

APPENDIX C – Invitation to Tender

Homes and Communities Agency / North Somerset Council

Mini Competition

Invitation to Tender for

Weston Links – Ground Investigations Tender & Remediation Advice

Invitation to Participate in a Mini Competition
Panel Name: MULTIDISCIPLINARY PANEL OJEU REF 2014/S 020-031462
Project Name: Weston Links and Hutton Moor, Weston-Super-Mare Ground Investigations review, drafting tender for ground investigations contractor, project management and interpretation of data to support remediation of Weston Links and Hutton Moor to be redeveloped for residential led mixed uses scheme. Date: 15 th August 2016 Reference Number: HCA PCS Ref 28663
To: <ul style="list-style-type: none">• Amec Foster Wheeler Environment & Infrastructure UK Limited• Arcadis Consulting (UK) Limited• BDP• Ove Arup & Partners International Ltd• Peter Brett Associates• WSP UK Limited• WYG Engineering Limited
From: [REDACTED], HCA [REDACTED], North Somerset Council
Background <p>Weston Links and Hutton Moor: Approx. 40 ha land owned freehold by North Somerset Council which is now available with vacant possession. The combined sites have potential to deliver up to 700 new homes, 18,000 sqm of retail uses together with a primary school and replacement sports pitches. It is anticipated that these sites will be disposed of to a strategic development partner by OJEU tender once the land assembly is complete and outline planning has been achieved.</p> <p>Plans of each site are enclosed together with a number of background reports for information purposes.</p> <p><i>The commission forms part of a wider regeneration partnership between North Somerset and the Homes and Communities Agency with the intention of regenerating Weston-Super-Mare town centre through the provision of housing within Weston's Housing Zone.</i></p>
Objectives <p>Weston Links is a former tip which was run by the County of Avon up until the 1970's. The</p>

site was previously identified as having potential for a 9 hole golf course but due to its status within the housing zone is seen to have potential for a mixed use development.

Hutton Moor is currently used as sport pitches and prior to this in understood to have been used as farm land.

The purpose of this commission is to review the existing documentation and draft a brief to tender to contractors to complete and update the ground conditions survey and provide a report outlining the methodology and likely cost to remediate the land for a variety of uses including:

- Residential – houses/town houses and some apartments
- Commercial – employment, roadside, retail and convenience store
- Sports pitches – open playing fields and all weather pitches
- Education and community facilities
- Roads and infrastructure
- Public open space and wildlife corridors

The findings of the report will be incorporating into any future planning applications which will be tendered by separate commission. The sports pitches on Hutton Moor are currently in use and so it is anticipated ground investigations may be limited to a few test boreholes close to the boundary

Progress to date

The remediation solution to the Weston Links site was investigated in some detail by the previous development partners including bore hole testing by CGL Remediation with supporting consultant reports. In addition Ove Arup produced a number of masterplans and background information to support any forthcoming outline planning application. (Summary reports are enclosed with a full package of information being made available to the successful party).

Key deliverables

HCA/NSC requires remediation advice to support the master planning, land use and disposal strategy for the site. The findings will provide direction on the quantum and mix of land uses or whether a commercial led mixed use is more economically viable than a residential led scheme. The results will also help underpin the appraisal validation report to support the release of Hutton Moor for development by providing replacement sports pitches on Weston Links.

- Detailed review of all available historic ground investigation information
- Preparation of ground investigation specification, review and issue to Contractors
- Management of tender process, provision of tender review and management of Contractor once appointed by HCA
- Liaison with Environmental Health where required
- Site attendance during ground investigation
- Liaison with Contractor regarding scheduling of analysis and gas monitoring
- Ground investigation specification to be subject to agreement with both HCA and NSC prior to issue to Contractors
- Ground investigation Contractor to be appointed directly by HCA
- Maximum of 10 days of full time site attendance allowed for during ground investigation (to also include walkover survey of site whilst preparing ground investigation specification)
- Interpretive reporting of ground investigation or preparation of remediation strategy documents incorporating all the uses described above.

The commission will support any future land use strategy and planning applications for the sites

The consultant will need to work with HCA/NSC Officers as well as deal with the contracting party directly.

