

To: Finance, Resources and Customer Services Policy Board

On: 07 June 2017

Joint Report

By

Chief Executive and the Director of Finance and Resources

**Boiler Replacement at Auchenlodment, Houston and Our Lady of Peace
Primary Schools**

1. Summary

- 1.1. The purpose of this report is to request the Finance and Resources and Customer Services Board to authorise the Head of Corporate Governance to enter into a SBCC Standard Building Contract without Quantities for Boiler Replacement at Auchenlodment, Houston and Our Lady of Peace Primary Schools.
 - 1.2. The recommendation to award the contract follows a procurement exercise which was conducted in accordance with the Council's Standing Orders Relating to Contracts and the below EU Threshold Open Procedure for works.
 - 1.3. A contract strategy was agreed with Property Services and the Strategic Commercial Category Manager in April 2017.
-

2. Recommendations

- 2.1. It is recommended that the Finance and Resources and Customer Services Board authorise:
 - a. the Head of Corporate Governance to award the contract for Boiler Replacement at Auchenlodment, Houston and Our Lady of Peace Primary Schools to Truedeal Building Services Limited.
 - b. the Contract Sum for the works is £335,919.00 excluding VAT.

- c. the Contract will commence on 17 June 2017 or the date stated in the Letter of Acceptance and the Date of Possession will be 1st July 2017. The Completion Date will be six (6) weeks from the Date of Possession.

3. Background

- 3.1. A central requirement of Property Services is to ensure that Council properties, facilities and assets are properly maintained in a manner that complies with statutory legislation. Renfrewshire Council estate has a vast number of properties, including school buildings, which have been subject to a variety of maintenance regimes, upgrades and alterations etc.
- 3.2. Auchenlodment, Houston and Our Lady of Peace Primary Schools have been identified as requiring new boilers to provide a low maintenance environment and to upgrade the properties to meet current regulatory standards.
- 3.3. A Contract notice was published on the Public Contract Scotland advertising portal on 24th April 2017 with the tender documentation available for downloading from the Public Contract Scotland – Tender website. During the tendering period Sixteen (16) companies expressed an interest in the contract. By the closing date set for return of electronic tenders, 8th May 2017, five (5) companies submitted a response.
- 3.4. All five tender submissions were assessed against a pre-determined set of criteria in the form of the European Single Procurement Document (ESPD) by representatives from Corporate Procurement.
- 3.5. All five submissions complied with the minimum requirements of the ESPD and were evaluated against a set of award criteria which were based on a price / quality ratio of 80%/20%.
- 3.6. The scores relative to the award criteria of the tenderers are noted below:

Company	Final Technical Score (20%)	Final Commercial Score (80%)	Total Score
Truedeal Building Services Limited	13.95%	80.00%	93.95%
James Ramsay (Glasgow) Ltd	9.75%	78.69%	88.44%
ECG Building Maintenance	13.43%	73.85%	87.27%
Advanced Energy Management Services Limited	5.60%	77.36%	82.96%
Arthur McKay and Co. Limited	15.30%	61.49%	76.79%

- 3.7. It is recommended that the tender is awarded to Truedeal Building Services Limited, who submitted the most economically advantageous tender.
- 3.8. Community Benefits were requested as part of this Contract and Truedeal Building Services Limited has committed the following Community Benefits:

Description	Quantity
Non financial support for a Community Project	2
Further Education Visits	1
School Visits	1

Implications of the Report

1. Financial

The financial status of Truedeal Building Services Limited was assessed by undertaking a Dun and Bradstreet evaluation and it confirmed that the company satisfied the Council's requirements in relation to financial stability.

2. HR & Organisational Development

No TUPE implications have arisen or are anticipated.

3. Community Planning

The community benefits submitted under this contract are listed within section 3.8 of this report.

4. Legal

The procurement of this contract has been conducted as an open tender in accordance with the Council's Standing Orders relating to Contracts for a contract below the EU threshold for Works Contracts

5. Property Assets

In carrying out the work involved within the contract the Hot water and Heating Systems of the Primary Schools will be improved.

6. Corporate Services

None

7. **Information Technology**

None

8. **Equality and 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.

9. **Health & Safety**

There are no health and safety implications associated with award of the contract.

10. **Procurement**

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

11. **Risk**

Truedeal Building Services Limited insurances have been assessed and evaluated to confirm they meet the minimum requirements regarding risk.

12. **Privacy Impact**

No Privacy Impact Assessment requirements were identified within this procurement.

List of background papers

None

Author: *David Taggart, Strategic Commercial Category Manager, Corporate Procurement Unit,*