

To: Finance, Resources and Customer Services Policy Board

On: 2nd February 2022

Report by: Joint Report by The Chief Executive and the Acting Director of Finance and Resources

Heading: Contract Award: Bishopton Primary School External Refurbishment (RC-CPU-20-434)

1. Summary

- 1.1 The purpose of this report is to seek the approval of the Finance, Resources and Customer Services Policy Board to award a Works Contract for Bishopton Primary School External Refurbishment (RC-CPU-20-434) to Hugh LS McConnell Limited.
 - 1.2 The recommendation to award the Contract follows a procurement exercise conducted in accordance with the Council's Standing Orders Relating to Contracts for a below Regulated Threshold (Works) Contract using the Open Tender Procedure.
 - 1.3 A Contract Strategy was approved by the Head of Property Services and the Strategic Commercial and Procurement Manager on 13th October 2021.
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2. Recommendations

It is recommended that the Finance, Resources and Customer Services Policy Board:

- (a) Authorise the Head of Corporate Governance to award a works contract for Bishopton Primary School External Refurbishment (RC-CPU-20-434) to Hugh LS McConnell Limited;
- (b) Authorise the Contract Sum of £815,851.14 excluding VAT;
- (c) Note the works are for a period of 5 months with an anticipated Date for Commencement for the Works of 21st March 2022. The actual Date for Commencement for the Works will be confirmed in the Council's Letter of Acceptance to Hugh LS McConnell Limited; and
- (d) Note Hugh LS McConnell Limited requires to provide a Performance Bond as part of this Contract.

3. **Background**

- 3.1 This procurement exercise is for the appointment of a suitably experienced contractor to carry out the external refurbishment works at Bishopton Primary School (the "Contract"). The required works were identified following a programme of inspections carried out by Property Services and the main works to be carried out include roof covering replacement, external wall panel replacement and render repairs and form part of the Contract.
- 3.2 For the procurement of this Contract, a contract notice was published on the Public Contracts Scotland advertising portal on 13th October 2021 with the tender documentation available for downloading from the Public Contracts Scotland-Tender platform on this date.
- 3.3 During the live tender period, twenty (20) organisations expressed an interest in the Contract. By the closing date set for the return of electronic tender submissions, 12noon on Wednesday 17th November 2021, five (5) companies submitted a tender response, two (2) declined to respond and thirteen (13) did not submit a response.
- 3.4 In accordance with Standing Orders Relating to Contracts 11.5, Tenderers were required to complete an SPD to be submitted with their tender submission. All five (5) tender submissions were evaluated against a pre-determined set of criteria in the form of the Single Procurement Document (SPD) by representatives from Property Services, the Corporate Procurement Unit, Corporate Risk and Corporate Health & Safety. The five (5) tender submissions received complied with the minimum criteria of the SPD.

- 3.5 All 5 tender submissions progressed to evaluation against the award criteria weighting of 40% Price and 60% Quality.
- 3.6 During the commercial evaluation stage (Price) of the process, one (1) tenderer opted to withdraw from the process as they were unable to provide information as detailed in, and required by, the ITT.
- 3.7 The scores relative to the award criteria of the four (4) remaining tenderers are noted below:

		Price (40%)	Quality (60%)	Total (100%)
1	Hugh LS McConnell Ltd	39.78%	51.00%	90.78%
2	Clark Contracts Ltd	37.28%	52.75%	90.03%
3	Procast Building Contractors Ltd	40.00%	45.00%	85.00%
4	PMC Commercial Ltd	31.64%	33.50%	65.14%

- 3.8 The evaluation of tender submissions received identified that the submission by Hugh LS McConnell Ltd was the most economically advantageous tender.
- 3.9 The form of Contract will be the SBCC Standard Building Contract With Quantities for use in Scotland (SBC/Q/Scot), 2011 Edition, amended and/or supplemented by Employer's Amendments.
- 3.10 This Contract is funded from the Capital – General Services, Lifecycle Maintenance budget, project code EU000BISHRF.
- 3.10 Community Benefits were requested as part of this procurement process and Hugh LS McConnell Limited confirmed that the following Community Benefits would be made available to the Council for this Contract:

Community Benefit Description	No of People / Activity
Modern Apprenticeship	1
S/NVQ (or equivalent) for <ul style="list-style-type: none"> • New Employee • Existing Employee • Supply Chain Employ 	1
Financial Support for Community Project	1

Implications of the Report

1. **Financial** - The cost for these works will be met by the Capital - General Services budget as noted in 3.9 above.
2. **HR & Organisational Development** - No TUPE implications
3. **Community/Council Planning –**
 - *Our Renfrewshire is well – the refurbishment works will result in an improved school environment which supports health and wellbeing.*
 - *Our Renfrewshire is safe – an improved school environment provides a safer educational experience.*
 - *Building strong, safe and resilient communities - an improved school environment supports learning and achievement.*
 - *Creating a sustainable Renfrewshire for all to enjoy – greener, sustainable approaches to ensure high quality assets will be developed and maintained.*
4. **Legal** - The procurement of this Contract was conducted as a below Regulated (Works) Open Procurement Procedure in accordance with the Council's Standing Orders Relating to Contracts.
5. **Property/Assets** – This contract will assist the Council in its legal obligation to ensure that all properties under its control are safe to use.
6. **Information Technology** – No Information Technology implications have arisen or are anticipated.
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 because for example it is for noting only. 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** - Hugh LS McConnell Limited's health and safety credentials were evaluated by Corporate Health and Safety and met the Council's minimum requirements regarding health and safety. -
9. **Procurement** - The procurement procedure outlined within this report ensures that the Council meets its statutory requirements in respect of procurement procedures, efficiency and modern government.
10. **Risk** - Hugh LS McConnell Limited's insurances were assessed and evaluated to confirm that they meet the minimum requirements regarding insurable risk.
11. **Privacy Impact** – No Privacy implications have been identified or are anticipated.
12. **Cosla Policy Position** - No COSLA Policy Position implications have arisen or are anticipated.
13. **Climate Risk** - The level of impact associated with provision of these works has been assessed using the Scottish Government Sustainability Test and is considered to be low risk. **Energy Consumption** - there is an opportunity to reduce energy consumption by replacing the roof insulation and external wall panels, offering better insulation and reducing heat loss. The contractor will be required to consider energy saving measures where possible. **Vehicle Emissions** - the contractor will take full cognisance of the site to ensure full consideration is taken on environmental issues, energy implications and access to site. Contractor will be required to demonstrate full consideration to vehicle emissions whilst operating in a live school environment. **Waste Production** - Contractors are required to provide documented procedures for dealing with waste, including the implementation of a site waste management plan. This requirement was evaluated within the quality section of the tender.

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