensure access for all users and opportunities for community use from the revised design.
- 7.2 An Equalities Impact Assessment pre-assessment was undertaken for the Council's public realm strategy 2009, which determined a full impact assessment was not required.

Sustainability impact

- 8.1 A Sustainability Impact Worksheet was completed for this project, which concluded that there are unlikely to be significant adverse sustainable impacts arising from its implementation. Positive outcomes will result from the introduction of new sustainable materials, new landscaping and from creating a shared space with access for all and that can be used by the community. Improved access and amenity for cyclists and pedestrians will assist towards the Council's commitments in the Active Travel Action Plan.

Consultation and engagement

- 9.1 Public and community engagement has been central to the development of The Causey Project. Successful public and stakeholder engagement will be essential in setting and achieving the project objectives and gaining support for the scheme. Statutory consultations will also be undertaken on the proposal.

Background reading/external references

City of Edinburgh Council's Contract Standing Order Procedure:

http://www.edinburgh.gov.uk/download/downloads/id/8897/contract_standing_orders

City of Edinburgh Council's Guidance on the Appointment of Consultants:

http://www.edinburgh.gov.uk/download/downloads/id/8898/guidance_on_the_appointment_of_consultants

The City of Edinburgh Council Public Realm Strategy 2009:

http://www.edinburgh.gov.uk/downloads/download/236/public_realm_strategy

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Links

Coalition pledges	P31 - Providing for Edinburgh's economic growth and prosperity. P40 - Work with Edinburgh World Heritage Trust and other stakeholders to conserve the city's built heritage.
Council outcomes	CO7 - Edinburgh draws new investment in development and regeneration. CO8 - Edinburgh's economy creates and sustains job opportunities. CO9 - Edinburgh residents are able to access job opportunities. CO19 - Attractive Places and Well Maintained- Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards and maintenance of infrastructure and public realm. CO26 - The Council engages with stakeholders and works in partnership to improve services and deliver on agreed objectives.
Single Outcome Agreement	SO1 - Edinburgh's economy delivers increased investment, jobs, and opportunities for all. SO2 - Edinburgh's citizens' experience improved health and wellbeing, with reduced inequalities in health. SO4 - Edinburgh's communities are safer and have improved physical and social fabric.
Appendices	Appendix 1 Summary of Tender Evaluation Process Appendix 2 Location and Proposals Plans

Appendix 1- Summary of Tendering and Tender Evaluation Processes

Contract	The Causey Project – Design Stage
Contract period (including any extensions)	One off requirement
Estimated contract value	£54, 642.00
Standing Orders observed	Yes
Portal used to advertise	Yes
EU Procedure chosen	Open
Invitations to tender issued	21/05/14
Tenders returned	7
Tenders fully compliant	6
Recommended supplier/s	Ironside Farrar Limited
Primary criterion	Most economically advantageous tender to have met the qualitative and technical specification of the client department
Evaluation criteria and weightings and reasons for this approach	70% quality 30% cost
Evaluation Team	Karen Stevenson, Nicola Webster, Derek Roden, Alison Blaimire, Angus Calder

Appendix 2 Location and Proposals Plans



