

To: *The Procurement Sub Committee*

On: 1st April 2015

Report by:

***Joint Report
By
Director of Finance & Resources and Director of Development &
Housing Services***

Heading:

**Contract Authorisation Report
Lochfield PS Roofing Remedial & Maint Works (32232)
RC1412_3378(ITT6895)**

1. Summary

- 1.1 The purpose of this report is to seek the approval of the Procurement Sub Committee to appoint a Contractor to carry out a complete roof refurbishment for Lochfield Primary School, Quarry Road, Paisley, PA2 7RD.
 - 1.2 The contract was tendered in accordance with the Council's Standing Orders Relating to Contracts for contracts below the EU Threshold for Works. A Contract Strategy for the roofing works and associated works was agreed by Development and Housing Services and the Corporate Procurement Unit on 8th January, 2015.
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2. Recommendations

- 2.1 It is recommended that the Procurement Sub Committee authorise the Head of Corporate Governance to award the Contract for Lochfield PS Roofing Remedial & Maint Works (32232) RC1412_3378(ITT6895), to Keepmoat Regeneration Limited, with a contract value of £316,776.71 plus a 10% contingency sum of £31,667.67.

- 2.2 To note it is anticipated that the Contract will commence on the 29th April 2015 for a period of 18 weeks to completion of works, however this will be confirmed in the Contract Award letter otherwise known as the Letter of Acceptance.
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3. Background

- 3.1. The works under this Contract include overlaying the existing flat roofs, including the upgrade of all insulation to meet current “u” value, renewal of slates with tiles to pitched roofs, replacement of all gutters and downpipes and associated render repairs.
- 3.2. This Contract was tendered in accordance with a below EU Threshold Open Procedure (Works) and the Councils Standing Orders Relating to Contracts.
- 3.3. A contract notice was published in the Public Contracts Scotland advertising portal on the 8th January 2015 with the tender documentation available for downloading from the Public Contracts Scotland – Tender website. The contract has been tendered under the Public Contracts (Scotland) Regulations 2012, as amended, in so far as it applies.
- 3.4. During the tendering period twenty-two (22) suppliers expressed an interest in the contract. By the closing date set for the return of electronic tenders, 12 noon on Monday 2nd February 2015, six (6) suppliers submitted tenders, six (6) suppliers declined to tender and ten (10) suppliers did not respond.
- 3.5. The six (6) electronic tender responses received were opened on the 2nd February 2015 and were then evaluated by representatives from the Corporate Procurement Unit, Corporate Risk, Health & Safety, and Development & Housing Services, against pre-determined Bid Selection criteria, which assessed their capacity, experience and track record, and their technical and financial capacity.

None of the six (6) suppliers who submitted a tender failed bid selection.

- 3.6. All six (6) suppliers passed bid selection and were then evaluated against a set of award criteria. The Award Criteria was based on a price / quality / community benefits ratio of 65% / 30% / 5%.

	Price Score (65%)	Quality Score (30%)	Community Benefits (5%)	Total Score (100%)
Keepmoat Regeneration Limited	65.00%	21.00%	3.80%	89.80%
R&R Construction (Scotland) Ltd	56.11%	14.10%	3.85%	74.06%

Marley Eternit Ltd (t/a Marley Contract Services)	58.00%	12.00%	3.80%	73.80%
Clark Contracts Ltd	42.65%	24.00%	4.45%	71.10%
MPMH Construction Limited	41.70%	24.00%	4.20%	69.90%
Avonside Roofing Ltd (t/a Avonside Energy Efficiency)	41.51%	12.20%	4.40%	58.11%

- 3.7. It is recommended that this works Contract be awarded to the Keepmoat Regeneration Limited who submitted the Most Economically Advantageous Tender.
- 3.8. Keepmoat Regeneration Limited have committed to delivery of the following community benefits during the contract period:
- 1 x Work Experience Placements (16 + years of age)
 - 1 x Industry Awareness Day
 - 1 x Workplace Visits
- 3.9. The Service Department allocated a budget of £440,000.00 for this project; however, with the tendered contract value of £348,454.34, this represents an overall saving of £91,545.66.

Implications of the Report

1. Financial

The financial status of the Company recommended for award of this contract was assessed and satisfied the Council's requirements in relation to financial stability.

2. HR & Organisational Development

Not applicable

3. Community Planning

Keepmoat Regeneration Limited have committed to delivery of community benefits as detailed in clause 3.8 of this report.

Greener

The type of works proposed through this contract will improve the fabric of this building (new roof coverings and insulation) which will in turn aid in the reduction of the carbon footprint of this building.

4. Legal

The tendering procedures for the establishment of this contract were in accordance with the Renfrewshire Council's Standing Orders Relating to

Contracts for below EU threshold works contracts and the Public Contracts (Scotland) Regulations 2012, as amended, in so far as it applies.

5. **Property/Assets**

By carrying out of these works it will ensure the continued use of this property into the foreseeable future, improve the environment for the property users and is likely to reduce repair and maintenance costs.

6. **Information Technology**

Not Applicable

7. **Equality & Human Rights**

The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

8. **Health & Safety**

Keepmoat Regeneration Limited's health and safety submission has been evaluated by Renfrewshire Council's Health and Safety Section and has met the minimum requirements regarding health & safety.

9. **Procurement**

The procurement procedures outlined within this report shall ensure that the Council meets statutory requirements in respect of procurement procedures, efficiency and modern government.

10. **Risk**

Corporate Risk have vetted the indemnity provision held by the recommended company and have confirmed that it satisfied the minimum requirement relative to this contract.

11. **Privacy Impact**

Not Applicable.

List of Background Papers

(a) None

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