Following the initial brief, the consultant will be required to attend two further meetings with HCA/NSC prior to issuing the tender to contractors as well as meetings to evaluate the tender returns and manage the contractor on site.

Day to day management will be through [REDACTED], Area Manager. Homes and Communities Agency with support from [REDACTED] of NSC

The analysis of the historic and proposed ground testing will also be used as evidence for determining costs and negotiating Sec 106 agreements and planning obligations as well as making further requests for investment funding from central government to carry out the remediation strategy prior to disposal of the land to developers and investors.

Indicative Programme

- Tender brief issued 15 August 2016
- Returns Friday 2nd September
- Consultant Appointment by Friday 9th September
- Information gathering and review – September 2016/October 2016
- Draft tender docs to be signed off by end of October 2016
- Contractor returns by end of November 2016
- Contractor appointed prior to Christmas 2016
- Test boreholes and analysis – Jan - March 2017
- Results and reporting – March – June 2017

Budget

It is anticipated that the consultancy commission will attract a budget between £20-30,000 plus VAT

The ground conditions contract will be separate to this tender and direct with HCA.

Site information (if appropriate)

Site reports and information are included with the tender:

- *Site boundary plan*
- *Technotrade Consultancy Reports*
- *CGL Contamination Reports*
- *Hydrock Report*
- *WSP Borehole Testing Report – Hutton Moor*
- *Ove Arup Masterplans and supporting information*

The Services

- All work to be commissioned jointly upon behalf of NCA and NSC
- Ground Conditions review and investigation
- Consultant to draft and agree approach and methodology to commission
- Contractor tender drafting and review of tender returns
- Project management of contracting process
- Interpreting data and providing a matrix of remediation costs for a variety of land uses as described above
- Outline the proposed methodology for remediation
- Results and reports transferable to third party developer/investor or consultant/contractor team to be novated in due course

- Results and reports to be incorporated into any future master planning application and form part of any negotiation for planning conditions

Other Requirements

It is imperative that all reports and findings from this commission can be relied upon and are transferable to third party developers and investors to support the redevelopment of both Weston Links and Hutton Moor

Collateral warranties will need to be provided by the appointed consultant to a developer or other party

Alternatively the consultant could be novated to a future developer/investor in due course.

Limitation on liability

For this commission liability is capped at £10 million.

Evaluation Criteria

50% Quality

- *Technical merit of proposal*
- *Understanding of project requirements*
- *Staff and other resources*
- *Management and communication*

50% Price (define % to be used for this commission)

- Price to be based on lump sum in stages

Date response required by: 2nd September 2016

Response to Invitation to Participate in a Mini Competition To be completed and submitted by Panel consultant	
Panel Name:	
Project Name:	Date:
Reference Number:	
To: <i>Project Manager</i>	
From: <i>Name of Consultant</i> <i>Address of Consultant</i>	
Proposal <i>Define any specific details that are required in the response for example:-</i> <i>Brief statement to explain how the commission will be undertaken or</i> <i>Schedules of services to be delivered</i> <i>Information on other Consultant input that may be required</i> <i>Identification of other information that may be required</i> <i>Other commentary on the brief</i>	
Proposed staff <i>Define any specific details that are required in the response for example:-</i> <i>Who will undertake the commission?</i> <i>Identify members of staff</i> <i>How much time will they devote to it?</i> <i>Complete Resource Schedule at Appendix D</i>	
Management arrangements <i>Define any specific details that are required in the response for example:-</i> <i>How will the commission be managed?</i> <i>Who will be responsible for reporting to the Client?</i> <i>Who will manage the team?</i>	
Timescale <i>Define any specific details that are required in the response for example:-</i> <i>When will the commission be complete?</i> <i>When will key milestones be complete?</i> <i>What is the programme for the works?</i> <i>Are any programme dates we have given achievable?</i> <i>Is a Gantt chart required as part of the bid?</i>	

Fee Proposal

*Lump sum fee for completing the commission % fee or other
Fee proposal. Define what you require back from the panel members to ensure all fees are
provided on the same basis and can be compared.*

Fee proposal should be consistent with resources schedule.

Provide an overall word or page limit for the response.